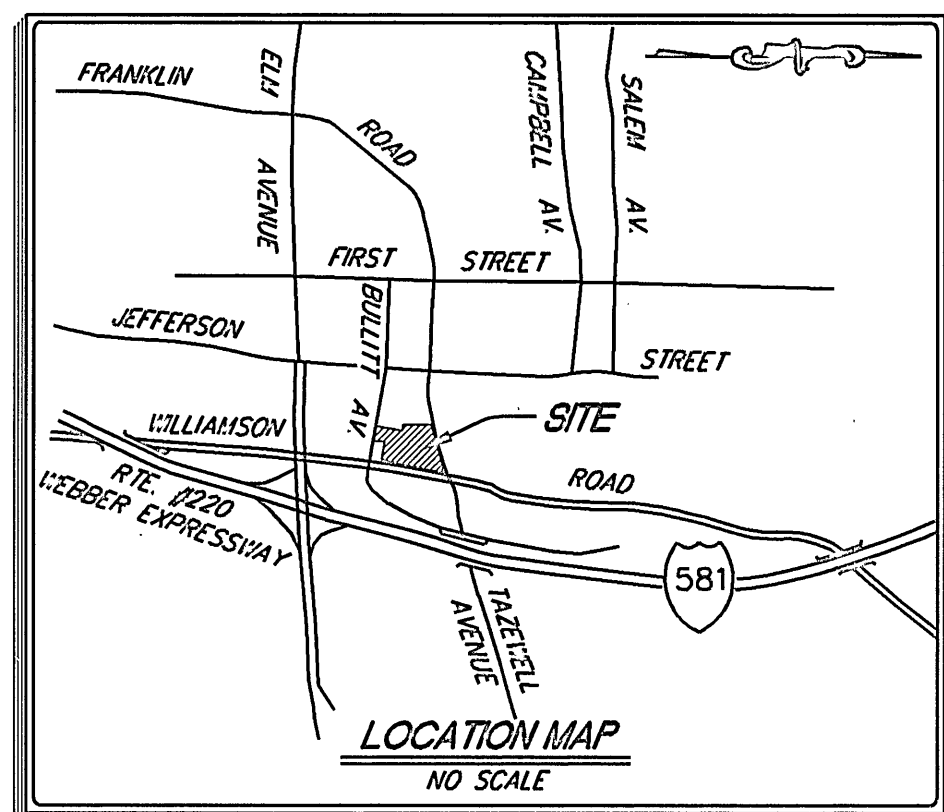


**NOTES**

1. THIS ORIGINAL PLAT SCALE HAS NOT BEEN REDUCED.
2. A PORTION OF ORIGINAL LOT 3, AS SHOWN, FALLS WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY F.E.M.A. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #51013000464 FOR ROANOKE CITY, VIRGINIA, DATED OCTOBER 15, 1993, ZONE "AO". BASEMENT IS BELOW 100 YEAR FLOOD LEVEL. VARIANCE WAS GRANTED BY THE CITY OF ROANOKE, BOARD OF ZONING APPEALS, APPEAL NO. 7-84-A. ORIGINAL LOT 3D, AS SHOWN DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. IRON PIN OR OTHER MARKER SET AT ALL CORNERS.
4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
5. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CHICAGO TITLE INSURANCE COMPANY REPORT DATED MAY 8, 1997. COMMITMENT NO. 9778-00486 FOR WRA-NYL JOINT VENTURE. THE PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT FOR THE CITY OF ROANOKE PROPERTY AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
COR.	NORTHING	EASTING
1	5098.10293	5299.22020
2	5266.69147	5329.60048
3	5268.57426	5287.14821
4	5454.32962	5293.78822
5	5456.06384	5299.82040
6	5532.19047	5562.31543
7	5498.08438	5598.91167
8	5272.48768	5550.38889
9	5130.93305	5511.75907
10	5151.42226	5398.03985
11	5080.75337	5395.51372
1	5098.10293	5299.22020
TOTAL AREA = 2.226 ACRES		



CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C-1	970.72'	6.28'	3.14'	6.28'	N 74°00'45" E
C-2	29.13'	60.15'	48.79'	50.03'	S 47°01'02" E

THIS PLAT REQUIRED FOR RECORDATION IN ORDER TO SUBSTANTIATE A DIVISION OF LAND PREVIOUSLY MADE BY DEED ONLY, AS RECORDED IN DEED BOOK 1516, PAGE 383, ON MARCH 26, 1985, IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN THE CITY OF ROANOKE, VIRGINIA.

APPROVED: Charles M. Huffine 10/08/97  
CITY ENGINEER, ROANOKE, VIRGINIA DATE

Robert Thomas 10/28/97  
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON Oct 9, 1997, AT 3:41 O'CLOCK, P.M.

TESTEE: ARTHUR B. CRUSH, III  
Arthur B. Crush, III  
DEPUTY CLERK

KNOW ALL MEN BY THESE PRESENTS, TO WIT: THAT WRA-NYL JOINT VENTURE, A VIRGINIA GENERAL PARTNERSHIP AND THE CITY OF ROANOKE ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE RESUBDIVIDED, BOUNDED BY CORNERS 1 THROUGH 11, TO 1 INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO WRA-NYL JOINT VENTURE, A VIRGINIA GENERAL PARTNERSHIP BY DEED DATED MARCH 26, 1985, RECORDED IN DEED BOOK 1516, PAGE 383; ALL OF THOSE PORTIONS OF FRANKLIN ROAD, S.E. AND WILLIAMSON ROAD, S.E. VACATED BY CITY ORDINANCE #26851, DATED JANUARY 16, 1984; AND PART OF THE LAND CONVEYED TO THE CITY OF ROANOKE BY DEED DATED NOVEMBER 30, 1981 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1472, PAGE 1574.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15.1-465 THRU 15.1-485 OF THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 9th DAY OF OCTOBER, 1997.

WRA-NYL JOINT VENTURE, A VIRGINIA GENERAL PARTNERSHIP BETWEEN NEW YORK LIFE INSURANCE COMPANY AND WILLIAMSON ROAD ASSOCIATES

BY: NEW YORK LIFE INSURANCE COMPANY, A NEW YORK MUTUAL INSURANCE COMPANY

BY: GREYSTONE REALTY CORPORATION, A DELAWARE CORPORATION, UNDER POWER OF ATTORNEY FROM NEW YORK LIFE INSURANCE COMPANY

BY: JEAN-MARIE MURPHY, SENIOR VICE PRESIDENT

BY: WILLIAMSON ROAD ASSOCIATES, A SOUTH CAROLINA LIMITED PARTNERSHIP

BY: SOUTHWIND, LTD, A SOUTH CAROLINA CORPORATION, GENERAL PARTNER

BY: Malcolm G. Miller  
MALCOLM G. MILLER, VICE PRESIDENT

CITY OF ROANOKE

BY: David Bowers  
MAYOR, CITY OF ROANOKE

STATE OF CONNECTICUT  
COUNTY OF FAIRFIELD

I, Jane A. Jablonski, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT JEAN-MARIE MURPHY, SENIOR VICE PRESIDENT OF GREYSTONE REALTY CORPORATION, A DELAWARE CORPORATION, UNDER POWER OF ATTORNEY FROM NEW YORK LIFE INSURANCE COMPANY, A NEW YORK MUTUAL INSURANCE COMPANY, AS JOINT VENTURER IN WRA-NYL JOINT VENTURE, A VIRGINIA GENERAL PARTNERSHIP, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON October 9, 1997.

MY COMMISSION EXPIRES: 10/25/02

STATE OF South Carolina  
COUNTY OF Richland

I, Carla C. Snow, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT MALCOLM G. MILLER, VICE PRESIDENT OF SOUTHWIND, LTD., A SOUTH CAROLINA GENERAL PARTNERSHIP, AS GENERAL PARTNER OF WILLIAMSON ROAD ASSOCIATES, A SOUTH CAROLINA LIMITED PARTNERSHIP, AS JOINT VENTURER IN WRA-NYL JOINT VENTURE, A VIRGINIA GENERAL PARTNERSHIP, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON October 9, 1997.

MY COMMISSION EXPIRES: 9-25-02

Carla C. Snow  
NOTARY PUBLIC

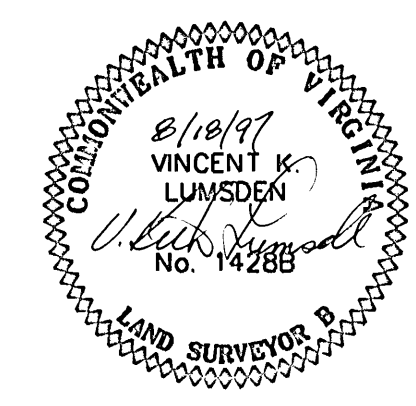
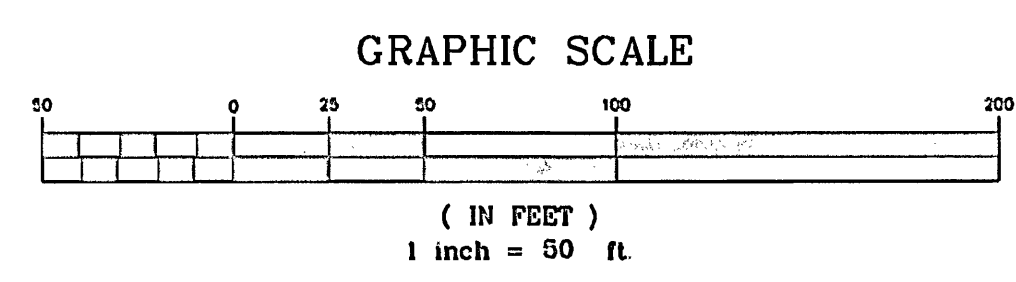
Commonwealth of Virginia

City of Roanoke

I, Bonnie C. Senechal, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT MAYOR DAVID BOWERS OF THE CITY OF ROANOKE HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON October 9, 1997.

MY COMMISSION EXPIRES: 8/31/98

Bonnie C. Senechal  
NOTARY PUBLIC



PLAT SHOWING  
RESUBDIVISION OF  
PART OF LOT 3 & ALL OF LOT 3D  
DOWNTOWN EAST RENEWAL PROJECT (M.B. 1, PG. 275)  
AND ALL OF STREET VACATION BY CITY ORDINANCE No. 9778-00486.

CREATING HEREON  
NEW LOT 3-1 (1.280 ACRES)  
PROPERTY OF  
WRA-NYL JOINT VENTURE  
A VIRGINIA GENERAL PARTNERSHIP  
AND  
NEW LOT 3D-1 (0.946 ACRES)  
PROPERTY OF  
THE CITY OF ROANOKE

SITUATED ALONG  
FRANKLIN ROAD, S.E. AND WILLIAMSON ROAD, S.E.  
ROANOKE, VIRGINIA

SCALE: 1" = 50' DATE: 18 AUGUST 1997

LUMSDEN ASSOCIATES, P.C.  
ENGINEERS-SURVEYORS-PLANNERS  
ROANOKE, VIRGINIA

COMM #97-2935