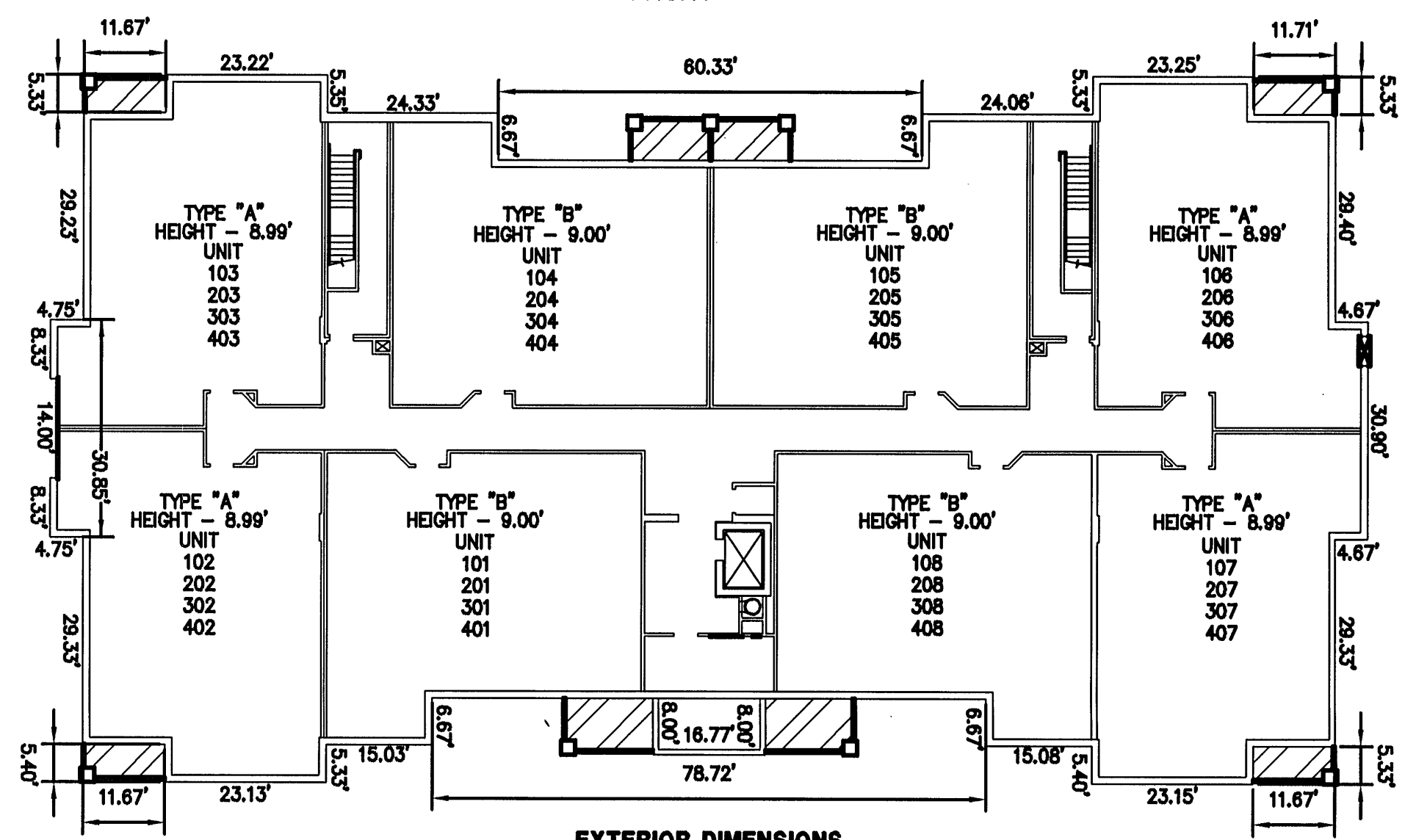


BASEMENT FLOOR

FRONT



EXTERIOR DIMENSIONS

FRONT

NOTES:

1. EACH UNIT INCLUDES THE DRY-WALL COVERING ON THE UNIT'S BOUNDARY WALLS. INTERIOR (NON-BOUNDARY) WALLS ARE INCLUDED AS PART OF THE UNIT. ALL UNIT INTERIOR DIMENSIONS SHOWN ON THIS PLAN ARE MEASURED TO THE INSIDE FACE OF STUDS IN THE BOUNDARY WALLS OR TO THE INSIDE FACE OF CONCRETE FOUNDATION WALLS CONSTITUTING BOUNDARY WALLS.
2. ALL VERTICAL DIMENSIONS ARE MEASURED FROM SUB-FLOOR TO BOTTOM OF JOISTS AND ARE BASED UPON THE MEDIAN OF THE FIELD MEASUREMENT OF ALL UNITS.
3. UNIT DIMENSIONS SHOWN ARE TYPICAL AND ARE BASED UPON THE MEDIAN OF FIELD MEASUREMENTS OF ALL UNITS.
4. UNIT FLOOR AREAS ARE BASED UPON THE MEDIAN OF FIELD MEASUREMENTS OF ALL UNITS.
5. ALL PARKING SPACES ARE LIMITED COMMON ELEMENTS. PARKING SPACES #1 THROUGH #32 WILL BE ALLOCATED AT ONE PARKING SPACE PER UNIT AND WILL BE ASSIGNED BY DECLARANT AT THE TIME OF THE INITIAL SALE OF EACH UNIT. PARKING SPACES #33 THROUGH #40 WILL BE OFFERED FOR SALE BY DECLARANT TO PURCHASERS OF UNITS. A UNIT OWNER MAY UTILIZE ALL OR A PORTION OF HIS PARKING SPACE(S) FOR ENCLOSED STORAGE IN ACCORDANCE WITH THE PROVISIONS OF THE DECLARATION.
6. EACH UNIT WILL BE ALLOCATED A PAD ON THE ROOF FOR THE INSTALLATION OF AIR CONDITIONING EQUIPMENT SERVING SUCH UNIT. THE AIR CONDITIONING EQUIPMENT AND PAD SERVING EACH UNIT WILL CONSTITUTE LIMITED COMMON ELEMENTS ALLOCATED TO SUCH UNIT.

ENGINEER'S CERTIFICATE:

I, B. LEE HENDERSON, JR., A REGISTERED ENGINEER IN THE COMMONWEALTH OF VIRGINIA, HEREBY CERTIFY THAT THIS PLAN, EXHIBIT "A", ACCURATELY SHOWS THE UNITS DELINEATED AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58 PARAGRAPH (B) OF CONDOMINIUM ACT. I FURTHER CERTIFY THAT UNLESS NOTED OTHERWISE ALL UNITS DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

GIVEN UNDER MY HAND THIS 21ST DAY OF MAY, 1998

B. Lee Henderson, Jr.
B. LEE HENDERSON, JR., P.E.

LEGEND

VERTICAL DATUM - U.S.G.S. MEAN SEA LEVEL

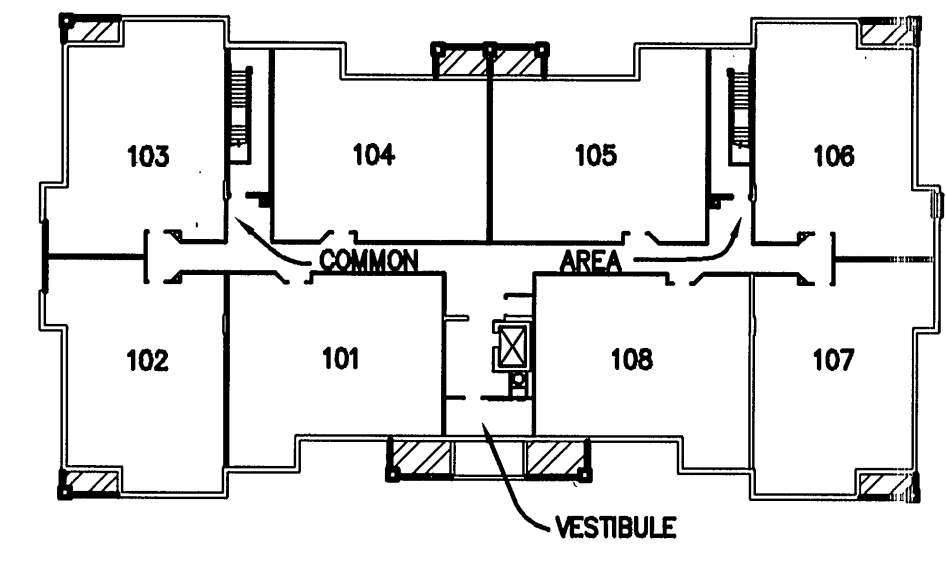
- LIMITED COMMON AREA

- GENERAL COMMON AREA

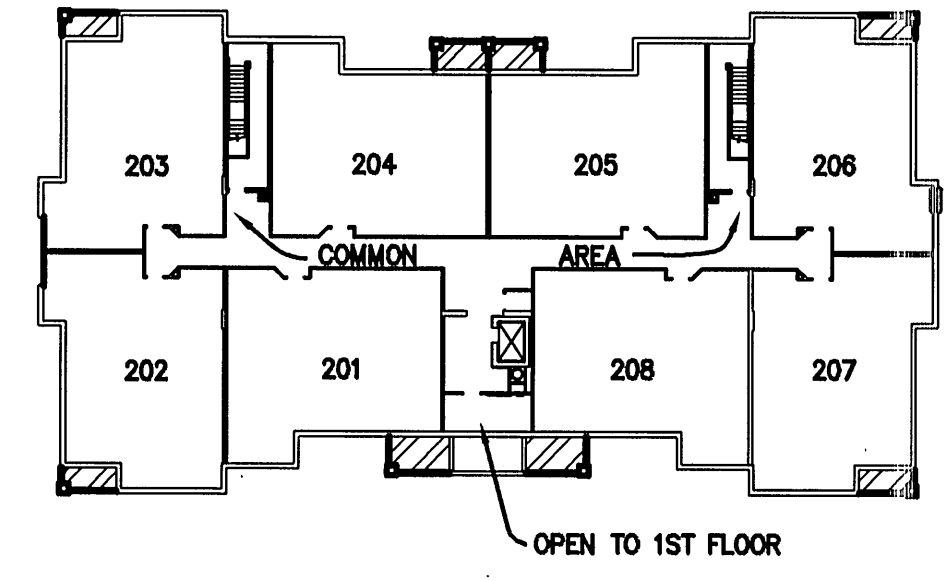
1205 - AREA WITHIN UNIT (SQ. FT.)

- ORIENTATION FOR PLAN VIEW

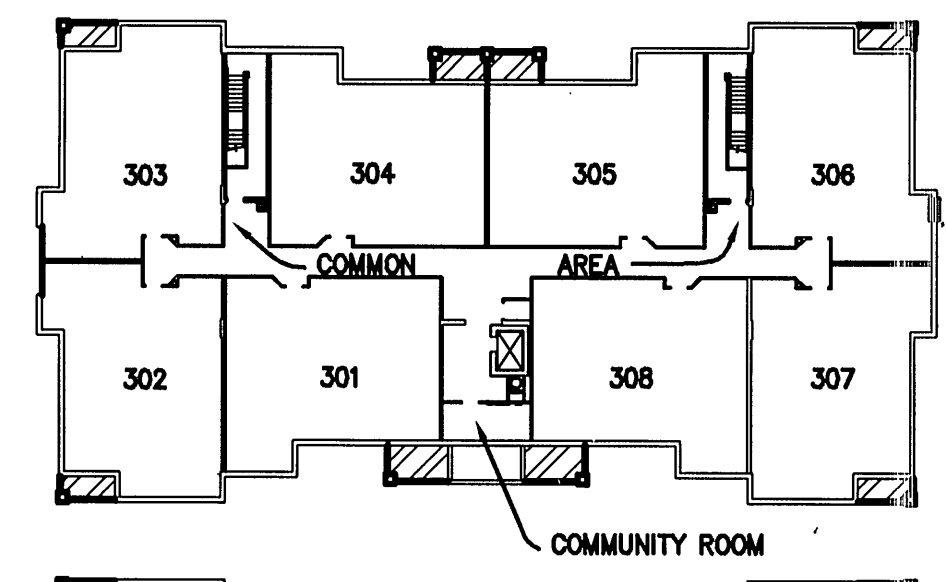
1ST FLOOR



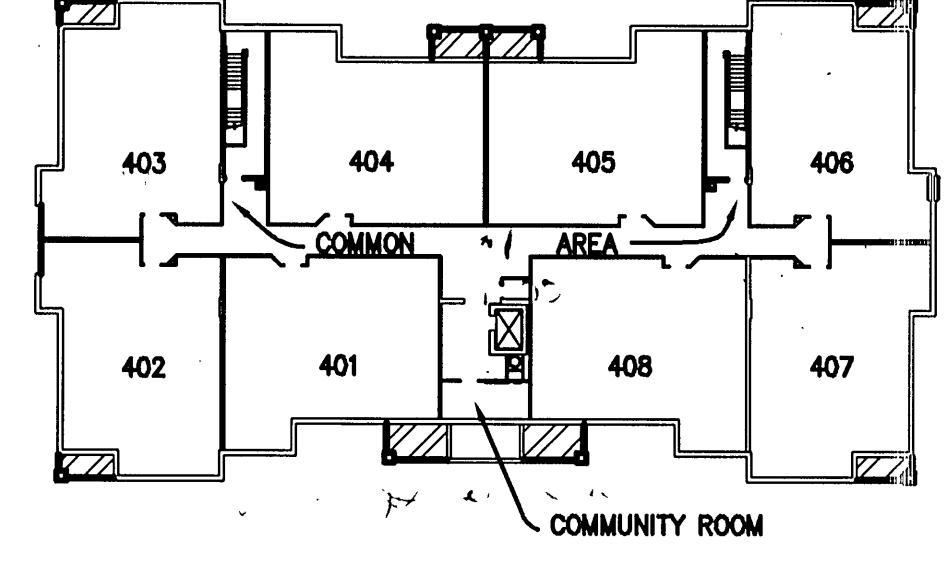
2ND FLOOR



3RD FLOOR



4TH FLOOR



PLAT OF
PHASE 1
"PHEASANT RIDGE"

A CONDOMINIUM
PROPERTY OF
PHEASANT RIDGE CONDOMINIUMS, L.L.C.

SITUATE ON LOT 3 RESUBDIVISION OF
ROANOKE HEALTH CARE CENTER (M.B. 1, PG. 1716-1719)
ROANOKE, VIRGINIA

SCALE: 1" = 20' DATE: 21 MAY 1998

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

COMM. #97-423
SHEET 4 OF 4