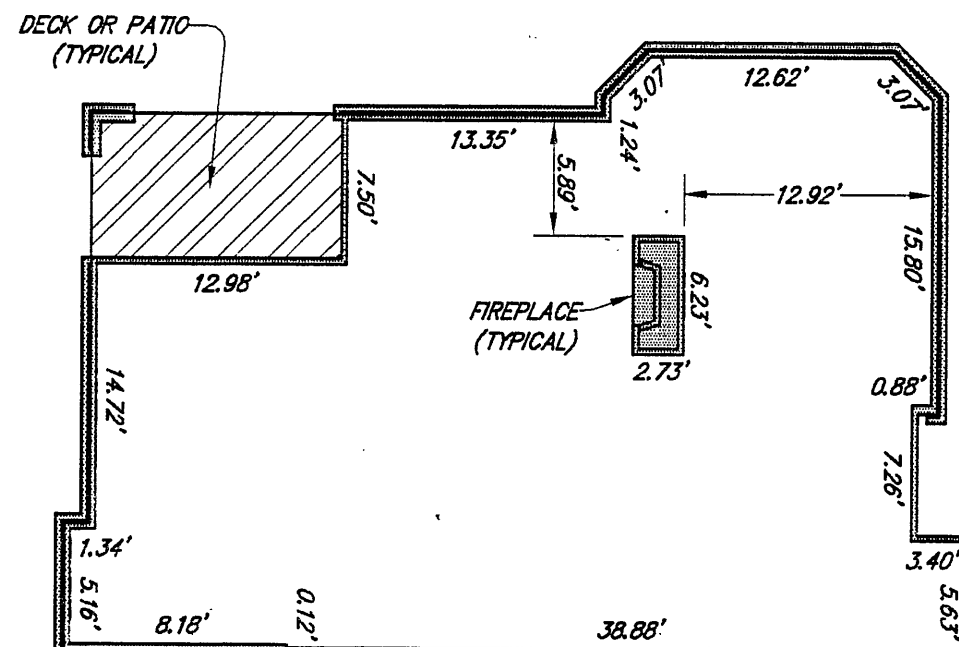


UNIT TYPE "A"

AREA = 1,136 S.F.

NOTE: UNITS 106, 206 & 306 AS DEPICTED ABOVE.
UNITS 103, 203 & 303 ARE MIRRORED LEFT TO RIGHT.
UNITS 105, 205 & 305 ARE MIRRORED TOP TO BOTTOM.
UNITS 104, 204 & 304 ARE MIRRORED LEFT TO RIGHT AND TOP TO BOTTOM.



UNIT TYPE "B"

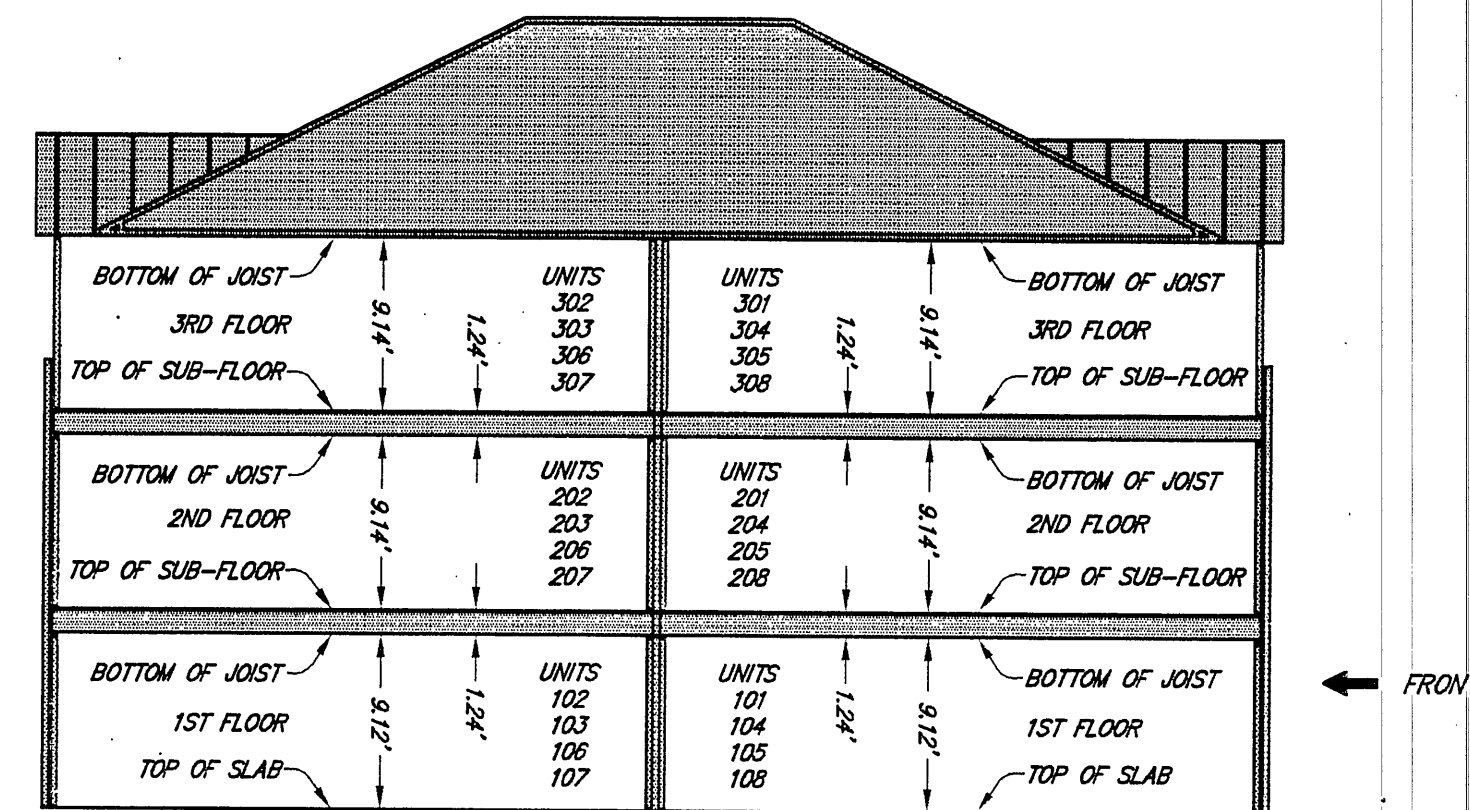
AREA = 1,141 S.F.

NOTE: UNITS 102, 202 & 302 AS DEPICTED ABOVE.
UNITS 107, 207 & 307 ARE MIRRORED LEFT TO RIGHT.
UNITS 101, 201 & 301 ARE MIRRORED TOP TO BOTTOM.
UNITS 108, 208 & 308 ARE MIRRORED LEFT TO RIGHT AND TOP TO BOTTOM.

ELEVATIONS		
FLOOR	REFERENCE POINT	ELEVATION
FIRST	TOP OF SLAB	970.01'
	BOTTOM OF JOIST	979.13'
SECOND	TOP OF SUB-FLOOR	980.37'
	BOTTOM OF JOIST	989.51'
THIRD	TOP OF SUB-FLOOR	990.75'
	BOTTOM OF JOIST	999.89'

EXTERIOR DIMENSIONS AND UNIT LAYOUT

SCALE: 1" = 20'



LEFT SIDE ELEVATIONS

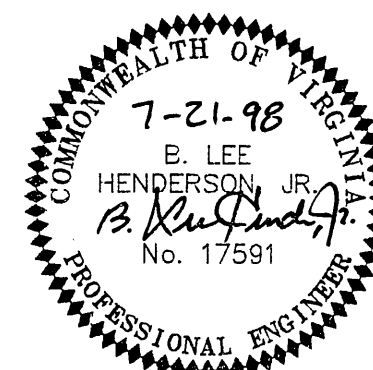
BUILDING #1

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 55-79.5B 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 JULY, 1998.

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



PLAT OF PHASE I "CHERRY HILL" A CONDOMINIUM

PROPERTY OF
WESTWIN OF ROANOKE, LLC

SITUATED ALONG CAROLINA AVE. S.W.
ROANOKE, VIRGINIA

SCALE: 1" = 10' DATE: 20 JULY 1998

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

CONV. #95-438C

SHEET 2 OF 2

NOTES:

- 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 PLAT ARE MEASURED TO THE INSIDE FACE OF STUDS IN THE BOUNDARY WALLS OR TO THE INSIDE FACE OF CONCRETE FOUNDATION WALLS CONSTITUTING BOUNDARY WALLS.
- ALL VERTICAL DIMENSIONS ARE MEASURED FROM SUB-FLOOR TO BOTTOM OF JOISTS AND ARE BASED UPON THE MEDIAN OF FIELD MEASUREMENTS FOR ALL UNITS.
- UNIT DIMENSIONS SHOWN ARE TYPICAL AND ARE BASED UPON THE MEDIAN OF FIELD MEASUREMENTS OF ALL UNITS.
- UNIT FLOOR AREAS ARE BASED ON THE MEDIAN OF FIELD MEASUREMENTS OF ALL UNITS.
- ALL PARKING SPACES AND STORAGE WILL BE ASSIGNED AT A LATER DATE AND ARE LIMITED COMMON ELEMENT.
- SQUARE FOOTAGE SHOWN DOES NOT INCLUDE AREA FOR FIREPLACE, PATIOS, OR DECKS.
- UNITS 207 & 208 HAVE BEEN MODIFIED BY REMOVING THE BOUNDARY WALL BETWEEN THE UNITS AS PERMITTED BY ARTICLE 2, SECTION 2.5 OF THE DECLARATION. HOWEVER, THE UNITS WILL BE TREATED AS TWO UNITS FOR VOTING AND ASSESSMENT PURPOSES.

LEGEND

VERTICAL DATUM	U.S.G.S. MEAN SEA LEVEL 1929
	DENOTES LIMITED COMMON ELEMENT
	DENOTES GENERAL COMMON ELEMENT
S.F.	SQUARE FEET
	ORIENTATION FOR PLAN VIEW