VICINITY MAP
NO SCALE

LEGAL DESCRIPTION

BEGINNING at the point of intersection of the northern right-of-way of Centre Avenue, NW, and the western right-of-way of Jefferson Street, NW, being the TRUE POINT OF BEGINNING. From the TRUE POINT OF BEGINNING as thus established and along and coincident with the western right-of-way of Jefferson Street, NW, N 01°09'49" E, 147.50 feet to a PK nail; thence leaving the right-of-way of Jefferson Street, NW, and along and coincident with property now or formerly owned by Blue Eagle Partnership, N 88°40'09" W, 237.00 feet to a concrete nail; thence leaving the property of Blue Eagle Partnership and along and coincident with the eastern right-of-way of Jordan Alley, S 01°09'49" W, 147.50 feet to a PK nail; thence leaving the right-of-way of Jordan Alley and along and coincident with the northern right-of-way of Centre Avenue, NW, S 88°40'09" E, 237.00 feet to the POINT OF BEGINNING, and being more particularly described on a survey prepared for Roanoke Higher Education Center, Inc., by Timothy Hoelzle, LS No. 1754, dated April 14, 1999, and recorded in the Roanoke City Circuit Court Clerk's Office in Map Book 1, Page 1967.

LESS AND EXCEPT any utilities, electrical transformers and appurtenances thereto and associated structures and facilities located on the Premises to the extent same are owned by others; and also

LESS AND EXCEPT the "overhead walkway" across Centre Avenue, NW, which lies south of the southern wall of the building on the Premises.

TOGETHER with the access easement set forth in instrument dated June 28, 1999, and recorded in the aforesaid Clerk's Office as Instrument No. 990010089.

ABBREVIATIONS

EX.	EXISTING
CDI	CURB DRAINAGE INLET
CONC.	CONCRETE
DIP	DUCTILE IRON PIPE
F.F.	FINISHED FLOOR ELEVATION
GDI	GRATE DROP INLET
INV.	INVERT ELEVATION
OHE	OVERHEAD ELECTRIC
PG.	PAGE
PK	PK NAIL
PP	POWER POLE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
UGT	UNDER GROUND TELEPHONE LINE

NOTES

- 1) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 2) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF CURRENT TITLE REPORTS FROM LAWYERS TITLE INSURANCE CORPORATION, CASE NUMBER 994078, DATED OCTOBER 19, 1999 AND CASE NUMBER 994078B, DATED OCTOBER 19, 1999.

THE PROPERTY SHOWN HEREON IS AFFECTED BY THE FOLLOWING ENCUMBRANCES SET FORTH IN SCHEDULE B, SECTION 2 OF THE AFOREMENTIONED TITLE REPORT:

1. RESERVATIONS AS SET OUT IN DEED FROM NORFOLK AND WESTERN RAILWAY COMPANY TO ROANOKE FOUNDATION FOR DOWNTOWN, INC., DATED DECEMBER 23, 1997, RECORDED AS INSTRUMENT No. 970024714, PAGE 104.
2. TERMS, DUTIES, CONDITIONS, COVENANTS, AND RESERVATIONS AS CONTAINED IN DEED FROM ROANOKE FOUNDATION FOR DOWNTOWN, INC., AND ROANOKE HIGHER EDUCATION CENTER, INC., DATED JUNE 28, 1999, AND RECORDED JUNE 30, 1999, AS INSTRUMENT No. 990010089.
3. THE FOLLOWING AS SHOWN ON PLAT OF SURVEY PREPARED BY LUMSDEN ASSOCIATES, P.C., DATED APRIL 14, 1999, AND RECORDED IN MAP BOOK 1, PAGE 1967:
 - (a) OVERHEAD POWER LINES CROSSING THE PROPERTY (SOME LINES HAVE BEEN REMOVED. REMAINING LINES ARE SHOWN HEREON.)
 - (b) 8 FEET OF A CONCRETE ALLEY WITHIN THE NORTHERN PROPERTY LINE OF INSURED PROPERTY;
 - (c) GUARD RAIL, STEPS, BRICK WALL, GRATE DROP INLET ENCROACHING ONTO THE SOUTHERN/SOUTHWESTERN PORTION OF THE INSURED PROPERTY;
 - (d) PORTION OF THE OVERHEAD WALKWAY ENCROACHING ONTO THE INSURED PROPERTY ALONG THE SOUTHERN/SOUTHEASTERN PROPERTY LINE.
- 3) THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FEDERAL INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE FLOOD INSURANCE RATE MAP NUMBER 51161C0046 D, "ZONE X".
- 4) THIS PLAT DOES NOT GUARANTEE THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES. STORM DRAIN STRUCTURES, SANITARY SEWER MANHOLES, AND ALL OTHER SURFACE UTILITIES WERE FIELD LOCATED. ALL UNDERGROUND UTILITIES SHOWN WERE ESTABLISHED USING ABOVE GROUND STRUCTURES AND AVAILABLE UTILITY MAPS. ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO THE START OF ANY CONSTRUCTION.
- 5) THE SUBJECT PROPERTY SHOWN HEREON IS ZONED C-3 PER THE CITY OF ROANOKE ZONING MAPS.
- 6) SEE INSTRUMENT NUMBER 970024714 FOR RESERVATION OF THE RIGHT TO INSTALL, CONSTRUCT, LOCATE, MAINTAIN, REPAIR AND RENEW ANY UTILITIES, ELECTRICAL TRANSFORMERS AND APPURTENANCES THERETO AND ASSOCIATED STRUCTURES AND FACILITIES THERETO ACROSS, UNDER OR OVER THE SUBJECT PROPERTY.
- 7) THE SUBJECT PROPERTY SHOWN HEREON IS DESIGNATED AS THE CITY OF ROANOKE TAX MAP NUMBER 2013018.
- 8) LEGAL REFERENCE: INSTRUMENT NUMBER 990010089.
- 9) LOCATION OF TUNNEL UNDER CENTRE AVENUE, NW TAKEN FROM BUILDING PLANS ENTITLED "NEW GENERAL OFFICE BUILDING" PREPARED BY N & W RAILWAY, OFFICE OF CHIEF ENGINEER, SHEET 16, DATED MAY 1, 1930.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON November 9 1999, AT 9:52 O'CLOCK A.M.

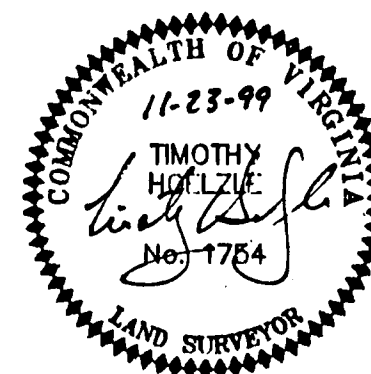
TESTEE: ARTHUR B. CRUSH, III

Kathy Chel
DEPUTY CLERK

AS-BUILT AND BOUNDARY SURVEY
SHOWING PROPERTY
OF

ROANOKE HIGHER EDUCATION CENTER, INC.

BEING
PART OF ORIGINAL BLOCK 9
MAP OF ROANOKE CITY OFFICIAL SURVEY NORTHWEST No. 1
SITUATED AT THE INTERSECTION OF
CENTRE AVENUE, NW AND JEFFERSON STREET, NW
CITY OF ROANOKE, VIRGINIA



SURVEYOR'S CERTIFICATE

To: First Union National Bank, its successors and/or assigns
First Union Affordable Housing Community Development Corporation, its successors and/or assigns
Roanoke Higher Education Associates, L.P.
Roanoke Higher Education Center, Inc.
Lawyers Title Insurance Corporation

I hereby certify that on the 9th day of November, 1999 the following is true:

(a) I am a licensed land surveyor in the State of Virginia and this land title survey was prepared from an actual on the ground land title survey on November 5, 1999 of the real property shown hereon conducted by me or under my supervision.

(b) This survey correctly shows: (i) the boundaries of the subject property and their dimensions, direction and relationships (with a mathematical closure of not less accuracy than one part in 10,000), and the area of the subject property; (ii) the lot, block and section designation of any recorded plats or filed maps in which any part of the subject property is located and the filing dates, map numbers and other recording information with respect thereto; (iii) the size, location and type of all buildings and improvements located thereon (if any), the distance from any such buildings or improvements to the nearest facing property line and proper street numbers (where available); (iv) all building or improvement set back requirements (if any); (v) the location of all easements, available water and sewer mains, utility lines, rights-of-way, servitudes and any other matters of record, of which I have knowledge or of which there appears physical evidence which affect the subject property (including any appurtenant easements); (vi) the location and dimensions of all drives, parking areas, alleys, streets and roads on the subject property (if any); (vii) all right-of-way lines of abutting dedicated public streets or roads providing access to the subject property, together with the width and name thereof and the distance from the corners of the subject property to the nearest right-of-way lines of streets or roads, together with evidence of found lot corners (and except as noted on the survey, the surveyor has no notice of changes in the right-of-way lines of such streets or roads); (viii) the location, size and type of all monuments, stakes or marks, found or placed, referred to herein; (ix) contiguity, gores and/or overlaps of interior parcel lines; (x) buildings or fences within two feet of either side of the boundary lines; (xi) openings in walls of adjoining premises within two feet of the boundaries of the subject property; (xii) any absence of physical evidence of possession along record lines; (xiii) the total acreage or square footage of the subject property; and (xiv) all other significant items on the subject property, including, but not limited to, rivers, creeks, streams and lakes located, bordering on or running through the subject property.

(c) Except as shown on the survey, there are no (i) encroaching improvements or projections by or on adjacent property or on abutting streets or alleys or on easements or other rights-of-way; (ii) visible or apparent easements or rights-of-way; (iii) party walls; (iv) visible discrepancies, conflicts or boundary line disputes; (v) variances between measured and record bearings, angles or distances; (vi) joint or common driveways or alleys; or (vii) encroaching driveways, strips, ribbons or aprons.

(d) The subject property lies within flood zone "X" as identified on FEMA Flood Insurance Rate Map number 51161C0046 D and except as specifically noted on the survey, no part of the subject property lies within any area designated as "flood prone area," "special flood hazard area" or 100-year flood plain by the Federal Emergency Management Agency, the United States Army Corps of Engineers, the U.S. Department of Housing and Urban Development, the Commonwealth, County or City in which the subject property is located or any other governmental agency or authority having jurisdiction over the subject property nor is any portion of the subject property located within any lake or any creek, stream, river or other watercourse required to be undisturbed by an appropriate governmental agency or authority.

(e) The subject property has access to Jefferson Street, NW, Centre Avenue, NW, and Jordan Alley which are public rights-of-way maintained by the City of Roanoke.

(f) The undersigned has received and examined a copy of Title Insurance Commitment No. 994078 and Commitment No. 994078B, dated October 19, 1999 and issued by Lawyers Title Insurance Corporation, and each instrument listed therein; that the location of each such easement, right-of-way, servitude and other matter affecting title, to the extent it can be located, has been shown on the survey with appropriate recording reference; and that all matters that cannot be located have been listed in a table set forth below.

(g) The undersigned understands and agrees that the parties to whom this certification is addressed will be relying upon this certification in purchasing the property, borrowing and lending money to be secured by the property and issuing title insurance with respect to the subject property and the survey has been prepared for their respective benefits in anticipation of their reliance thereon.

Signed: *Timothy Hoelzle*
Timothy Hoelzle, LS No. 1754

Nov. 23, 1999
Date

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



DATE: NOVEMBER 9, 1999
COMMISSION NO: 99-384
CADD FILE: F:\99\99384\384R01.DWG
SHEET 1 OF 2