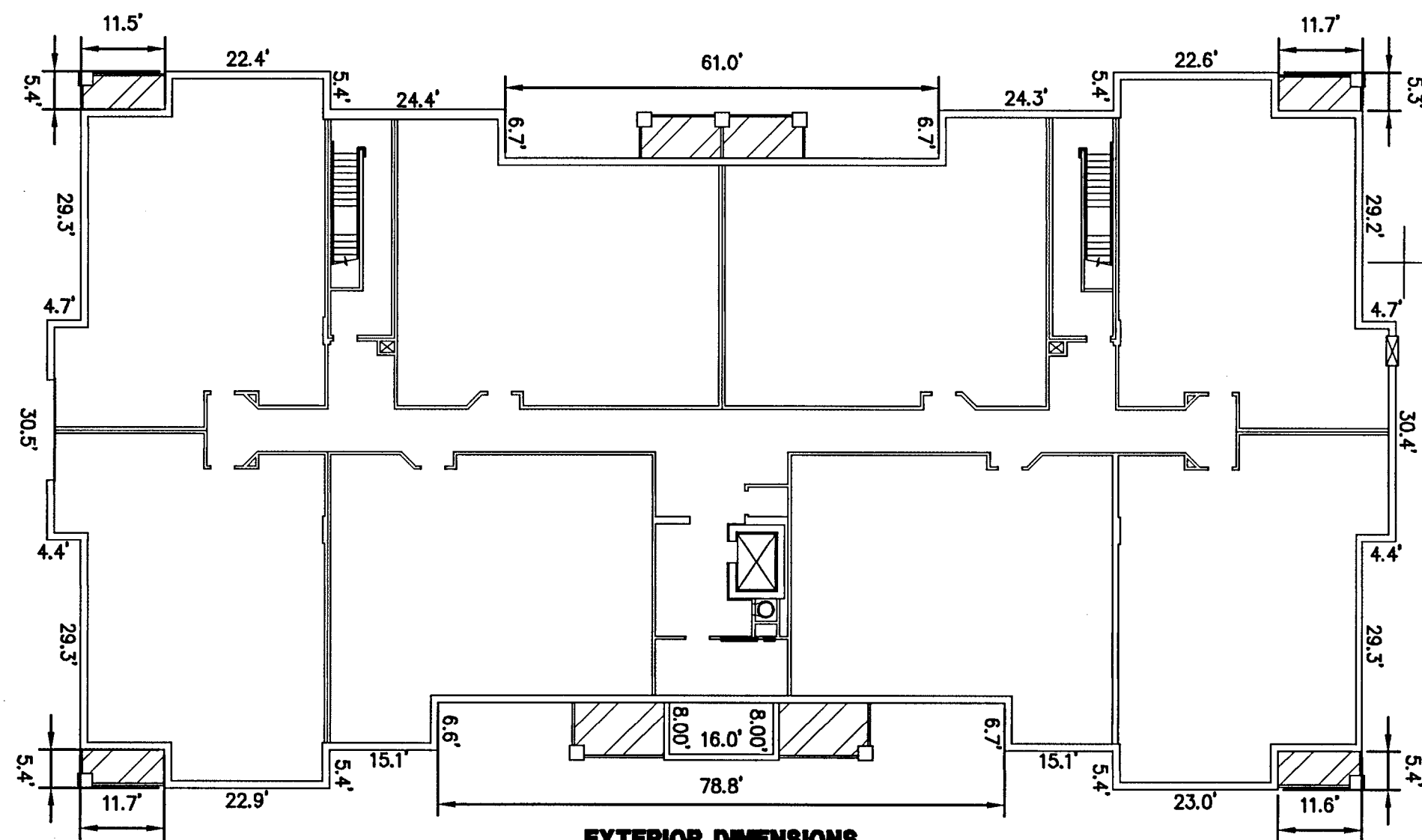


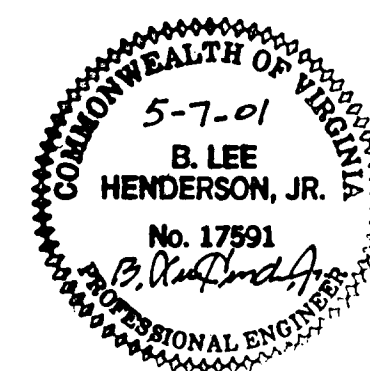
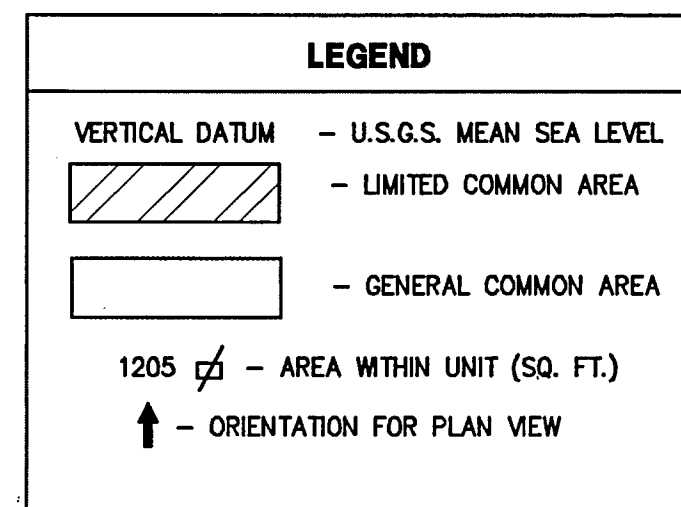
BASEMENT FLOOR
 FRONT
 (NOT YET COMPLETED)



EXTERIOR DIMENSIONS
 FRONT
 (NOT YET COMPLETED)

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 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.
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.



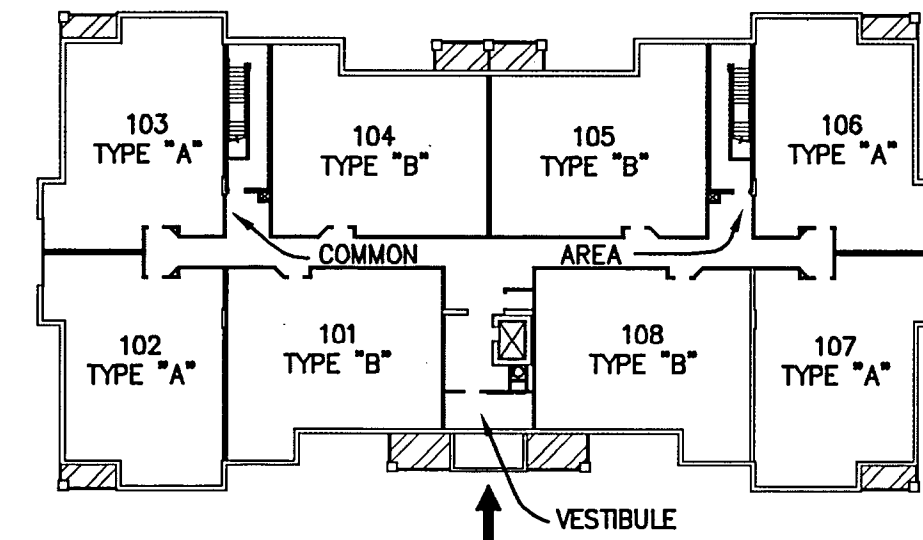
ENGINEER'S CERTIFICATE:

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.

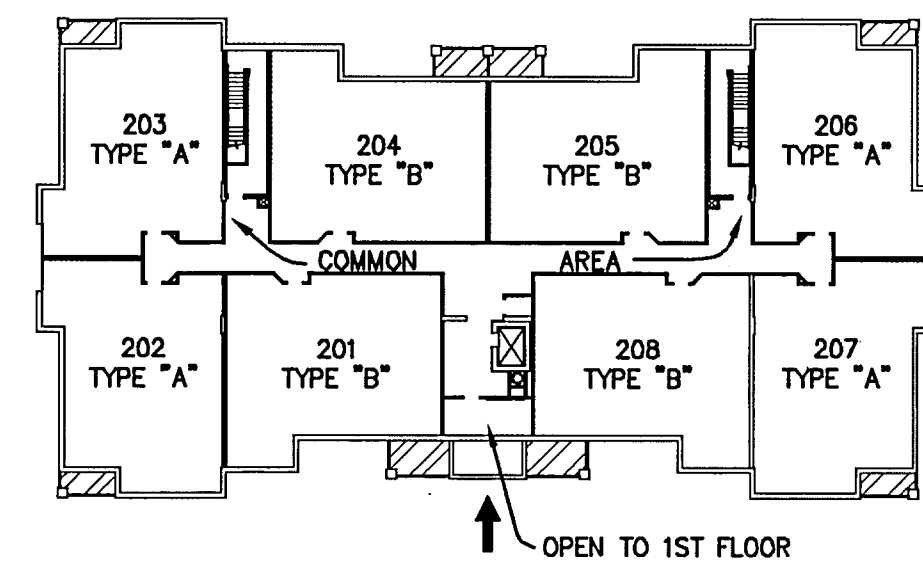
GIVEN UNDER MY HAND THIS 7TH DAY OF MAY, 2001.

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

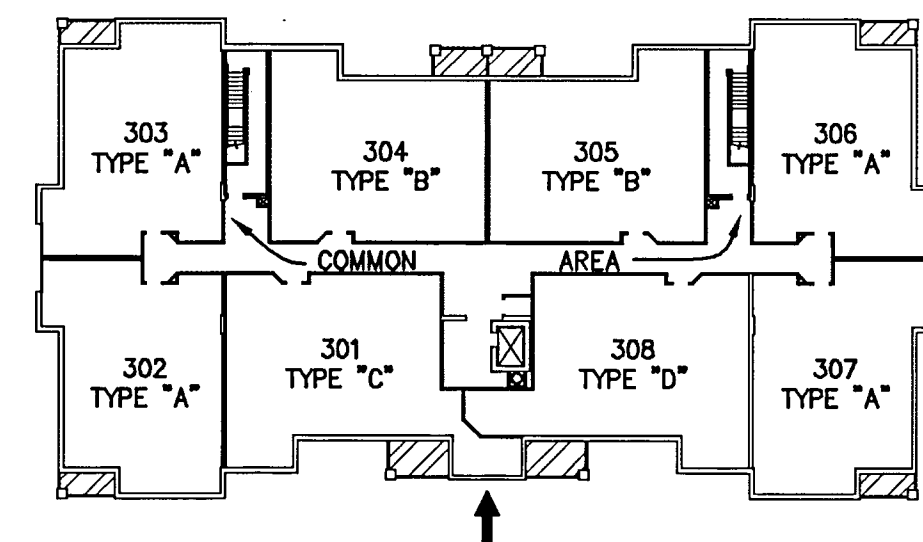
1ST FLOOR



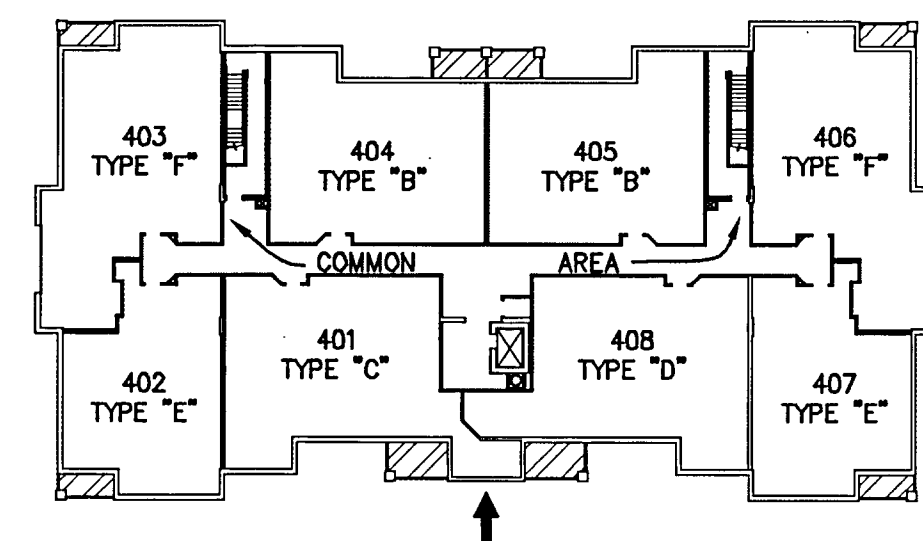
2ND FLOOR



3RD FLOOR



4TH FLOOR

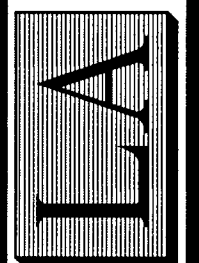


PLAT OF
PHASE 2
"PHEASANT RIDGE"
 A CONDOMINIUM
 PROPERTY OF
PHEASANT RIDGE CONDOMINIUMS, L.L.C.
 SITUATED ON LOT 3 RESUBDIVISION OF
 ROANOKE HEALTH CARE CENTER (M.B. 1, PG. 1716-1719)
 CITY OF ROANOKE, VIRGINIA

PHONE: (540) 774-4411
 FAX: (540) 772-9445
 E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
 P.O. BOX 20669
 ROANOKE, VIRGINIA 24018

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



DATE: MARCH 7, 2001
 SCALE: 1" = 20'
 COMM. NO.: 97-423-2
 CADD FILE: F:\97\97423\4230D04.DWG