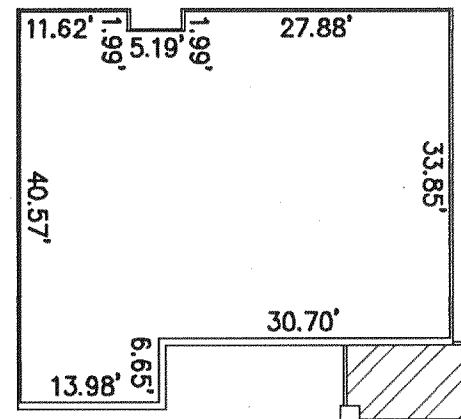


UNIT TYPE "A"
1,542 SQ. FT.

UNIT TYPE "A" NUMBERS	
BUILDING #2	
1ST FLOOR	2ND FLOOR
UNIT #102	UNIT #202
UNIT #103	UNIT #203
UNIT #106	UNIT #206
UNIT #107	UNIT #207
HEIGHT = 8.50'	

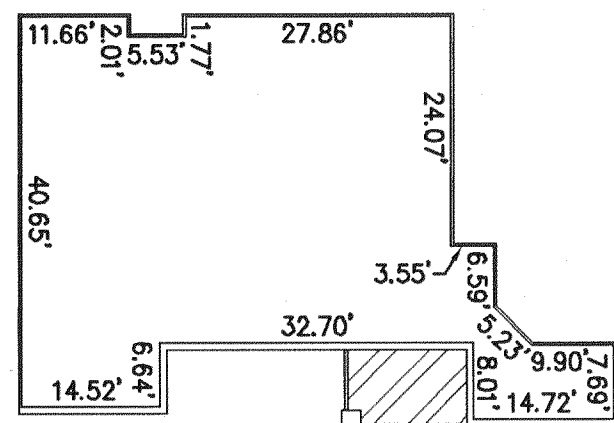
NOTE:
UNIT #106, #107, #206, AND #207 ARE OPPOSITE HAND.



UNIT TYPE "B"
1,597 SQ. FT.

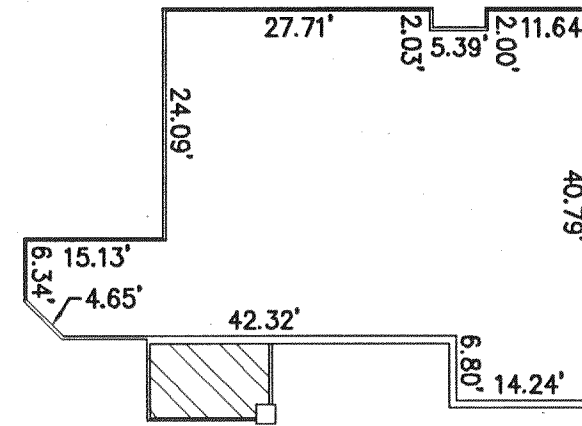
UNIT TYPE "B" NUMBERS			
BUILDING #2			
1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR
UNIT #101	UNIT #201	UNIT #304	UNIT #404
UNIT #104	UNIT #204	UNIT #305	UNIT #405
UNIT #105	UNIT #205		
UNIT #108	UNIT #208		
HEIGHT = 8.54'			

NOTE:
UNIT #105, #108, #205, #208, #305, AND #405 ARE OPPOSITE HAND.



UNIT TYPE "C"
1,764 SQ. FT.

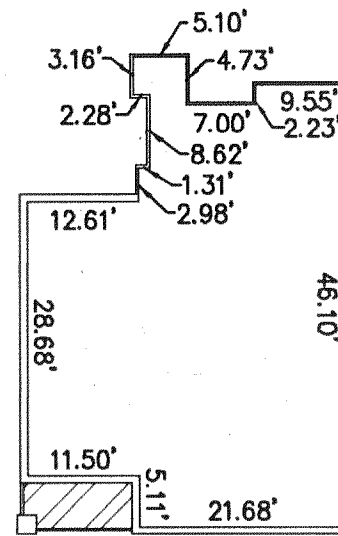
UNIT TYPE "C" NUMBERS	
BUILDING #2	
3RD FLOOR	4TH FLOOR
UNIT #301	UNIT #401
HEIGHT = 8.61'	



UNIT TYPE "D"
1,741 SQ. FT.

UNIT TYPE "D" NUMBERS	
BUILDING #2	
3RD FLOOR	4TH FLOOR
UNIT #308	UNIT #408
HEIGHT = 8.62'	

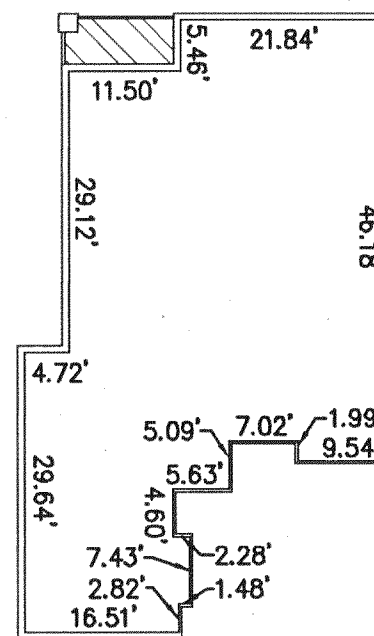
FIRST FLOOR ELEV. 1404.09'
BASEMENT FLOOR ELEV. 1395.00'



UNIT TYPE "E"
1,304 SQ. FT.

UNIT TYPE "E" NUMBERS	
BUILDING #2	
3RD FLOOR	4TH FLOOR
UNIT #302	UNIT #402
UNIT #307	UNIT #407
HEIGHT = 8.61'	

NOTE:
UNIT #307 AND #407 ARE OPPOSITE HAND.



UNIT TYPE "F"
1,850 SQ. FT.

UNIT TYPE "F" NUMBERS	
BUILDING #2	
3RD FLOOR	4TH FLOOR
UNIT #303	UNIT #403
UNIT #306	UNIT #406
HEIGHT = 8.62'	

NOTE:
UNIT #306 AND #406 ARE OPPOSITE HAND.



RIGHT SIDE SECTION ELEVATIONS
BUILDINGS 2 & 4

FLOOR ELEVATIONS	
BASEMENT FLOOR	= 1393.10'
1ST FLOOR	= 1404.09'
2ND FLOOR	= 1414.54'
3RD FLOOR	= 1424.97'
4TH FLOOR	= 1435.43'

LEGEND	
VERTICAL DATUM	- U.S.G.S. MEAN SEA LEVEL
	- LIMITED COMMON AREA
	- GENERAL COMMON AREA
1205	- AREA WITHIN UNIT (SQ. FT.)
HEIGHT = 8.63'	- DISTANCE FROM TOP OF SUBFLOOR TO BOTTOM OF CEILING JOIST (UNIT HEIGHT)

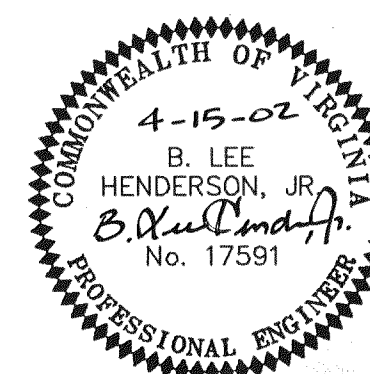
- NOTES.**
- EACH UNIT INCLUDES THE DRY-WALL COVERING ON THE UNIT'S BOUNDARY WALLS. INTERIOR (NON-BOUNDARY) WALLS ARE INCLUDED AS PART OF THE UNIT. ALL UNIT INTERIOR DIMENSIONS SHOWN ON THIS PLAN ARE MEASURED TO THE INSIDE FACE OF STUDS IN THE BOUNDARY WALLS OR TO THE INSIDE FACE OF CONCRETE FOUNDATION WALLS CONSTITUTING BOUNDARY WALLS.
 - 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 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.
 - 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 15TH DAY OF APRIL, 2002.

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

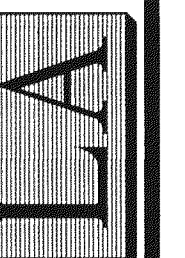


PLAT OF
"PHEASANT RIDGE"
A CONDOMINIUM
PROPERTY OF
PHEASANT RIDGE CONDOMINIUMS, L.L.C.
SITUATED ON LOT 3 RESUBDIVISION OF
ROANOKE HEALTH CARE CENTER (M.B. 1, PG. 1716-1719)
CITY OF ROANOKE, VIRGINIA

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: APRIL 11, 2002
SCALE: 1" = 20'
COMM. NO.: 97-423-2
CADD FILE: FA9797423-423CDD03.DWG
SHEET 3 OF 4