

**KNOW ALL MEN BY THESE PRESENTS TO WIT:**

THAT NICHOLAS FALLETTA AND MARIA E. FALLETTA ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 6 TO 1 INCLUSIVE, CONTAINING 0.6951 ACRE AND BEING ALL THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT DATED MAY 2, 2003 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN INSTRUMENT No. 030008812, AND BEING SUBJECT TO A CERTAIN DEED OF TRUST TO BLUE MOUNTAIN ESTATES, INC., BENEFICIARY AND JAMES I. GILBERT, IV, TRUSTEE IN INSTRUMENT DATED MAY 15, 2003 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT No. 030008813.

THAT KKBH, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS 7, 8, 4, 3, 9 THROUGH 18 TO 7 INCLUSIVE, CONTAINING 1.5560 ACRES AND BEING ALL THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT DATED JUNE 2, 2003 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN INSTRUMENT No. 030011269.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY OF THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2279, AS AMENDED TO DATE, FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE, VIRGINIA LAND SUBDIVISION ORDINANCES.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNERS, BENEFICIARY AND TRUSTEE:

Nicholas Falletta 7/29/03  
NICHOLAS FALLETTA - (INSTRUMENT No. 030008812)  
OWNER DATE

Maria E. Falletta 7/29/03  
MARIA E. FALLETTA - (INSTRUMENT No. 030008812)  
OWNER DATE

KKBH, LLC 7-29-03  
By W.E. Roberts Resident/member  
KKBH, LLC - (INSTRUMENT No. 030011269)  
AUTHORIZED AGENT DATE

Blue Mountain Estates, Inc. 7-29-03  
by Lynn Spradlin (President)  
BLUE MOUNTAIN ESTATES, INC. - (INSTRUMENT No. 030008813)  
BENEFICIARY - AUTHORIZED AGENT DATE

James I. Gilbert, IV 7/29/03  
JAMES I. GILBERT, IV - (INSTRUMENT No. 030008813)  
TRUSTEE DATE

STATE OF VIRGINIA  
City of Roanoke  
TO WIT:  
Melissa M. Brammer, A NOTARY PUBLIC  
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT NICHOLAS FALLETTA, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 29th DAY OF July, 2003.  
MY COMMISSION EXPIRES 12/31/05  
Melissa M. Brammer  
NOTARY PUBLIC

STATE OF VIRGINIA  
City of Roanoke  
TO WIT:  
Melissa M. Brammer, A NOTARY PUBLIC  
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT MARIA E. FALLETTA, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 29th DAY OF July, 2003.  
MY COMMISSION EXPIRES 12/31/05  
Melissa M. Brammer  
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA. THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO. ADMITTED TO RECORD AT 11:39 O'CLOCK A.M. ON THIS 30th DAY OF July, 2003.

TESTE: ARTHUR B. CRUSH, III

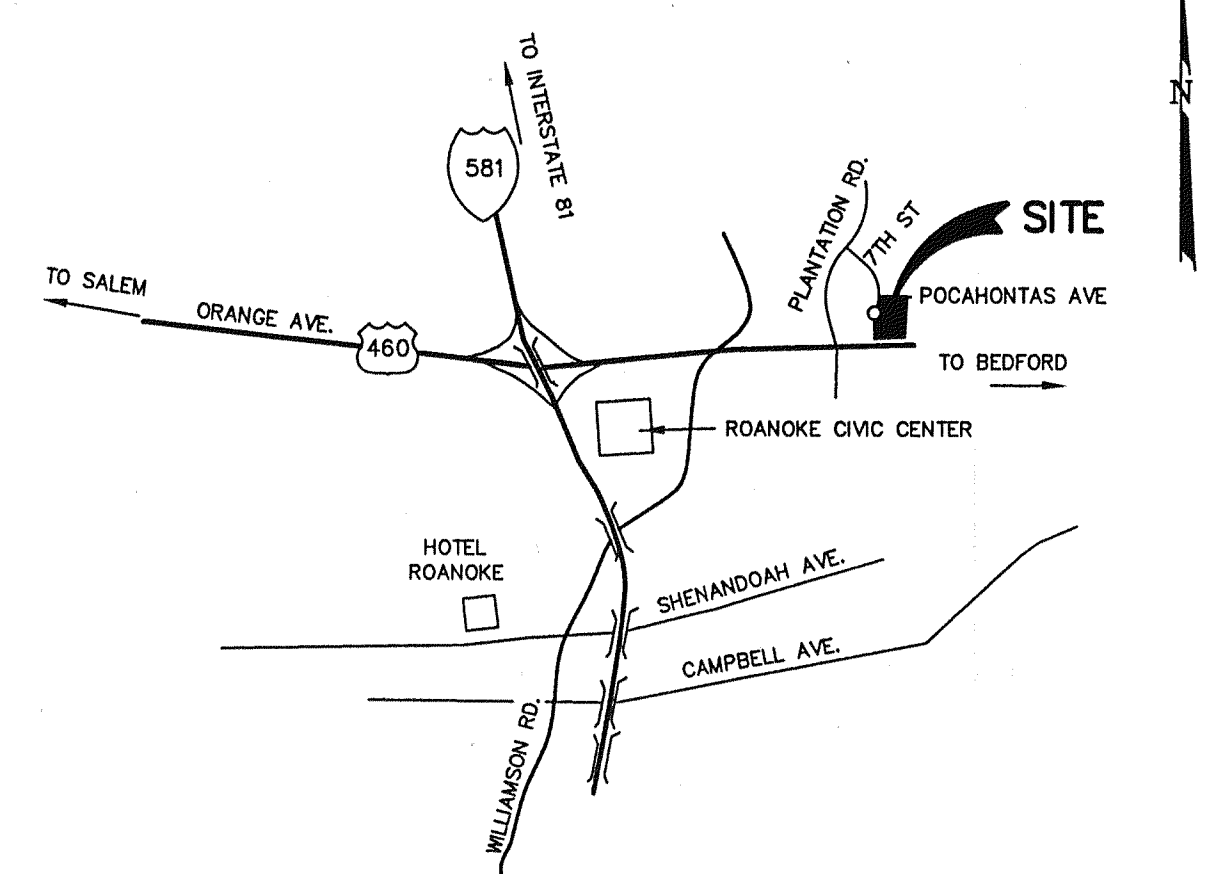
STATE OF VIRGINIA  
City of Roanoke  
TO WIT:  
Melissa M. Brammer, A NOTARY PUBLIC  
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT W.E. Roberts, AUTHORIZED AGENT FOR KKBH, LLC, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 29th DAY OF July, 2003.  
MY COMMISSION EXPIRES 12/31/05  
Melissa M. Brammer  
NOTARY PUBLIC

STATE OF VIRGINIA  
City of Roanoke  
TO WIT:  
Melissa M. Brammer, A NOTARY PUBLIC  
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Lynn Spradlin, BENEFICIARY-AUTHORIZED AGENT FOR BLUE MOUNTAIN ESTATES, INC., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 29th DAY OF July, 2003.  
MY COMMISSION EXPIRES 12/31/05  
Melissa M. Brammer  
NOTARY PUBLIC

STATE OF VIRGINIA  
City of Roanoke  
TO WIT:  
Melissa M. Brammer, A NOTARY PUBLIC  
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JAMES I. GILBERT, IV, TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 29th DAY OF July, 2003.  
MY COMMISSION EXPIRES 12/31/05  
Melissa M. Brammer  
NOTARY PUBLIC

**NOTES:**

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT BY A LICENSED ATTORNEY. THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0046 D, DATED OCTOBER 15, 1993.
3. LEGAL REFERENCES:  
INSTRUMENT No. 030008812/FALLETTA  
INSTRUMENT No. 030011269/KKBH, LLC  
RESUBDIVISION PLAT FOR ROANOKE INVESTMENTS ASSOCIATED, INC., BY CALDWELL WHITE ASSOCIATES, DATED JULY 7, 2000, M.B. 1, PG. 2124.
4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
5. LOT CORNERS 7 THROUGH 18 INCLUSIVE NOT FOUND, ESTABLISHED FROM RECORDED DESCRIPTION.

**VICINITY MAP**  
NO SCALE**APPROVED:**

John Thomas Smith 7/29/2003  
AGENT, ROANOKE CITY PLANNING COMMISSION DATE

Don L. P. [Signature] 7/29/2003  
CITY ENGINEER, ROANOKE VIRGINIA DATE  
for

**RESUBDIVISION PLAT**  
FOR

**KKBH, LLC AND**

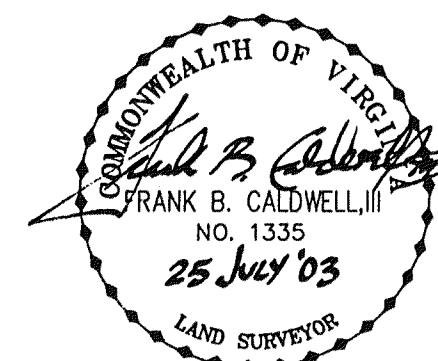
**NICHOLAS FALLETTA & MARIA E. FALLETTA**

SHOWING THE RESUBDIVISION OF NEW LOT 5B-1B (INSTRUMENT No. 030011269)  
RESUBDIVISION PLAT FOR ROANOKE INVESTMENTS ASSOCIATED, INC M.B. 1, PG. 2124  
AND A 0.6951 ACRE PARCEL (INSTRUMENT No. 030008812)  
CREATING HEREON

**NEW LOT 5B-1B 1.6937 ACRES (73,779 Sq. Ft.)**

**AND**  
**NEW PARCEL A 0.5574 ACRE (24,280 Sq. Ft.)**

SITUATE INTERSECTION 7TH STREET, N.E. AND POCAHONTAS AVENUE, N.E.  
CITY OF ROANOKE, VIRGINIA



**CWA**  
**CALDWELL WHITE ASSOCIATES**  
ENGINEERS / SURVEYORS / PLANNERS  
4203 MELROSE AVENUE, NW  
P.O. BOX 6280  
ROANOKE, VIRGINIA 24017  
(540) 366-3400 FAX: (540) 366-8702

TAX NO.: 3043008, 3041901, 3041901A  
DRAWN: JW  
CALC.: JW  
CLOSED: JW

CHK'D.: FBC, III  
DATE: JULY 14, 2003  
N.B.: WES-22  
W.O.: 03-0053

SHEET 1 OF 2

0663  
0662

M.B. 1, PG. 2619