

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT LOFTS ON CHURCH LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 3 TO 7 TO 8 TO 1 INCLUSIVE, WHICH COMPRISED ALL OF THE LAND CONVEYED TO SAID LOFTS ON CHURCH LLC BY DEED DATED JUNE 1, 2005 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT NO. 050008853

THAT ALLRIGHT CORPORATION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 3 THRU 7 TO 3 INCLUSIVE, WHICH COMPRISED PART OF THE LAND CONVEYED TO SAID ALLRIGHT CORPORATION, SUCCESSOR BY MERGER TO ALLRIGHT REALTY COMPANY (THE MERGER IS EVIDENCED BY CERTIFICATE DATED OCTOBER 1, 2002 AND RECORDED IN THE AFORESAID CLERK'S OFFICE AS INSTRUMENT NO. 030012258 AND BEING THE SAME PROPERTY CONVEYED TO ALLRIGHT REALTY COMPANY IN DEED BOOK 1593, PG. 393.

THE SAID OWNERS CERTIFIES THAT THEY HAVE SUBDIVIDED AND COMBINED THIS LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE CODE OF VIRGINIA (1950), AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 2nd DAY OF JUNE 2005.

LOFTS ON CHURCH LLC

BY: Michael R. Dittich
MEMBER AND AUTHORIZED AGENT

ALLRIGHT CORPORATION

BY: William R. Post
ITS Senior Vice President

STATE OF VIRGINIA

County of Roanoke
I, Linda T. Smiley, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT Michael R. Dittich MEMBER AND AUTHORIZED AGENT FOR LOFTS ON CHURCH LLC, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID Jurisdiction AND STATE AND ACKNOWLEDGED THE SAME ON JUNE 01, 2005. MY COMMISSION EXPIRES ON March 31, 2007

Linda T. Smiley
NOTARY PUBLIC

STATE OF ~~VIRGINIA~~ TENNESSEE

County of Davidson
I, Christine J. McQuinn, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT William R. Post Senior Vice President FOR ALLRIGHT CORPORATION, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON May 27, 2005. MY COMMISSION EXPIRES ON 11-25-06

Christine J. McQuinn
NOTARY PUBLIC

NOTES:

1. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #510130 0046 D, MAP #51161C0046 D, FLOOD ZONE "X", DATED OCT. 15, 1993.
2. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT FROM LAWYERS TITLE INSURANCE CORPORATION COMMITMENT NUMBER FTA-280-05 DATED MARCH 20, 2005 IN REFERENCE TO ORIGINAL LOT 16 BLOCK 13.
3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
4. THIS PROPERTY IS SUBJECT TO TWO PARTY WALL AGREEMENTS AS RECORDED IN DEED BOOK 184, PAGE 305 & DEED BOOK 278, PAGE 379.
5. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO AN EASEMENT GRANTED TO CHESAPEAKE & POTOMAC TELEPHONE COMPANY OF VIRGINIA, DATED DEC. 8, 1919 OF RECORD IN DEED BOOK 336, PAGE 18.
6. 65 SQUARE FEET BOUNDED BY CORNERS 7 TO 4 TO 4A TO 7A TO 7 TO BE CONVEYED TO LOFTS ON CHURCH LLC BY ALLRIGHT CORPORATION AND BE ADDED TO AND COMBINED WITH ORIGINAL LOT 16 CREATING NEW LOT 16A.
7. THE NEW DIVISION LINE FROM CORNERS 4A TO 7A IS INTENDED TO FOLLOW THE FACE OF THE EAST-OUTSIDE WALL OF THE EXISTING 3 STORY BRICK BUILDING.
8. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE.

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
1-2	S 02°15'00" W	95.00'
2-3	S 87°45'00" E	50.00'
3-4	N 02°15'00" E	1.19'
4-4A	S 87°41'43" E	0.71'
4A-5	S 87°41'43" E	69.28'
5-6	S 02°18'17" W	96.00'
6-7A	N 87°41'43" W	69.25'
7A-7	N 87°41'43" W	0.65'
7-8	N 02°15'00" E	0.19'
8-1	N 87°45'00" W	50.00'
4A-7A	S 02°17'13" W	96.00'
TOTAL AREA = 0.263 ACRES 11,464 S.F.		

BOUNDARY COORDINATES		
CORNER	NORTHING	EASTING
1	5001.16071	4950.31079
2	5096.08747	4954.04048
3	5094.12448	5004.00193
4	5095.31262	5004.04861
4A	5095.28407	5004.75812
5	5092.49826	5073.98004
6	4996.57591	5070.11968
7A	4999.38052	5000.92745
7	4999.38659	5000.27967
8	4999.19772	5000.27224
1	5001.16071	4950.31079

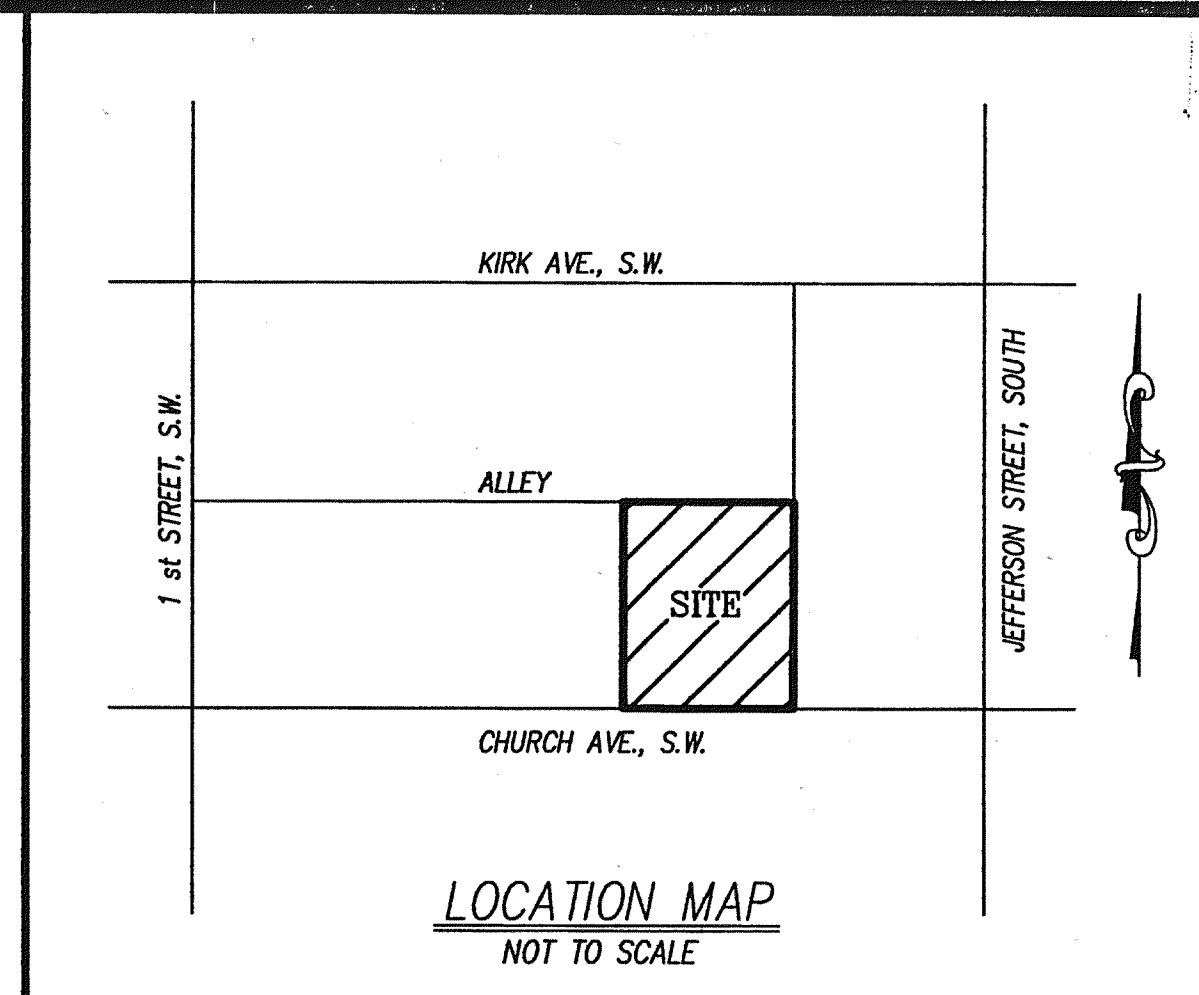
PORTION OF ORIGINAL LOTS 279-280 TO BE ADDED TO AND COMBINED WITH ORIGINAL LOT 16 'WALL PARCEL'

LINE	BEARING	DISTANCE
7-4	N 02°15'00" E	96.00'
4-4A	S 87°41'43" E	0.71'
4A-7A	S 02°17'13" W	96.00'
7A-7	N 87°41'43" W	0.65'
TOTAL AREA = 0.001 ACRES 65 S.F.		

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.



LEGEND:	
D.B.	DEED BOOK
P.G.	PAGE
AC.	ACRES
S.F.	SQUARE FEET
R/W	RIGHT-OF-WAY
EX	EXISTING
G	GAS LINE

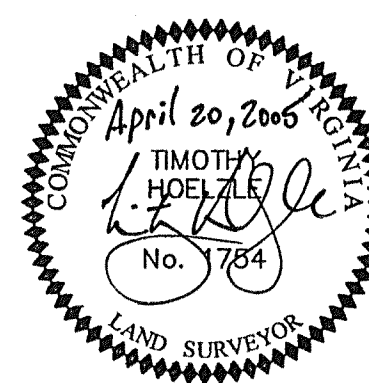
APPROVED:
R. Brian Townsend
AGENT, CITY OF ROANOKE PLANNING COMMISSION
Theresa E. Shivers
CITY ENGINEER, ROANOKE, VIRGINIA

6-3-05
DATE
6-06-05
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON JUNE 9, 2005, AT 2:45 O'CLOCK P.M.

TESTEE: BRENDA S. HAMILTON, CLERK
Debra Redwine
DEPUTY CLERK

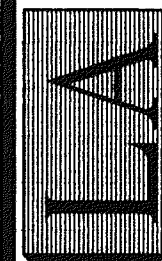
PLAT OF SURVEY FOR
LOFTS ON CHURCH LLC
AND
ALLRIGHT CORPORATION
RESUBDIVIDING
LOT 16 BLOCK 13 (0.109 AC.)
OFFICIAL CITY SURVEY S.W. # 1
AND
LOTS 279-280 BLOCK 5 (0.154 AC.)
ROANOKE LAND IMPROVEMENT COMPANY
CREATING HEREON
LOT 16A (0.110 AC.)
PROPERTY OF LOFTS ON CHURCH LLC
AND
LOT 279A (0.153 AC.)
PROPERTY OF ALLRIGHT CORPORATION
SITUATED ALONG CHURCH AVE.
ROANOKE, VIRGINIA



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



DATE: April 20, 2005
COMM. NO.: 05-093
SCALE: 1" = 10'
SHEET 1 OF 2