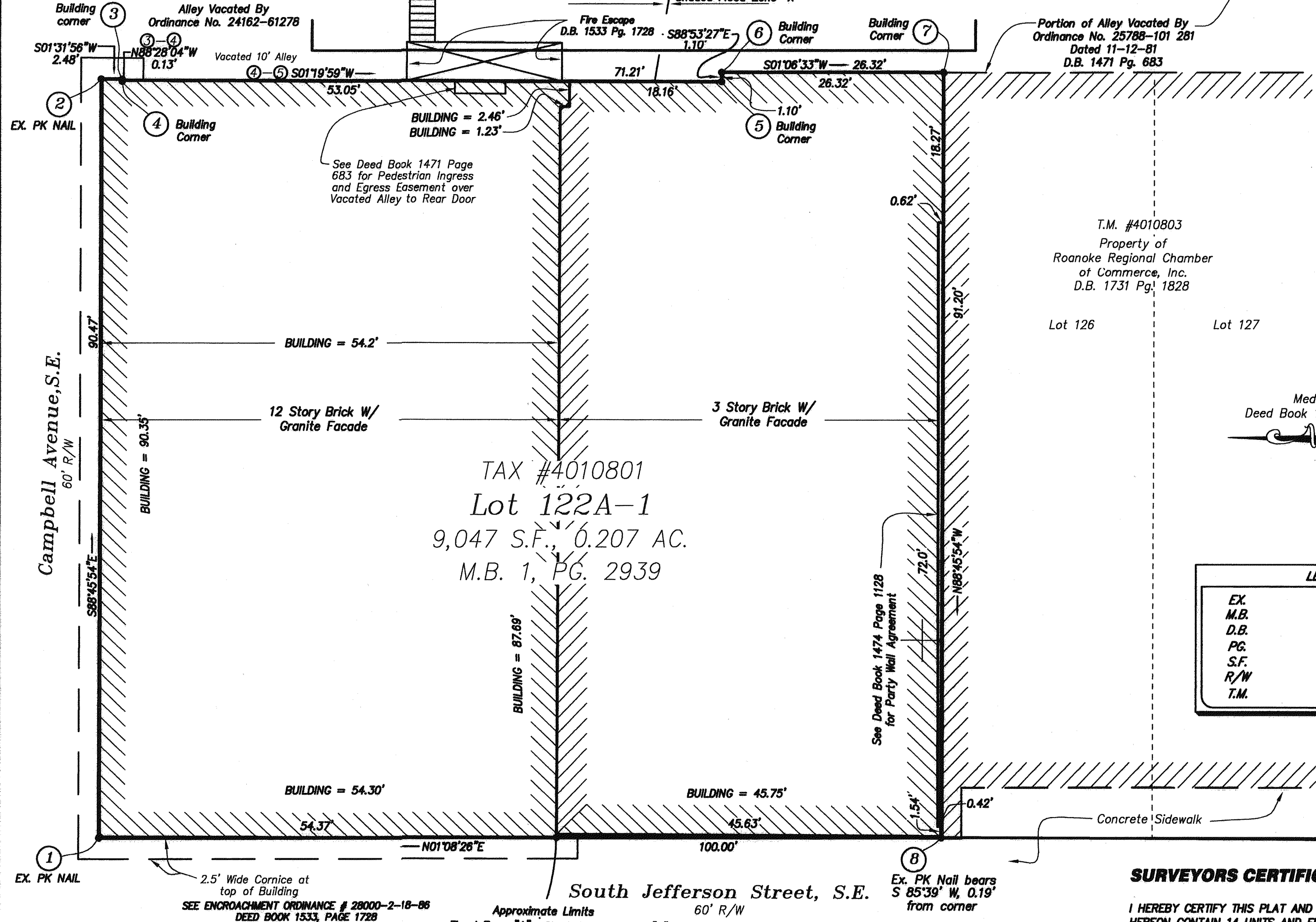


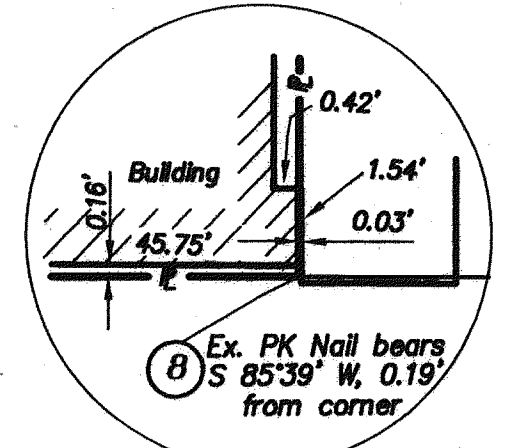
T.M. #4010805
Property of Roanoke City
"Market Square Parking Garage"
Flood Zone "A" / Shaded Flood Zone "X"



LOCATION MAP
NOT TO SCALE

ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	5099.98019	5001.99051
2	5098.03027	5092.43950
3	5095.55116	5092.37318
4	5095.55464	5092.24323
5	5024.36391	5090.58659
6	5024.34262	5091.68639
7	4998.03155	5091.17698
8	4999.99716	4999.99994
1	5099.98019	5001.99051
9,047 S.F. = 0.207 AC.		

LEGEND	
EX.	EXISTING
M.B.	MAP BOOK
D.B.	DEED BOOK
PG.	PAGE
S.F.	SQUARE FEET
R/W	RIGHT-OF-WAY
T.M.	TAX MAP



Corner Detail
Not to scale

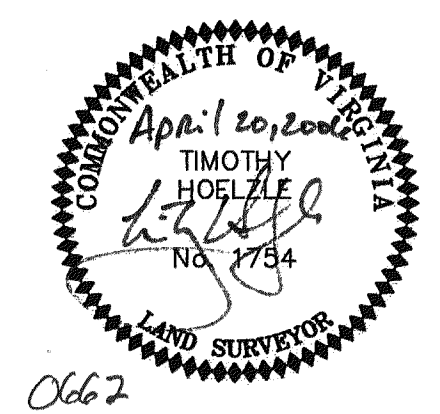
SURVEYORS CERTIFICATE

I HEREBY CERTIFY THIS PLAT AND PLAN OF A CONDOMINIUM IS CORRECT AND THAT THE IMPROVEMENTS LOCATED HEREON CONTAIN 14 UNITS AND FURTHER THAT IT HAS BEEN PREPARED PURSUANT TO AND IN COMPLIANCE WITH THE REQUIREMENTS AND PROVISIONS OF CHAPTER 4.2 IN TITLE 55-79.58 (a) OF THE CODE OF VIRGINIA OF 1950, AS AMENDED, i.e., "THE CONDOMINIUM ACT."

I FURTHER CERTIFY THAT THE LOCATION AND DIMENSIONS OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND THAT, UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

I FURTHER CERTIFY THAT THE CONDOMINIUM UNITS, OR PORTIONS THEREOF, DEPICTED ON THIS PLAT AND PLAN OF CONDOMINIUM HAVE BEEN SUBSTANTIALLY COMPLETED AS NOTED HEREON.

Timothy Hoelzle
TIMOTHY HOELZLE, L.S. No. 1754
DATE: April 20, 2006

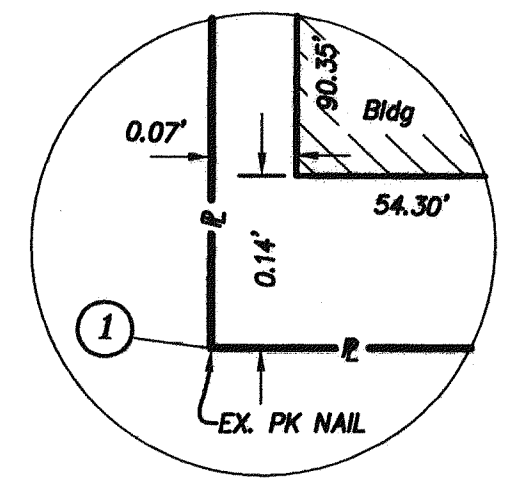


PLAT OF
"204 JEFFERSON",
A CONDOMINIUM
PROPERTY OF
COLONIAL PARTNERS, LLC
SITUATED AT 204 SOUTH JEFFERSON STREET, S.E.
ROANOKE, VIRGINIA

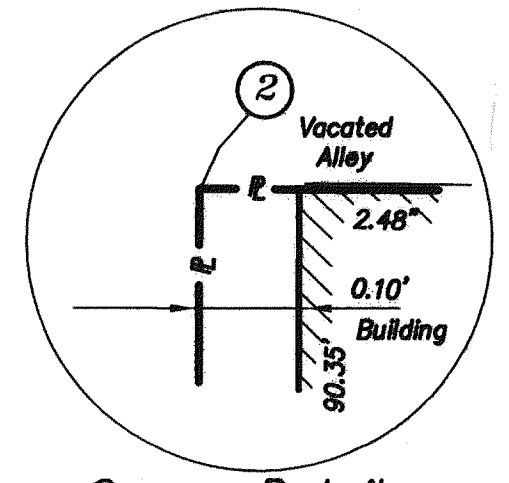
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA,
THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS
ADMITTED TO RECORD ON May 19, 2006, AT 10:05 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON

Brenda S. Hamilton
DEPUTY CLERK

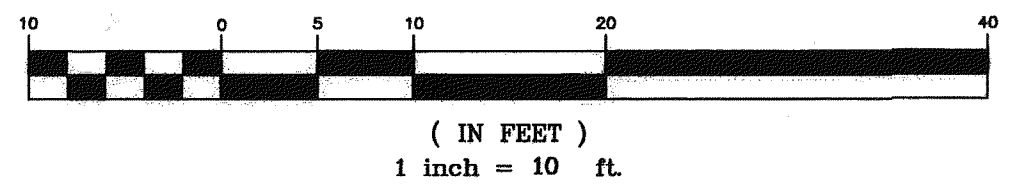


Corner Detail
Not to scale



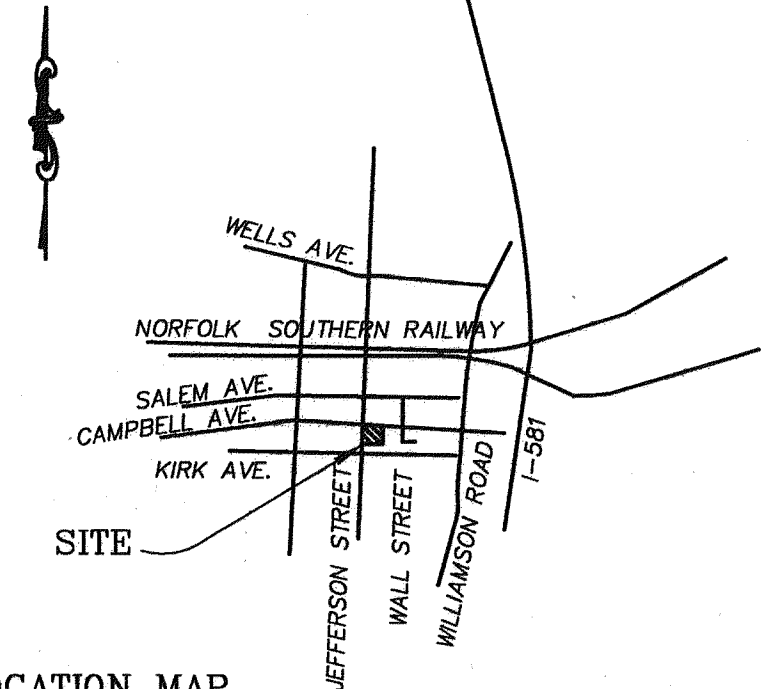
Corner Detail
Not to scale

GRAPHIC SCALE



NOTES:

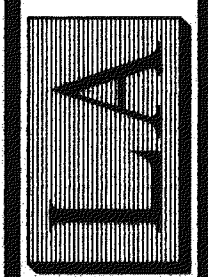
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PK NAILS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- A PORTION OF THIS PROPERTY SHOWN HEREON LIES WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510130 0046 D, MAP NUMBER 51161C0046 D, DATED OCTOBER 15, 1993. SHADED ZONE X (500 YEAR FLOOD) FLOOD AREA ZONE A SEE SURVEY BY JACK BESS, L.S. DATED OCTOBER 15, 1996, FOR T.A. CARTER, JR. AND PLAT BY LUMSDEN ASSOCIATES, P.C., DATED JUNE 22, 2004 RECORDED IN M.B. 1, PG. 2780 & 2781.
- LEGAL REFERENCE: INSTRUMENT NUMBER 030023107, M.B. 1, PG. 2939.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ENCROACHMENT ORDINANCE 28000-2 -18-86, RECORDED IN DEED BOOK 1533, PAGE 1728.
- THIS PROPERTY IS CURRENTLY ZONED H-1 & C-3 AND IS LOCATED IN THE HISTORIC DISTRICT PER THE CITY OF ROANOKE ZONING MAPS.



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 20, 2006
SCALE: 1" = 10'
COMM. NO.: 05-304
CADD FILE: W:\2006\DRAWINGS\05304\SUR\05304R.DWG
SHEET 1 OF 1