

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT JEFFERSON STREET REALTY ASSOCIATES, L.L.C., IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THRU 4 TO 1 INCLUSIVE WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED 27 FEBRUARY 2006 RECORDED IN THE CLERK'S OFFICE OF THE CITY OF ROANOKE VIRGINIA IN INSTRUMENT #060003093, SAID LAND IS SUBJECT TO A CERTAIN DEED OF TRUST TO WILLIAM H. TUTTLE AND R. GRAYSON GOLDSMITH, TRUSTEES (EITHER OF WHOM MAY ACT) SECURING SUNTRUST BANK (BENEFICIARY), BY DEED DATED 28 FEBRUARY 2006 RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #060003094.

THE SAID OWNER CERTIFIES THAT IT HAS COMBINED AND RESUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH ITS 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 15.2-2270, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, AS AMENDED.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 16th DAY OF February, 2007.

JEFFERSON STREET REALTY ASSOCIATES, L.L.C., OWNER

By: DAVID B. LOWEN
(Print Authorized Agents Name)

Ral B. Lowen
(Signature of Authorized Agent)

MEMBER/MANAGER
IT'S (CORPORATE TITLE)

TRUSTEE, SECURING SUNTRUST BANK

By: R. GRAYSON GOLDSMITH
(Printed Trustee Name)

R. Grayson Goldsmith
(Signature of Trustee)

TRUSTEE

SUNTRUST BANK, BENEFICIARY

By: WILLIAM J. CARTER
(Print Authorized Agents Name)

William J. Carter
(Signature of Authorized Agent)

BENEFICIARY

STATE OF VIRGINIA

CITY OF ROANOKE

I, Jean Tally Reed, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT David B. Lowen (NAME), Member/Manager (TITLE) FOR JEFFERSON STREET REALTY ASSOCIATES, L.L.C., OWNER WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City and State, AND STATE AND ACKNOWLEDGED THE SAME ON February 6, 2007.

MY COMMISSION EXPIRES January 31, 2009

Jean Tally Reed
NOTARY PUBLIC

STATE OF VIRGINIA

CITY OF ROANOKE

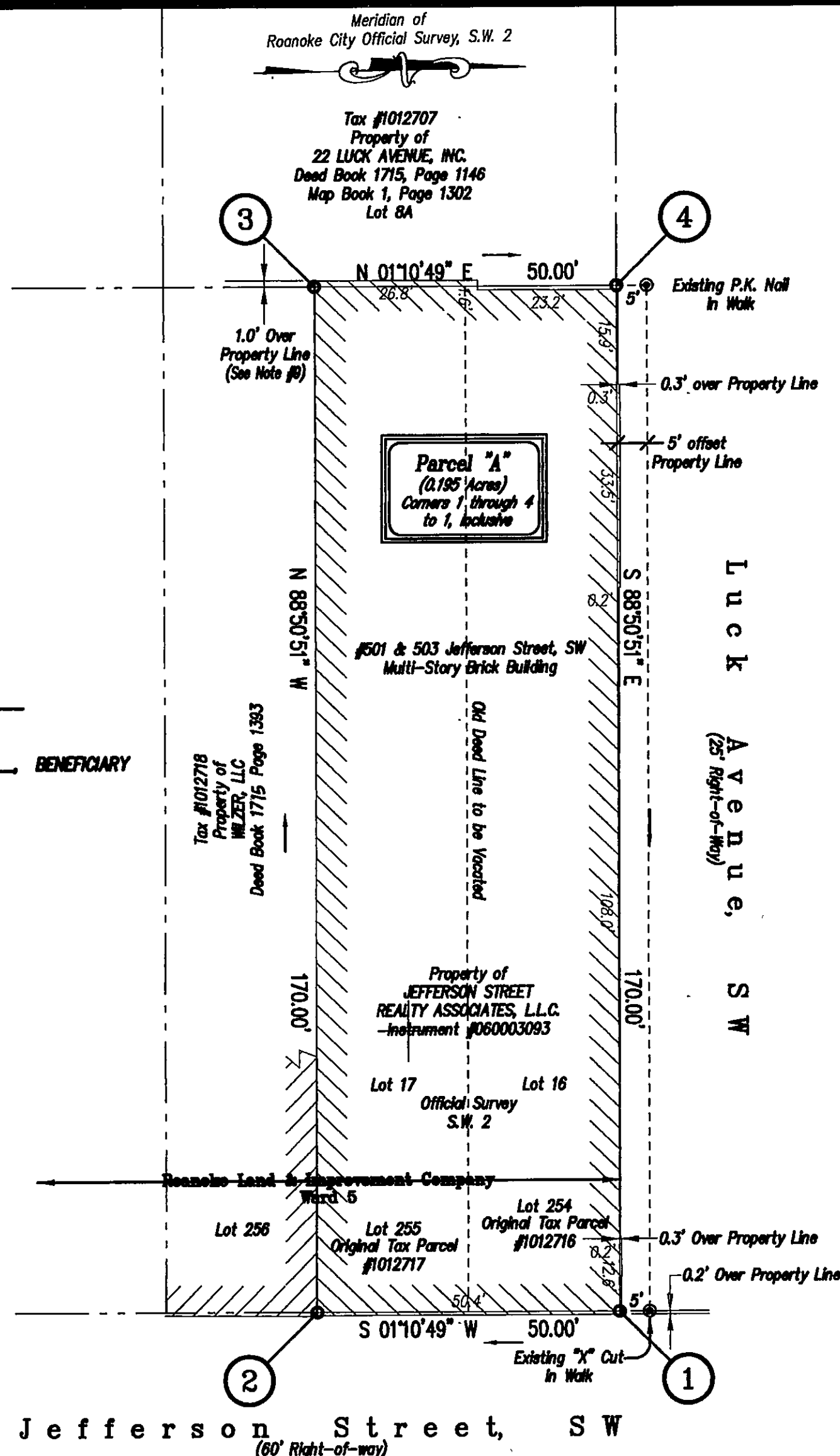
I, LINDA H. SAYERS, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT R. Grayson Goldsmith (NAME), Securing Trustee (TITLE) FOR SUNTRUST BANK, (BENEFICIARY) AND William J. Carter (NAME), First Vice President (TITLE) FOR THE SUNTRUST BANK, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City and State, AND STATE AND ACKNOWLEDGED THE SAME ON February 7, 2007.

MY COMMISSION EXPIRES 12-31-2010

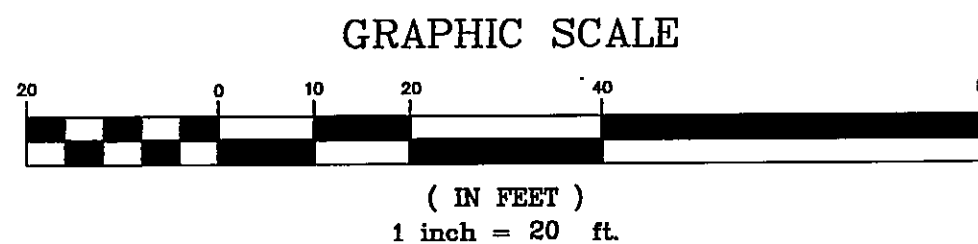
Linda H. Sayers
NOTARY PUBLIC

NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
3. IRON PINS WERE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.
5. THE SUBJECT 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 NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #510130 0046 D, MAP #51161C0046 D, DATED OCTOBER 15, 1993. ZONE "X".
6. THIS PLAT IS A COMBINATION OF TAX #1012716 AND 1012717, INCLUSIVE.
7. 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.
8. ALL ORIGINAL INTERIOR LOT LINES OF LOTS 254 AND 255, WARD 5 TO BE VACATED.
9. PER INSTRUMENT #060003093 THERE EXISTS AN EASEMENT OVER THE EASTERLY SIDE OF TAX #1012707 BEING ONE FOOT WIDE AND APPROXIMATELY 55' LONG FOR THE ENCROACHMENT OF THE BUILDING LOCATED ON NOW PARCEL "A".



BOUNDARY COORDINATES		
Origin of Coordinates Assumed		
CORNER	NORTHING	EASTING
1	9996.58069	10169.96561
2	9946.59130	10168.93570
3	9950.01061	9998.97009
4	10000.00000	10000.00000
1	9996.58069	10169.96561
Total=0.195 Acres		



APPROVED: R. Brian Townsend 12-15-07
AGENT, ROANOKE CITY PLANNING COMMISSION DATE
Thomp C. Osburn 2-16-07
CITY ENGINEER, ROANOKE, VIRGINIA DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON February 16, 2007, AT 2:24 O'CLOCK P.M.

TESTEE: BRENDA HAMILTON
Melinda M Thomas
DEPUTY CLERK

Plat showing the
Combination

of
Lots 254 and 255, Ward 5
Map of Roanoke Land
and Improvement Company
creating hereon

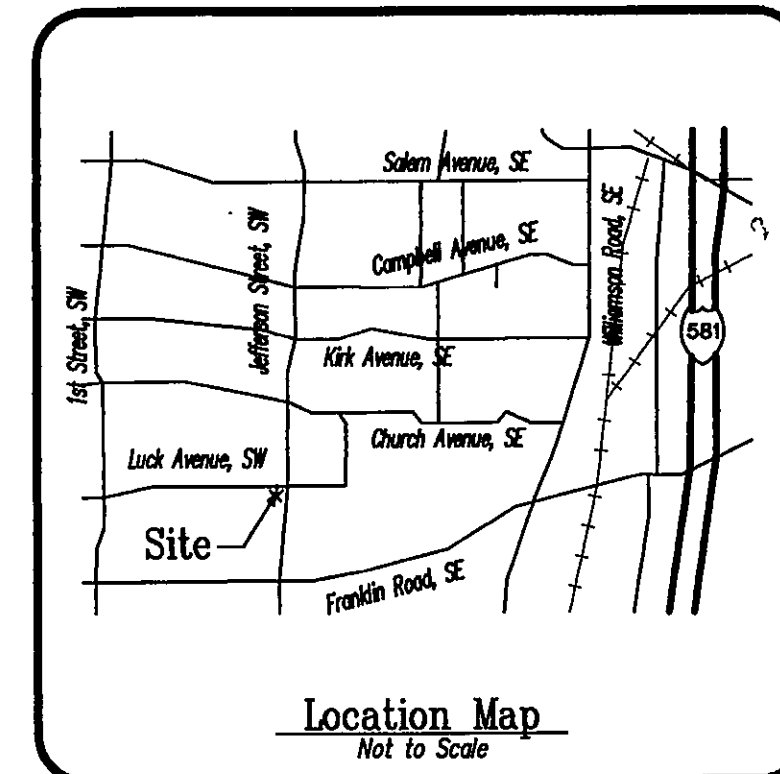
Parcel "A" (0.195 Acres)
property of

**JEFFERSON STREET REALTY
ASSOCIATION, L.L.C.**

(Instrument #060003093)

Situated at the Intersection of
Jefferson Street, SW and Luck Avenue, SW

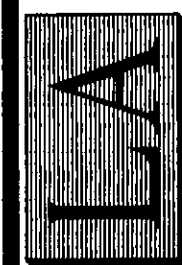
Roanoke, Virginia



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

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



DATE: February 5, 2007
COMM. NO.: 2007-003
SCALE: 1" = 20'
SHEET 1 OF 1