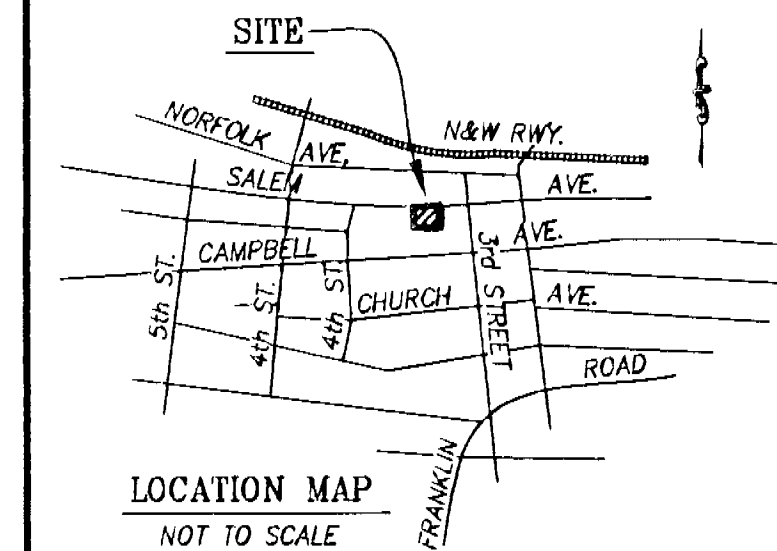
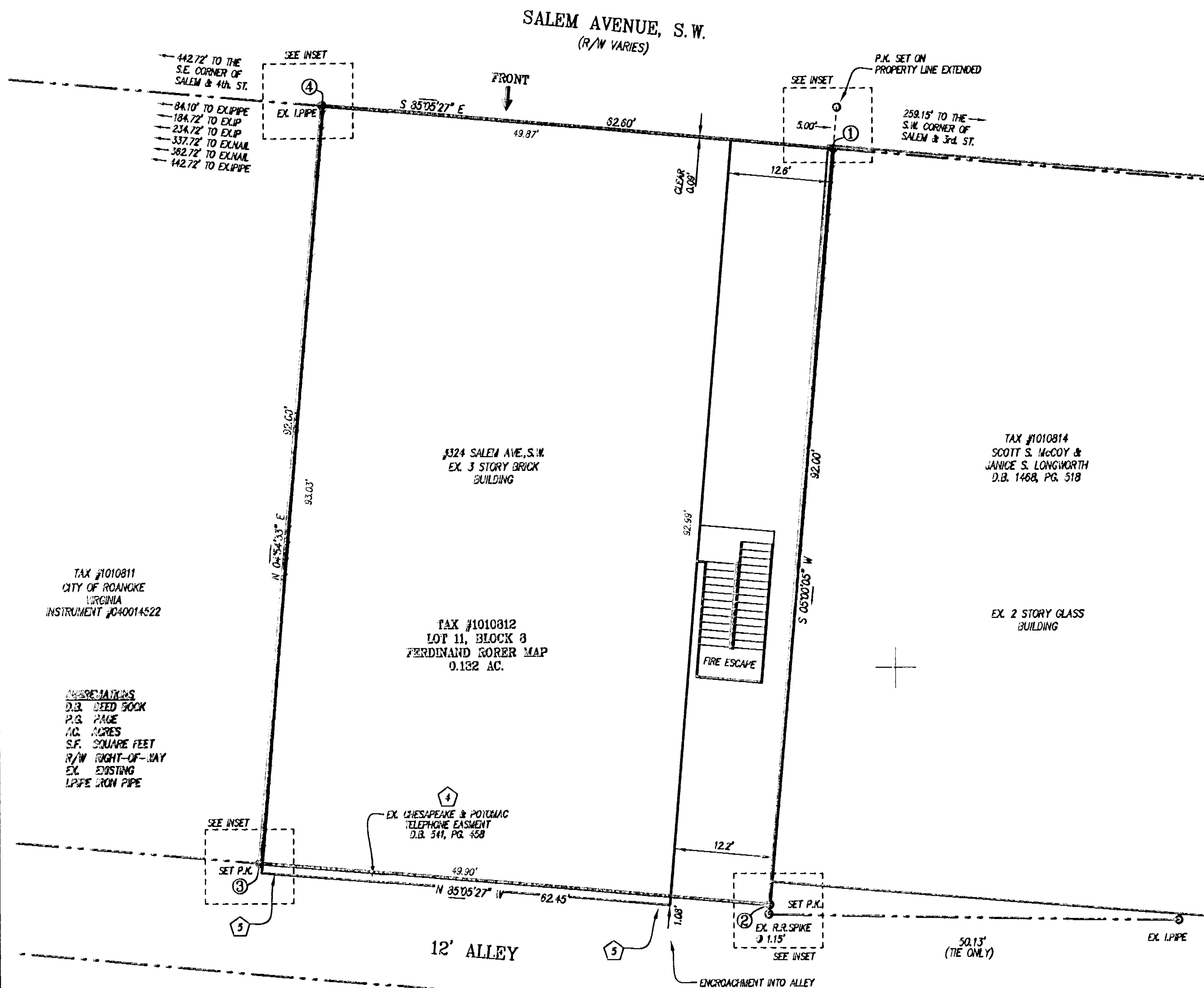
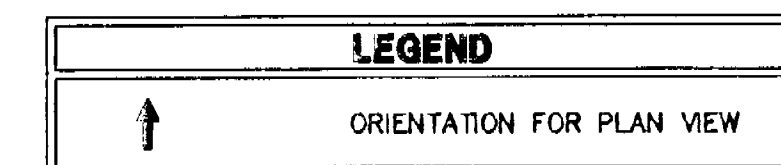
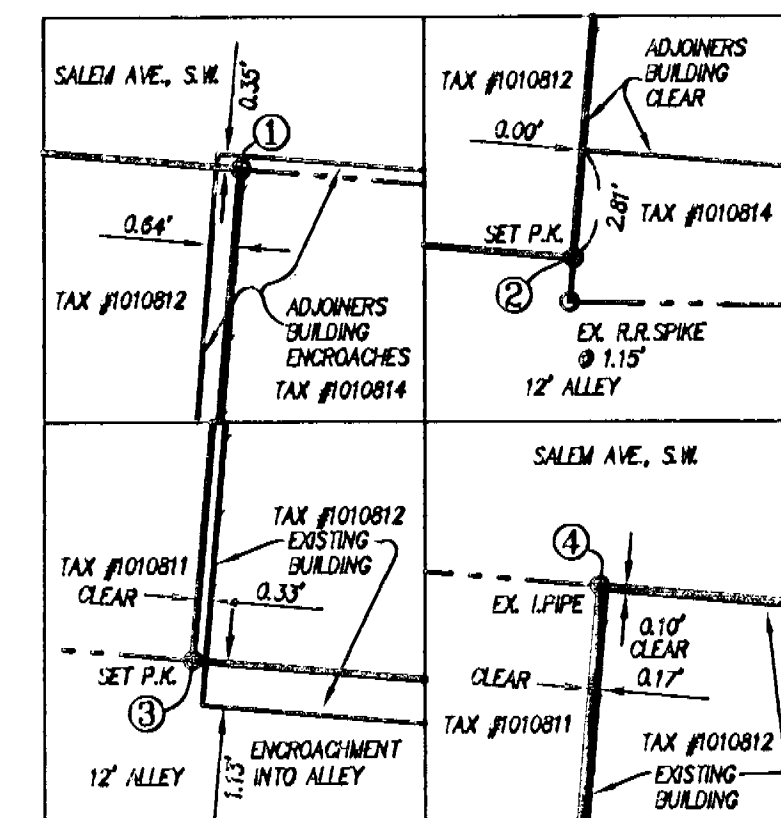




INSETS  
NOT TO SCALE



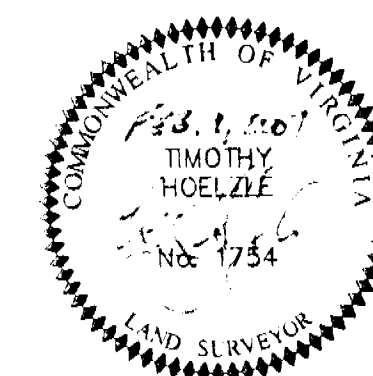
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THEREOF ANNEXED IS ADMITTED TO RECORD ON FEBRUARY 26, 2007, AT 11:24 O'CLOCK A.M.

TESTEE: BRENDA HAMILTON

*Melinda M Thomas*  
DEPUTY CLERK

EXHIBIT "A"  
BOUNDARY &  
EXTERIOR DIMENSIONS

PLAT SHOWING  
**CANDY FACTORY**  
A CONDOMINIUM  
(0.132 ACRES)  
BEING LOT 11, BLOCK 8  
FERDINAND RORER MAP  
PROPERTY OF  
**FACTORY 324, LLC**  
SITUATED AT #324 SALEM AVE., S.W.  
ROANOKE, VIRGINIA



#### SURVEYOR'S CERTIFICATE

I, TIMOTHY HOELZLE, REGISTERED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, HEREBY CERTIFY THAT THIS PLAT, ACCURATELY SHOWS THE UNITS DELINEATED AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58 PARAGRAPH (A) OF THE CONDOMINIUM ACT. I FURTHER CERTIFY THAT UNLESS NOTED OTHERWISE ALL UNITS DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

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.

THE TOTAL AREA INCLUDED WITHIN THE BOUNDS OF "CANDY FACTORY", IS 0.132 ACRES.

TIMOTHY HOELZLE, L.S. No. 1754

#### 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 #010130 0048 D, MAP #0110100048 D, FLOOD ZONE "X", DATED OCT. 15, 1993.
2. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT #FN-20268 DATED AUGUST 11, 2005.
3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
4. PROPERTY CORNERS WERE FOUND OR SET AS INDICATED HEREON.
5. CURRENT OWNER: FACTORY 324, LLC, INSTRUMENT #080000393.
6. ELEVATIONS ARE BASED ON A ASSUMED DATUM.

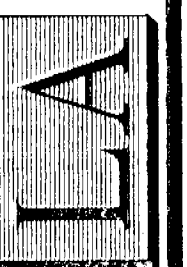
#### SCHEDULE B - SECTION 11 EXCEPTIONS

1. EASEMENT GRANTED CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA DATED SEPTEMBER 3, 1929 AND RECORDED IN DEED BOOK 541, PAGE 458, (RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN AND ATTACH A SO CALLED TELEPHONE CABLE WITH NECESSARY TERMINAL BOXES AND FIXTURES UPON AND ALONG THE SOUTH REAR WALL OF THE BUILDING KNOWN AS #324 SALEM AVE., S.W.), AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.
2. POSSIBLE ENCROACHMENT UPON ALLEY ADJOINING INSURED PREMISES ALONG REAR LOT LINE, AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.

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: FEBRUARY 9, 2007  
COMM. NO.: 06-074  
SCALE: 1" = 10'  
SHEET 1 OF 4