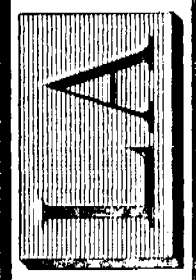


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4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
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LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: FEBRUARY 9, 2007
COMM. NO.: 06-074
SCALE: 1" = 10'
SHEET 3 OF 4

LEGEND

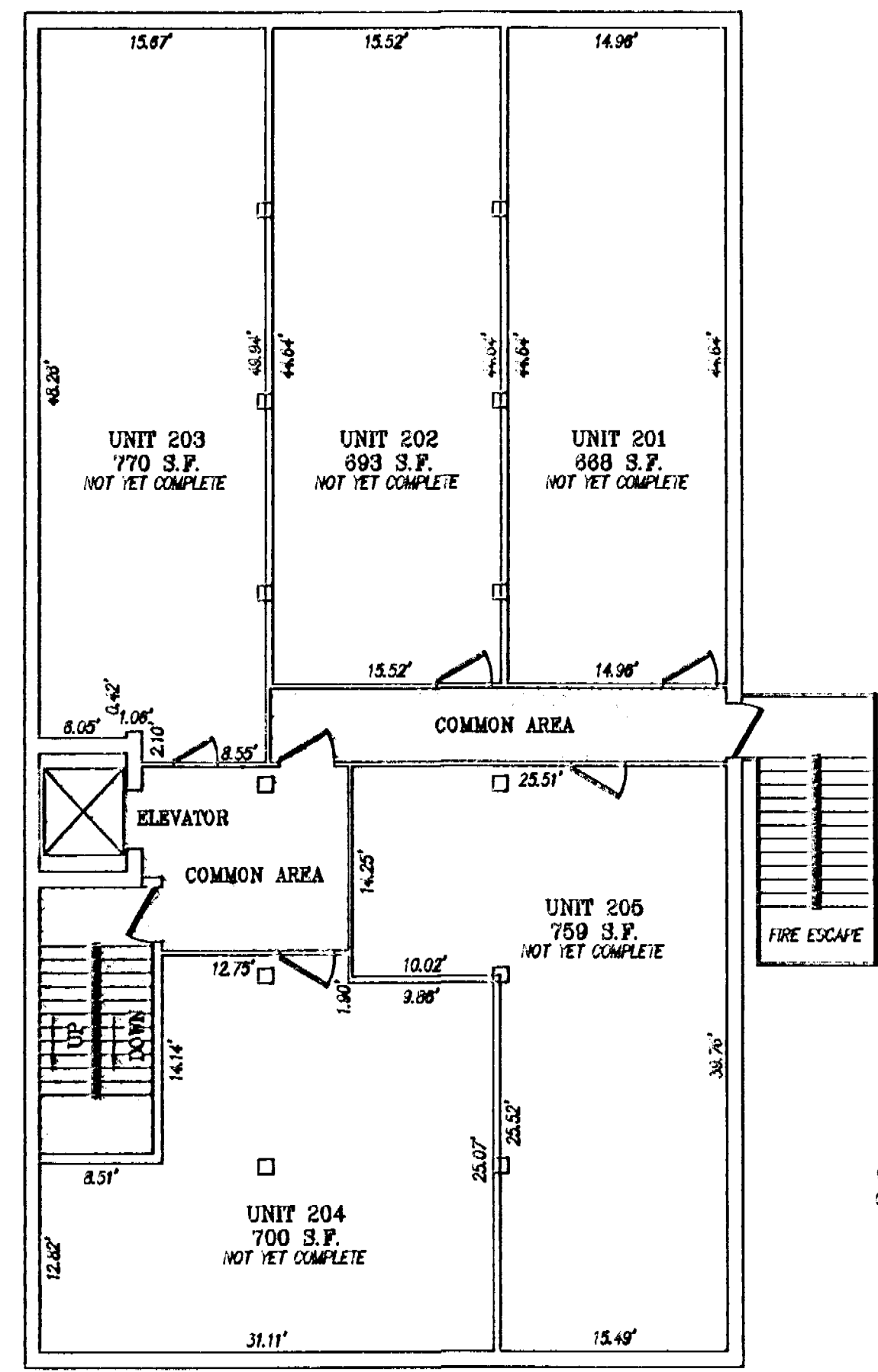
DENOTES LIMITED COMMON AREA

DENOTES GENERAL COMMON AREA

760 S.F. AREA OF UNIT (SQUARE FEET)

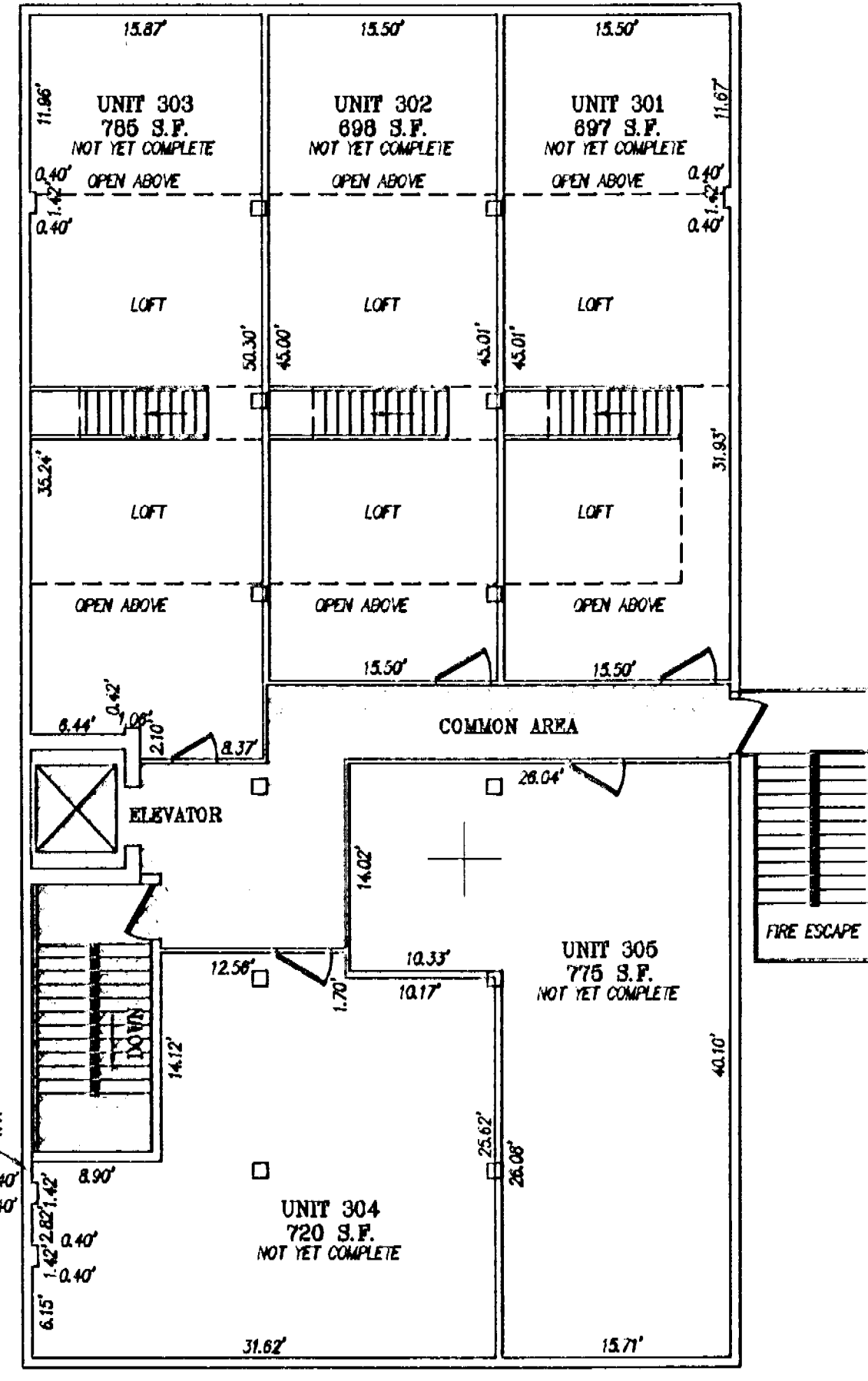
ORIENTATION FOR PLAN VIEW

FRONT SECOND FLOOR



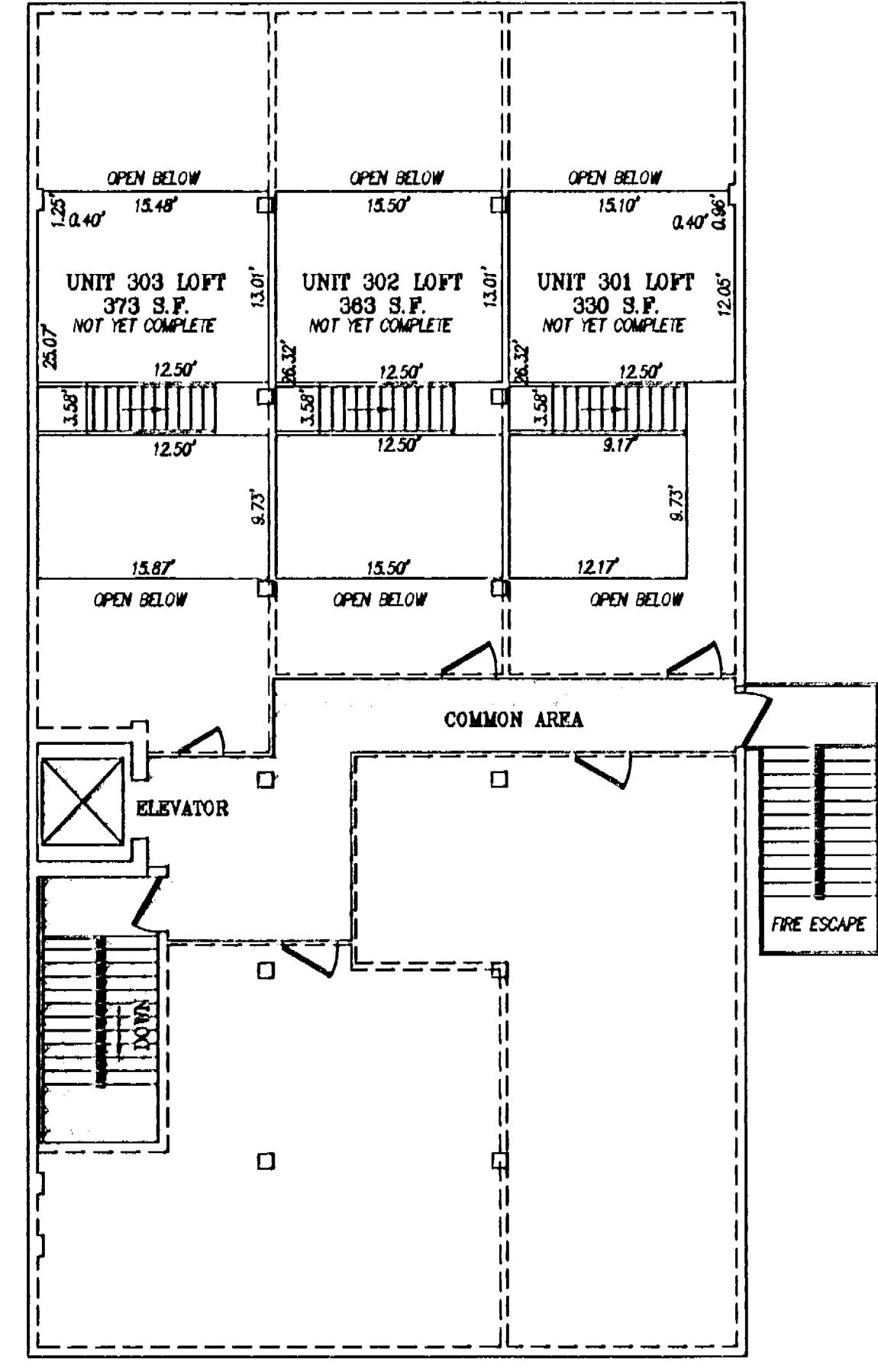
UNIT	TOTAL S.F.
2nd FLOOR	
201	688 S.F.
202	693 S.F.
203	770 S.F.
204	700 S.F.
205	759 S.F.

FRONT THIRD FLOOR



UNIT	TOTAL S.F.
3rd FLOOR	
301	1,027 S.F.
302	1,081 S.F.
303	1,158 S.F.
304	720 S.F.
305	775 S.F.

FRONT THIRD FLOOR (LOFT)



NOTES:

1. INCLUDED AS PART OF EACH UNIT IS THE DRY WALL COVERING ENCLOSING SUCH UNIT. ALL INTERIOR DIMENSIONS SHOWN ON THIS PLAT ARE MEASURED TO THE INSIDE FACE OF STUDS OR TO THE INSIDE FACE OF CONCRETE FOUNDATION WALLS.

2. ALL VERTICAL DIMENSIONS ARE MEASURED FROM SUB-FLOOR TO BOTTOM OF JOISTS.

3. UNIT DIMENSIONS SHOWN ARE TYPICAL AND ARE BASED UPON THE THE BUILDING PLANS OF ALL UNITS. SUBSTANTIALLY ALL DIMENSIONS FALL WITHIN A TOLERANCE OF 0.08 FEET OF THOSE SHOWN.

4. UNIT FLOOR AREAS ARE BASED ON THE BUILDING PLANS AND ARE WITHIN 2% OF THE ACTUAL FLOOR AREAS.

ENGINEER'S CERTIFICATE

I, B. LEE HENDERSON, JR., REGISTERED ENGINEER 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.

GIVEN UNDER MY HAND THIS 9th DAY OF FEBRUARY, 2007.

B. Lee Henderson, Jr.

B. LEE HENDERSON, JR., P.E.

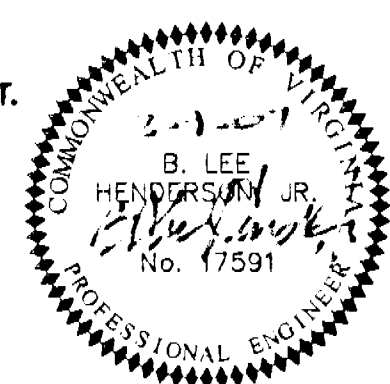


EXHIBIT "A"
2nd FLOOR, 3rd FLOOR & 3rd FLOOR LOFT
PLAN DIMENSIONS

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