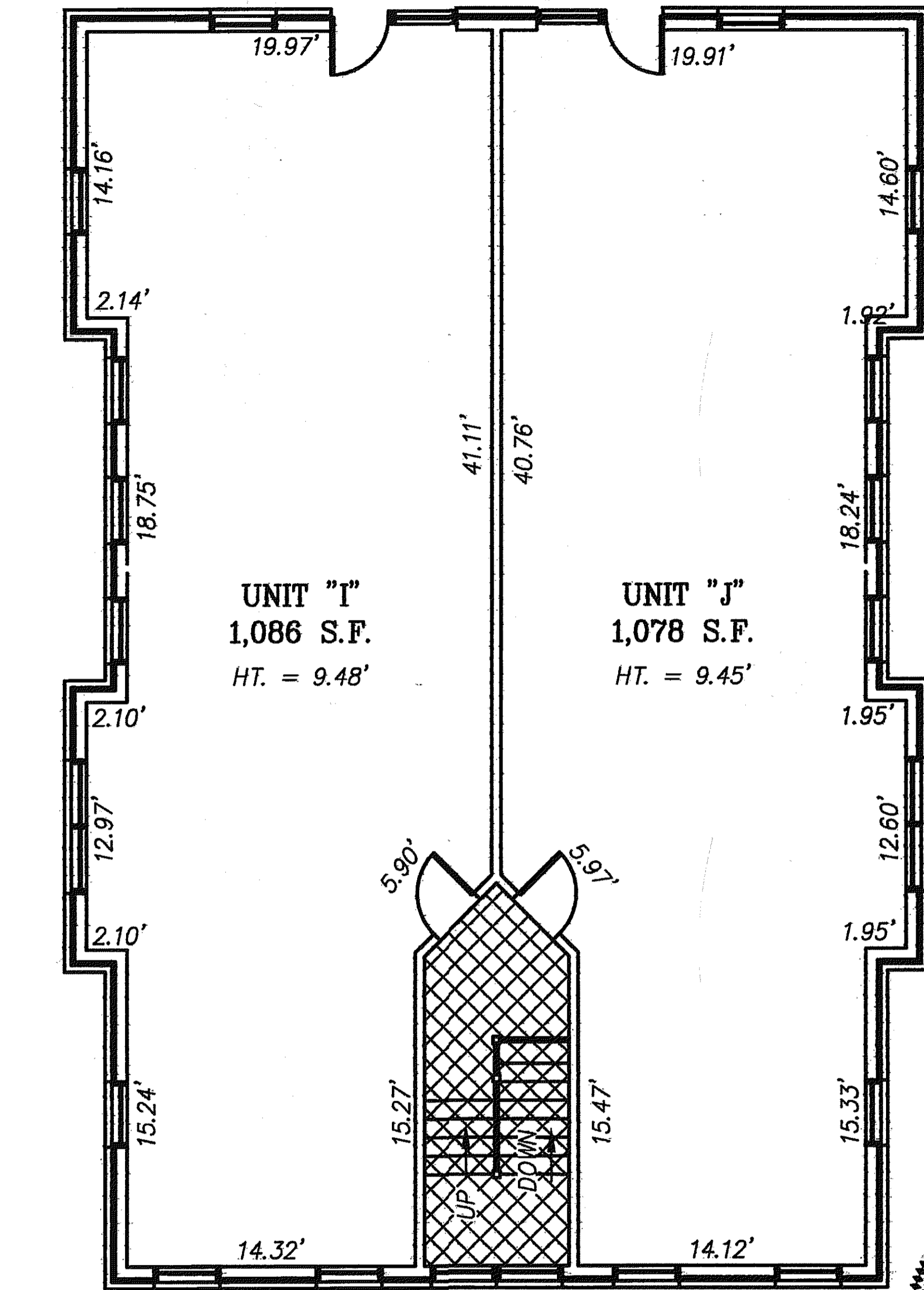


w:\drawings\2006\06132\sur\06132base.dwg

06132base-3rd-floor.plt



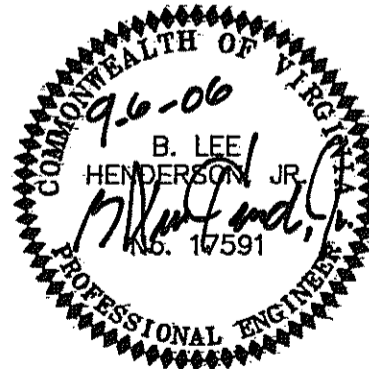
UNIT	TOTAL S.F.
#720 - 3rd FLOOR	
UNIT "I"	1,086 S.F.
UNIT "J"	1,078 S.F.

↑ FRONT BUILDING "A"
#720

NOTES:

- 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.
- ALL VERTICAL DIMENSIONS ARE MEASURED FROM SUB-FLOOR TO BOTTOM OF JOISTS.
- UNIT DIMENSIONS SHOWN ARE TYPICAL AND ARE BASED UPON FIELD MEASUREMENTS OF ALL UNITS.
- UNIT FLOOR AREAS ARE BASED ON FIELD MEASUREMENTS.
- SEE SHEET 1 OF 7 FOR COMMON AREA BEING WOOD PORCHES/DECKS.

LEGEND	
	DENOTES LIMITED COMMON AREA
	DENOTES GENERAL COMMON AREA
1,086 S.F.	AREA OF UNIT (SQUARE FEET)
HT. = 9.48'	DISTANCE FLOOR TO CEILING
↑	ORIENTATION FOR PLAN VIEW

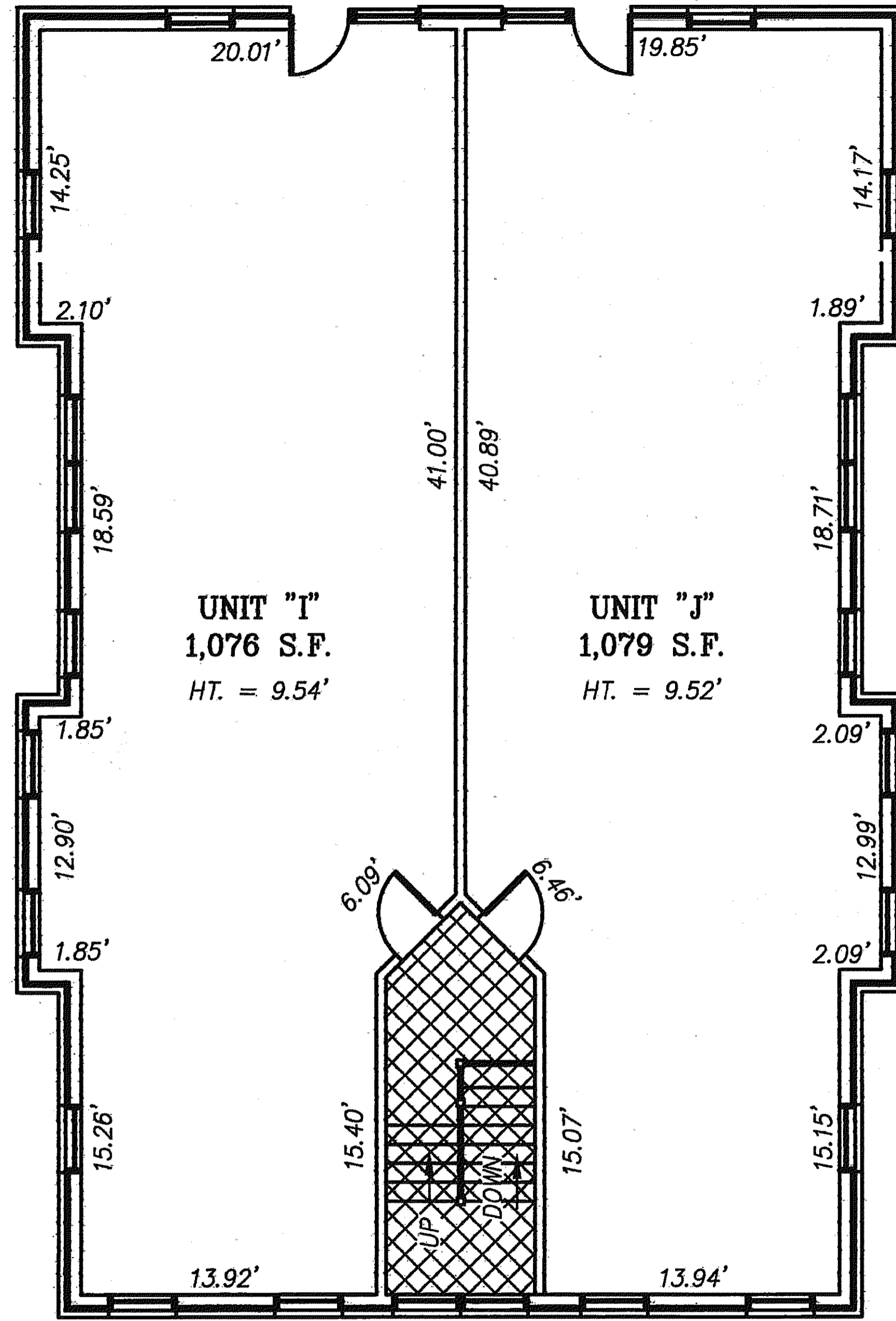


ENGINEER'S CERTIFICATE:

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 55-78.58 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 6TH DAY OF SEPTEMBER, 2006.

B. Lee Henderson, Jr.
B. LEE HENDERSON, JR., P.E.



UNIT	TOTAL S.F.
#722 - 3rd FLOOR	
UNIT "I"	1,076 S.F.
UNIT "J"	1,079 S.F.

↑ FRONT BUILDING "B"
#722

EXHIBIT "B"

THIRD FLOOR PLAN VIEW

PLAT SHOWING

ONE ELM PLACE

A CONDOMINIUM

PROPERTY OF

VIRGINIA REALTY & AUCTION Co.

SITUATED ALONG FIRST STREET, S.W. & ELM AVE., S.W.
ROANOKE, VIRGINIA

DATE:	September 6, 2006
COMM. NO.:	06-132
SCALE:	1" = 5'

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

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