


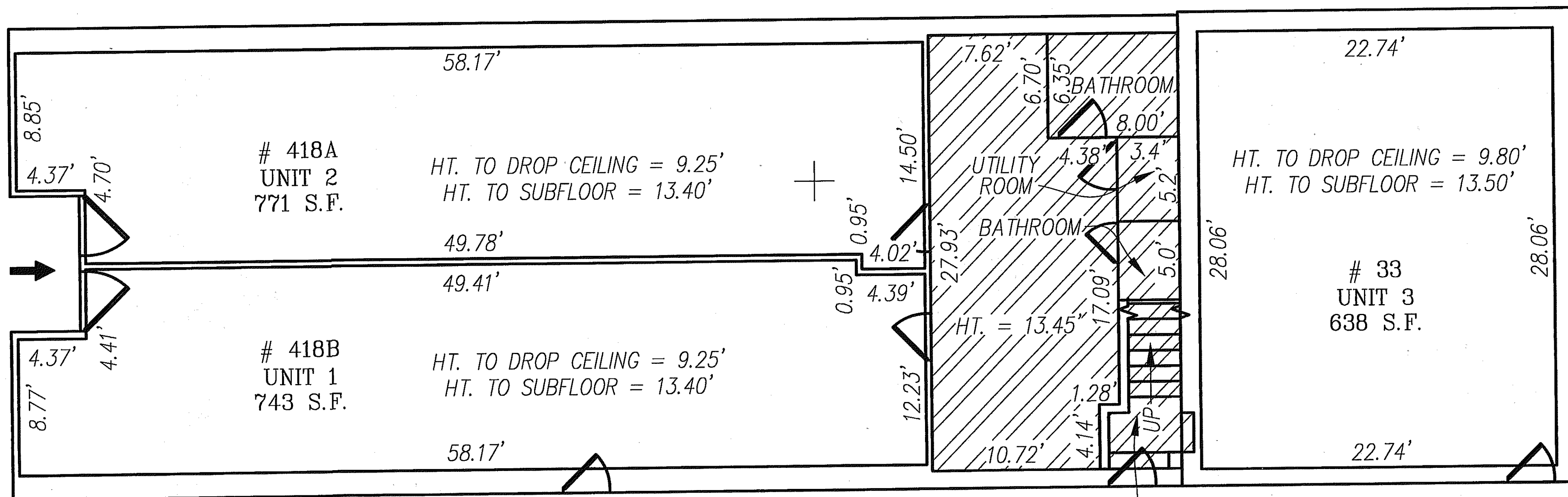


LEGEND	
	DENOTES LIMITED COMMON AREA
	DENOTES GENERAL COMMON AREA
743 S.F.	AREA OF UNIT (SQUARE FEET)
HT. = 9.90	DISTANCE FLOOR TO CEILING
	ORIENTATION FOR PLAN VIEW

UNIT	TOTAL S.F.
1st FLOOR	
UNIT 1	743 S.F.
UNIT 2	771 S.F.
UNIT 3	638 S.F.

FRONT FIRST FLOOR



NOTES:

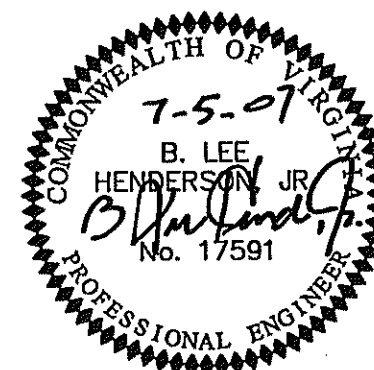
- INCLUDED AS PART OF EACH UNIT IS THE DRY WALL COVERING ENCLOSING SUCH UNIT. ALL INTERIOR DIMENSIONS SHOWN ON THIS PLAT ARE MEASURED TO THE INSIDE FACE OF STUDS OR TO THE INSIDE FACE OF CONCRETE FOUNDATION WALLS.
- ALL VERTICAL DIMENSIONS ARE MEASURED FROM SUB-FLOOR TO BOTTOM OF JOISTS.
- UNIT DIMENSIONS SHOWN ARE TYPICAL AND ARE BASED UPON FIELD MEASUREMENTS OF ALL UNITS.
- UNIT FLOOR AREAS ARE BASED ON FIELD MEASUREMENTS.

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 5TH DAY OF JULY, 2007.

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



FIRST FLOOR PLAN VIEW

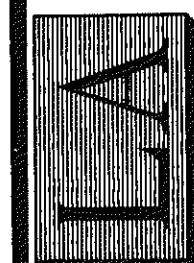
PLAT SHOWING
**418 FIRST STREET
CONDOMINIUMS**

A CONDOMINIUM
PROPERTY OF
JMT HOLDING, L.L.C.

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

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

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



DATE: July 5, 2007
COMM. NO.: 06-092
SCALE: 1" = 5'
SHEET 2 OF 5