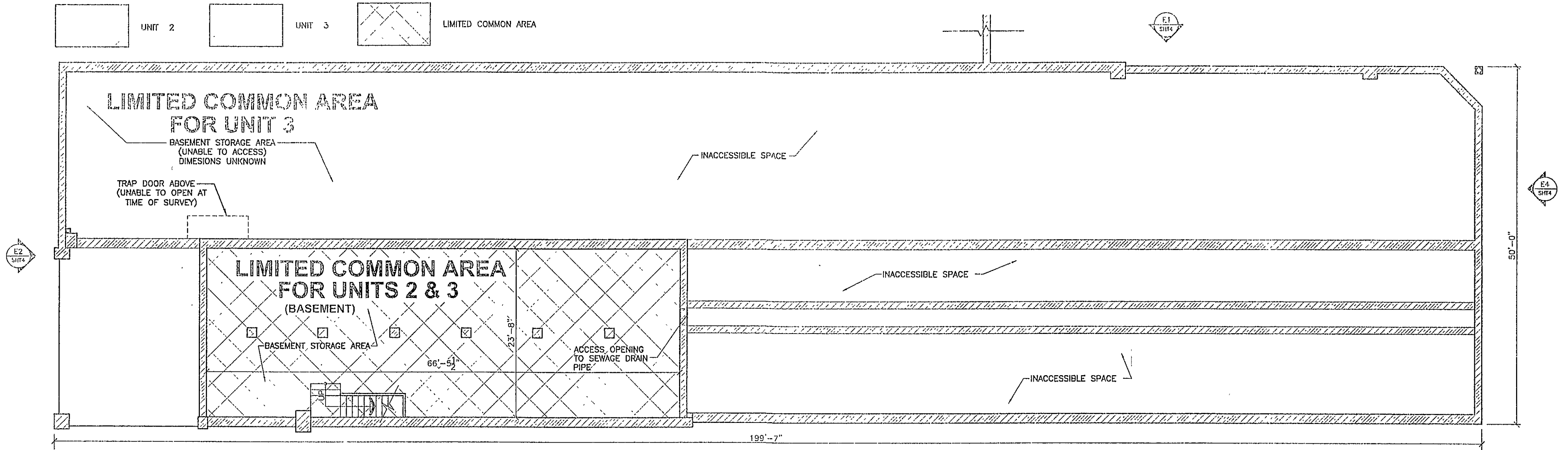
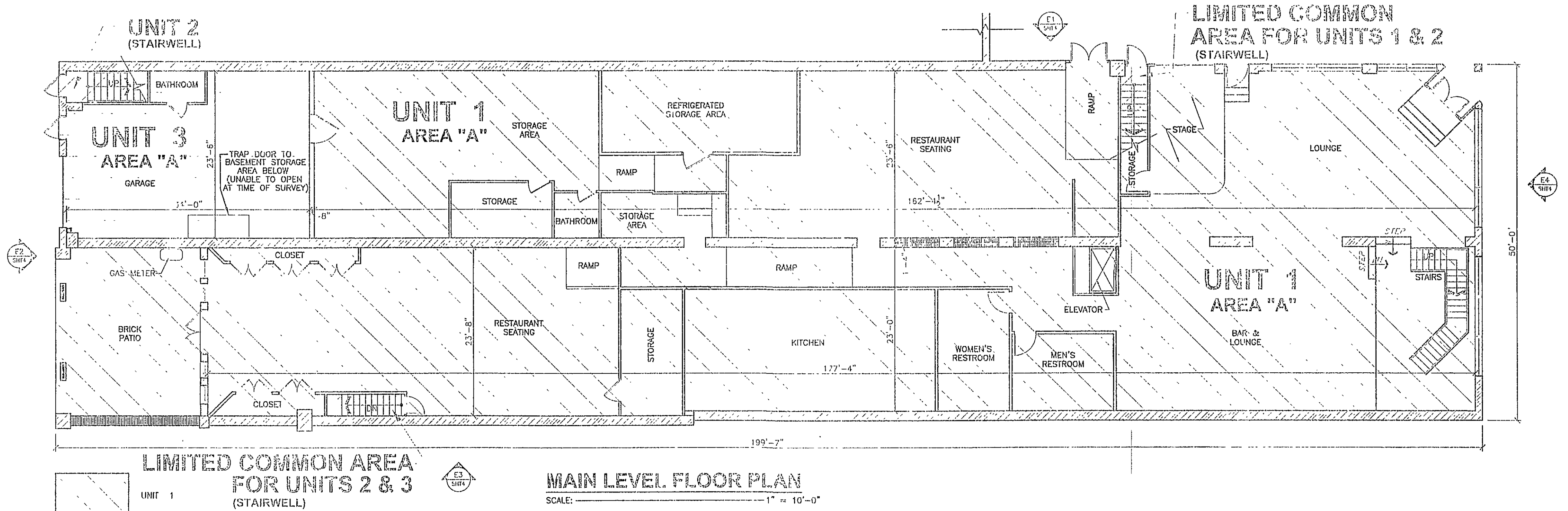
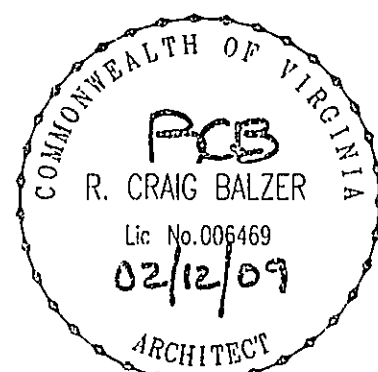




ARCHITECT'S CERTIFICATE

I, ROBERT C. BALZER, A REGISTERED ARCHITECT IN THE COMMONWEALTH OF VIRGINIA HEREBY CERTIFY THAT THIS PLAN ACCURATELY SHOWS THE UNITS DELINEATED AND IN ALL RESPECTS COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58 (b) OF THE VIRGINIA CONDOMINIUM ACT. I FURTHER CERTIFY THAT UNLESS NOTED OTHERWISE, ALL UNITS DEPICTED HEREON, WITHIN THE 202 MARKET SQUARE CONDOMINIUMS, HAVE BEEN SUBSTANTIALLY COMPLETED.

GIVEN UNDER MY HAND THIS 12TH DAY OF February, 2008
R. CRAIG BALZER
REGISTERED ARCHITECT



LOWER LEVEL FLOOR PLAN

SCALE: 1" = 10'-0"

LIMITED COMMON AREAS	
AREA	SQUARE FOOTAGE
LIMITED COMMON AREA FOR UNITS 1 & 2 (STAIRWELL)	156 S.F.
LIMITED COMMON AREA FOR UNITS 2 & 3 (BASEMENT)	1,573 S.F.
LIMITED COMMON AREA FOR UNIT 2 (ROOFTOP)	6,562 S.F.
LIMITED COMMON AREA FOR UNIT 3 (BASEMENT)	UNABLE TO DETERMINE

UNIT AREAS		
AREA	SQUARE FOOTAGE	CURRENT UNIT USAGE
UNIT 1 AREA "A"	8,571 S.F.	OCCUPIED BY "202 MARKET" RESTAURANT COMMERCIAL USE
UNIT 1 AREA "B"	2,342 S.F.	
UNIT 1 AREA "C"	437 S.F.	
TOTAL LIMITED UNIT 1 AREA	11,350 S.F.	
UNIT 2 AREA "A"	6,864 S.F.	PARTIALLY VACANT & OCCUPIED BY MULTIPLE BUSINESSES COMMERCIAL USE
UNIT 3 AREA "A"	740 S.F.	STORAGE AREA FOR "202 MARKET" RESTAURANT COMMERCIAL USE

CONDOMINIUM PLAT OF
202 MARKET SQUARE CONDOMINIUM
OWNED BY 202 MARKET SQUARE PROPERTIES, LLC
BEING LOTS 140 & 141
ROANOKE LAND & IMPROVEMENT COMPANY
ENGINEERING FILE #1077
CREATING HEREON
UNIT 1 (11,604 S.F. TOTAL), UNIT 2
(6,864 S.F. TOTAL), UNIT 3 (505 S.F.) &
TOTAL LIMITED COMMON AREAS (8,291 S.F. TOTAL)
SITUATED AT #202 MARKET STREET, S.E.
CITY OF ROANOKE, VIRGINIA
SURVEYED MAY 7, 2008
JOB #R0800141.00
SHEET 2 OF 4 SCALE: 1" = 10'

