DESCRIPTION OF "TRACT 2"

BEGINNING at the point of intersection of the westerly right-of-way line of Franklin Road, S.W. (U.S. Rte. 220) with the southerly right-of-way line of Old Rocky Mount Road, S.W. (Va. Sec. Hwy. 789) extended thence along said Franklin Road in a southerly direction and with a curve line to the left having a radius of 2784.79 feet, a chord bearing and distance of S. 34° 16' 13" E., 33.25 feet and an arc distance of 33.25 feet to a point; thence continuing with said curve with a radius of 2784.79 feet, a chord bearing and distance of S. 34° 45' 33" E., 13.74 feet and an arc distance of 13.74 feet to a point a corner to the property of the City of Roanoke (M.B. 1, PG. 538) and Tract 1. Subdivision of Billy H. Branch property M.B. 1, PG. 543 & 544; thence continuing with said Franklin Road right-of-way with a curve having a radius of 2784.79 feet a chord bearing and distance S. 40° 27' 48" E., 539.88 feet and an arc distance of 540.73 feet to corner 6A, THE ACTUAL POINT OF BEGINNING; thence leaving Franklin Road and running with Tract 1, N. 32° 51' 46" E., 575.69 feet to corner 13, an existing Virginia Department of Highways and Transportation concrete monument on the southerly right-of-way of Old Rocky Mount Road, S.W., thence with same S. 83° 09' 20" E., 253.51 feet to corner 14, a corner to Ralph A. Campbell; thence with same and leaving Old Rocky Mount Road, S. 04° 24' 00" W., 240.22 feet to corner 15; thence S. 83° 17' 00" E., 147.10 feet to corner 16; thence continuing partly with Dennis R. Campbell et als (D.B. 1724, pg. 1933) and partly with Dennis R. Campbell (D.B. 1751, PG. 1055), N. 83° 18' 00" E., 330.00 feet to corner 17, an existing iron pipe; thence with the property of Ralph A. Campbell (W.B. 19, PG. 111) (life estate recorded in D.B. 1724, PG. 1936), S. 73° 06' 10" E., 609.71 feet to corner 18, an existing iron pipe in the line of Paul Richards (D.B. 1008, PG. 754); thence partly with same and partly with the property of Stacy Ann Lucas (D.B. 1604, PG. 1771), S. 07° 10' 01" E., 819.98 feet to corner 19, an existing iron pin, a common corner to said Lucas, Rockydale Quarries Corporation (D.B. 1716, PG. 1338) and the City of Roanoke, Virginia well lot (D.B. 1545, PG. 488); thence with same, S. 61° 25' 22" W., 183.35 feet to corner 20, an existing bedrail; thence S. 27° 15' 30" W., 157.72 feet to corner 20A, a corner to Tract 3, N. 44° 16' 24" W. 325.23 feet to corner 18; thence S. 44° 30' 54" W., 298.87 feet to corner 1A on the westerly right-of-way line of Franklin Road, S.W.; thence with same and with a curved line to the left, said curve being defined by a delta angle of 1° 38' 24", a radius of 2929.29 feet, a chord bearing and distance of N. 46° 18' 18" W. 83.84 feet and an arc distance of 83.85 feet to corner 2; thence N. 47° 07' 30" W., 131.82 feet to corner 3; thence N. 39° 31' 30" W 151.33 feet to corner 4; thence N. 52° 50' 00" W., 201.00 feet to corner 5; thence continuing with Franklin Road, S.W. N 47° 07' 30" W., 795.30 feet to corner 6; thence with a curved line to the right, said curve being defined by a delta angle of 1° 05' 57", a radius of 2784.79 feet, a chord bearing and distance of N. 46° 34' 31" W. 53.42 feet and an arc distance of 53.42 feet to corner 6A, the POINT OF BEGINNING, containing 32.23 acres, and being all of Tract 2, according to the Map of Resubdivision of property of Billy H. Branch, dated 11 July 1986 and recorded in the clerk's office of the circuit court of Roanoke, Virginia in Map Book 1, Page 543 and 544.

SURVEY CERTIFICATION

I hereby certify to AEGON USA Realty Advisors, Inc., Summit at Roanoke Apts., LLC, a Delaware limited liability company, Fidelity National Title Insurance Company of New York and Transamerica Life Insurance Company, an Iowa Corporation, any of its affiliates, successors or assigns,

This is to certify that this map and survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(b), 13, 14, 15 and 16 of Table A thereof. Pursuant to the accuracy standards as adopted by ALTA, NSPS, ACSM and in effect on the date of this certification, the undersigned further certifies that the positional uncertainties resulting from the survey measurements made on the survey do not exceed the allowable positional tolerance.

Dated this 27 day of November 2002

John T. Parker, L.S. Va. No. 1076
P.O. Box 39
Salem, Virginia 24153
540-387-1153

GENERAL NOTES

1. THIS PLAT WAS PREPARED WITH BENEFIT OF A TITLE REPORT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK, COMMITMENT NO. 5702915774, EFFECTIVE DATE SEPTEMBER 10, 2002, AT 8:00 a.m. AND IS SUBJECT THERETO.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 5116120062 D AND MAP NO. 5116120066 D, EFFECTIVE DATE OCTOBER 15, 1993.
(ZONE "X" – AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
3. PIN SET BY TPP&S IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO 2 INCHES ABOVE GROUND WITH PLASTIC YELLOW CAP ON TOP WITH T.P. PARKER PROP. COR" EMBOSSED.
4. LOCATION OF UNDERGROUND UTILITIES IS BASED ON FIELD SURVEYS AND AS SHOWN BY AVAILABLE RECORDS AND SHALL BE CONSIDERED APPROXIMATE. TPP&S DOES NOT WARRANT LOCATION OF UNDERGROUND UTILITIES. OWNER SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION.

REFERENCE MAPS:

1. PLAT OF SURVEY SHOWING RESUBDIVISION OF PROPERTY (38.745 AC.) OF BILLY H. BRANCH BY BUFORD T. LUMSDEN & ASSOCIATES. DATED 11 JULY 1986 AND RECORDED IN MAP BOOK 1, PAGES 543 & 544.
2. AS-BUILT OF SUMMIT AT ROANOKE BY BUFORD T. LUMSDEN & ASSOCIATES, P.C. DATED 22 JANUARY 1988 (UNRECORDED).

ADDRESSES:

1. THE MANAGEMENT OFFICE ADDRESS OF "THE SUMMIT AT ROANOKE APTS." IS 4500 FRANKLIN ROAD, S.W.
2. THE ADDRESSES OF THE UNITS REFERENCE THE UNIT NUMBER AND SUMMIT WAY, S.W.

EASEMENTS

RECORDED EASEMENT	DESCRIPTION OF EASEMENT SEE INSTRUMENT FOR DETAIL
M.B. 1, PG. 543-544 (RK. CITY)	100' A.P.CO. EASEMENTS, DETENTION PONDS, 24' ACCESS EASEMENT TO TANK LOT (PRIVATE) & 30' PIPELINE EASEMENT (AS SHOWN)
D.B. 746, PG. 251 (RK CO) D.B. 1552, PG. 759 (RK CITY)	30' GAS PIPELINE EASEMENT TO PLANTATION PIPE LINE CO. (AS SHOWN).
D.B. 434, PG. 136 (RK CO)	100' WIDE ELECTRIC LINE EASEMENT GRANTED TO THE APPALACHIAN POWER COMPANY (AS SHOWN).
D.B. 434, PG. 98 (RK CO)	100' WIDE ELECTRIC LINE EASEMENT GRANTED TO THE APPALACHIAN POWER COMPANY (AS SHOWN).
D.B. 150, PG. 554 (RK CO) D.B. 146, PG. 300 (RK CO) D.B. 145, PG. 498 (RK CO)	100' WIDE ELECTRIC LINE EASEMENT GRANTED TO THE APPALACHIAN POWER COMPANY (AS SHOWN).
M.B. 1, PG. 546 (RK CITY)	20' WATERLINE EASEMENT TO CITY OR ROANOKE, VA., PLAN #85-138A-A (AS SHOWN)
M.B. 1, PG. 543 (RK CITY)	24' EASEMENT TO TANK LOT (AS SHOWN)
D.B. 1576, PG. 543 (RK CITY)	UTILIZATION OF EASEMENT AGREEMENT SHOWING BUILDING #5 WITHIN A.P.CO. EASEMENT (AS SHOWN)
D.B. 1726, PG. 1599 (RK CITY)	20' SANITARY SEWER LINE EASEMENT GRANTED TO BILLY H. BRANCH (AS SHOWN)
INST. NO. 970021666 (RK CITY)	5' UTILITY EASEMENT TO COX COMMUNICATIONS (AS SHOWN)
INST. NO. 980005164 (RK CITY)	10' A.P.CO. EASEMENT NEAR TENNIS COURTS (AS SHOWN)
INST. NO. 000006769 (RK CITY)	NEW ELECTRIC AND TELEPHONE LINES TO TOWER (AS SHOWN)

PARKING NOTES

(BASED ON ROANOKE ZONING ORDINANCE 1987 REPRINTED 2000) – ZONED C1

1 SPACE FOR EACH 1 BEDROOM UNIT = 92 SPACES REQUIRED

1.5 SPACES FOR EACH 2 & 3 BEDROOM UNIT = 237 SPACES REQUIRED

TOTAL = 329 SPACES REQUIRED

378 STANDARD AND 8 HANDICAP PARKING STRIPED SPACES PROVIDED ON SITE

HEIGHT REGULATIONS

PROPERTY ZONED C1
(BASED ON ROANOKE ZONING ORDINANCE 1987 REPRINTED 2000)

MAXIMUM HEIGHT 35' UNLESS SPECIAL EXCEPTION PERMIT OBTAINED

AVERAGE HEIGHT 33'

BUILDINGS ON HILLSIDE HAVE 3 STORIES ON LOW SIDE AND 2 STORIES ON HIGH SIDE

SETBACKS

PROPERTY ZONED C1
(BASED ON ROANOKE ZONING ORDINANCE 1987 REPRINTED 2000)

FRONT YARD = 30'

REAR YARD = 25'

SIDE YARD = 5'

UTILITIES

THIS PROPERTY SERVED BY
PUBLIC WATER AND SEWER

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	DISTANCE	DELTA
A	83.85	2929.29	41.93	N 46°18'18" W	83.84	01°38'24"
B	53.42	2784.79	26.71	N 46°34'31" W	53.42	01°05'57"
C	200.96	150.00	118.80	N 01°54'39" W	186.26	76°45'35"
D	150.60	293.34	77.00	N 54°59'55" W	148.95	29°24'57"
E	88.13	174.56	45.03	N 55°14'33" W	87.20	28°55'49"
F	137.94	208.49	71.60	N 21°49'29" W	135.44	37°54'26"
G	86.47	130.02	44.90	N 16°10'50" E	84.88	38°06'13"
H	23.97	293.64	11.99	N 37°34'42" E	23.96	04°40'34"
I	58.33	242.19	28.29	S 63°28'42" E	58.20	13°79'35"
J	55.16	211.71	27.74	S 62°40'39" E	55.00	14°55'38"
K	129.08	442.17	65.00	S 63°34'38" E	123.62	16°43'32"
L	83.44	295.14	47.00	S 63°50'22" E	83.16	16°11'54"
M	23.01	31.81	12.04	S 34°53'28" E	22.50	41°42'00"
N	25.55	115.10	12.83	S 07°40'41" E	25.49	12°43'00"
P	24.83	80.41	12.52	S 10°10'01" E	24.73	17°41'40"
R	68.75	172.80	34.84	S 07°27'19" E	68.30	22°47'45"
S	66.09	91.42	34.56	S 16°46'01" E	64.66	41°25'07"

CENTERLINE OF 24' ACCESS ESM'T TO WATER STORAGE TANK LOT		
LINE	BEARING	DISTANCE
41–42	N 01°54'39" W	186.26
42–43	N 40°17'24" W	22.94
43–44	N 54°59'55" W	148.95
44–45	N 69°42'25" W	92.79
45–46	N 55°14'33" W	87.20
46–47	N 40°46'42" W	22.52
47–48	N 21°49'29" W	135.44
48–49	N 02°52'17" W	27.36
49–50	N 16°10'50" E	84.88
50–51	N 35°13'59" E	27.27
51–52	N 37°34'42" E	23.96
52–53	N 39°55'01" E	120.33
53–54	S 56°48'56" E	95.22
54–55	S 63°28'42" E	56.20
55–56	S 70°08'28" E	111.84
56–57	S 62°40'39" E	55.00
57–58	S 55°12'50" E	82.11
58–59	S 63°34'38" E	128.62
59–60	S 71°56'23" E	55.32
60–61	S 63°50'22" E	83.16
61–62	S 55°44'28" E	274.82
62–63	S 34°53'28" E	22.50
63–64	S 14°01'53" E	11.88
64–65	S 07°40'41" E	25.49
65–66	S 10°10'01" E	24.73
66–67	S 18°48'25" E	26.40
67–68	S 07°27'19" E	68.30
68–69	S 18°46'01" E	64.66
69–70	S 37°28'34" E	116.93

DETENTION POND #1 RESERVED FOR DRAINAGE		
LINE	BEARING	DISTANCE
4–21 TIE ONLY	N 59°56'16" E	40.88
21–22	N 62°01'17" W	118.20
22–23	N 06°24'53" W	26.40
23–24	S 61°38'27" E	82.70
24–25	S 57°28'06" E	62.99
25–26	S 43°49'59" E	17.67
26–21	S 68°10'14" W	14.20
TOTAL ACREAGE = 0.059 ACRE		

DETENTION POND #2 RESERVED FOR DRAINAGE		
LINE	BEARING	DISTANCE
6A–27 TIE ONLY	N 64°10'49" E	64.31
27–28	N 24°53'10" E	18.37
28–29	S 80°17'20" E	24.88
29–30	N 22°50'26" E	5.99
30–31	S 81°19'35" E	2.54
31–32	S 09°31'43" E	11.56
32–33	S 19°00'39" E	27.11
33–34	S 18°47'09" E	15.03
34–35	S 28°56'46" E	53.19
35–36	S 36°39'33" E	46.27
36–37	S 36°27'58" W	3.70
37–38	N 56°32'19" W	44.13
38–39	N 46°34'45" W	28.83
39–40	N 59°43'52" W	23.33
40–27	N 21°53'39" W	69.56
TOTAL ACREAGE = 0.102 ACRE		

MERIDIAN OF M.B. 1, PG. 544
PROPERTY OF RALPH A. CAMPBELL – LIFE ESTATE TAX # 538-0114 D.B. 1724, PG. 1936
PROPERTY OF PAUL RICHARDS TAX # 538-0113 D.B. 1008, PG. 754
PROPERTY OF ROCKYDALE QUARRIES CORP. TAX # 538-0110 D.B. 1716, PG. 1338
PROPERTY OF STACY ANN LUCAS TAX # 538-0111 D.B. 1604, PG. 1771
TRACT 2
32.230 ACRES
TAX # 538-0104
BOUNDED BY CORNERS 6A, 13–20, 20A, 1B, 1A, 2, 3, 4, 5, 6 TO 6A INCLUSIVE
WELL LOT PROPERTY OF CITY OF ROANOKE TAX # 538-0121 D.B. 1545, PG. 488
PROPERTY OF ROCKYDALE QUARRIES CORP. TAX # 538-0106 D.B. 901, PG. 605
PROPERTY OF BRANCH FAMILY, L.L.C. TAX # 538-0105 D.B. 1772, PG. 690
PROPERTY OF PHEASANT RIDGE ASSOCIATES TAX # 538-0101 D.B. 1584, PG. 18
(PUBLIC) OLD ROCKY MOUNT ROAD, S.W. VA. SEC. RTE. #789 VARIABLE WIDTH
(PUBLIC) FRANKLIN ROAD, S.W. U.S. ROUTE #220 VARIABLE WIDTH
SUMMIT WAY, S.W. 24' PRIVATE ROADWAY
ENTRANCE
POINT OF BEGINNING
TENNIS COURTS
PAVED DRIVE
POOL
DETENTION POND #1
DETENTION POND #2
LIMITS OF EASEMENTS
S 73°06'10" E 609.71'
S 07°10'01" E 819.98'
N 83°18'00" E 330.00'
S 04°24'00" W 240.22'
S 83°17'00" E 147.10'
S 83°09'20" E 253.51'
N 32°51'46" E 575.69'
N 44°16'24" W 325.23'
S 27°15'30" W 157.72'
S 61°25'22" W 183.35'
N 47°07'30" W 795.30'
N 39°31'30" W 151.33'
N 52°50'00" W 201.00'
N 47°07'30" W 131.82'
L=83.85' CURVE A
L=53.42' CURVE B
L=53.42' CURVE C
L=83.85' CURVE D
L=53.42' CURVE E
L=53.42' CURVE F
L=53.42' CURVE G
L=53.42' CURVE H
30' MINIMUM BUILDING LINE
5' SIDE YARD SETBACK
25' REAR YARD SETBACK
20' REAR YARD SETBACK
2" PIPE FOUND (HIT) BEARS S 06°41' W, 0.44'
2" PIPE FOUND
5/8" REBAR FOUND
PIN SET
PIN W/ LALS CAP
VDH MON
BEDRAIL FOUND
PK FOUND
3.3' WALL ENCROACHMENT
20' WATERLINE EASEMENT
24' ACCESS EASEMENT TO TANK LOT (PRIVATE ROAD) M.B. 1, PG. 543
100' A.P.CO. EASEMENT D.B. 150, PG. 554, D.B. 146, PG. 300 & D.B. 145, PG. 498
30' GAS PIPELINE EASEMENT D.B. 746, PG. 251, D.B. 1552, PG. 759
20' WATERLINE EASEMENT OFFICIAL CITY ENGINEER PLAN # 85-138A-A
20' SANITARY SEWER LINE EASEMENT D.B. 1726, PG. 1599
10' A.P.CO. EASEMENT INST. NO. 980005164
5' UTILITY EASEMENT COX COMMUNICATIONS INST. NO. 970021666
100' A.P.CO. EASEMENT D.B. 434, PG. 136 & D.B. 434, PG. 98
SANITARY SEWER LINE
EDGE OF CURB TYPICAL
GUARD RAIL
1 HANDICAP
2 HANDICAP
5 HANDICAP
THREE STORY TYPE "A"
THREE STORY TYPE "B"
BLDG. #1 APT. #01-30
BLDG. #2 APT. #31-60
BLDG. #3 APT. #61-90
BLDG. #4 APT. #91-120
BLDG. #5 APT. #121-150
BLDG. #6 APT. #151-180
BLDG. #7 APT. #181-210
BLDG. #8 APT. #211-240
BLDG. #9 APT. #241-270
BLDG. #10 APT. #271-300
BLDG.