

ROCKINGHAM COUNTY  
Chaz W. Evans-Haywood  
CLERK OF COURT  
Harrisonburg, VA 22801



60 2009 00015790

Instrument Number: 2009- 00015790

Recorded On: May 22, 2009  
As  
Amendment

Parties: CAMPUS VIEW JMU COMDOMINIUM  
To  
CAMPUS VIEW JMU LLC

Recorded By: WOOD ROGERS PLC  
Comment: PARCEL HBURG

Num Of Pages: 25

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**\*\* Examined and Charged as Follows: \*\***

Amendment	6.50	11 - 30 Pages	28.50	Plat larger than legal	60.00
Recording Charge:	95.00				

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**\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\***

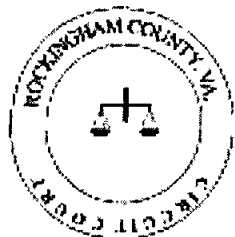
I hereby certify that the within and foregoing was recorded in the Clerk's Office For: ROCKINGHAM COUNTY, VA

**File Information:**

Document Number: 2009- 00015790  
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**Record and Return To:**

WOOD ROGERS PLC  
10 S JEFFERSON STREET  
P O BOX 14125  
ROANOKE VA 24038



THE STATE OF VIRGINIA}  
COUNTY OF ROCKINGHAM}

I certify that the document to which the authentication is affixed is a true  
copy of a record in the Rockingham County Circuit Court Clerk's Office  
and that I am the custodian of that record

  
Chaz W. Evans-Haywood, Clerk of Court

CLERK OF COURT  
ROCKINGHAM COUNTY, VIRGINIA

Doc	Bk	Vol	Pg	# of Pgs
00015790	OR	3523	427	25

*This Document Was Prepared By:*  
*Woods Rogers PLC (NFI)*  
*P.O. Box 14125*  
*Roanoke, VA 24038-4125*

May 22, 2009

*Tax Map Reference No.:* 81 A 19

**AMENDMENT TO DECLARATION FOR  
CAMPUS VIEW JMU CONDOMINIUM**

THIS AMENDMENT TO DECLARATION FOR CAMPUS VIEW JMU  
CONDOMINIUM (this "Amendment") is made on the date hereinafter set forth, by CAMPUS  
VIEW JMU, LLC, a Virginia limited liability company, hereinafter referred to as "Declarant", to  
be indexed as Grantor and Grantee.

**W I T N E S S E T H**

WHEREAS, on August 7, 2008, the Declaration for Campus View JMU Condominium  
was recorded in the Clerk's Office of the Circuit Court of the County of Rockingham, Virginia,  
as Instrument Number 2008-00023707, hereinafter referred to as the "Declaration" and Campus  
View JMU Condominium (the "Condominium") was established; and

WHEREAS, the Declaration provides pursuant to Section 6.1 that the Declarant reserves  
an option until the seventh anniversary of the recordation of the Declaration to expand the  
Condominium from time to time in compliance with Subsection 55-79.54C and Section 55-79.63  
of the Condominium Act without the consent of any unit owner or mortgagee; and

WHEREAS, Declarant is the owner of certain real property described by metes and  
bounds in Exhibit "A1" attached hereto and made a part hereof ("Phase 2"); and

WHEREAS, it is the desire of the Declarant by this instrument to amend the Declaration  
to expand the Condominium by adding Phase 2 as hereinafter provided.

NOW, THEREFORE, pursuant to the authority to amend the Declaration as hereinabove provided, the Declarant does hereby amend the Declaration as follows:

1. Phase 2 and Additional Land. Phase 2 is hereby submitted to the provisions of the Condominium Act, together with all improvements thereto and all easements, rights and appurtenances thereunto belonging, to become part of the Condominium. The description of the additional land on Exhibit A to the Declaration is hereby deleted in its entirety and replaced with the description attached hereto as Exhibit A2 and made a part hereof.
2. Common Element Interest Table. Pursuant to section 55-79.56(b) of the Condominium Act, the common element interests in the Condominium are hereby reallocated to each unit equally among all unit owners in Phase 1 and Phase 2. Liability for common expenses and votes in the unit owners association are similarly reallocated equally among all unit owners in Phase 1 and Phase 2 in the same manner as the common element interests are equally allocated to each condominium unit hereby. Exhibit C to the Declaration depicting the Common Element Interest Table is hereby deleted in its entirety and replaced with Exhibit C attached hereto and made a part hereof.
3. Plat. Exhibit D attached hereto and made a part hereof depicting the Plats for Phase 2 is hereby incorporated into the Plats of the Condominium.

4. Plans. Exhibit E attached hereto and made a part hereof depicting the Plans for Phase 2 is hereby incorporated into the Plans of the Condominium.
5. This Amendment is made in accordance with the Declaration, Bylaws and the Condominium Act. Any capitalized terms used herein but not defined herein shall have the meanings set forth in the Declaration.

EXCEPT as modified by the Amendment to Declaration, all of the terms and provisions of the original Declaration as recorded aforesaid are hereby expressly ratified and confirmed and shall remain in full force and effect.

WITNESS the following signature and seal:

CAMPUS VIEW JMU, LLC (SEAL)  
a Virginia limited liability company

By: [Signature]

Its: Manager

COMMONWEALTH OF VIRGINIA )  
City ) to-wit:  
COUNTY OF Roanoke )

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify  
that Richard Koehler, as the Manager  
of Campus View JMU, LLC, a Virginia limited liability company, whose name is signed to the  
foregoing instrument, has acknowledged the same before me in the aforesaid jurisdiction as a  
member or manager on behalf of the Company.

[Signature] [SEAL]  
Notary Public  
Registration No. 299461

My commission expires: 3-31-10

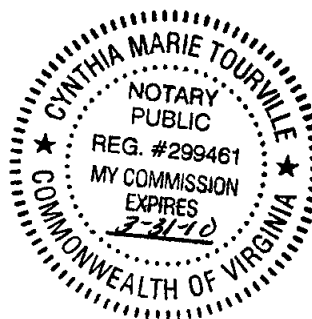


EXHIBIT A1

## PHASE 2

SUBMITTED LAND:

All that certain piece or parcel of land, located at the eastern end of Stonewall Drive and on the southern line of Chestnut Drive in the City of Harrisonburg, Virginia, described as follows

**PHASE 2, PARCEL A**

Beginning at a point on the southern line of Chestnut Ridge Drive, a corner with Phase 1, Campus View JMU Condominiums, said point being located S 68°49'29" E 164.39 feet from a post, a corner with The Gables Subdivision; thence with the southern line of Chestnut Ridge Drive and with a curve to the right having a delta angle of 1°38'31", a radius of 520.00 feet and an arc distance of 14.90 feet

Long Chord                      **S 54°48'31" E                      14.90 Feet**

To a point; thence

**S 53°59'15" E                      104.27 Feet**

To a point; thence leaving Chestnut Ridge Drive and with Phase 1, Campus View JMU Condominiums

**S 34°15'17" W                      78.47 Feet**

To a point; thence with a curve to the right having a delta angle of 37°15'17", a radius of 169.50 feet and an arc distance of 110.21 feet

Long Chord                      **S 52°52'55" W                      108.28 Feet**

To a point; thence

**S 71°30'34" W                      13.38 Feet**

To a point; thence with a curve to the right having a delta angle of 10°35'02", a radius of 239.50 feet and an arc distance of 44.24 feet

Long Chord                      **N 05°53'03" W                      44.18 Feet**

To a point; thence

**N 00°36'49" W                      18.77 Feet**

To a point; thence with a curve to the right having a delta angle of 32°31'25", a radius of 199.50 feet and an arc distance of 113.24 feet

Long Chord                      **N 15°40'20" E                      111.73 Feet**

To a point; thence

**N 31°56'11" E                      40.12 Feet**

To the beginning and enclosing an area of **0.397 Acres.**

**PHASE 2, PARCEL B**

Beginning at a corner with Phase 1, Campus View JMU Condominiums, said point being located S 07°58'43" W 336.10 feet from a post, a corner with The Gables Subdivision; thence with Phase 1, Campus View JMU Condominiums

**N 74°27'01" E            100.07 Feet**

To a point; thence with a curve to the left having a delta angle of 10°41'14", a radius of 299.69 feet and an arc distance of 55.90 feet

Long Chord            **S 22°09'33" E            55.82 Feet**

To a point; thence

**S 27°13'38" E            50.14 Feet**

To a point; thence with a curve to the left having a delta angle of 5°27'39", a radius of 170.00 feet and an arc distance of 16.20 feet

Long Chord            **S 41°24'59" W            16.20 Feet**

To a point; thence

**S 39°08'49" W            109.13 Feet**

To a point; thence

**N 43°50'37" W            132.22 Feet**

To a point; thence

**N 23°29'06" E            77.29 Feet**

To the beginning and enclosing an area of **0.443 Acres**.

# EXHIBIT A2

## ADDITIONAL LAND

### ADDITIONAL LAND:

All that certain piece or parcel of land situated in the State of Virginia, City of Harrisonburg and being more particularly described as follows:

Beginning at a post on the southern right-of-way line of Stonewall Drive, a corner with the Gables subdivision; thence with the eastern right-of-way line of Stonewall Drive N 66° 56' 53" E 18.21 feet to a point on the southern right-of-way line of Chestnut Ridge Drive; thence with a curve to the right having a delta angle of 18° 26' 08", a radius of 520.00 feet and an arc distance of 167.31 feet long chord S 63° 12' 19" E 166.59 feet to a point; thence S 53° 59' 15" E 148.37 feet to a point; thence with a curve to the right having a delta angle of 3° 02' 50", a radius of 520.00 feet and an arc distance of 27.66 feet long chord S 52° 27' 50" E 27.65 feet to a point; thence S 50° 56' 25" E 263.15 feet to a point; thence with a curve to the left having a delta angle of 5° 31' 48", a radius of 680.00 feet and an arc distance of 65.63 feet long chord S 53° 42' 19" E 65.61 feet to a point; thence with Copper Beech Townhome Communities Twenty Eight, LLC lands S 37° 32' 08" W 7.10 feet to a found iron pin; thence N 88° 15' 36" W 50.33 feet to a found iron pin; thence S 34° 15' 17" W 875.73 feet to a found pin; thence with Lam's Lands N 47° 22' 03" W 124.54 feet to a found pin; thence with Minnick's Lands N 47° 02' 36" W 426.39 feet to a found pipe; thence with the Lands of Falls, Manning and the Gables subdivision N 27° 54' 55" E 825.82 feet to the beginning and enclosing an area of 12.042 acres.

### Less and except the following:

#### **Phase 1:**

All that certain piece or parcel of land, located at the eastern end of Stonewall Drive and on the southern line of Chestnut Drive in the City of Harrisonburg, Virginia, described as follows:

Beginning at a post on the southern right-of-way line of Stonewall Drive, a corner with The Gables Subdivision; thence with the eastern right-of-way line of Stonewall Drive

**N 66°56'53" E                      18.21 Feet**

To a point on the southern right-of-way line of Chestnut Ridge Drive; thence with a curve to the right having a delta angle of 16°47'36", a radius of 520.00 feet and an arc distance of 152.41 feet

**Long Chord    S 64°01'34" E                      151.87 Feet**

To a point; thence leaving Chestnut Ridge Drive and with lines of 0.397 acre future development

**S 31°56'11" W                      40.12 Feet**

To a point; thence with a curve to the left having a delta angle of 32°31'25", a radius of 199.50 feet and an arc distance of 113.24 feet

**Long Chord    S 15°40'20" W                      111.73 Feet**

To a point; thence

**S 00°36'49" E                      18.77 Feet**



To a point; thence with a curve to the left having a delta angle of  $10^{\circ}35'02''$ , a radius of 239.50 feet and an arc distance of 44.24 feet

Long Chord    **S  $05^{\circ}53'03''$  E            44.18 Feet**

To a point; thence

**N  $71^{\circ}30'34''$  E            13.38 Feet**

To a point; thence with a curve to the left having a delta angle of  $37^{\circ}15'17''$ , a radius of 169.50 feet and an arc distance of 110.21 feet

Long Chord    **N  $52^{\circ}52'55''$  E            108.28 Feet**

To a point; thence

**N  $34^{\circ}15'17''$  E            78.47 Feet**

To a point on the southern right-of-way line of Chestnut Ridge Drive; thence with said right-of-way line

**S  $53^{\circ}59'15''$  E            44.10 Feet**

To a point; thence with a curve to the right having a delta angle of  $3^{\circ}02'50''$ , a radius of 520.00 feet and an arc distance of 27.66 feet

Long Chord    **S  $52^{\circ}27'50''$  E            27.65 Feet**

To a point; thence

**S  $50^{\circ}56'25''$  E            150.72 Feet**

To a point; thence leaving Chestnut Ridge Drive and with said lines of 7.035 acre future development

**S  $34^{\circ}15'14''$  W            223.66 Feet**

To a point; thence

**N  $55^{\circ}44'43''$  W            29.71 Feet**

To a point thence; with a curve to the left having a delta angle of  $85^{\circ}41'58''$ , a radius of 103.50 feet and an arc distance of 154.81 feet

Long Chord    **S  $81^{\circ}24'21''$  W            140.78 Feet**

To a point; thence

**S  $39^{\circ}08'49''$  W            7.42 Feet**

To a point; thence

**S  $88^{\circ}51'29''$  W            23.60 Feet**

To a point; thence

**S  $39^{\circ}08'06''$  W            48.53 Feet**

To a point; thence

**S  $09^{\circ}24'10''$  E            24.00 Feet**

To a point; thence

**S  $39^{\circ}08'49''$  W            107.83 Feet**

To a point; thence

**S  $62^{\circ}29'25''$  W            69.76 Feet**

To a point; thence

**N  $43^{\circ}50'36''$  W            131.81 Feet**

To a point; thence with a curve to the left having a delta angle of  $50^{\circ}51'37''$ , a radius of 38.50 feet and an arc distance of 34.18 feet

Long Chord    **N  $69^{\circ}16'25''$  W            33.06 Feet**

To a point; thence

**N  $00^{\circ}13'35''$  E            76.71 Feet**

To a point; thence

**N 62°05'11" W          61.49 Feet**

To a point; thence with the lands of Falls, Manning and The Gables Subdivision

**N 27°54'55" E          483.60 Feet**

To the beginning and enclosing an area of **4.610 Acres.**

**Less and Except:**

All that certain piece or parcel of land, located at the eastern end of Stonewall Drive and on the southern line of Chestnut Drive in the City of Harrisonburg, Virginia, described as follows:

**Phase 2, Parcel A:**

Beginning at a point on the southern line of Chestnut Ridge Drive, a corner with Phase 1, Campus View JMU Condominiums, said point being located S 68°49'29" E 164.39 feet from a post, a corner with The Gables Subdivision; thence with the southern line of Chestnut Ridge Drive and with a curve to the right having a delta angle of 1°38'31", a radius of 520.00 feet and an arc distance of 14.90 feet

Long Chord          **S 54°48'31" E          14.90 Feet**

To a point; thence

**S 53°59'15" E          104.27 Feet**

To a point; thence leaving Chestnut Ridge Drive and with Phase 1, Campus View JMU Condominiums

**S 34°15'17" W          78.47 Feet**

To a point; thence with a curve to the right having a delta angle of 37°15'17", a radius of 169.50 feet and an arc distance of 110.21 feet

Long Chord          **S 52°52'55" W          108.28 Feet**

To a point; thence

**S 71°30'34" W          13.38 Feet**

To a point; thence with a curve to the right having a delta angle of 10°35'02", a radius of 239.50 feet and an arc distance of 44.24 feet

Long Chord          **N 05°53'03" W          44.18 Feet**

To a point; thence

**N 00°36'49" W          18.77 Feet**

To a point; thence with a curve to the right having a delta angle of 32°31'25", a radius of 199.50 feet and an arc distance of 113.24 feet

Long Chord          **N 15°40'20" E          111.73 Feet**

To a point; thence

**N 31°56'11" E          40.12 Feet**

To the beginning and enclosing an area of **0.397 Acres.**

**Phase 2, Parcel B:**

Beginning at a corner with Phase 1, Campus View JMU Condominiums, said point being located S 07°58'43" W 336.10 feet from a post, a corner with The Gables Subdivision; thence with Phase 1, Campus View JMU Condominiums

**N 74°27'01" E          100.07 Feet**

To a point; thence with a curve to the left having a delta angle of  $10^{\circ}41'14''$ , a radius of 299.69 feet and an arc distance of 55.90 feet

Long Chord                      **S  $22^{\circ}09'33''$  E                      55.82 Feet**

To a point; thence

**S  $27^{\circ}13'38''$  E                      50.14 Feet**

To a point; thence with a curve to the left having a delta angle of  $5^{\circ}27'39''$ , a radius of 170.00 feet and an arc distance of 16.20 feet

Long Chord                      **S  $41^{\circ}24'59''$  W                      16.20 Feet**

To a point; thence

**S  $39^{\circ}08'49''$  W                      109.13 Feet**

To a point; thence

**N  $43^{\circ}50'37''$  W                      132.22 Feet**

To a point; thence

**N  $23^{\circ}29'06''$  E                      77.29 Feet**

To the beginning and enclosing an area of **0.443 Acres.**

**EXHIBIT B**

**INTENTIONALLY OMITTED**

**EXHIBIT C**

**COMMON ELEMENT INTEREST TABLE**

**CAMPUS VIEW JMU CONDOMINIUM  
COMMON ELEMENT INTEREST TABLE**

<b>Unit Identification Number</b>	<b>Unit Type</b>	<b>Common Element Voting Interest Per Unit</b>	<b>Common Element Assessment Interest Per Unit</b>	<b>Square Feet Per Unit</b>
Bldg 2 - 11	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 2 - 12	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 2 - 13	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 2 - 14	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 2 - 21	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 2 - 22	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 2 - 23	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 2 - 24	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 2, - 31	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 2 - 32	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 2 - 33	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 2 - 34	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 4 - 11	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 4 - 12	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 4 - 13	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 4 - 14	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 4 - 21	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 4 - 22	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 4 - 23	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 4 - 24	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 4 - 31	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 4 - 32	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 4 - 33	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 4 - 34	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 5 - 11	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 5 - 12	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 5 - 13	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 5 - 14	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 5 - 21	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 5 - 22	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 5 - 23	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 5 - 24	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 5 - 31	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 5 - 32	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 5 - 33	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 5 - 34	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 6 - 101	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 6 - 103	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 6 - 104	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 6 - 201	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 6 - 202	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 6 - 203	Residential	1.69%	1.69%	1,229 sq. ft.

Bldg 6 – 204	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 6 – 301	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 6 – 302	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 6 – 303	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 6 – 304	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 3 – 101	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 3 – 102	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 3 – 103	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 3 - 104	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 3 – 201	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 3 – 202	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 3 – 203	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 3 – 204	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 3 – 301	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 3 – 302	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 3 – 303	Residential	1.69%	1.69%	1,229 sq. ft.
Bldg 3 - 304	Residential	1.69%	1.69%	1,229 sq. ft.
Total		100.00%	100.00%	72,511 sq. ft.

EXHIBIT D

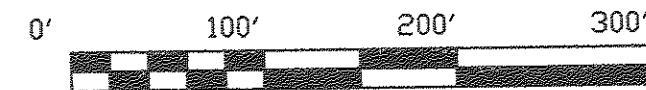
PLAT



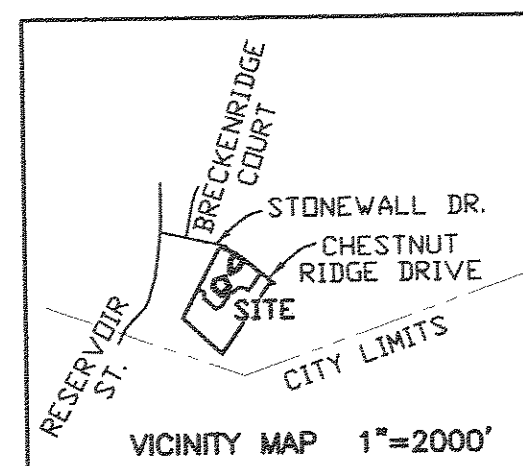
APRIL 28, 2009  
SCALE: 1"=100'

ALL CORNERS UNLESS OTHERWISE  
DESCRIBED ARE POINTS

- = SANITARY SEWER MANHOLE  
 —S— = SANITARY SEWER LINE  
 ○ = FIRE HYDRANT  
 —W— = WATER LINE  
 ○ = WATER METER  
 □ = TRANSFORMER  
 □ = TELEPHONE PEDESTAL  
 □ = T.V. PEDESTAL  
 □ = LIGHT POLE  
 DI = STORM WATER DRAIN INLET  
 ○ = STORM WATER MANHOLE  
 —ST— = STORM WATER PIPE  
 \* = SIGN  
 NYC = COMMON ELEMENT NOT  
 YET COMPLETE



PLAT BY BENNER &  
ASSOCIATES, INC.  
DB 3272/467



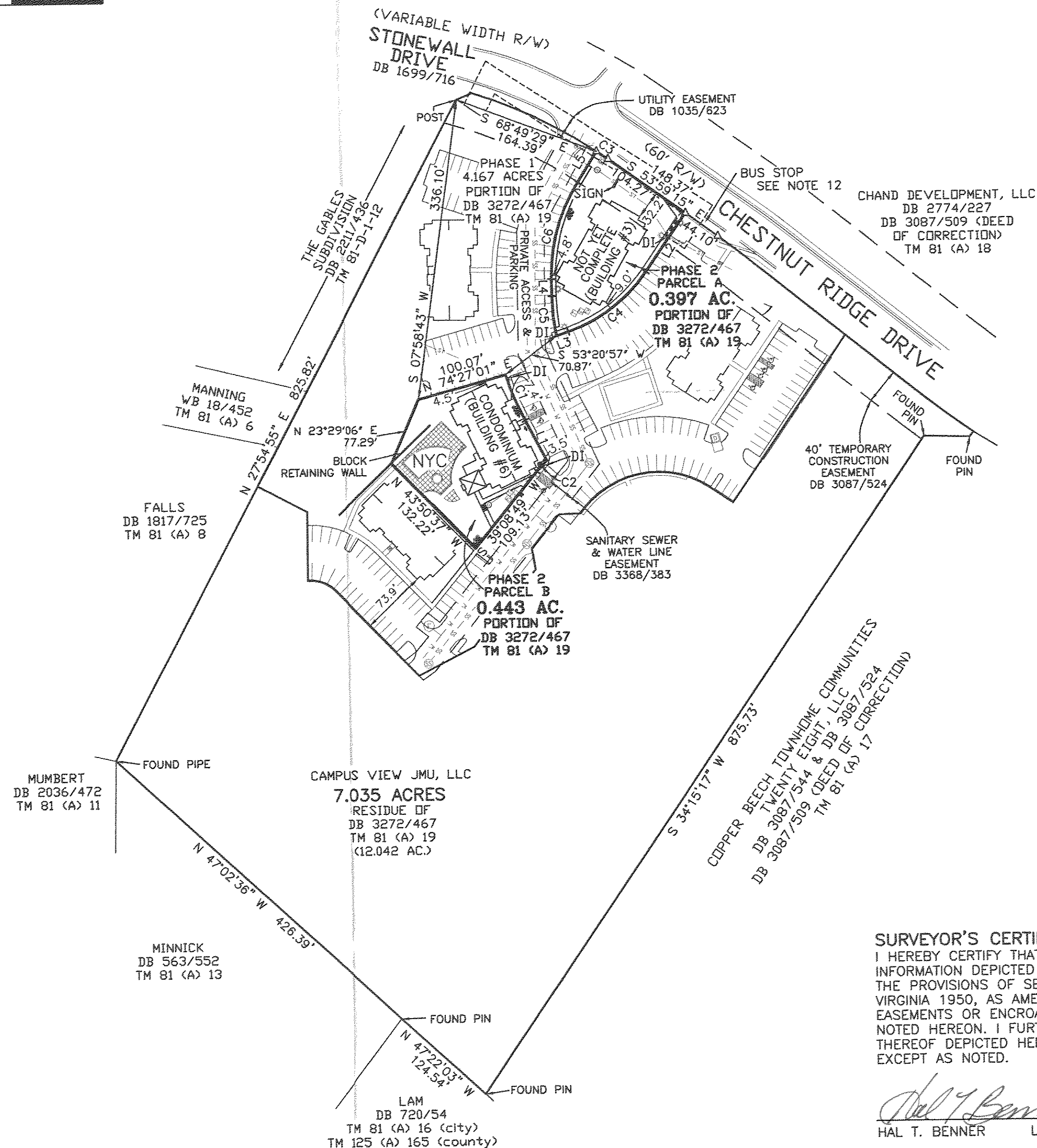
LINE	BEARING	DISTANCE
L1	S 27°13'38" E	50.14'
L2	S 34°15'17" W	78.47'
L3	S 71°30'34" W	13.38'
L4	N 00°36'49" W	18.77'
L5	N 31°56'11" E	40.12'

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA	TANGENT
C1	299.69'	55.90'	55.82'	S 22°09'33" E	10°41'14"	28.03'
C2	170.00'	16.20'	16.20'	S 41°24'59" W	5°27'39"	8.11'
C3	520.00'	14.90'	14.90'	S 54°48'31" E	1°38'31"	7.45'
C4	169.50'	110.21'	108.28'	S 52°52'55" W	37°15'17"	57.13'
C5	239.50'	44.24'	44.18'	N 05°53'03" W	10°35'02"	22.18'
C6	199.50'	113.24'	111.73'	N 15°40'20" E	32°31'25"	58.19'

**LAND AREA**  
 SUBMITTED LAND—PHASE 2 0.840 ACRES  
 SUBMITTED LAND—PHASE 1 4.167 ACRES  
 ADDITIONAL LAND 7.035 ACRES  
**TOTAL AREA 12.042 ACRES**  
 DB 3272/467  
 TM 81 (A) 19

## NOTES:

- HORIZONTAL DATUM: SEE PLAT RECORDED WITH DB 3272/467.
- VERTICAL DATUM: SEE ARCHITECTURAL PLANS FOR ASSUMED DATUM.
- THE PROPERTY IS SHOWN AS TAX MAP 81 (A) 19.
- THE SURVEYED PREMISES IS LOCATED WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUT OF 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF HARRISONBURG, VIRGINIA, COMMUNITY PANEL NUMBER 51165C0411D DATED FEBRUARY 6, 2008.
- THIS LOT IS PRESENTLY IN THE NAME OF CAMPUS VIEW JMU, LLC (DB 3272/467).
- REQUIRED BUILDING SETBACKS ACCORDING TO PRESENT REGULATIONS ARE AS FOLLOWS:  
FRONT/STREET = 30 FEET, SIDE 10 FEET, REAR 25 FEET
- TOTAL PARKING SPACES: PART OF COMMON ELEMENT PART OF PHASE 1 AREA SUBSTANTIALLY COMPLETE.
- PROPERTY ADDRESS HAS NOT BEEN ASSIGNED.
- CURRENT ZONING IS R-3.
- THE EXTERIOR OF ALL BUILDINGS ARE VINYL SIDING AND STONE VENEER.
- FINAL GRADING FOR PHASE 2 AREAS IS NOT COMPLETE.
- NOT YET COMPLETE ARE AS FOLLOWS: POOL AND POOL DECKING AT BUILDING #6, AND SIDEWALKS AND STOOPS AT BUILDING #3.
- PUBLIC ACCESS EASEMENT FOR BUS STOP NOT YET RECORDED, WHICH ENCLOSES FRONT PROPERTY LINE.
- BUILDING DIMENSIONS ARE FROM THE FOUNDATION.



## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT SHOWS ACCURATELY THE INFORMATION DEPICTED HEREON AND THAT IT COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58A OF THE CODE OF VIRGINIA 1950, AS AMENDED, AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OTHER THAN AS SHOWN OR NOTED HEREON. I FURTHER CERTIFY THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETE EXCEPT AS NOTED.

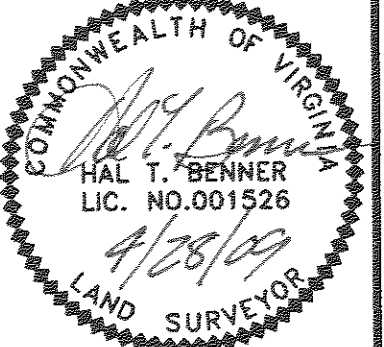
HAL T. BENNER LIC. NO. 001526

## CAMPUS VIEW JMU CONDOMINIUMS PHASE 2, BY CAMPUS VIEW JMU, LLC

CITY OF HARRISONBURG, VIRGINIA

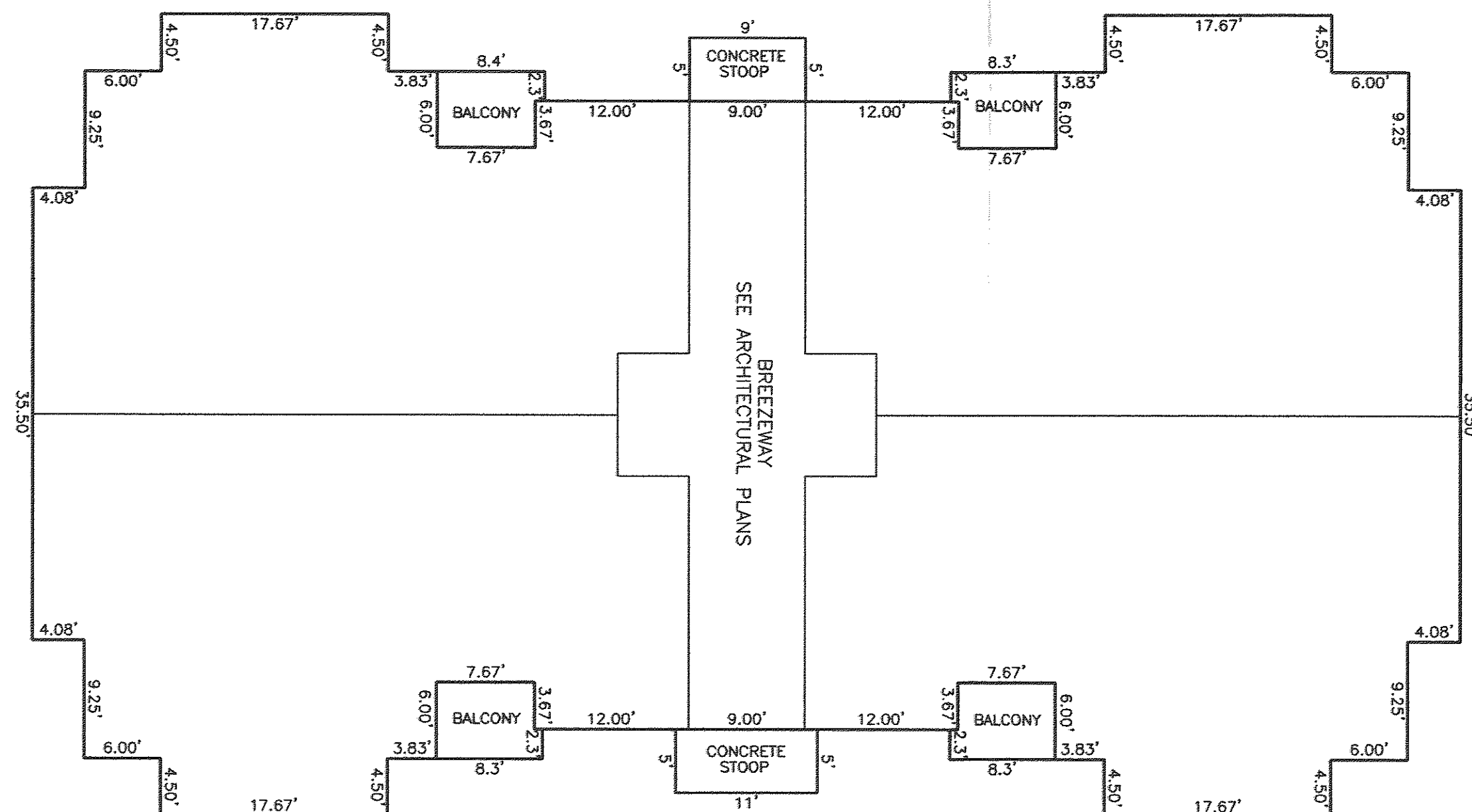
BENNER & ASSOC., INC.  
 8 PLEASANT HILL ROAD  
 HARRISONBURG, VA 22801  
 540 434-0267  
 REF# 081607  
 DRAWING: 081607\_PH2-3.DWG

SHEET 1 OF 3





SCALE: 1"=10'



### PROPOSED CONDOMINIUM LAYOUT FOR 3 STORY-BUILDING #3

NOTE:  
BUILDING DIMENSIONS ARE BASED ON THE FOUNDATION,  
FOUNDATION IS IN PLACE, BUT NOT YET COMPLETE.

#### SURVEYOR'S CERTIFICATION

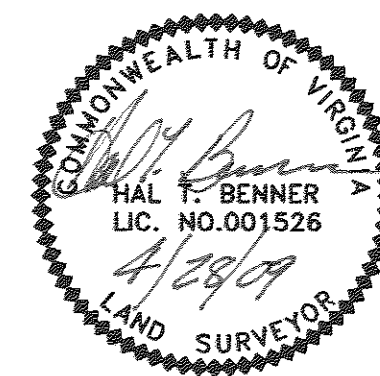
I HEREBY CERTIFY THAT THIS PLAT SHOWS ACCURATELY THE INFORMATION DEPICTED HEREON AND THAT IT COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58A OF THE CODE OF VIRGINIA 1950, AS AMENDED, AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OTHER THAN AS SHOWN OR NOTED HEREON. I FURTHER CERTIFY THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETE EXCEPT AS NOTED.

*Hal T. Benner*  
HAL T. BENNER

LIC. NO. 001526

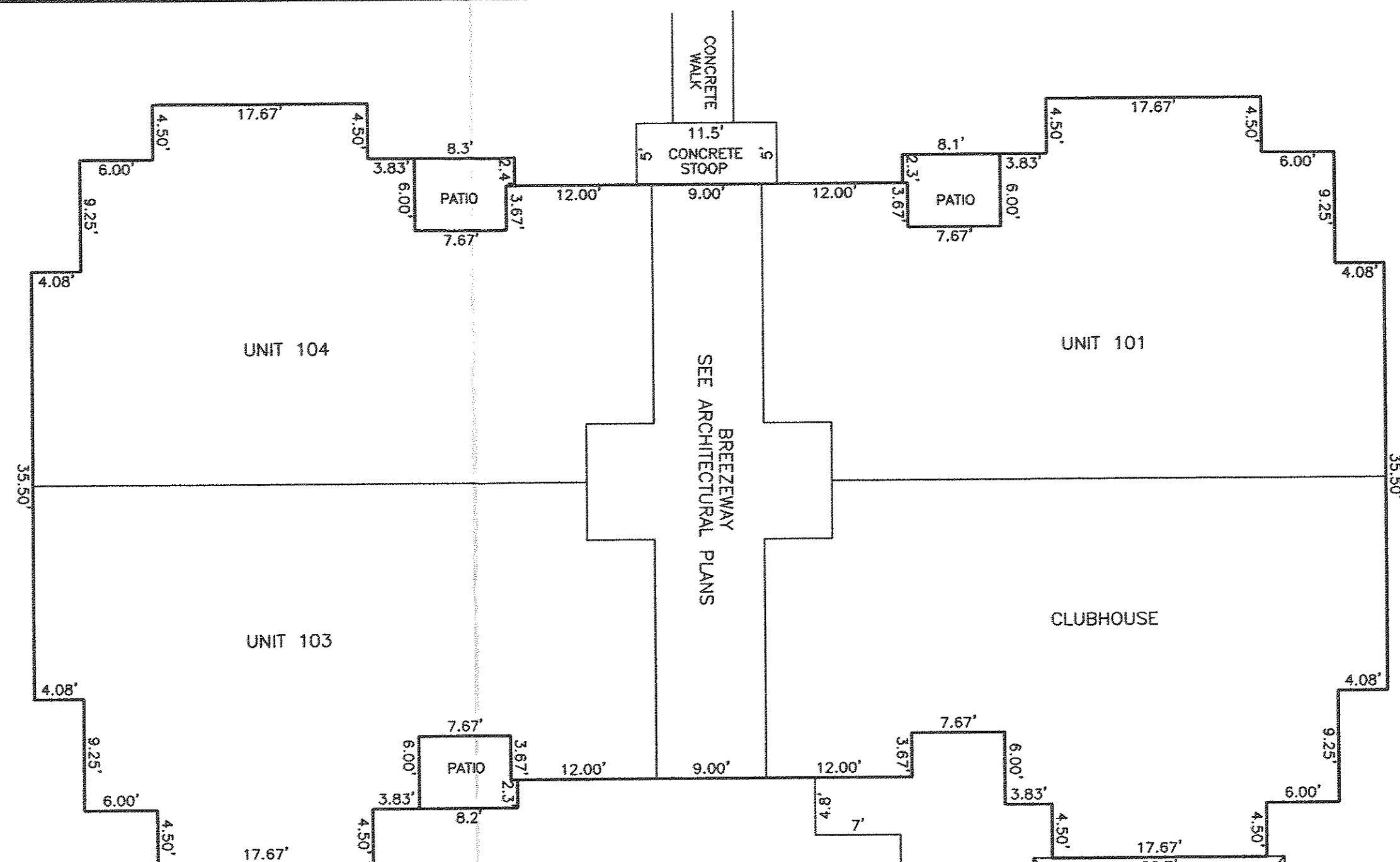
BENNER & ASSOC., INC.  
8 PLEASANT HILL ROAD  
HARRISONBURG, VA 22801  
540 434-0267  
REF# 081607  
DRAWING: 081607\_PH2-3.DWG

SHEET 2 OF 3

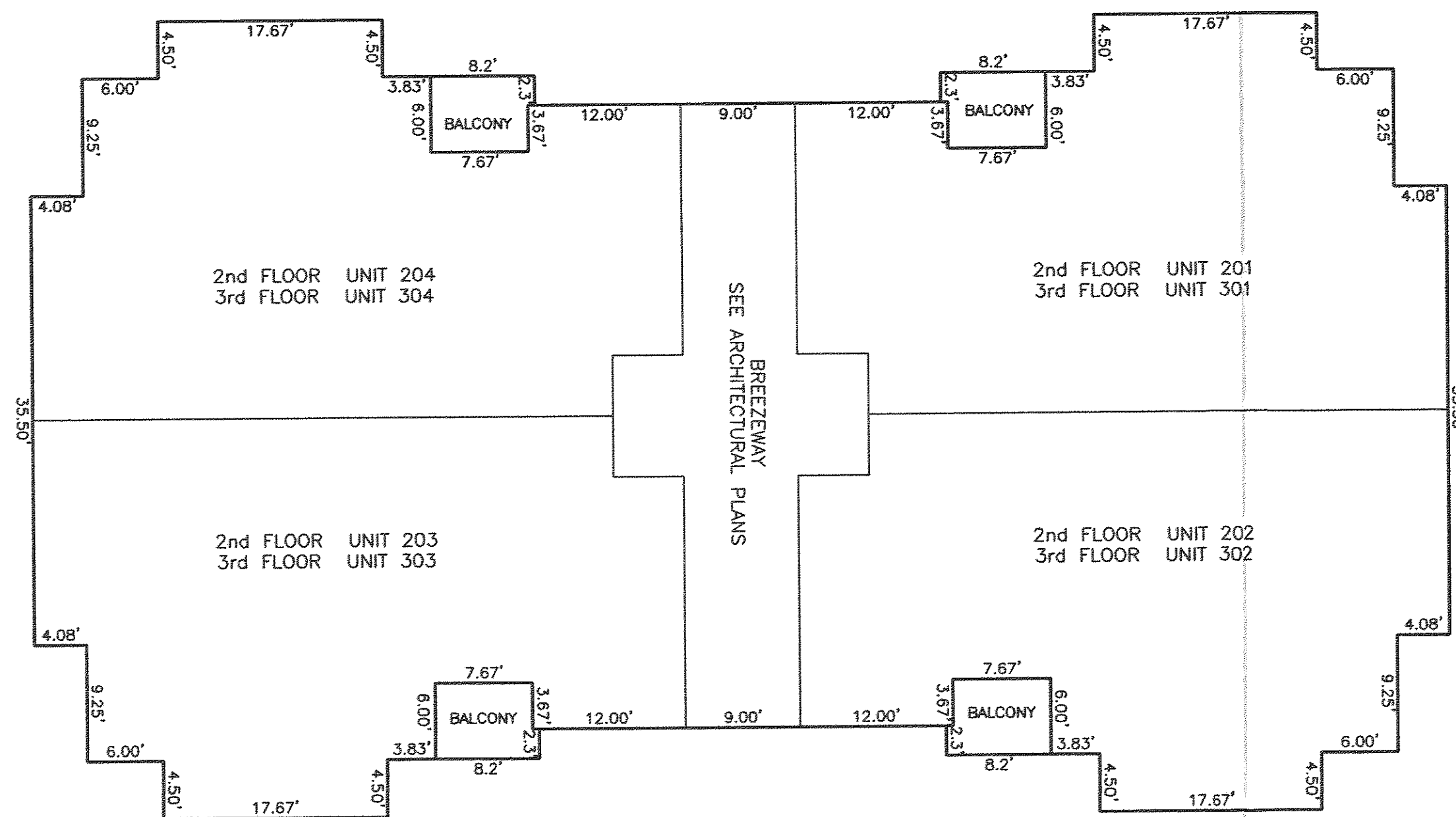




SCALE: 1"=10'



1st FLOOR LAYOUT-BUILDING #6



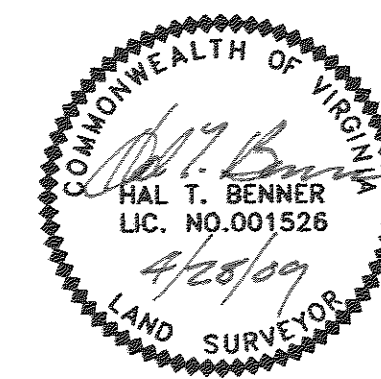
2nd & 3rd FLOOR LAYOUT-BUILDING #6

**NOTE:**  
BUILDING DIMENSIONS ARE BASED ON THE FOUNDATION, INTERIOR UNIT DIMENSIONS ARE NOT VERIFIED BY THIS SURVEYOR (SEE ARCHITECTURAL PLANS FOR UNIT DIMENSIONS).

**SURVEYOR'S CERTIFICATION**  
I HEREBY CERTIFY THAT THIS PLAT SHOWS ACCURATELY THE INFORMATION DEPICTED HEREON AND THAT IT COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58A OF THE CODE OF VIRGINIA 1950, AS AMENDED, AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OTHER THAN AS SHOWN OR NOTED HEREON. I FURTHER CERTIFY THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED EXCEPT AS NOTED.

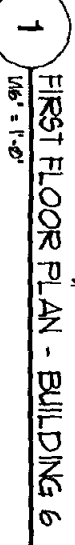
*Hal T. Benner*  
HAL T. BENNER LIC. NO. 001526

BENNER & ASSOC., INC.  
8 PLEASANT HILL ROAD  
HARRISONBURG, VA 22801  
540 434-0267  
REF# 081607  
DRAWING: 081607\_PH2-3.DWG



**EXHIBIT E**

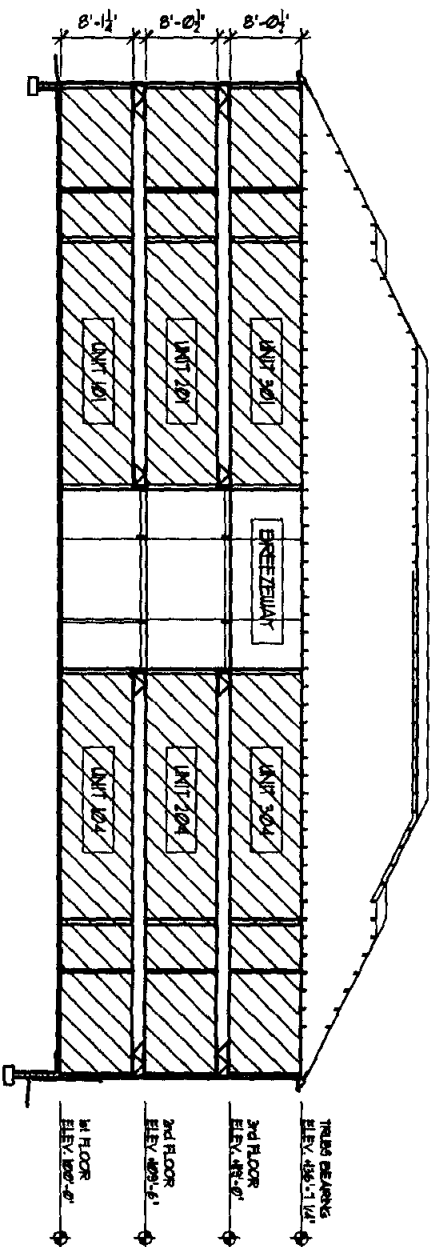
**PLANS**



**G6.10**










1 BUILDING SECTION - BUILDING 6  
1/8" = 1'-0"

CONDOMINIUM NOTES

1. CONDOMINIUM FLOOR AREAS ARE MEASURED TO INSIDE FACE OF STUDS OF EXTERIOR WALLS AND COTTON WALLS BETWEEN CONDOMINIUM UNITS.
2. VERTICAL DIMENSIONS IN CONDOMINIUM UNITS ARE MEASURED FROM TOP OF CONCRETE OR GYP-CRETE FLOOR TOPPING TO UNDERSIDE OF FLOOR OR ROOF TRUSSES, AS APPLICABLE TO THAT LOCATION.
3. PER COMMONWEALTH OF VIRGINIA STATUTES, EXTERIOR WINDOWS AND DOORS ARE PART OF CONDOMINIUMS. REFER TO SITE CIVIL PLAN FOR LOCATIONS OF BUILDINGS. PHASE II INCLUDES ONE (1) TYPE A3 BUILDING AND ONE (1) TYPE A7 BUILDING.
- 4.

CONDOMINIUM DIAGRAM  
LEGEND

	CONDOMINIUM AREA
	LIMITED COTTON ELEMENT AREA
	COTTON AREA (NO HATCH)

I hereby certify that the building plans delineated accurately depict the improvements shown and comply with Section 55-29.588 of the Code of Virginia 1950, as amended. I further certify that all units or portions thereof depicted hereon have been substantially completed.

Signature 

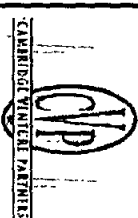
Robert P. Murray, AIA, LEED AP  
Principal  
Renaissance 3 Architects, PC  
Commonwealth of Virginia Architect License No. 0401-014237



Renaissance 3 Architects, P.C.  
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0 UNIVERSITY DRIVE  
PITTSBURGH, PA 15203  
CONSTRUCTION

Campus View JMU,  
LLC  
Pittsburgh, PA



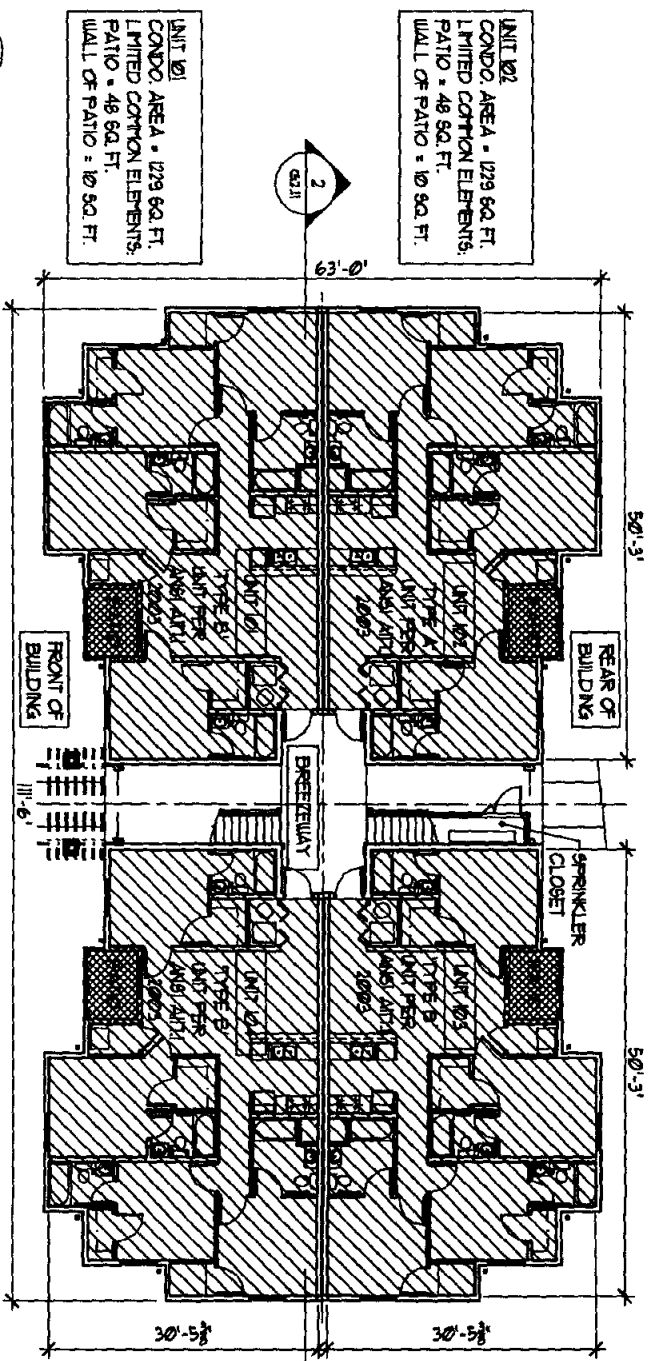
Campus View JMU  
Condominiums  
Hamtoburg, VA

ARCHITECTURAL  
CONSTRUCTION  
DRAWINGS

Condominium  
Diagrams -  
Building 6



REVISION 5
REVISION DATE
DATE DATE 04-24-09
REA PROJECT 07064
G6.30



UNIT 201  
CONDO. AREA = 1229 SQ. FT.  
LIMITED COMMON ELEMENTS;  
PATIO = 48 SQ. FT.  
WALL OF PATIO = 10 SQ. FT.

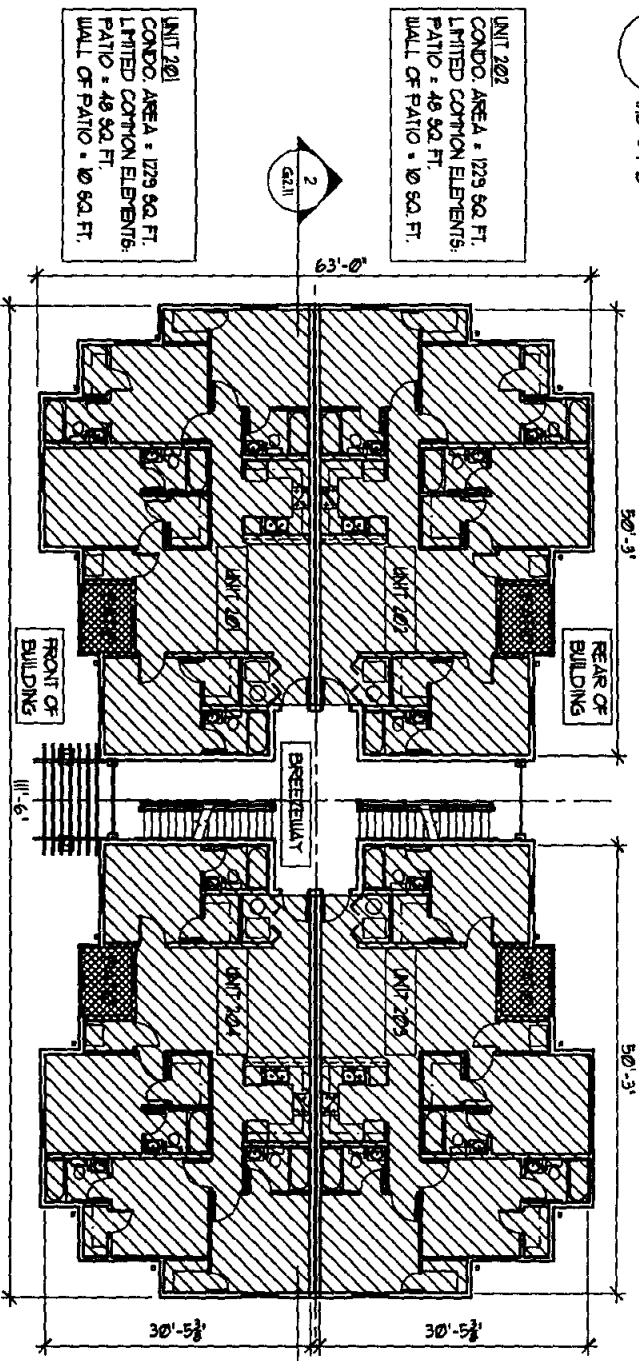
UNIT 202  
CONDO. AREA = 1229 SQ. FT.  
LIMITED COMMON ELEMENTS;  
PATIO = 48 SQ. FT.  
WALL OF PATIO = 10 SQ. FT.

UNIT 203  
CONDO. AREA = 1229 SQ. FT.  
LIMITED COMMON ELEMENTS;  
PATIO = 48 SQ. FT.  
WALL OF PATIO = 10 SQ. FT.

UNIT 204  
CONDO. AREA = 1229 SQ. FT.  
LIMITED COMMON ELEMENTS;  
PATIO = 48 SQ. FT.  
WALL OF PATIO = 10 SQ. FT.

1  
1/8" = 1'-0"

PROPOSED FIRST FLOOR PLAN - BUILDING 3



UNIT 201  
CONDO. AREA = 1229 SQ. FT.  
LIMITED COMMON ELEMENTS;  
PATIO = 48 SQ. FT.  
WALL OF PATIO = 10 SQ. FT.

UNIT 202  
CONDO. AREA = 1229 SQ. FT.  
LIMITED COMMON ELEMENTS;  
PATIO = 48 SQ. FT.  
WALL OF PATIO = 10 SQ. FT.

UNIT 203  
CONDO. AREA = 1229 SQ. FT.  
LIMITED COMMON ELEMENTS;  
PATIO = 48 SQ. FT.  
WALL OF PATIO = 10 SQ. FT.

UNIT 204  
CONDO. AREA = 1229 SQ. FT.  
LIMITED COMMON ELEMENTS;  
PATIO = 48 SQ. FT.  
WALL OF PATIO = 10 SQ. FT.

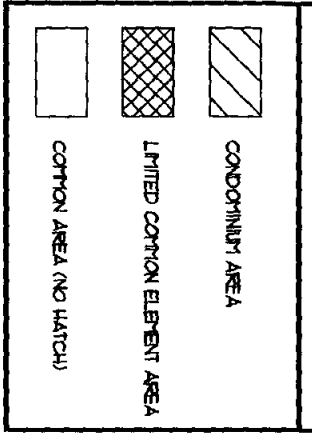
2  
1/8" = 1'-0"

PROPOSED SECOND FLOOR PLAN - BUILDING 3

CONDOMINIUM NOTES

1. CONDOMINIUM FLOOR AREAS ARE MEASURED TO INSIDE FACE OF STUDS OF EXTERIOR WALLS AND COMMON WALLS BETWEEN CONDOMINIUM UNITS.
2. VERTICAL DIMENSIONS IN CONDOMINIUM UNITS ARE MEASURED FROM TOP OF CONCRETE OR GYP-CRETE FLOOR TOPPING TO UNDERSIDE OF FLOOR OR ROOF TRUSSES, AS APPLICABLE TO THAT LOCATION.
3. PER COMMONALTY OF VIRGINIA STATUTES, EXTERIOR WINDOWS AND DOORS ARE PART OF CONDOMINIUMS. REFER TO SITE CIVIL PLAN FOR LOCATIONS OF BUILDINGS. PHASE II INCLUDES ONE (1) TYPE A3 BUILDING AND ONE (1) TYPE A2 BUILDING.
- 4.

CONDOMINIUM DIAGRAM  
LEGEND



I hereby certify that the building plans delineated accurately depict the improvements shown and comply with Section 55-79.58B of the Code of Virginia, 1950, as amended. I further certify that all units or portions thereof depicted hereon have been substantially completed.

Signature: *[Handwritten Signature]*  
Date: \_\_\_\_\_

Robert P. Murray, AIA, LEED AP  
Principal  
Renaissance 3 Architects, PC  
Commonwealth of Virginia Architect License No. 0401-014237



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CONSULTANT  
www.r3a.com

Campus View JMU, LLC  
Pittsburgh, PA



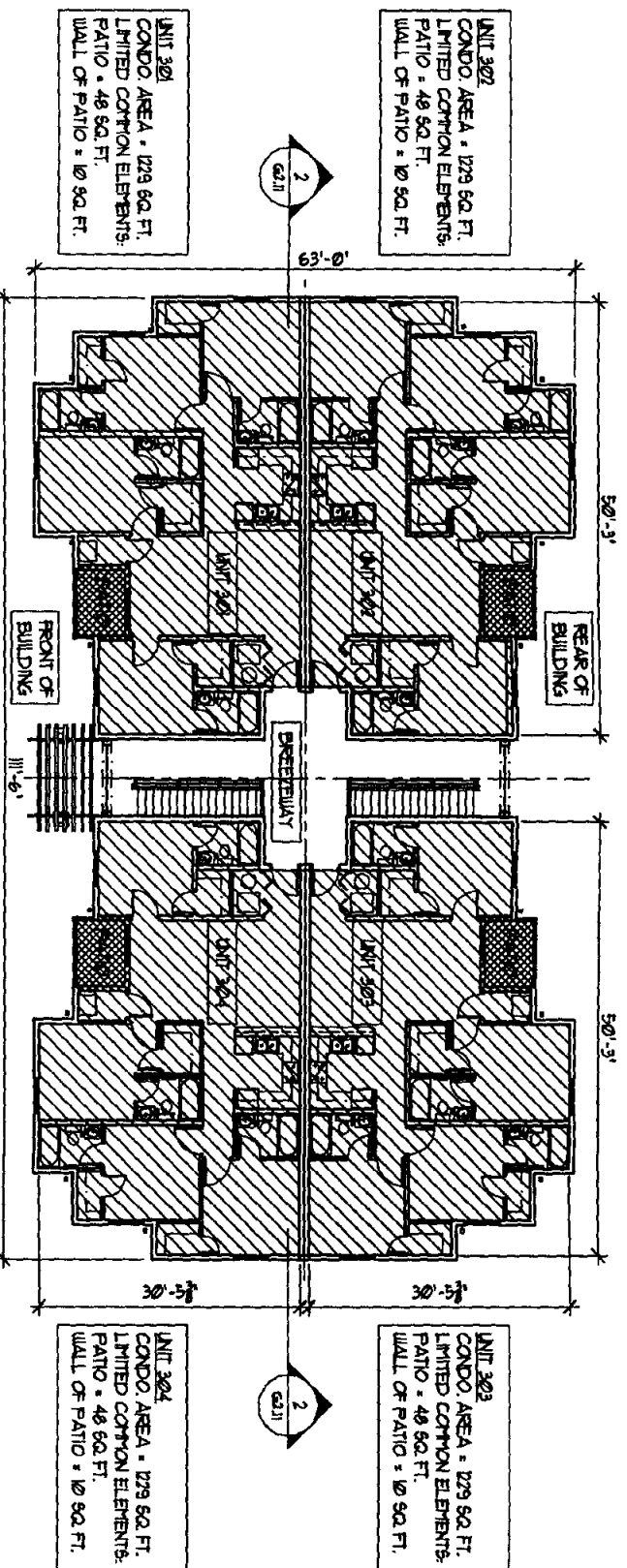
CONTRIBUTING VENTURE PARTNERS:  
Campus View JMU  
Condominiums  
Harrisburg, VA  
ARCHITECTURAL  
CONSTRUCTION  
DRAWINGS

Condominium  
Diagrams -  
Building 3



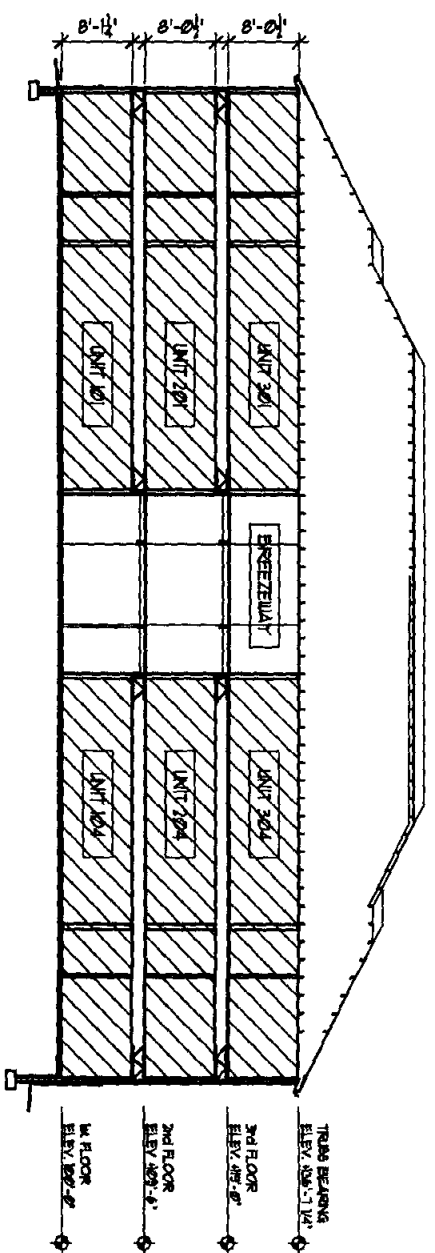
REVISION 5  
REVISION DATE: 04-24-09  
DATE: 04-24-09  
R3A PROJECT: G3.10





1  
1/8" = 1'-0"

PROPOSED THIRD FLOOR PLAN - BUILDING 3



2  
1/8" = 1'-0"

PROPOSED BUILDING SECTION - BUILDING 3

# CONDOMINIUM NOTES

1. CONDOMINIUM FLOOR AREAS ARE MEASURED TO INSIDE FACE OF STUDS OF EXTERIOR WALLS AND COMMON WALLS BETWEEN CONDOMINIUM UNITS.
2. VERTICAL DIMENSIONS IN CONDOMINIUM UNITS ARE MEASURED FROM TOP OF CONCRETE OR GIP-CRETE FLOOR TOPPING TO UNDERSIDE OF FLOOR OR ROOF TRUSSES, AS APPLICABLE TO THAT LOCATION.
3. PER COMMONWEALTH OF VIRGINIA STATUTES, EXTERIOR WINDOWS AND DOORS ARE PART OF CONDOMINIUMS, REFER TO SITE CIVIL PLAN FOR LOCATIONS OF BUILDINGS. PHASE II INCLUDES ONE (1) TYPE A3 BUILDING AND ONE (1) TYPE A2 BUILDING.
- 4.

## CONDOMINIUM DIAGRAM

### LEGEND

- CONDOMINIUM AREA
- LIMITED COMMON ELEMENT AREA
- COMMON AREA (NO HATCH)

I hereby certify that the building plans delineated accurately depict the improvements shown and comply with Section 55-79.586 of the Code of Virginia, 1950, as amended. I further certify that all units or portions thereof depicted hereon have been substantially completed.

Signature

Robert P. Murray, AIA, LEED AP  
Principal  
Renaissance 3 Architects, PC  
Commonwealth of Virginia Architect License No. 06401-014237



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RENAISSANCE 3 ARCHITECTS, P.C.

CONSULTANT:

Campus View JM,  
LLC  
Pittsburgh, PA



Campus View JM  
Condominiums  
Harrisburg, VA

ARCHITECTURAL  
CONSTRUCTION  
DRAWINGS

Condominium  
Diagrams -  
Building 3



REVISION 4

REVISION DATE:

DATE DATE: 04-24-09

PROJECT PROJECT: 07001

G3.20