

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MARY HENLEY HANKINS THOMPSON, GEORGE S. HANKINS, JR., HOWARD BOWEN HANKINS, GEORGE M. HANKINS, JR., SHARON HANKINS DUHN AND VIRGINIA TECH FOUNDATION, INC., A VIRGINIA CORPORATION, TO NICE COMMERCIAL PROPERTIES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED FEBRUARY 9, 2000, AS INSTRUMENT #000007340, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

OWNER'S CONSENT AND DEDICATION

THE SUBMISSION OF LAND SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

OWNER: S. Ray Vice, V.P. DATE: Dec. 5, 2002

NOTARY CERTIFICATE

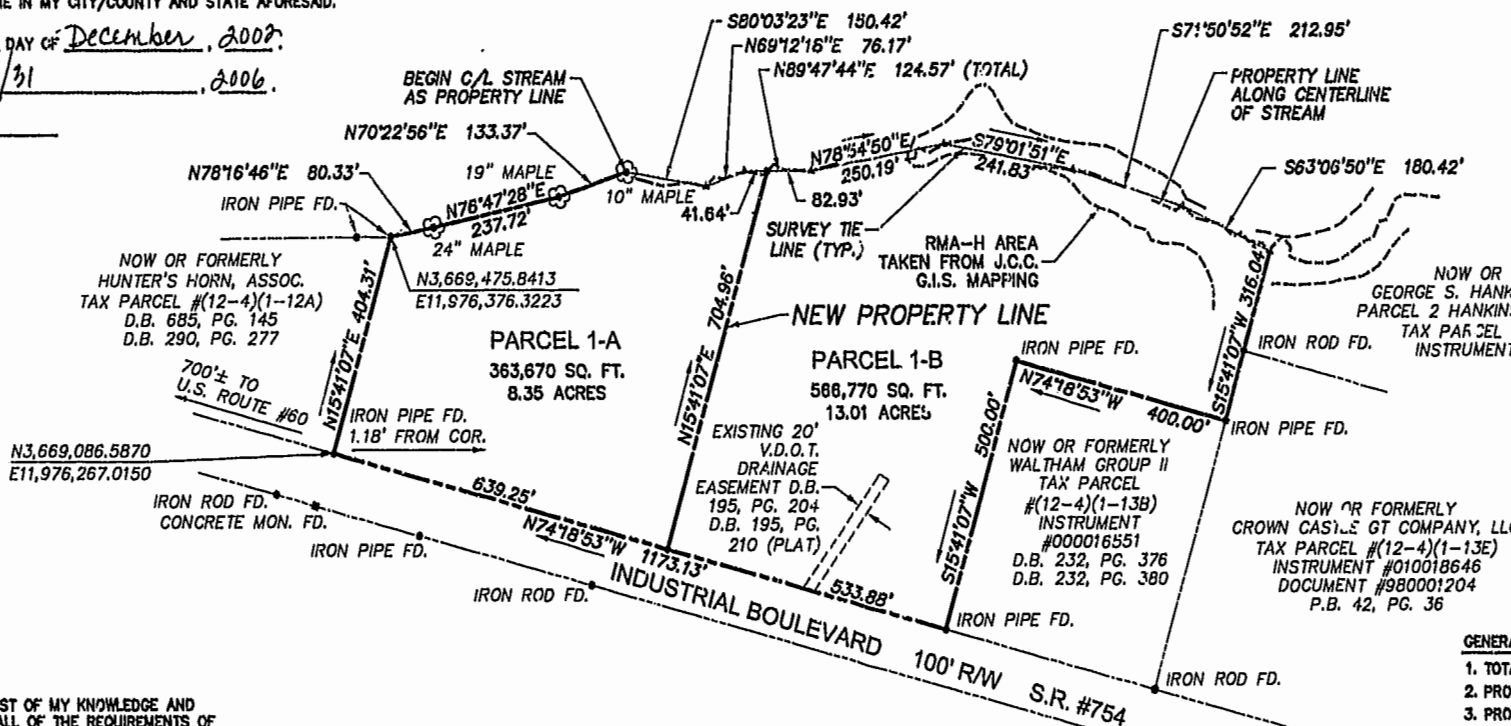
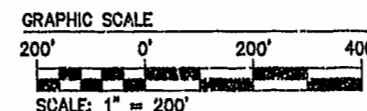
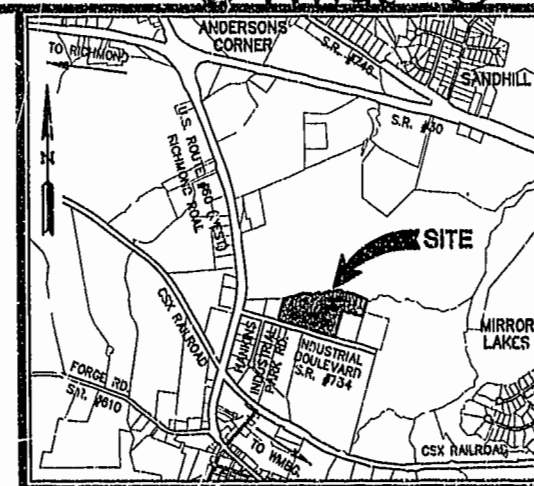
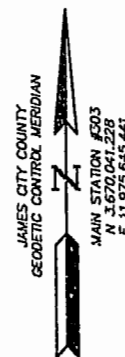
STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT: I, Pamela D. Callis, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 5 DAY OF December, 2002.

MY COMMISSION EXPIRES 8/31, 2006.

Notary Public: Pamela D. Callis

NOW OR FORMERLY CAROL GOSECLOSE HANKINS GEORGE MOORMAN HANKINS, SR. & TAX PARCEL #(12-4)(1-11) DOCUMENT LR#970020151



REFERENCES: PLAT BOOK 77, PAGE 20 & 21

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATING OF SUBDIVISIONS WITHIN THE COUNTY.

Surveyor: Ronald W. Eads, L.S. #1948 DATE: 9-10-02

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Approval: John H. ... DATE: 12/6/2002

Not Applicable: VIRGINIA DEPARTMENT OF HEALTH DATE

Subdivision Agent: DATE

STATE OF VIRGINIA COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS DAY OF ... 2002, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Clerk

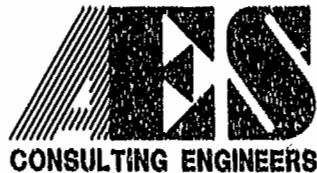
PLAT BOOK 89, PAGE 6

EXISTING PARCEL 1 AREA = 21.36 ACRES± TAX MAP NO. (12-4)(1-62)

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 20 Dec 2002 at 10:36 AM/PM PB 89 pg 6 DOCUMENT # 020030845 BETSY B. WOOLDRIDGE, CLERK

GENERAL NOTES

- 1. TOTAL AREA SUBDIVIDED = 21.36 ACRES±
2. PROPERTY SHOWN HEREON IS ALL OF TAX MAP PARCEL (12-4)(1-62).
3. PROPERTY ADDRESS: 137 INDUSTRIAL BOULEVARD
4. PROPERTY IS CURRENTLY ZONED "M-2" - "GENERAL INDUSTRIAL".
5. PARCELS TO BE SERVED BY PUBLIC WATER AND SEWER.
6. ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
7. BUILDING SETBACK LINES (BSL): FRONT = 50' (UNLESS OTHERWISE NOTED) SIDES = 20' REAR = 75'
8. RPA, RPA BUFFER LINES AND RMA AREAS WERE TAKEN FROM JAMES CITY COUNTY GIS MAPPING AND HAS NOT BEEN FIELD VERIFIED.
9. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(e)(1) OF THE JAMES CITY COUNTY CODE.
10. THE PROPERTY AS SHOWN LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN PER F.I.R.M. #51D201 0020 B, EFFECTIVE DATE, FEBRUARY 6, 1991.
11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS ON THIS PLAT SHALL REMAIN PRIVATE.
12. NEW PROPERTY LINE MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
13. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.



5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 (757) 253-0040 Fax (757) 220-8994

PLAT OF SUBDIVISION PARCEL 1 'HANKINS INDUSTRIAL PARK' OWNED BY NICE COMMERCIAL PROPERTIES, L.L.C. STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

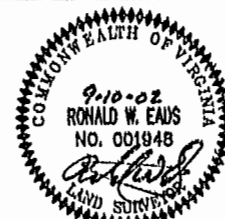


Table with columns: No., DATE, REVISION / COMMENT / NOTE, BY. Includes entry for 12/06/02 REVISED PER JCC COMMENTS CMH.

Table with columns: Designed AES, Drawn AWT, Scale, Date, Project No., Drawing No. Includes values: 1"=200', 9/10/02, 8148-01, 1 OF 1.