

#060031477

SEE SHEET 9

EXHIBIT 'A'

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND CONTAINING 28.79 ACRES MORE OR LESS, WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE BERKELEY DISTRICT OF THE COUNTY OF JAMES CITY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF EDINBURGH DRIVE, SAID POINT BEING THE NORTHEAST CORNER OF LOT 59, SECTION VII, "FORD'S COLONY" SUBDIVISION AS RECORDED IN PLAT BOOK 50, PAGE 35, AND RUNNING THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 666.66' AND AN ARC LENGTH OF 20.48' TO A POINT; THENCE S59°37'00"E 241.04' TO A POINT; THENCE N78°33'00"E 119.92' TO A POINT; THENCE S60°05'00"E 106.60' TO A POINT; THENCE S13°07'00"E 804.45' TO A POINT; THENCE S78°10'00"E 125.00' TO A POINT; THENCE N35°46'00"E 580.00' TO A POINT; THENCE S65°21'01"E 100.00' TO A POINT; THENCE S07°22'00"W 180.00' TO A POINT; THENCE S84°01'37"E 626.07' TO A POINT; THENCE S70°26'17"E 809.81' TO AN IRON ROD FOUND; THENCE S16°29'00"E 96.87' TO A POINT; THENCE N84°19'08"W 33.27' TO A POINT; THENCE N88°13'19"W 825.00' TO AN IRON ROD FOUND; THENCE N82°56'00"W 244.00' TO A POINT; THENCE N81°42'00"W 445.00' TO A POINT; THENCE S14°22'00"W 325.00' TO AN IRON ROD FOUND; THENCE S52°18'00"W 555.00' TO AN IRON ROD FOUND; THENCE N85°37'01"W 125.00' TO AN IRF; THENCE N40°28'00"W 132.00' TO A POINT; THENCE S86°21'00"W 80.00' TO A POINT; THENCE S39°27'00"W 252.00' TO A POINT; THENCE N41°31'01"W 113.00' TO AN IRON ROD FOUND; THENCE N24°26'00"E 762.50' TO AN IRON ROD FOUND; THENCE N09°03'00"W 772.02' TO A POINT; THENCE N23°53'00"E 92.58' TO AN IRON ROD FOUND; THENCE N59°37'00"W 235.35' TO A POINT THE AFORESAID POINT OF BEGINNING.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND CONTAINING 26.69 ACRES MORE OR LESS, WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE BERKELEY DISTRICT OF THE COUNTY OF JAMES CITY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EDINBURGH DRIVE, SAID POINT BEING THE SOUTHWESTERN CORNER OF LOT 31, SECTION XIII-C, "FORD'S COLONY" SUBDIVISION AS RECORDED IN PLAT BOOK 56, PAGE 82, AND RUNNING THENCE S84°31'00"W 258.02' TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1095.55' AND AN ARC LENGTH OF 203.67' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00' AND AN ARC LENGTH OF 39.12' TO A POINT; THENCE N16°29'00"W 92.35' TO A POINT; THENCE N74°14'00"E 161.55' TO AN IRON ROD FOUND; THENCE N01°48'00"E 123.61' TO AN IRON ROD FOUND; THENCE N56°08'00"E 475.81' TO AN IRON ROD FOUND; THENCE N37°24'00"E 535.00' TO AN IRON ROD FOUND; THENCE N08°23'00"E 480.00' TO AN IRON ROD FOUND; THENCE N85°56'00"W 159.98' TO AN IRON ROD FOUND; THENCE N57°10'00"W 154.18' TO A POINT; THENCE N20°58'00"W 28.00' TO AN IRON ROD FOUND; THENCE N08°07'05"E 97.45' TO AN IRON ROD FOUND; THENCE N25°24'00"E 575.00' TO AN IRON ROD FOUND; THENCE N53°47'00"W 294.88' TO AN IRON ROD FOUND; THENCE S58°52'00"W 620.81' TO AN IRON ROD FOUND; THENCE S79°22'00"W 760.00' TO AN IRON ROD FOUND; THENCE N56°18'59"W 107.52' TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF EDINBURGH DRIVE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 606.51' AND AN ARC LENGTH OF 138.16' TO A POINT; THENCE N62°25'00"E 623.18' TO A POINT; THENCE N59°22'00"E 636.85' TO AN IRON ROD FOUND; THENCE S81°38'01"E 103.00' TO AN IRON ROD FOUND; THENCE S34°53'00"E 189.00' TO A POINT; THENCE S25°30'08"W 111.22' TO AN IRON ROD FOUND; S53°47'00"E 294.85' TO AN IRON ROD FOUND; THENCE S71°49'39"E 99.95' TO AN IRON ROD FOUND; THENCE S04°20'59"W 195.00' TO AN IRON ROD FOUND; THENCE S33°40'59"E 180.00' TO AN IRON ROD FOUND; THENCE S00°04'01"E 167.00' TO A POINT; THENCE S08°20'00"E 800.00' TO AN IRON ROD FOUND; THENCE S38°01'00"W 700.00' TO A POINT; THENCE S55°31'00"W 327.50' TO AN IRON ROD FOUND; THENCE S00°39'58"W 59.69' TO THE AFORESAID POINT OF BEGINNING. PARCEL HAS BEEN MODIFIED, AS SHOWN ON SHEET 9.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND CONTAINING 25.78 ACRES MORE OR LESS, WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE BERKELEY DISTRICT OF THE COUNTY OF JAMES CITY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EDINBURGH DRIVE, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 226, SECTION VI "FORD'S COLONY" SUBDIVISION AS RECORDED IN PLAT BOOK 47, PAGES 59-64, AND RUNNING THENCE N27°35'00"W 146.59' TO AN IRON ROD FOUND; THENCE N26°37'00"E 102.47' TO AN IRON ROD FOUND; THENCE N63°23'00"W 525.77' TO AN IRON ROD FOUND; THENCE N39°28'00"W 503.34' TO AN IRON ROD FOUND; THENCE S55°35'00"W 438.37' TO AN IRON ROD FOUND; THENCE S45°57'00"W 820.32' TO A POINT; THENCE S04°31'00"E 580.19' TO A POINT; THENCE S41°57'00"W 534.52' TO A POINT; THENCE S41°57'00"W 243.88' TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 790.81' AND AN ARC LENGTH OF 76.83' TO AN IRON ROD FOUND; THENCE N53°37'00"W 97.87' TO AN IRON ROD FOUND; THENCE N25°07'00"E 732.33' TO AN IRON ROD FOUND; THENCE N10°31'00"W 515.00' TO A POINT; THENCE N51°14'00"E 782.00' TO A POINT; THENCE N12°09'00"E 332.50' TO A POINT; THENCE N73°02'00"E 308.50' TO A POINT; THENCE N53°51'00"E 406.00' TO A POINT; THENCE S46°01'00"E 100.00' TO A POINT; THENCE S66°02'00"E 345.00' TO AN IRON ROD FOUND; THENCE S46°38'00"E 247.50' TO AN IRON ROD FOUND; S21°48'00"E 188.50' TO AN IRON ROD FOUND; THENCE S55°12'00"E 341.00' TO AN IRON ROD FOUND; THENCE S23°49'00"W 209.79' TO AN IRF; THENCE S27°35'00"E 220.02' TO AN IRON ROD FOUND; THENCE S62°25'00"W 100.00' TO AN IRON ROD FOUND, THE AFORESAID POINT OF BEGINNING.

The land referred to in this Commitment is described as follows:

ALL that certain piece or parcel of land, together with appurtenances, set out and shown on a plat entitled, "ALTA/ACSM LAND TITLE SURVEY THE GOLF COURSE PROPERTIES OWNED BY FORD'S COLONY COUNTRY CLUB, INC. POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA," made by AES Consulting Engineers, dated February 28, 1997 and reinspected on August 30, 2006, having 12 pages and recorded as Instrument Number (the Plat) consisting of the following:

TRACT 1

All that certain piece or parcel of land, together with appurtenances, set out and shown on page 2 of 12 of the Plat entitled, "ALTA/ACSM LAND TITLE SURVEY, CHAMPIONSHIP 18 HOLE GOLF COURSE, FAIRWAYS 1-4, 11-18, THE GOLF COURSE PROPERTIES OWNED BY FORD'S COLONY COUNTRY CLUB, INC., POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA."

Tax Map # 30-4 1-2 (includes Tract Two as well)

TRACT 2

All that certain piece or parcel of land, together with appurtenances, set out and shown on page 3 of 12 of the Plat entitled, "ALTA/ACSM LAND TITLE SURVEY, CHAMPIONSHIP 18 HOLE GOLF COURSE, FAIRWAYS 5-10, THE GOLF COURSE PROPERTIES, OWNED BY FORD'S COLONY COUNTRY CLUB, INC., POWHATAN DISTRICT, JAMES CITY COUNTY VIRGINIA."

Tax Map # 30-4 1-2 (Includes Tract One as well)

TRACT 3

All that certain piece or parcel of land, together with appurtenances, set out and shown on page 4 of 12 of the Plat entitled, "ALTA/ACSM LAND TITLE SURVEY, ORIGINAL 18 HOLE GOLF COURSE, THE GOLF COURSE PROPERTIES OWNED BY FORD'S COLONY COUNTRY CLUB, INC., POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA."

(Tax Map # 31-4 2-2)

TRACT 4

All that certain piece or parcel of land, together with appurtenances, set out and shown on page 5 of 12 of the Plat entitled, "ALTA/ACSM LAND TITLE SURVEY, ADDITIONAL 9 HOLE GOLF COURSE, THE GOLF COURSE PROPERTIES OWNED BY FORD'S COLONY COUNTRY CLUB, INC., POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA."

Tax Map # 37-2 2-1B

TRACT 5

All that certain piece or parcel of land together with appurtenances, set out and shown on page 6 of 12 of the Plat entitled, "ALTA/ACSM LAND TITLE SURVEY PORTION FORMER PARCELS 1, 3, & 5, NOW DRIVING RANGE, GOLF CLUB & PRO SHOP, THE GOLF COURSE PROPERTIES OWNED BY FORD'S COLONY COUNTRY CLUB INC., POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA."

Tax Map # 31-3 1-4B (Driving Range 31-3 1-4B (Golf Club and Pro Shop

TRACT 6

All that certain piece or parcel of land, together with appurtenances, set out and shown on page 7 of 12 of the Plat entitled, "ALTA/ACSM LAND TITLE SURVEY, GOLF MAINTENANCE AREA, THE GOLF COURSE PROPERTIES, OWNED BY FORD'S COLONY COUNTRY CLUB, INC., POWHATAN DISTRICT, JAMES CITY COUNTY VIRGINIA."

Tax Map # 30-4 1-4

TRACT 7

All that certain piece or parcel of land, together with appurtenances, set out and shown on page 8 of 12 of the Plat entitled, "ALTA/ACSM LAND TITLE SURVEY, GOLF CART STORAGE BUILDING PARCEL 5, THE GOLF COURSE PROPERTIES OWNED BY FORD'S COLONY COUNTRY CLUB, INC., POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA." (DETAIL OF BUILDINGS - NOW WITH DRIVING RANGE PARCEL - SEE SHEET 6)

Tax Map # (included in Drive Range Tax Map 31-3 1-4B

TRACT 8

All that certain piece or parcel of land, together with appurtenances, set out and shown on page 9 of 12 on the Plat entitled, "ALTA/ACSM LAND TITLE SURVEY, WILLIAMSBURG WEST 9 HOLE, THE GOLF COURSE PROPERTIES OWNED BY FORD'S COLONY COUNTRY CLUB, INC., POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA."

Tax Map # 38-1 1-7

TOGETHER WITH an easement recorded prior hereto entitled, "DECLARATION OF EASEMENTS AND COVENANTS" between Ford's Colony Country Club, Inc., and Realtec, Incorporated dated November 17, 2006; and

TOGETHER WITH, as easements appurtenant to the foregoing parcels, nonexclusive easements for vehicular and pedestrian access over the private roads in the Ford's Colony at Williamsburg development, subject to restricted gate access, to and from said property and Longhill Road and Centerville Road, and drainage to serve said property, in and adjacent thereto on both sides, over, across, under and through all of Ford's Colony Drive and/or St. Andrews Drive and/or Edinburgh Drive, as now existing or hereafter extended in Ford's Colony at Williamsburg; and

TOGETHER WITH all other restrictions easements, covenants or other matters of record affecting the said property or apparent on the ground.

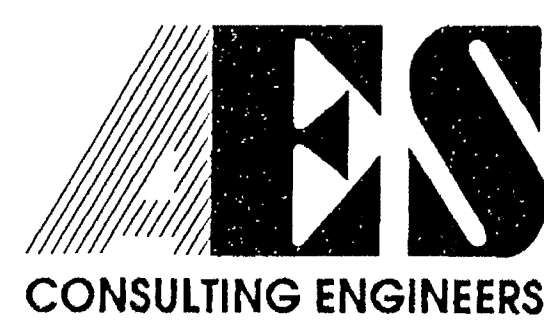
REVISED ON 12/14/06 PER COMMENTS.

Table with 4 columns: REVISED 8/30/06, INSTRUMENT #050008866, DEED BOOK 325, PAGE 394, PLAT BOOK 52, PAGE 77, THIS REPRESENTS A REINSPECTION OF THESE PROPERTIES, ADDITIONS AND EXCEPTIONS AND ARE AS SHOWN. THIS PLAT AND REINSPECTION WAS COMPLETED ON 11/8/06. SEE SHEET 12 FOR ADDITIONAL DEED REFERENCES.

NOTES:

- A. PROPERTY IS OWNED BY FORD'S COLONY COUNTRY CLUB, INC. PER DEED BOOK 822, PAGE 717 AND DEED BOOK 325, PAGES 844-848.
B. BEARINGS ARE BASED UPON PLAT RECORDED IN JAMES CITY COUNTY PLAT BOOK 65, PAGES 77-84. ALSO PLAT BOOK 65, PAGES 85-88.
C. PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
D. THIS PROPERTY APPEARS TO LIE WITHIN THREE FLOOD ZONES BEING:
1. ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
2. ZONE A, (AREAS DETERMINED TO BE FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED).
3. ZONE AE, (FLOODWAY AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED) PER F.I.R.M. 510201-0035B, DATED 2/6/91.
E. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS MADE AS OF DECEMBER 30, 1996 BY FORD'S COLONY COUNTRY CLUB, INC. AND REALTEC INCORPORATED PER D.B. 822, PAGE 740 AS DOCUMENT 18621.
F. CLUBHOUSE ADDRESS IS #240 FORD'S COLONY DRIVE.
G. ALL EASEMENTS REFERENCED IN TITLE COMMITMENT DATED 2/28/97 ARE PLATTED AS SHOWN TO THE EXTENT POSSIBLE AND AS EVIDENT ON THE GROUND.

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 12-22-2006 at 11:49 AM. PB PG
DOCUMENT # 060031477
BETSY B. WOOLRIDGE, CLERK



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(804) 253-0040
Fax (804) 220-8994

PROPERTY DESCRIPTIONS AND NOTES
THE GOLF COURSE PROPERTIES
OWNED BY
FORD'S COLONY COUNTRY CLUB, INC.
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

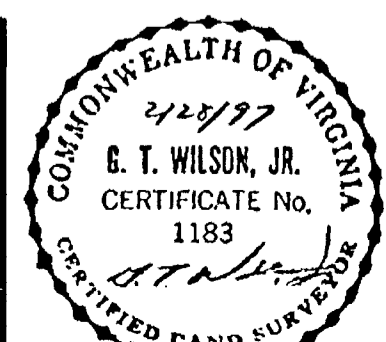


Table with 4 columns: No., DATE, REVISION / COMMENT / NOTE, BY. Contains revision history for 12/21/06, 11/8/06, and 4/16/97.

Designed JFS Drawn RMJ
Scale NONE Date 2/28/97
Project No. 5652
Drawing No. 12 of 12