

SURVEYOR'S CERTIFICATE

TO: FIRST UNION NATIONAL BANK OF VIRGINIA, N.A.

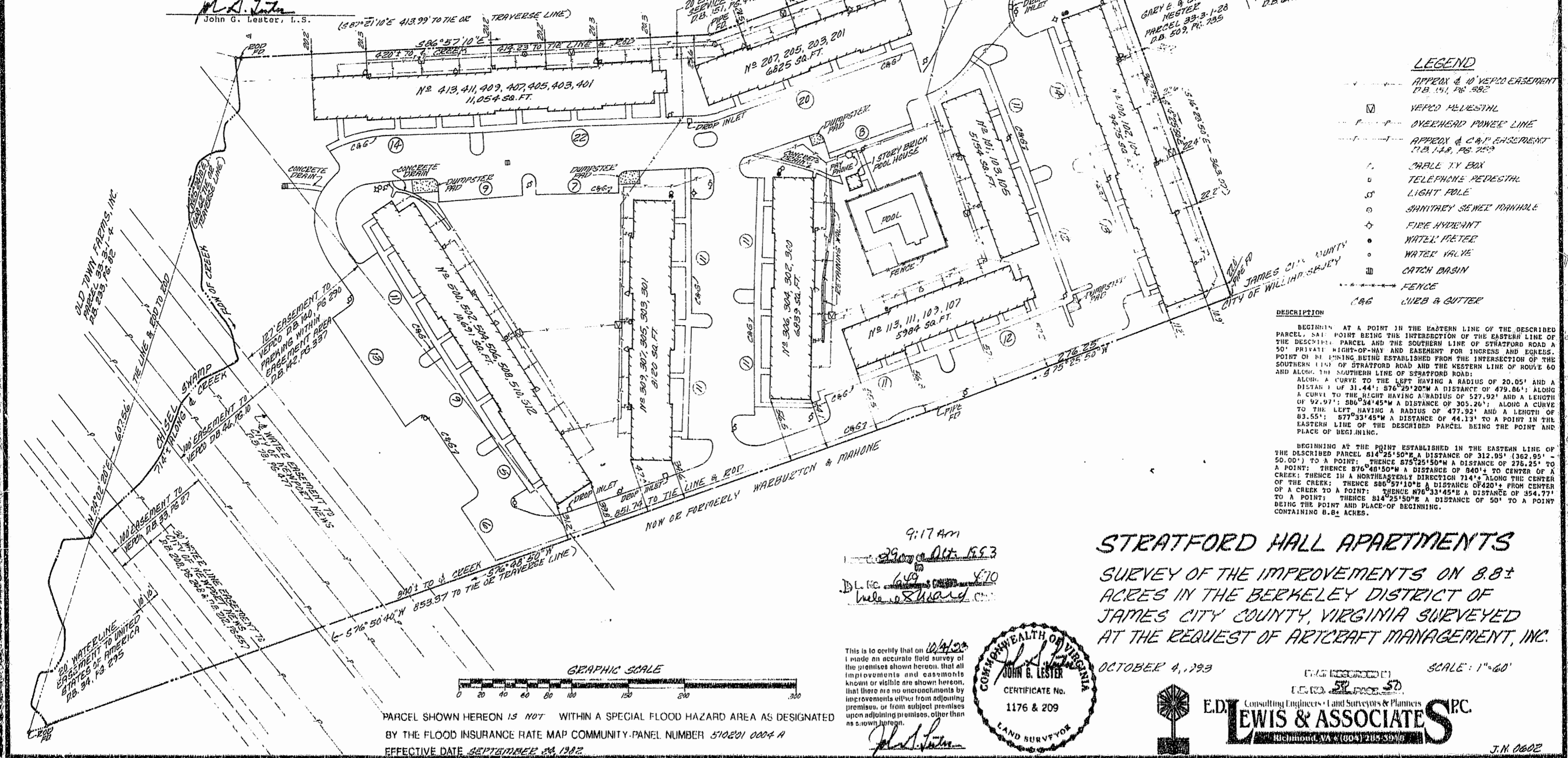
NOTES:

This is to certify that the plat of survey dated October 4, 1993, entitled Stratford Hall Apartments, prepared by the undersigned is based on a field survey made on October 4, 1993, by me or directly under my supervision in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1992, and to the best of my professional knowledge, information and belief, the Plat:

- correctly represents the facts found at the time of the survey;
- except as shown on the Plat, there are no discrepancies between the boundary lines of the subject property as shown on the Plat and as described in the legal description of record, if any;
- the boundary line dimensions as shown on the Plat form a mathematically closed figure within ± 0.01 foot;
- except as shown on the Plat, the boundary lines of the subject property are contiguous with the boundary lines of all adjoining parcels, roads, highways, streets or alleys as described in their most recent respective legal descriptions of record, if any; and
- meets the accuracy requirements of Urban Survey as defined in the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys.

- SURVEYED PARCEL CONTAINS 8.81 ACRES, PARCEL 33-3-1-27 WILLIAMSBURG REALTY ASSOCIATES, L.P. DB 605 PG 385. PLAT RECORDED WITH DEED TO STRATFORD HALL APARTMENTS DB 142 PG 337, PLAT AT DB 142 PG 340 AND TO WHICH PLAT A DESCRIPTION IS REFERENCED, WILL NOT FORM A MATHEMATICALLY CLOSED FIGURE. BEARING AND DISTANCE AS SHOWN ON PLAT AT DB 142 PG 350 ARE SHOWN IN PARENTHESIS, WERE DIFFERENT FROM SURVEY SHOWN HEREON.
- SQUARE FOOTAGE OF BUILDINGS ARE FOOTPRINT OF OUTSIDE MEASUREMENTS OF BUILDINGS, APARTMENT BUILDINGS ARE TWO STORY BRICK AND FRAME.
- LEASE TO THE LAUNDRY ROOM INC. FOR 50% OF GROSS INCOME FROM LAUNDRY EQUIPMENT DB 169 PG 104.
- EASEMENT TO STRATFORD MOTEL, INC. WITHIN AND ALONG STRATFORD ROAD DB 129 PG 93.
- R-5 ZONING (NON-CONFORMING USE - D-1 UNTIL 1985)

John G. Lester
John G. Lester, L.S.



LEGEND

- APPROPRIATE VEPED EASEMENT (D.B. 151, PG. 582)
- VEPED PEDESTAL
- OVERHEAD POWER LINE
- APPROPRIATE C&P EASEMENT (D.B. 144, PG. 253)
- CABLE T.Y. BOX
- TELEPHONE PEDESTAL
- LIGHT POLE
- SHIMMERY SEWER MANHOLE
- FIRE HYDRANT
- WATER METEER
- WATER VALVE
- CATCH BASIN
- FENCE
- CHUB & BUTTER

DESCRIPTION

BEGINNING AT A POINT IN THE EASTERN LINE OF THE DESCRIBED PARCEL, SAID POINT BEING THE INTERSECTION OF THE EASTERN LINE OF THE DESCRIBED PARCEL AND THE SOUTHERN LINE OF STRATFORD ROAD A 50' PRIVATE RIGHT-OF-WAY AND EASEMENT FOR INGRESS AND EGRESS POINT OF BEGINNING BEING ESTABLISHED FROM THE INTERSECTION OF THE SOUTHERN LINE OF STRATFORD ROAD AND THE WESTERN LINE OF ROUTE 60 AND ALONG THE SOUTHERN LINE OF STRATFORD ROAD:

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.05' AND A DISTANCE OF 31.44'; 57° 29' 20" W A DISTANCE OF 479.86'; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 577.92' AND A LENGTH OF 92.97'; S 86° 54' 45" W A DISTANCE OF 305.20'; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 477.92' AND A LENGTH OF 83.55'; 57° 31' 48" W A DISTANCE OF 44.13' TO A POINT IN THE EASTERN LINE OF THE DESCRIBED PARCEL BEING THE POINT AND PLACE OF BEGINNING.

BEGINNING AT THE POINT ESTABLISHED IN THE EASTERN LINE OF THE DESCRIBED PARCEL 514° 25' 50" W A DISTANCE OF 312.95' (362.95' - 50.00') TO A POINT; THENCE S 75° 25' 15" W A DISTANCE OF 276.25' TO A POINT; THENCE S 76° 48' 50" W A DISTANCE OF 840' TO CENTER OF A CREEK; THENCE IN A NORTHEASTERLY DIRECTION 714' ALONG THE CENTER OF THE CREEK; THENCE S 86° 57' 10" W A DISTANCE OF 420' FROM CENTER OF A CREEK TO A POINT; THENCE S 76° 31' 45" E A DISTANCE OF 354.77' TO A POINT; THENCE S 14° 25' 50" E A DISTANCE OF 50' TO A POINT BEING THE POINT AND PLACE OF BEGINNING.

STRATFORD HALL APARTMENTS
SURVEY OF THE IMPROVEMENTS ON 8.8± ACRES IN THE BERKELEY DISTRICT OF JAMES CITY COUNTY, VIRGINIA SURVEYED AT THE REQUEST OF ARTCRAFT MANAGEMENT, INC.

OCTOBER 4, 1993
SCALE: 1"=60'
E.D. Lewis & Associates S.P.C.
Richmond, VA (804) 205-5906
J.N. 0802

9:17 Am
9/17/93
DL No. 609
John G. Lester



This is to certify that on 9/17/93 I made an accurate field survey of the premises shown hereon, that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than as shown hereon.

PARCEL SHOWN HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 510201 0004 A EFFECTIVE DATE SEPTEMBER 24, 1982

