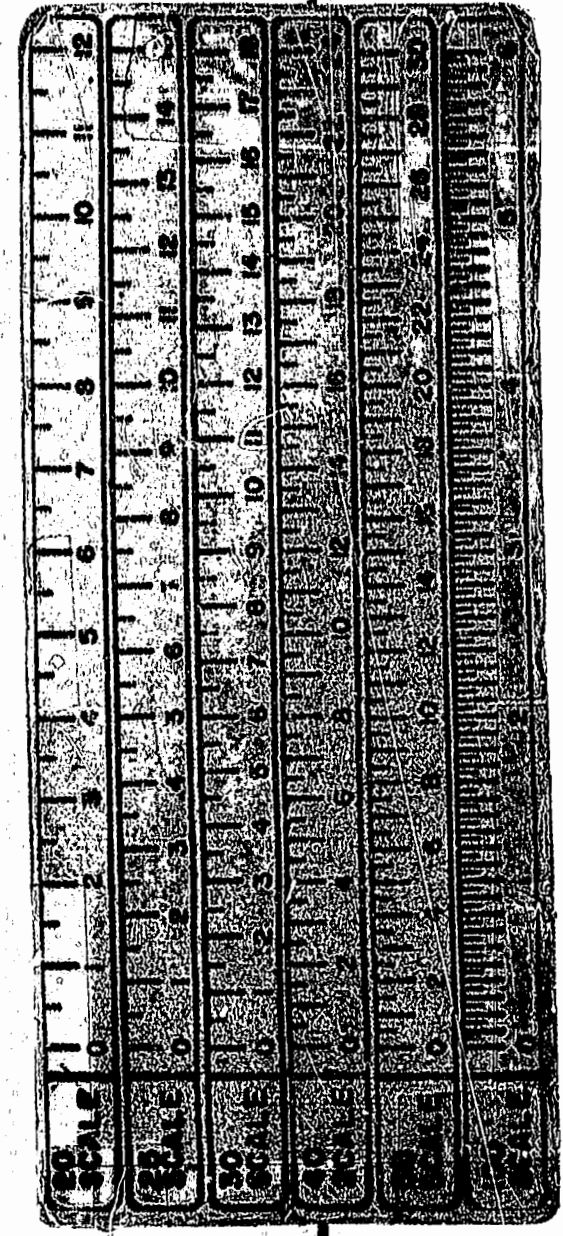


VICINITY MAP
SCALE: 1"=2000'

ALTA/ACSM SURVEY OF WILLIAMSBURG HEALTH INVESTORS LLC. BERKELEY DISTRICT JAMES CITY COUNTY, VIRGINIA



" ALTA/ACSM LAND TITLE SURVEY "

SURVEY CERTIFICATION

The undersigned being a registered surveyor of the State of Virginia hereby certifies to Colonial Bank, GMAC Commercial Mortgage Corporation, WILLIAMSBURG HEALTH INVESTORS, L.L.C. and THE PREMIER TITLE AGENCY, L.C., and each of their respective successors and assigns, as of the date below, as follows:

This print of survey actually was made on the ground on (MAY 22, 1998) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NCPS in 1997, contains Items 1, 2, 3, 4, 6, 7 (a), 7 (b) (1), 8, 9, 10, 11, 13, 14, 15 and 16 of Table A thereto, and correctly shows: (i) a fixed and determinable position and location of the land described herein (together with the buildings and improvements thereon, the "Mortgaged Property"), including the position of the point of beginning; (ii) the location of all buildings, structures and other improvements situated on the land; (iii) all driveways or other curb cuts along any street or alley upon which the land abuts; (iv) the location and name of all public and private streets or alleys located thereon or adjacent thereto, all of which are public unless otherwise noted; (v) the location, dimension and recording data of all easements, rights-of-way and other matters of record thereon or with respect to which the undersigned has knowledge; (vi) the location and dimension of all unrecorded easements, paths, rights-of-way and party walls to the extent visible thereon or with respect to which the undersigned has knowledge; (vii) the location of applicable building restriction and setback lines required by local ordinances and regulations; and (viii) the location of all encroachments or overhangs onto or from the Mortgaged Property. The Mortgaged Property does not serve any adjoining property for drainage, utilities or ingress or egress. The Mortgaged Property has access to and from a duly dedicated and accepted public roadway known as Route 31/ Jamestown Road. This survey reflects boundary lines of the land, which "close" by engineering calculations. All utility services to the Mortgaged Property either enter the Mortgaged Property through adjoining public streets, or this survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land to the extent visible or known to the undersigned. The Mortgaged Property does not lie within an area designated as a flood hazard area by any map or publication of the U.S. Department of Housing and Urban Development or the Federal Emergency Management Agency. The Mortgaged Property and only the Mortgaged Property constitutes (1) distinct tax lot. All zoning use and density classifications are properly shown hereon. The undersigned has received and examined a copy of the Commitment for Title Insurance Case No. PTA-0641 dated Oct 20, 1998, issued by THE PREMIER TITLE AGENCY L.C. Insurance Company, with respect to the Mortgaged Property, as well as a copy of each instrument listed therein. The location of each exception set forth in such Commitment, to the extent it can be located, has (with recording reference and reference to the exception number of the Commitment), been shown hereon. The undersigned further certifies that this survey meets the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey, and the ratio and precision of this survey is at least 1 to 15,000.

Pat L. Carpenter
Licensed Surveyor

Date: 1-5-99

LEGAL DESCRIPTION

"All that certain lot, tract or parcel of land lying situated and being on Jamestown Road (Route 31) in Berkeley Magisterial District, James City County, Virginia containing 28.306 acres more or less as shown on plat entitled ALTA/ACSM Survey of Williamsburg Health Investors L. L. C. Berkeley District James City County, Virginia' and said parcel is more particularly bounded and described in accordance with plat as follows: Beginning at an iron pipe found on the northern edge of Jamestown Road (Route 31) a corner for N/F The Southland Corporation and within the described parcel, said iron pipe being approximately 129.99' westerly of an iron pipe found at the intersection of Sandy Bay Road and Jamestown Road; thence along the northern edge of Jamestown Road (Route 31) a curve to the left with an arc distance of 663.67' a radius of 1487.39', a chord of 658.18' a chord bearing of S76°22'37"W to a concrete monument found broken, thence continuing along the northern edge of Jamestown Road S63°35'40"W 298.19' to an iron pipe found, a corner for N/F Robert to Armistead and Letitia Hanson and the within described parcel, thence N38°17'18"W 448.17' to a 20" maple a corner for N/F Robert T. Armistead and Letitia Hanson and the within described parcel; thence N26°44'53"E 1185.18' to an iron rod found, a corner on Lot 24 Chanco's Grant Section II and the within described parcel; thence S78°08'04"E 408.20" to an iron rod found, a corner for Lot 8 Chanco's Grant Section II and Lot 14B Chanco's Grant Section I and the within described parcel; thence S78°20'43"E 340.39' to an iron rod found, a corner for lot 14A, N/F J. W. Clark and the within described parcel; thence S71°05'50"E 377.12' to an iron pipe found bent on the western edge of Sandy Bay Road (Route 631) a corner for N/F S. W. Clark and the within described parcel; thence along the western edge for Sandy Bay Road (Route 681) a curve to the right with an arc distance of 211.29' a radius of 1451.73' a chord of 211.10', a chord bearing of S27°17'15"W to an iron rod found, a corner for Robert E. Hogan, III and Mary T. Hogan and the within described parcel; thence N86°28'18"W 254.72' to a triple poplar, a corner for Robert E. Hogan, III and Mary Hogan and the within described parcel; thence S17°43'21"W 525.48' to an iron rod found, a corner for N/F Franz S. Hanning and the within described parcel; thence S89°53'21"E 72.32 to an iron pipe found, a corner for N/F Southland Corporation and the within described parcel; thence S00°01'33"E 174.92' to an iron pipe found the point and place of beginning."

PLAT RECORDED IN
P.B. NO. 72 PAGE 52

Recorded 30 day of December 1998
DOCUMENT # 280035255-21574
W. S. ...

Rickmond Engineering, Inc.

1643 Merrimac Trail
Williamsburg VA 23185
Voice: (757) 229-1776
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Engineering
Surveying
Land Planning
www.rickmond.com

Sheet 1 of 2	Drawn By: MCS	Scale: 1" = 100'	Date: 11/23/98	Job No.: 98213
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