

OWNER'S CONSENT AND DEDICATION

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

A. Peter Kotarides 0CT 16 2001
 FOR 752 L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY DATE
A. PETER KOTARIDES
 PRINTED NAME

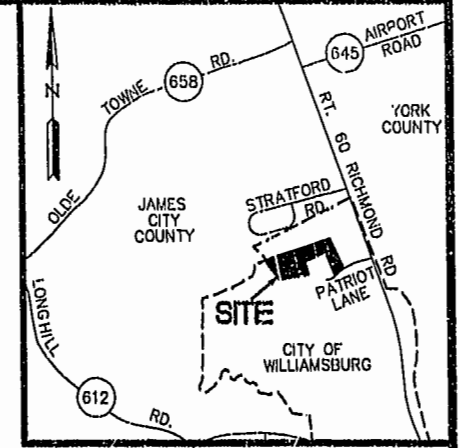
NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF Virginia Beach TO-WIT:
Debra P. Large 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 17th (u.x) DAY OF October, 2001.
 MY COMMISSION EXPIRES 11/30/2002.
Debra P. Large
 NOTARY PUBLIC

GENERAL NOTES:

- BUILDING #18 CONTAINS UNITS: #1801, #1802, #1803, #1804.
- EACH CONDOMINIUM UNIT CONSISTS OF THE SPACE WITHIN THE VERTICAL AND HORIZONTAL BOUNDARIES ESTABLISHED FOR THAT CONDOMINIUM WITHOUT REGARD TO ANY DEVIATIONS THROUGH SUBSEQUENT MOVEMENT IN THE BUILDING CONTAINING SAME. OWNERSHIP OF A CONDOMINIUM UNIT INCLUDES OWNERSHIP OF ALL MATERIALS COVERING THE SURFACE OF ALL INTERIOR WALL PARTITIONS SEPARATING CONDOMINIUM AND THE INTERIOR SURFACE OF EXTERIOR WALLS, ALL FLOOR MATERIALS ABOVE THE SUB-FLOOR ON THE FIRST FLOOR, ALL CEILING MATERIALS BENEATH THE LOWER SURFACE OF THE LOWEST HORIZONTAL MEMBERS OF THE OVERHEAD SUPPORT SYSTEM, AND ALL PROPERTY OF EVERY NATURE LYING WHOLLY WITHIN A UNIT WHICH IS NOT A NECESSITY OR OTHERWISE RESERVED AS PART OF THE COMMON ELEMENTS.
- COMMON ELEMENTS INCLUDE ALL PORTIONS OF THE CONDOMINIUM OTHER THAN THE UNITS DESIGNATED HEREON; AND DEFINED IN THE CONDOMINIUM DOCUMENTS AND THE LIMITED COMMON ELEMENTS. EXAMPLES OF COMMON ELEMENTS ARE: PARKING, PAVED AREAS, THE GROUNDS (WHETHER OR NOT LANDSCAPED), ALL PORTIONS OF THE BUILDINGS NOT A PART OF THE UNIT NOR DEFINED AS LIMITED COMMON ELEMENTS, ALL CONDUITS, INSTALLATIONS, WIRES, PIPES, EQUIPMENT, ETC. WHICH SERVE OTHER COMMON ELEMENTS OR WHICH SERVE MORE THAN ONE UNIT.
- LIMITED COMMON ELEMENTS-EXCEPT AS MAY BE OTHERWISE EXPRESSLY PROVIDED, LIMITED COMMON ELEMENTS INCLUDE DOORS, WINDOWS, PORCHES, BALCONIES, DECKS, PATIO AREAS, SIDEWALKS, WALK WAYS, PARTY WALLS, AND ANY OTHER APPARATUS DESIGNED TO SERVE A SINGLE UNIT, BUT LOCATED OUTSIDE THE BOUNDARIES THEREOF.
- AREAS: PARCEL 1 (TOTAL) 10.935 AC.±

PHASE 1 (BUILDING #27)	2.377 AC.±
PHASE 2 (BUILDING #7)	0.195 AC.±
PHASE 3 (BUILDING #6)	0.196 AC.±
PHASE 4 (BUILDING #5)	0.200 AC.±
PHASE 5 (BUILDING #4)	0.235 AC.±
PHASE 6 (BUILDING #3)	0.343 AC.±
PHASE 7 (BUILDING #2)	0.216 AC.±
PHASE 8 (BUILDING #9)	1.459 AC.±
PHASE 9 (BUILDING #10)	0.196 AC.±
PHASE 10 (BUILDING #1)	0.222 AC.±
PHASE 11 (BUILDING #11)	0.195 AC.±
PHASE 12 (BUILDING #12)	0.227 AC.±
PHASE 13 (BUILDING #13)	1.098 AC.±
PHASE 14 (BUILDING #14)	0.419 AC.±
PHASE 15 (BUILDING #19)	0.235 AC.±
PHASE 16 (BUILDING #15)	0.368 AC.±
PHASE 17 (BUILDING #16)	0.323 AC.±
PHASE 18 (BUILDING #17)	0.251 AC.±
PHASE 19 (BUILDING #18)	0.345 AC.±
ADDITIONAL AREA (PARCEL "B")	0.781 AC.±
ADDITIONAL AREA (PARCEL "C")	0.396 AC.±
ADDITIONAL AREA (PARCEL "D")	0.858 AC.±
TOTAL	10.935 AC.±



VICINITY MAP
 SCALE: 1"=2000'

TAX PARCEL 281-07-00-001
 ZONED B-3 & RM-2
 (MULTI-FAMILY DWELLING DISTRICT)
 SETBACK LIMITS
 SIDE= 15'
 REAR= 25'

NOTE:
 THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510294-0005 B, DATED 3/2/94.

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B. E. 200 Corp VP 10/12/01
 TRSTE, INC., A VIRGINIA CORPORATION DATE

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF Norfolk TO-WIT:
Stephanie Parsons 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 17th DAY OF October, 2001.
 MY COMMISSION EXPIRES March 31, 2002.
Stephanie B. Parsons
 NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

I, A.D. SEBERT, A DULY REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT AND PLANS FOR WESTGATE AT WILLIAMSBURG, A CONDOMINIUM, LABELED SHEETS 1 THROUGH 6, ARE ACCURATE AND COMPLY WITH SECTION 55-79.5B (A) AND AND SECTION 55-79.5B (B), RESPECTIVELY OF THE VIRGINIA CONDOMINIUM ACT, AS AMENDED, AND THAT ALL UNITS OR PORTIONS THEREOF DEPICTED THEREON HAVE BEEN SUBSTANTIALLY COMPLETED UNLESS NOTED OTHERWISE.

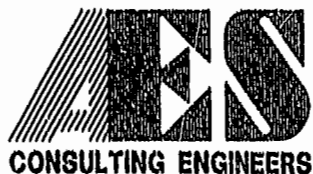
A. d. Sebert 10/3/2001
 A.D. SEBERT, L.S. DATE

CERTIFICATE OF APPROVAL

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG, VIRGINIA. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS THIS 19th DAY OF October, 2001 AS INSTRUMENT NUMBER 011597 1:59pm

TESTE: Betsy H. Woolridge
 CLERK



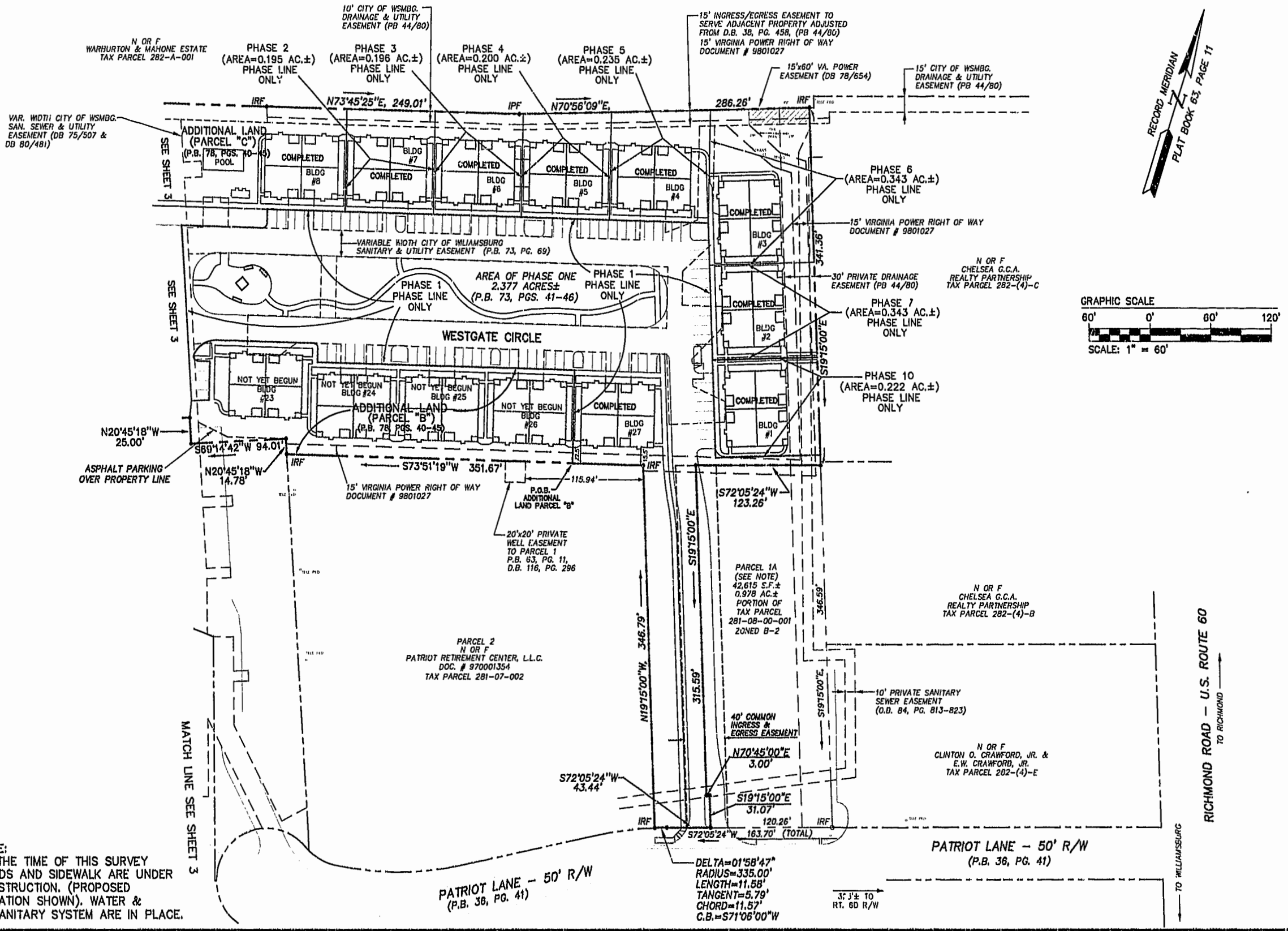
5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

PLAT OF CONDOMINIUM
 WESTGATE AT WILLIAMSBURG,
 A CONDOMINIUM
 PHASE NINETEEN
 OWNED BY: 752 L.L.C.,
 A VIRGINIA LIMITED LIABILITY COMPANY
 CITY OF WILLIAMSBURG VIRGINIA

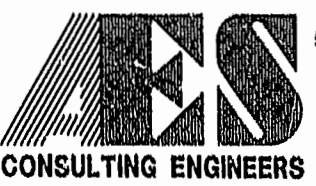


No.	DATE	REVISION / COMMENT / NOTE	BY

Designed GTW/ADS	Drawn JFS
Scale 1"= 100'	Date 10/03/01
Project No. 8395-6	
Drawing No. 1 OF 6	



NOTE:
 AT THE TIME OF THIS SURVEY
 ROADS AND SIDEWALK ARE UNDER
 CONSTRUCTION. (PROPOSED
 LOCATION SHOWN). WATER &
 & SANITARY SYSTEM ARE IN PLACE.



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**PLAT OF CONDOMINIUM
 WESTGATE AT WILLIAMSBURG,
 A CONDOMINIUM
 PHASE NINETEEN**
 OWNED BY: 752 L.L.C.,
 A VIRGINIA LIMITED LIABILITY COMPANY
 CITY OF WILLIAMSBURG VIRGINIA

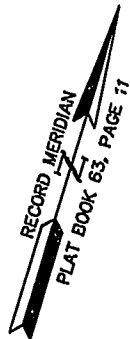
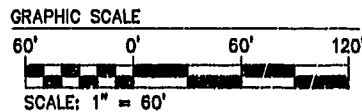


City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on October 19, 2001 at 1:59 AM, P.B. 83, PG. 65-67	
DOCUMENT # 011597 BETSY B. WOOLRIDGE, CLERK	
Betsy B. Woolridge, Dep. Clerk	
No.	DATE
REVISION / COMMENT / NOTE	
BY	

Designed GTW/ADS	Drawn JFS
Scale 1" = 60'	Date 10/03/01
Project No. 8395-6	
Drawing No. 2 OF 6	

RICHMOND ROAD - U.S. ROUTE 60
 TO RICHMOND
 TO WILLIAMSBURG

NOTE:
AT THE TIME OF THIS SURVEY
ROADS AND SIDEWALK ARE UNDER
CONSTRUCTION. (PROPOSED
LOCATION SHOWN). WATER &
& SANITARY SYSTEM ARE IN PLACE.

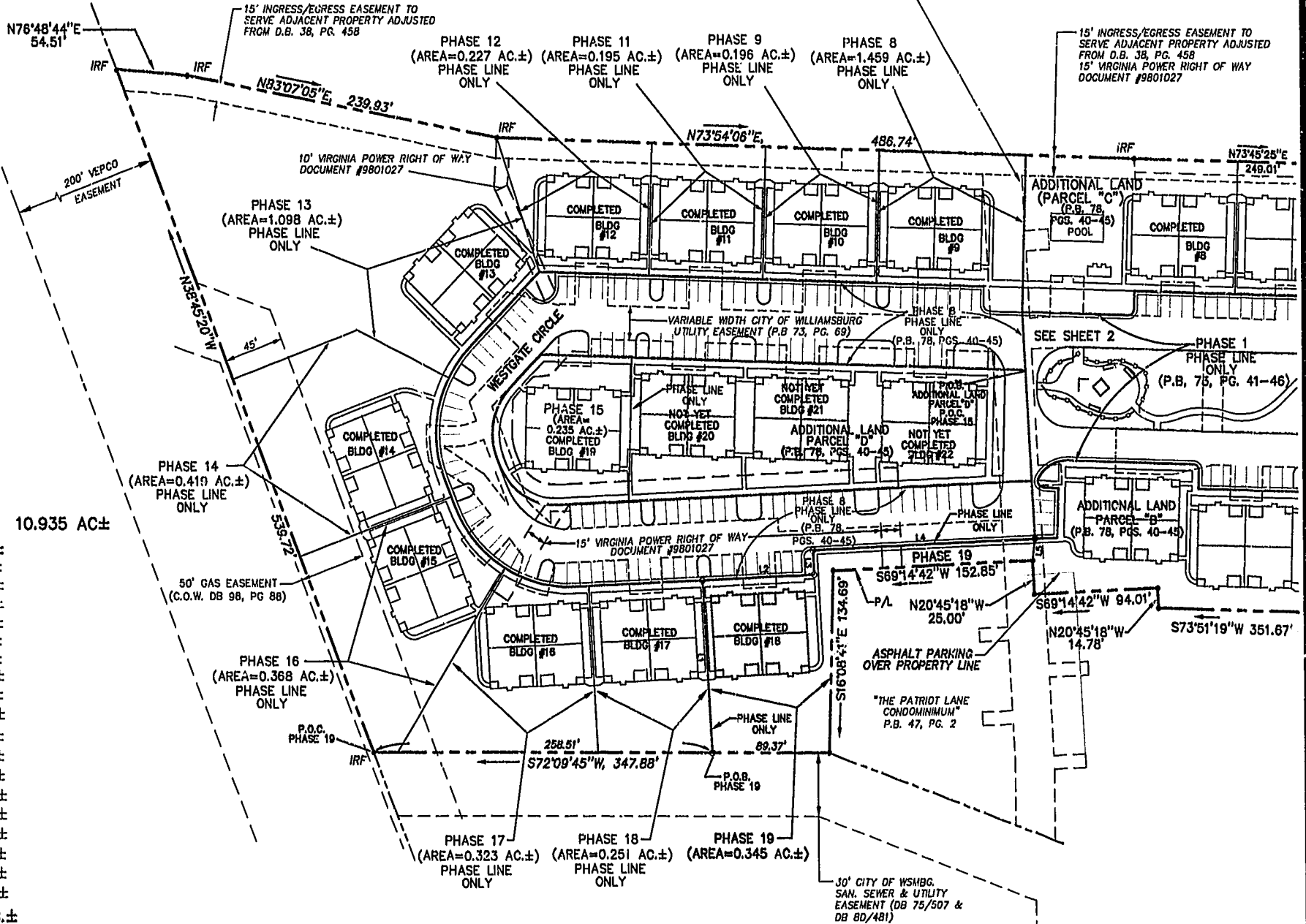


N/F
JAMESTOWN ACADEMY
TAX PARCEL 281-03-A

N OR F
WARBURTON & MAHONE ESTATE
TAX PARCEL 282-A-001

VARIABLE WIDTH CITY OF WILLIAMSBURG
SAN. SEWER & UTILITY
EASEMENT (DB 75/507 &
DB 80/481)

15' INGRESS/EGRESS EASEMENT TO
SERVE ADJACENT PROPERTY ADJUSTED
FROM D.B. 38, PG. 458
15' VIRGINIA POWER RIGHT OF WAY
DOCUMENT #9801027



AREA
TOTAL AREA PARCEL 1= 10.935 AC±

- PHASE NINETEEN= 0.345 AC±
- PHASE EIGHTEEN= 0.251 AC±
- PHASE SEVENTEEN= 0.323 AC±
- PHASE SIXTEEN= 0.368 AC±
- PHASE FIFTEEN= 0.235 AC±
- PHASE FOURTEEN= 0.419 AC±
- PHASE THIRTEEN= 1.098 AC±
- PHASE TWELVE= 0.227 AC±
- PHASE ELEVEN= 0.195 AC±
- PHASE TEN= 0.222 AC±
- PHASE NINE= 0.196 AC±
- PHASE EIGHT= 1.459 AC±
- PHASE SEVEN= 0.216 AC±
- PHASE SIX= 0.343 AC±
- PHASE FIVE= 0.235 AC±
- PHASE FOUR= 0.200 AC±
- PHASE THREE= 0.196 AC±
- PHASE TWO= 0.195 AC±
- PHASE ONE= 2.377 AC±

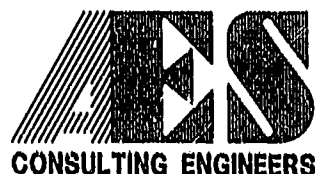
ADDITIONAL AREA (PARCEL "B")= 0.781 AC±
ADDITIONAL AREA (PARCEL "C")= 0.396 AC±
ADDITIONAL AREA (PARCEL "D")= 0.658 AC±

TOTAL= 10.935 AC±

LINE TABLE PHASE 19

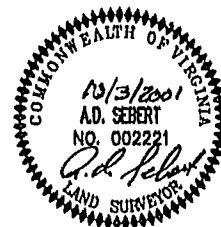
NUMBER	BEARING	DISTANCE
L1	N20°45'18"W	127.69'
L2	N89°14'42"E	85.50'
L3	N20°45'18"W	18.00'
L4	N89°14'42"E	170.09'
L5	S11°18'18"E	16.21'

"THE PATRIOT
CONDOMINIUM"
TAX PARCEL 281-01-02-A
P.B. 35, PG. 119



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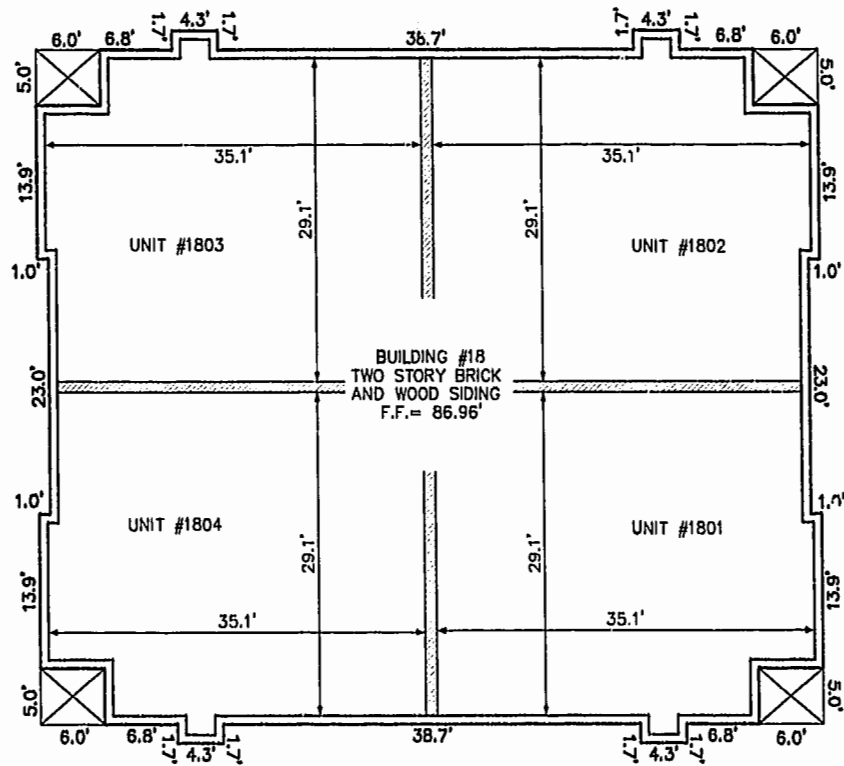
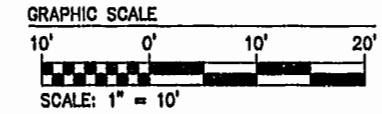
PLAT OF CONDOMINIUM
WESTGATE AT WILLIAMSBURG,
A CONDOMINIUM
PHASE NINETEEN
OWNED BY: 752 L.L.C.,
A VIRGINIA LIMITED LIABILITY COMPANY
CITY OF WILLIAMSBURG VIRGINIA



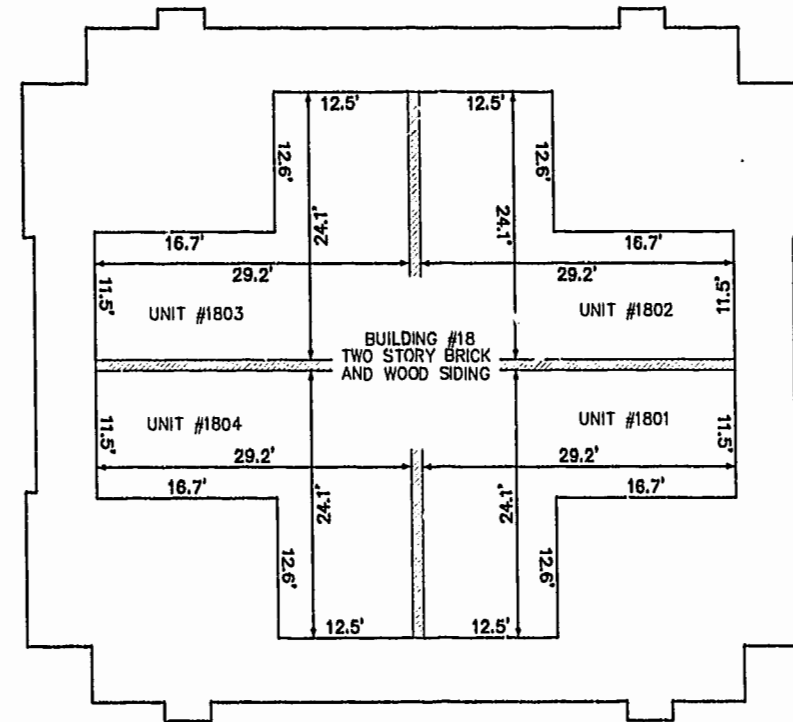
City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on October 19, 2001 at 1:59 PM DB 83, PG 107 DOCUMENT # 011597 BETSY B. WOOLRIDGE, CLERK		
No.	DATE	REVISION / COMMENT / NOTE

Designed GTW/ADS	Drawn JFS
Scale 1" = 60'	Date 10/03/01
Project No. 8395-6	
Drawing No. 3 OF 6	

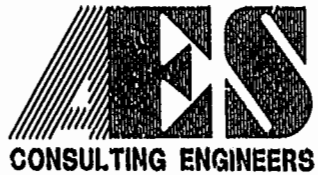
BUILDING NUMBER	UNIT NUMBER	STREET ADDRESS
18	1801	1801 WESTGATE CIRCLE
18	1802	1802 WESTGATE CIRCLE
18	1803	1803 WESTGATE CIRCLE
18	1804	1804 WESTGATE CIRCLE



FRONT OF BUILDING
FIRST FLOOR



FRONT OF BUILDING
SECOND FLOOR



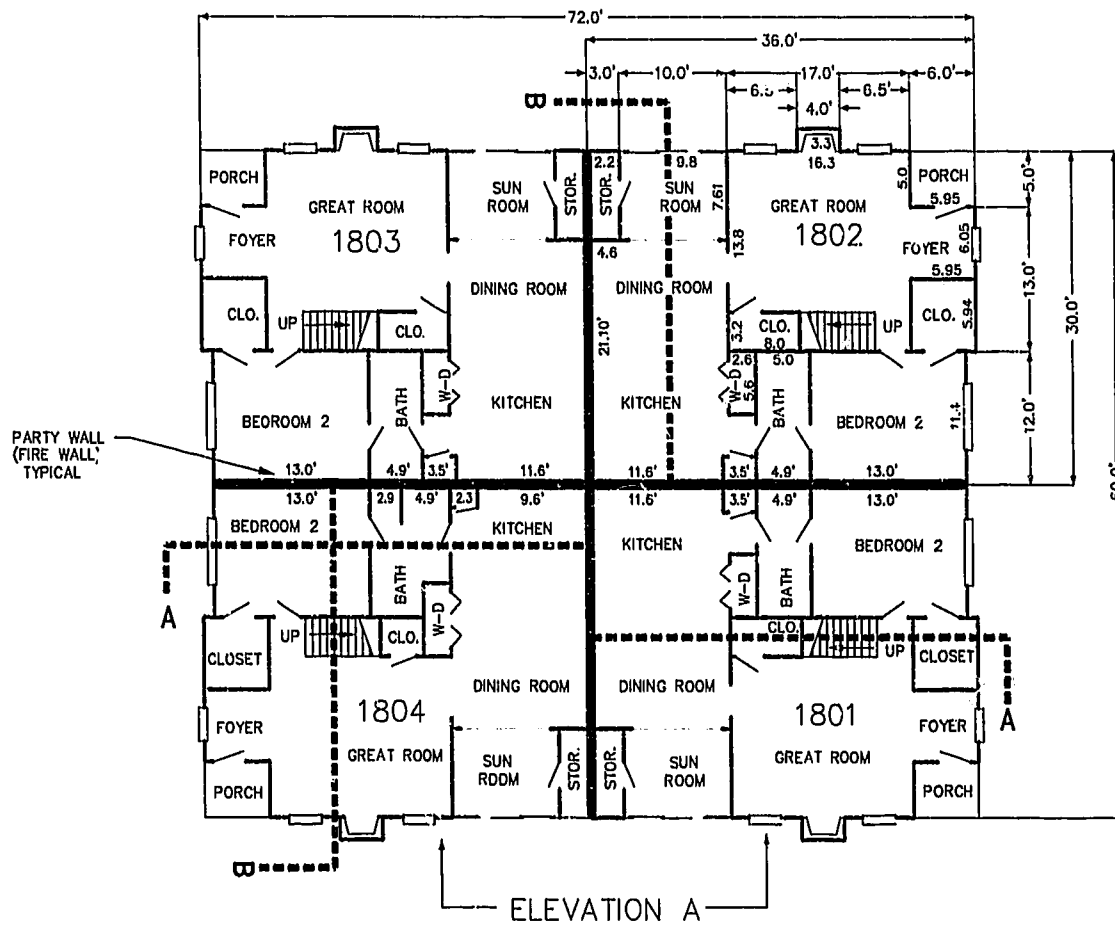
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OWNED BY: 752 L.L.C.,
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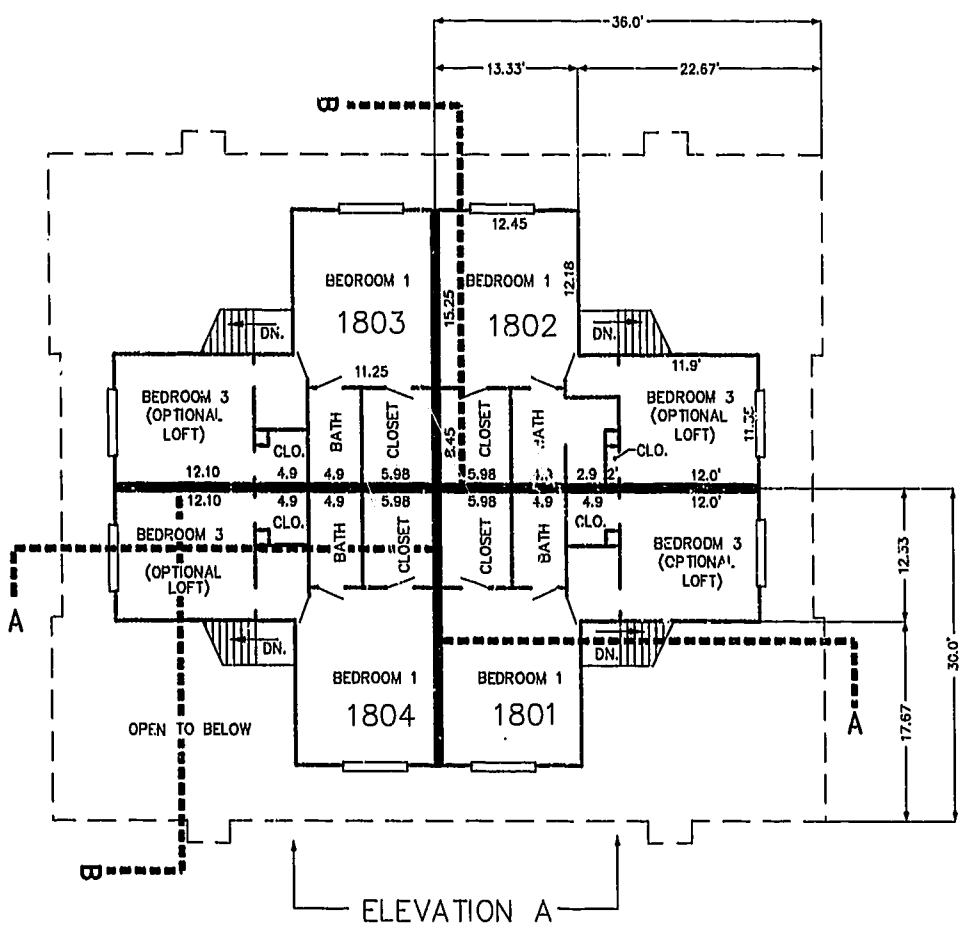


City of Williamsburg & County of James City		
Circuit Court: This PLAT was recorded on		
October 19, 2001		
at 1:59 AM/10/19/01 PG 1 of 6		
DOCUMENT # 011597		
BETSY B. WOOLRIDGE, CLERK		
<i>Betsy B. Woolridge</i> Dep. Clerk		
No.	DATE	REVISION / COMMENT / NOTE

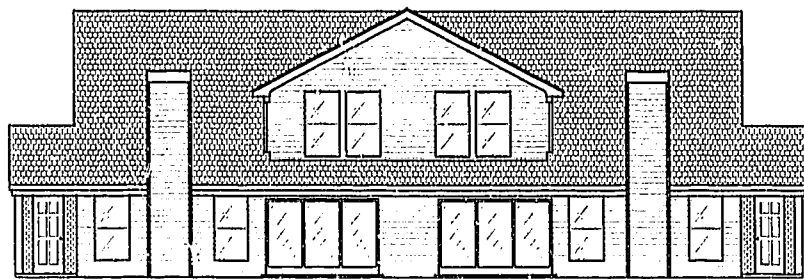
Designed GTW/ADS	Drawn JFS
Scale 1" = 10'	Date 10/03/01
Project No. 8395-6	
Drawing No. 4 OF 6	



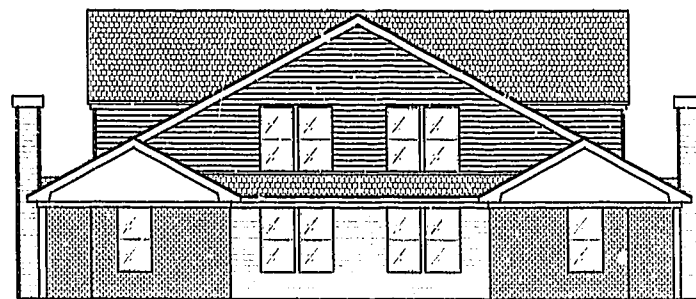
FIRST FLOOR PLAN
(UNIT #1802 IS TYPICAL)



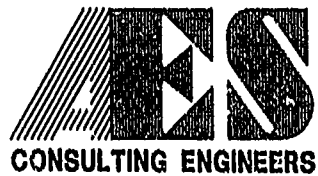
SECOND FLOOR PLAN
(UNIT #1802 IS TYPICAL)



ELEVATION A

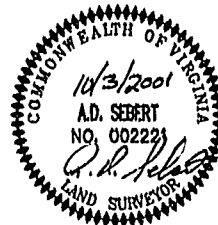


ELEVATION B



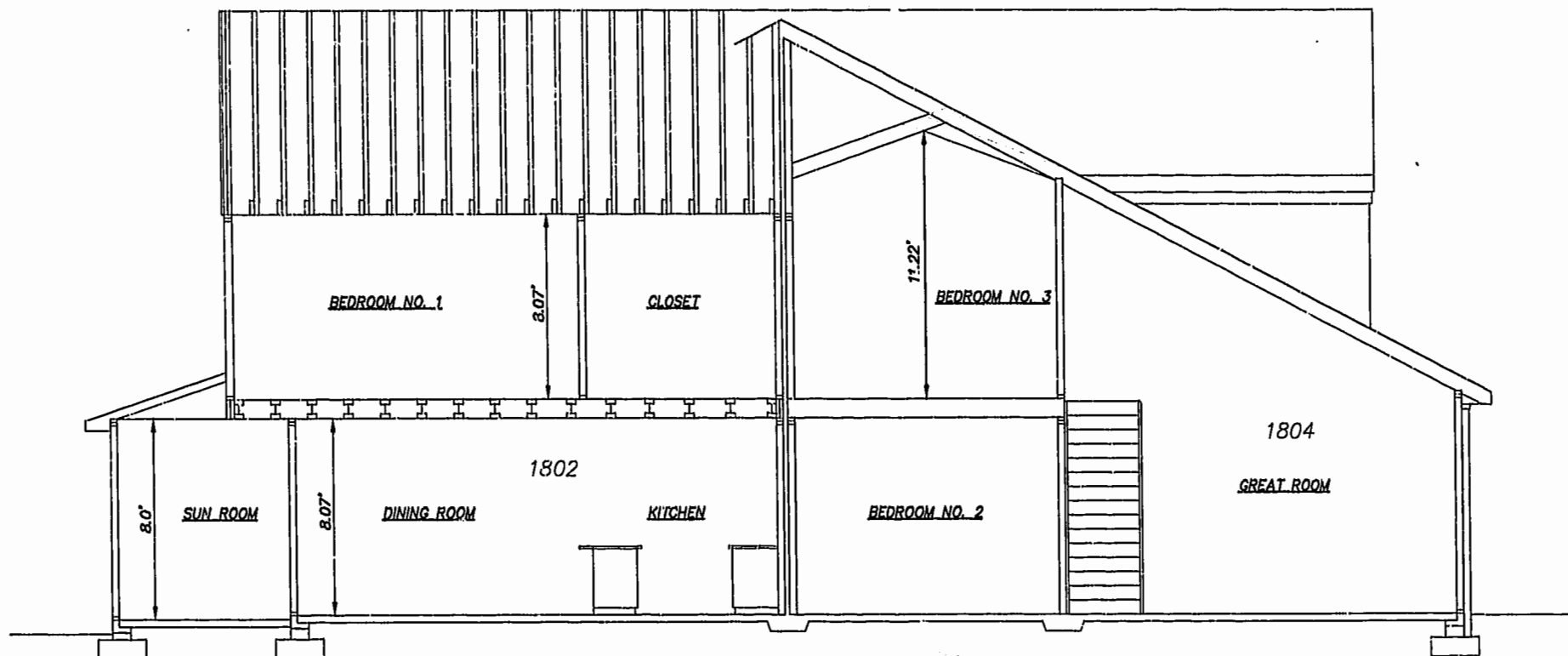
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PLAT OF CONDOMINIUM
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PHASE NINETEEN
OWNED BY: 752 L.L.C.,
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CITY OF WILLIAMSBURG VIRGINIA

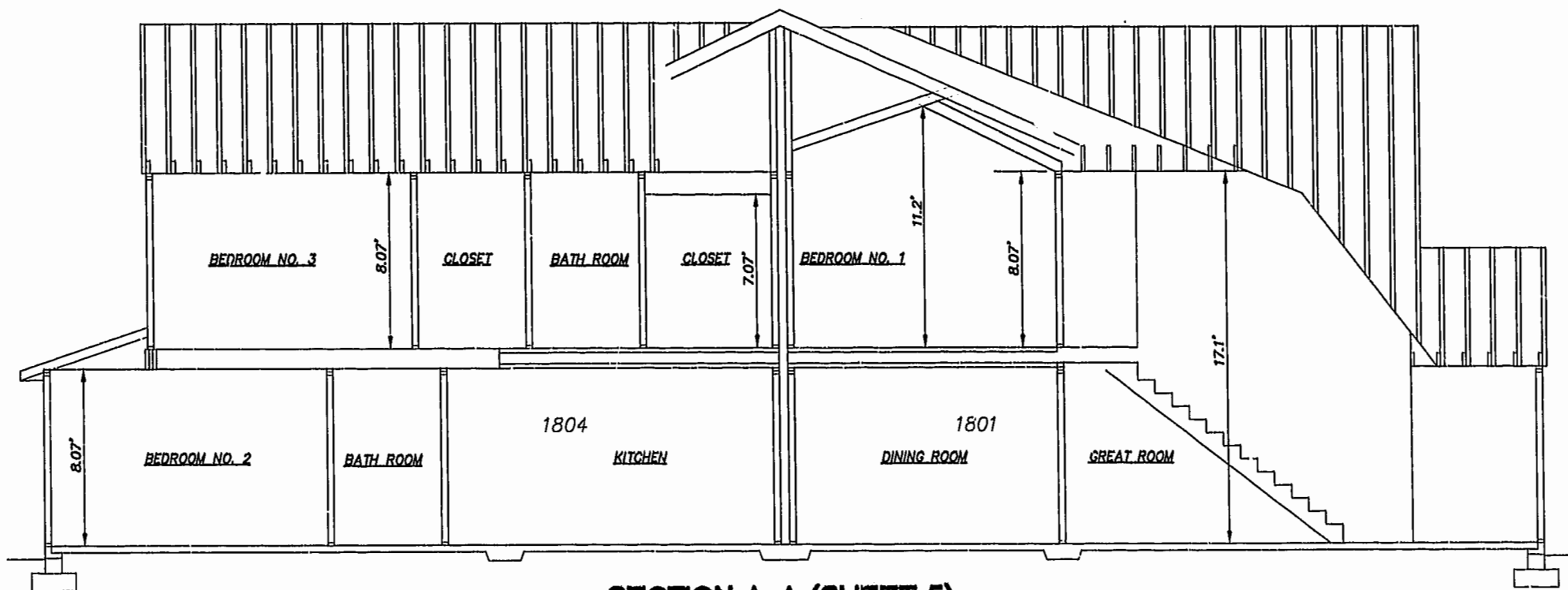


City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <i>October 19, 2001</i> at <i>1:57</i> AM/PM <i>BBB</i> PG <i>(44-6)</i>		
DOCUMENT # <i>011597</i>	BETSY B. WOOLRIDGE, CLERK	
<i>Betsy Woolridge</i> , Dep. Clerk		
No.	DATE	REVISION / COMMENT / NOTE

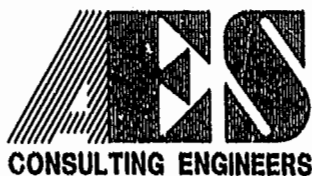
Designed GTV/ADS	Drawn JFS
Scale 1" = 10'	Date 10/03/01
Project No. 8395-6	
Drawing No. 5 OF 6	



SECTION B-B (SHEET 5)



SECTION A-A (SHEET 5)



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 PHASE NINETEEN
 OWNED BY: 752 L.L.C.,
 A VIRGINIA LIMITED LIABILITY COMPANY
 CITY OF WILLIAMSBURG VIRGINIA



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <i>October 19, 2001</i> at 7:59 AM (M) PB 23 PG 64-69 DOCUMENT # 011597 BETSY B. WOOLRIDGE, CLERK <i>Betsy Woolridge</i> , Dep. Clerk			
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed GTW/ADS	Drawn AWT/JFS
Scale 1" = 4'	Date 10/03/01
Project No. 8395-6	
Drawing No. 6 OF 6	