

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.

Alex P. Kotaridis 11/29/2001
FOR 752 L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY DATE

ALEX P. KOTARIDIS
PRINTED NAME

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF Henrico TO-WIT:
Tanny R. Upton 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 30th DAY OF November, 2001.
MY COMMISSION EXPIRES August 31, 2004.

Tanny R. Upton
NOTARY PUBLIC

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.

B. F. 300 Holdings, LP 1/7/02
TRSTE, INC., A VIRGINIA CORPORATION DATE

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF Norfolk TO-WIT:
LORRAINE A RAVIZZA 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 7th DAY OF JANUARY, 2002.
MY COMMISSION EXPIRES 1-31-2002

LORRAINE A RAVIZZA
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

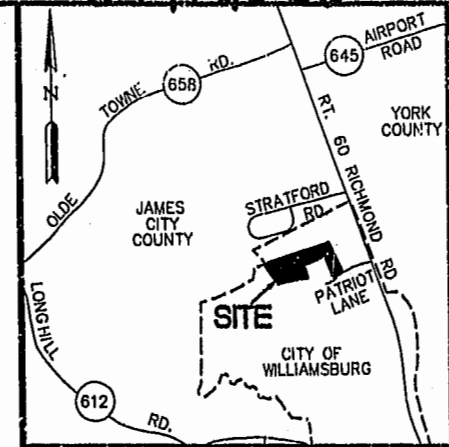
I, A.D. SEBERT, A DULY REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT AND PLANS FOR WESTGATE AT WILLIAMSBURG, A CONDOMINIUM, LABELED SHEETS 1 THROUGH 6, ARE ACCURATE AND COMPLY WITH SECTION 55-79.58 (A) AND AND SECTION 55-79.58 (B), RESPECTIVELY OF 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 11/12/01
A.D. SEBERT, L.S. DATE

GENERAL NOTES:

- 1. BUILDING #20 CONTAINS UNITS: #2001, #2002, #2003, #2004.
2. 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.
3. 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.
4. 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.

Table with 2 columns: PHASE (BUILDING #) and ACRES. Total 10.935 AC±.



VICINITY MAP SCALE: 1"=2000'

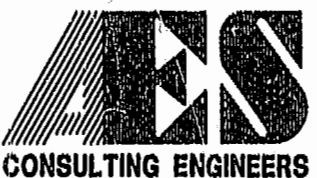
TAX PARCEL 281-07-00-001
ZONED B-3 & RM-2
(MULTI-FAMILY DWELLING DISTRICT)
SETBACK LIMITS
SIDE= 15'
REAR= 25'

NOTE: THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510284-0005 B, DATED 3/2/94.

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 10 DAY OF January, 2002, AS INSTRUMENT NUMBER 020061 @ 2:10PM

TESTE: Betsy B. Woolridge
CLERK



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

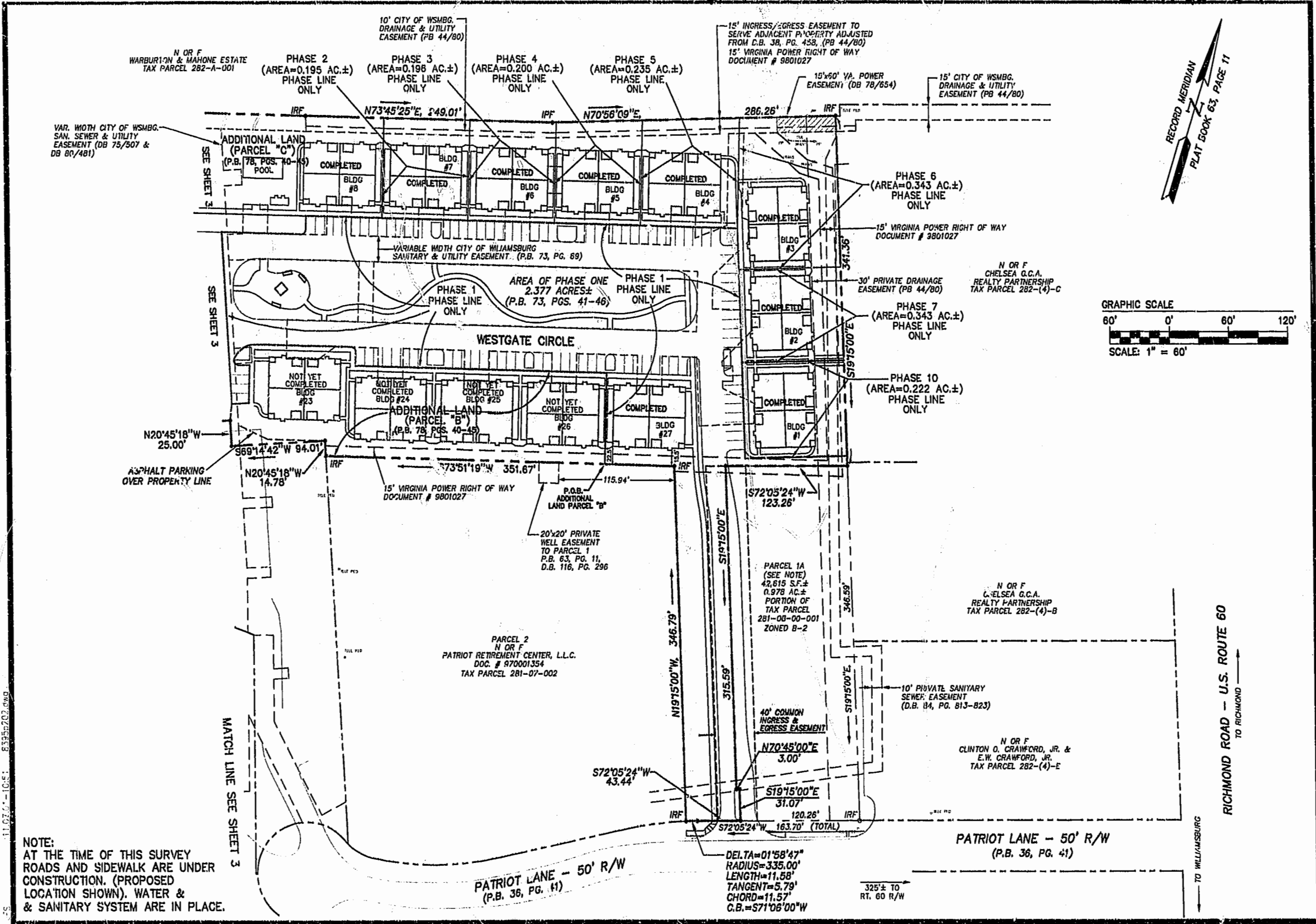
PLAT OF CONDOMINIUM WESTGATE AT WILLIAMSBURG, A CONDOMINIUM PHASE TWENTY OWNED BY: 752 L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY CITY OF WILLIAMSBURG VIRGINIA



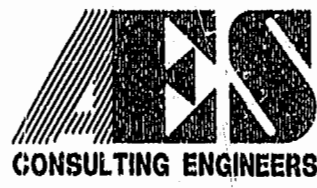
Table with columns: No., DATE, REVISION / COMMENT / NOTE, BY

Table with columns: Designed GTW/ADS, Drawn JFS, Scale 1"=100', Date 11/12/01, Project No. 8395-6, Drawing No. 1 OF 6

83950201.dwg 11/13/01 10:04



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



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

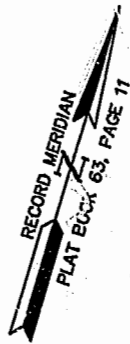
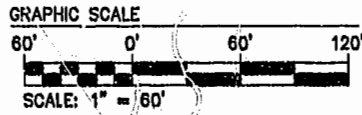


No.	DATE	REVISION / COMMENT / NOTE	BY

Designed GTW/ADS	Drawn JFS
Scale 1" = 60'	Date 11/12/01
Project No. 8395-6	
Drawing No. 2 OF 6	

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 10 Jan 2002
 at 2:10 PM, PB 84 PG. 63-68
 DOCUMENT # 020061
 BETSY B. WOOLRIDGE, CLERK
 Betsy B. Woolridge, Dep. Clerk

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



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

N OR F
WARBURTON & MAHNE 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

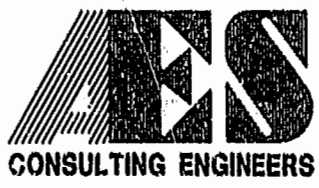
TOTAL AREA PARCEL 1= 10.935 AC±

PHASE TWENTY=	0.206 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")=	0.452 AC±
TOTAL=	10.935 AC±

LINE TABLE PHASE 20

NUMBER	BEARING	DISTANCE
L1	S20°42'31"E	81.88'
L2	S89°14'42"W	221.10'
L3	S89°14'42"W	87.28'
L4	N16°08'41"W	108.38'
L5	N73°51'18"E	87.00'
L6	S16°08'41"E	99.38'
L7	N73°51'18"E	213.96'

11.07.01-13.11 8195P203.DWG



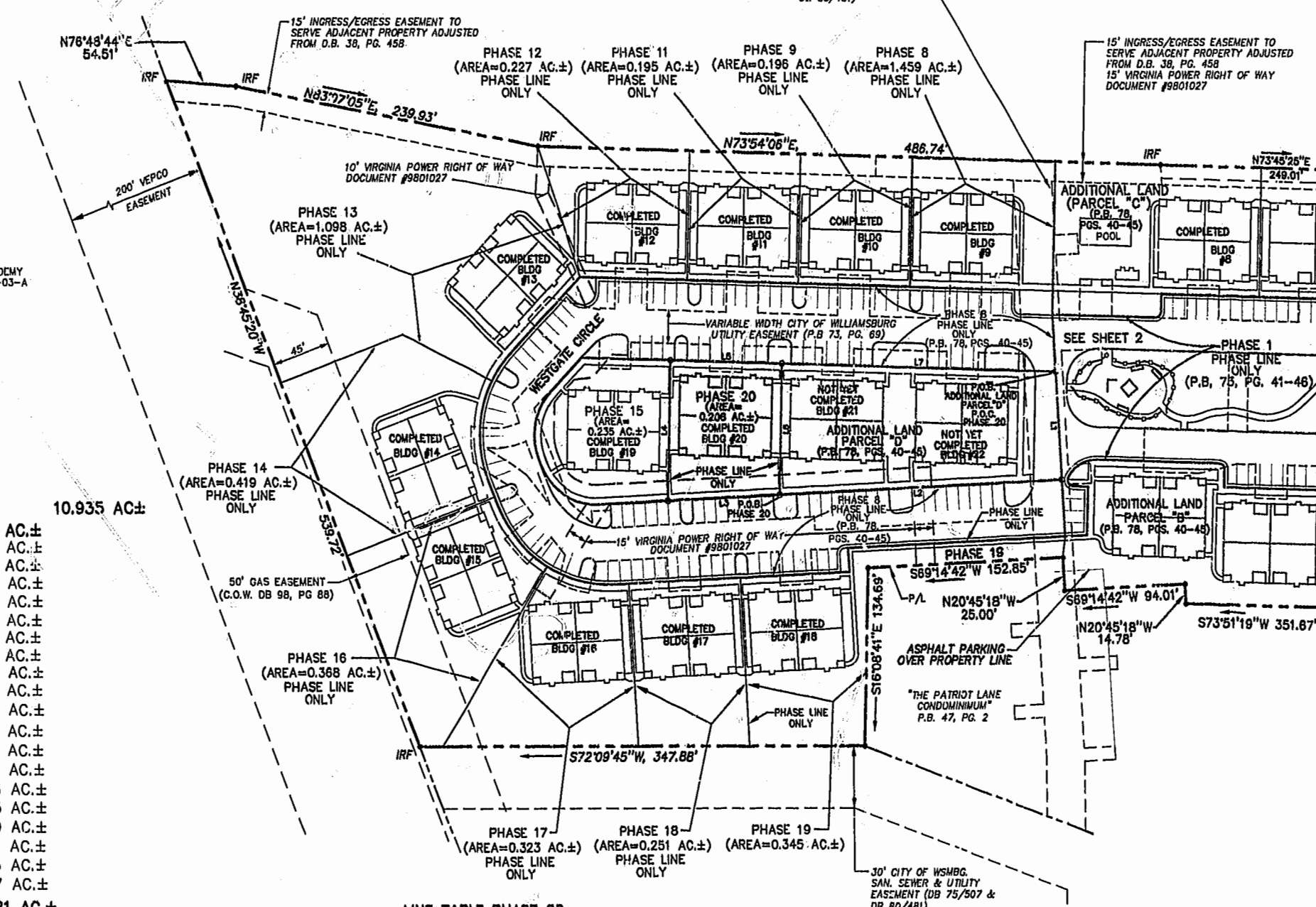
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23138
(757) 253-0040
Fax (757) 220-8994

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



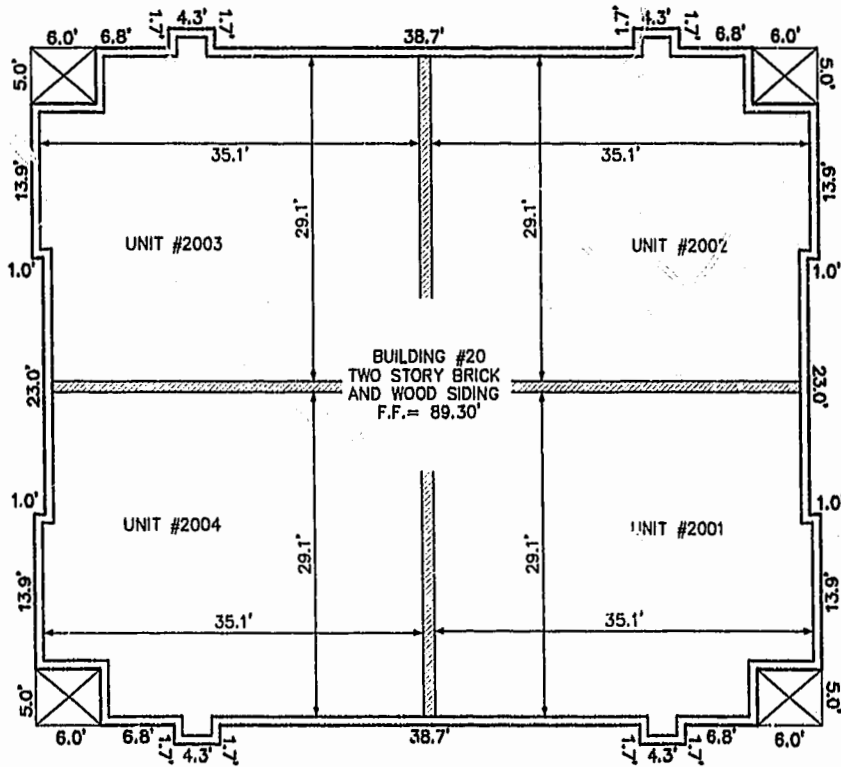
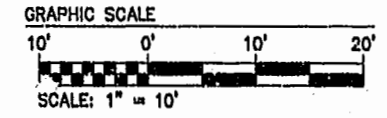
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed GTW/ADS	Drawn JFS
Scale 1" = 60'	Date 11/12/01
Project No. 8395-6	
Drawing No. 3 OF 6	

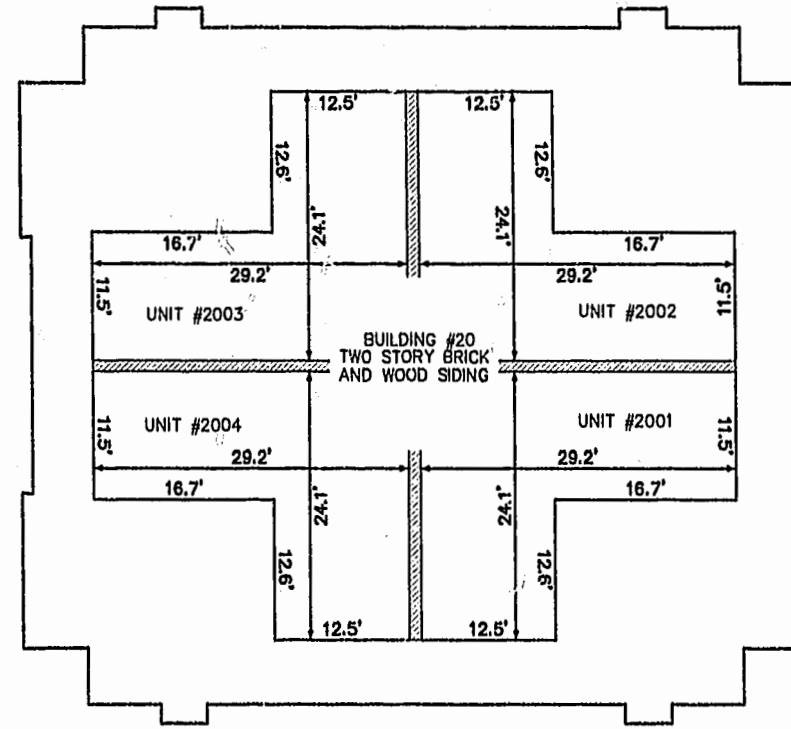


"THE PATRIOT LANE
CONDOMINIUM"
TAX PARCEL 281-01-02-A
P.B. 35, PG. 119

BUILDING NUMBER	UNIT NUMBER	STREET ADDRESS
20	2001	2001 WESTGATE CIRCLE
20	2002	2002 WESTGATE CIRCLE
20	2003	2003 WESTGATE CIRCLE
20	2004	2004 WESTGATE CIRCLE

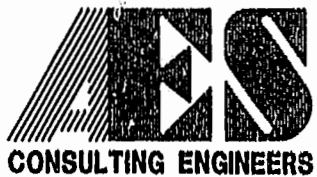


FRONT OF BUILDING
FIRST FLOOR



FRONT OF BUILDING
SECOND FLOOR

11.13.01-10.19 8395204.dwg



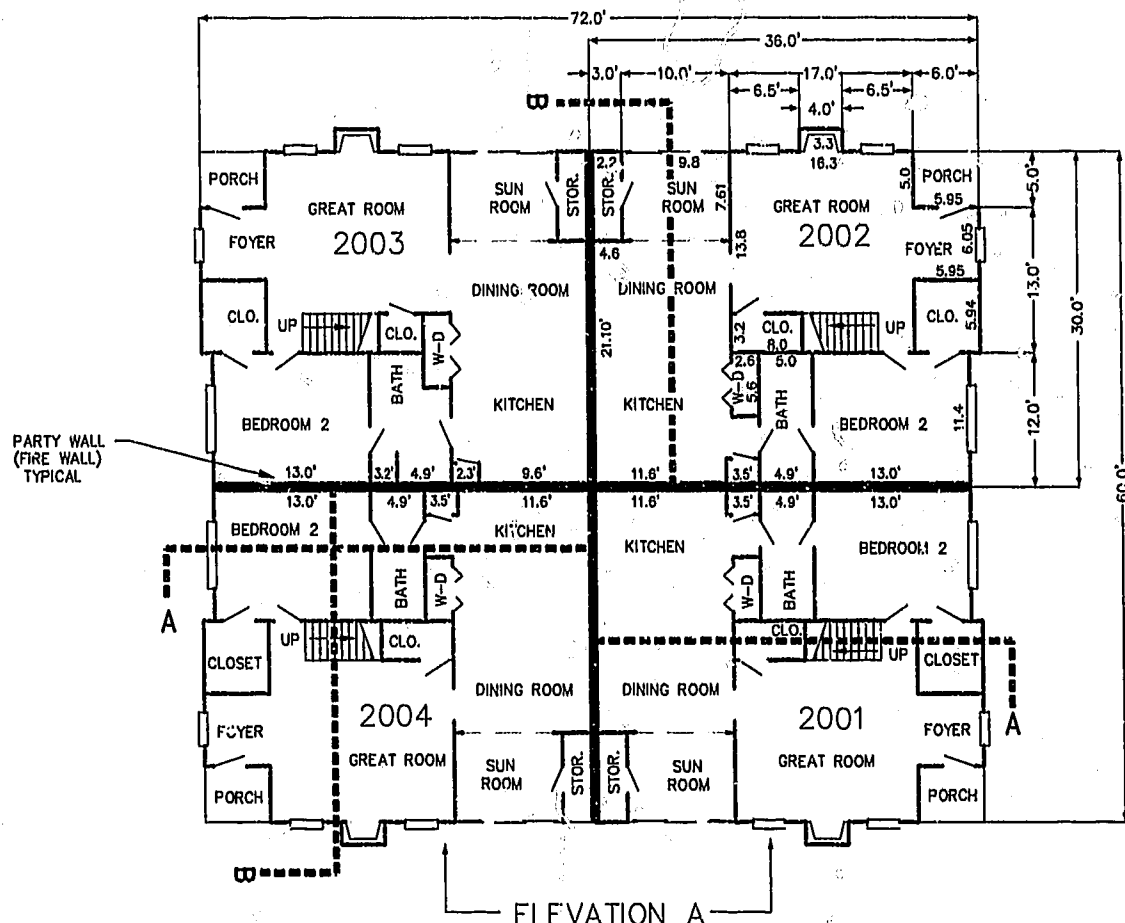
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

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

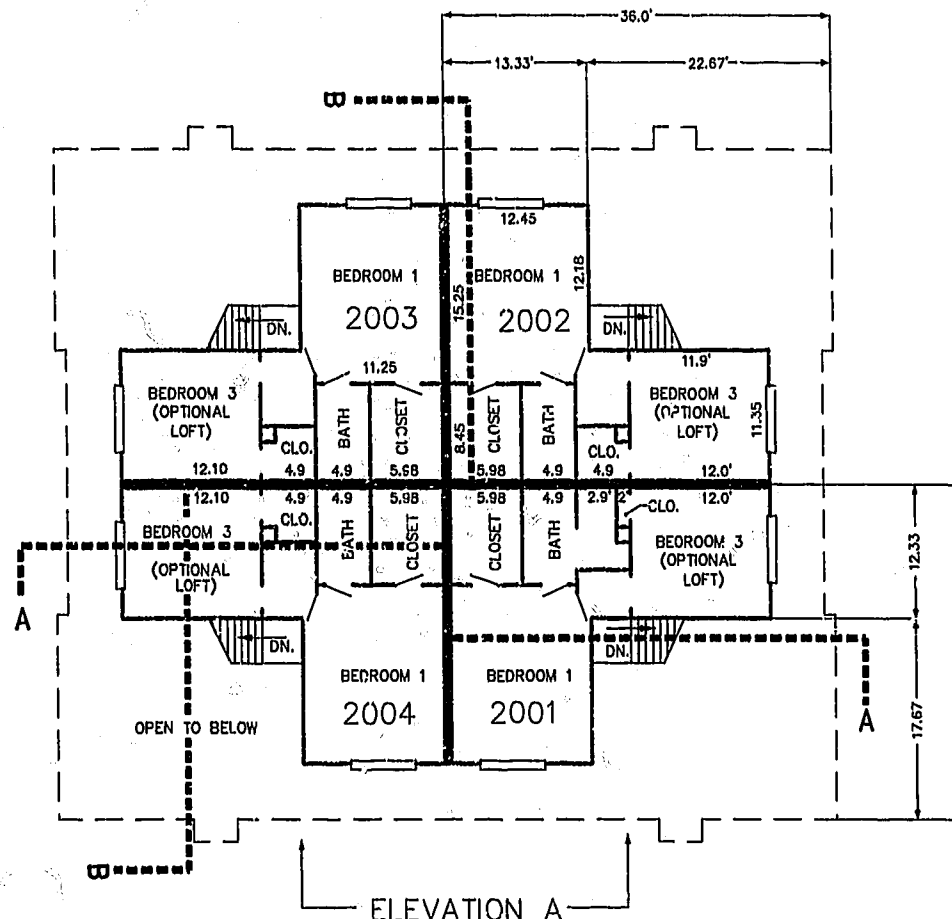


City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 11/12/01 at 2:10 PM, PB 87, PG 63-68 DOCUMENT # 020061 BETSY B. WOOLRIDGE, CLERK <i>Betsy B. Woolridge</i> App. Clerk			
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed GTW/ADS	Drawn JFS
Scale 1" = 10'	Date 11/12/01
Project No. 8395-6	
Drawing No. 4 OF 6	



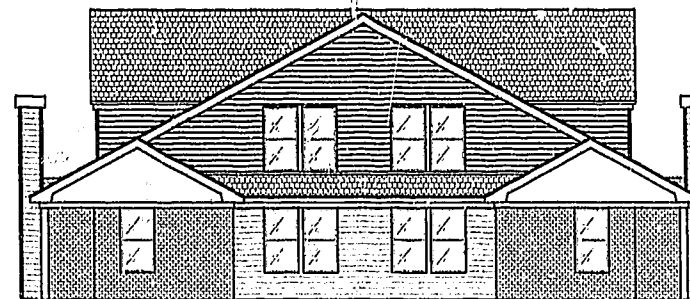
FIRST FLOOR PLAN
(UNIT #2002 IS TYPICAL)



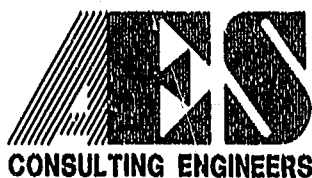
SECOND FLOOR PLAN
(UNIT #2002 IS TYPICAL)



ELEVATION A



ELEVATION B



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

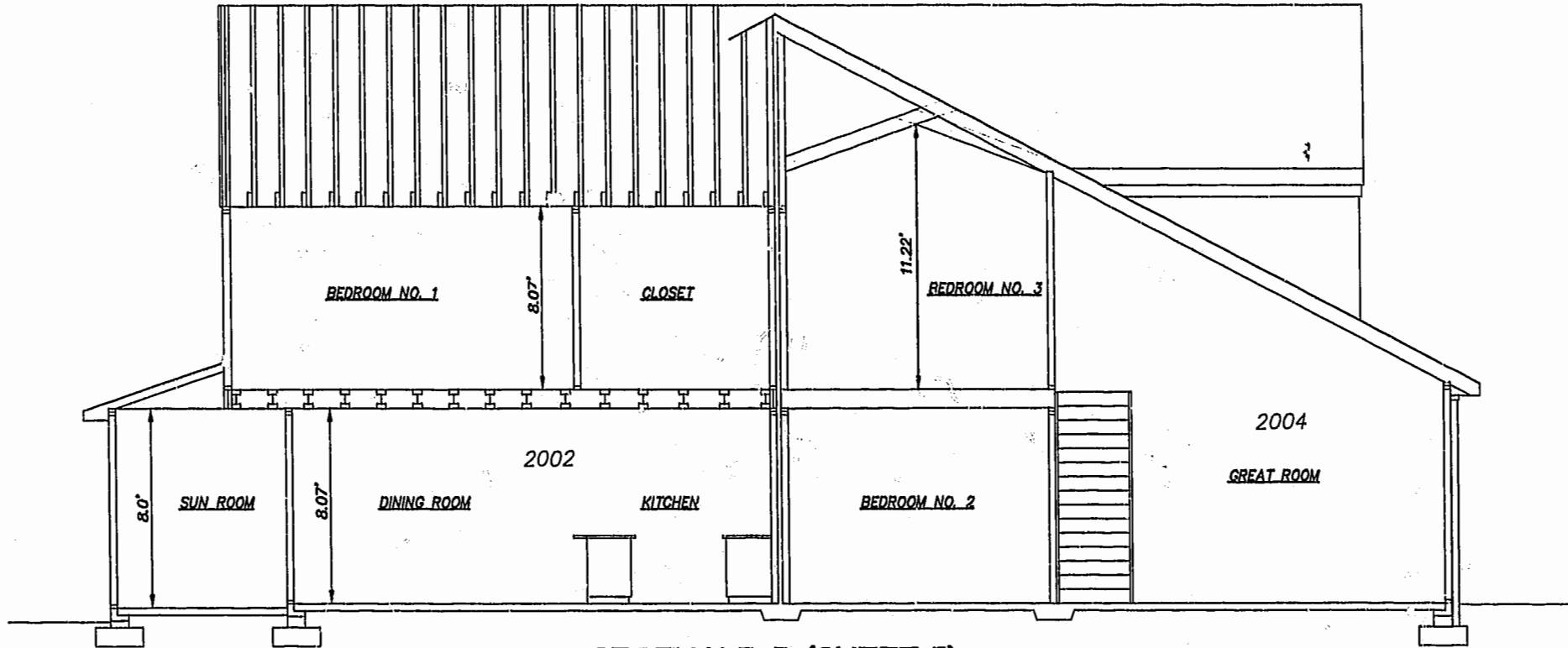


No.	DATE	REVISION / COMMENT / NOTE	BY

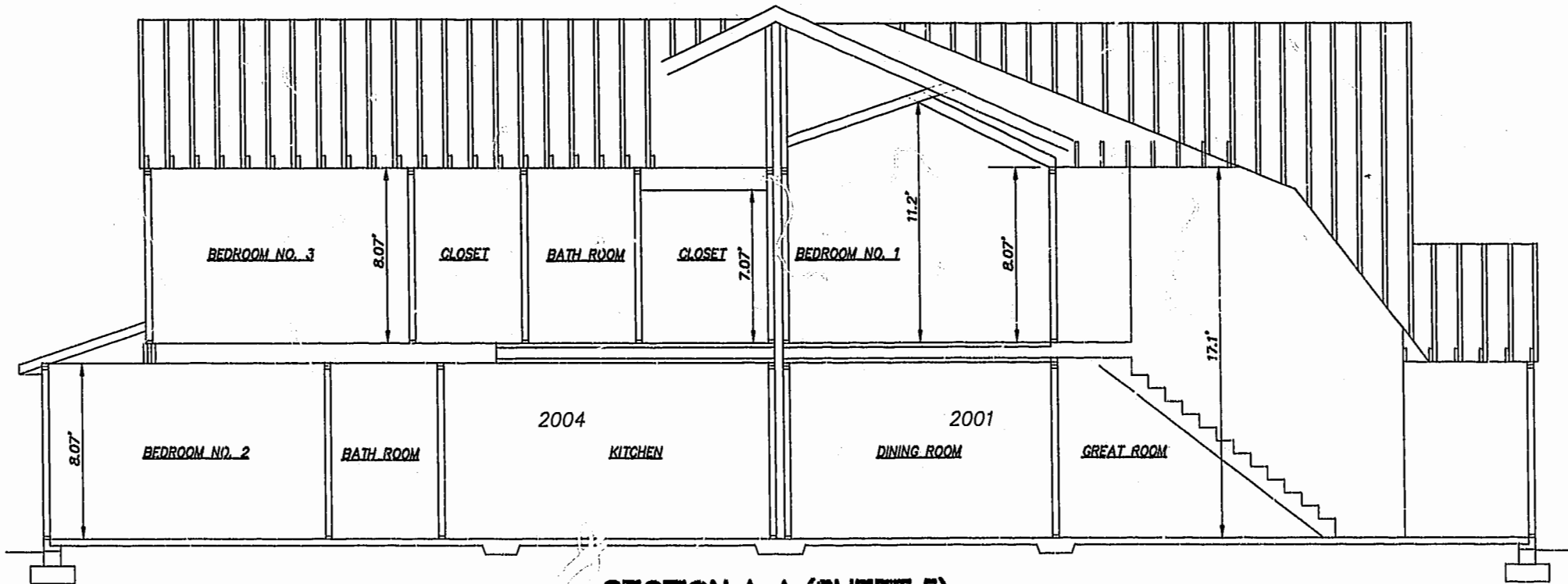
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
10/28/01 (see 2002)
at 2:10 PM, PB 27 PG 63-68
DOCUMENT # 220061
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge, Dep. Clerk

Designed GTW/ADS	Drawn JFS
Scale 1" = 10'	Date 11/12/01
Project No. 8395-6	
Drawing No. 5 OF 6	

8395-6-10-57 8395-6-10-57

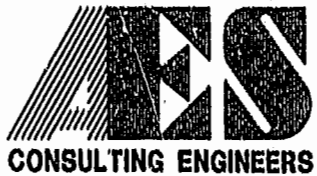


SECTION B-B (SHEET 5)



SECTION A-A (SHEET 5)

11.07.01-10:58 8395-206.dwg



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 TWENTY
 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 11/12/01			
DOCUMENT #	002229		
BETSY B. WOOLRIDGE, CLERK			
<i>Betsy B. Woolridge</i> Dep. Clerk			
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed GTW/ADS	Drawn AWT/JFS
Scale 1" = 4'	Date 11/12/01
Project No. 8395--6	
Drawing No. 6 OF 6	