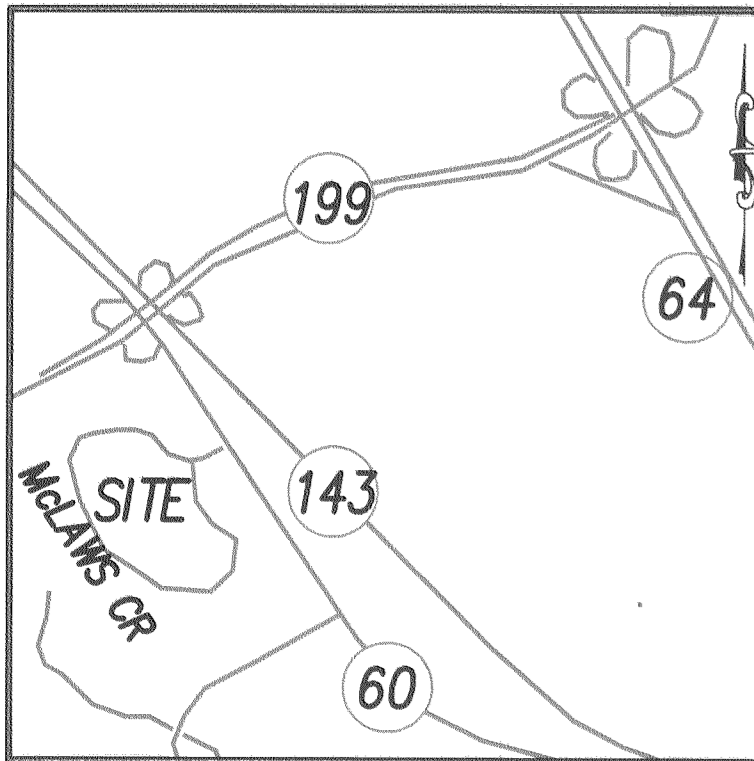


#050023426

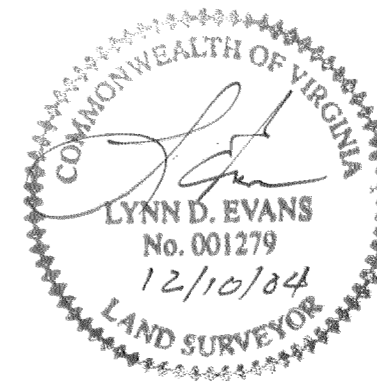
EXHIBIT A CONDOMINIUM PLAT OF QUATERLAND COMMONS PHASE XI

ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA
DECEMBER 10, 2004 SCALE 1"=40'

- 1) UNLESS OTHERWISE NOTED, BUILDING DIMENSIONS SHOWN HEREON REPRESENT ACTUAL FIELD
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ANY EASEMENTS OR RESTRICTIONS THAT MAY AFFECT THE PROPERTY AS SHOWN HEREON.
- 3) THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREON IS PARCEL 56 SUBDIVISION PLAT OF PARCEL 56 & 57 BEING A PORTION OF PARCEL C BUSCH CORPORATE CENTER - WILLIAMSBURG STANDING IN THE NAME OF BUSCH PROPERTIES INC. RECORDED ON PLAT BOOK 78, PAGE 57-58.
- 4) TOTAL AREA ENCOMPASSED BY THIS SURVEY IS 87,156 S.F. OR 2,000 AC.
- 5) THIS PROPERTY APPEARS TO FALL IN ZONE "X" AS SHOWN ON PANEL 50B OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. COMMUNITY NO. 510201 DATED



VICINITY MAP
SCALE: 1"=2000'

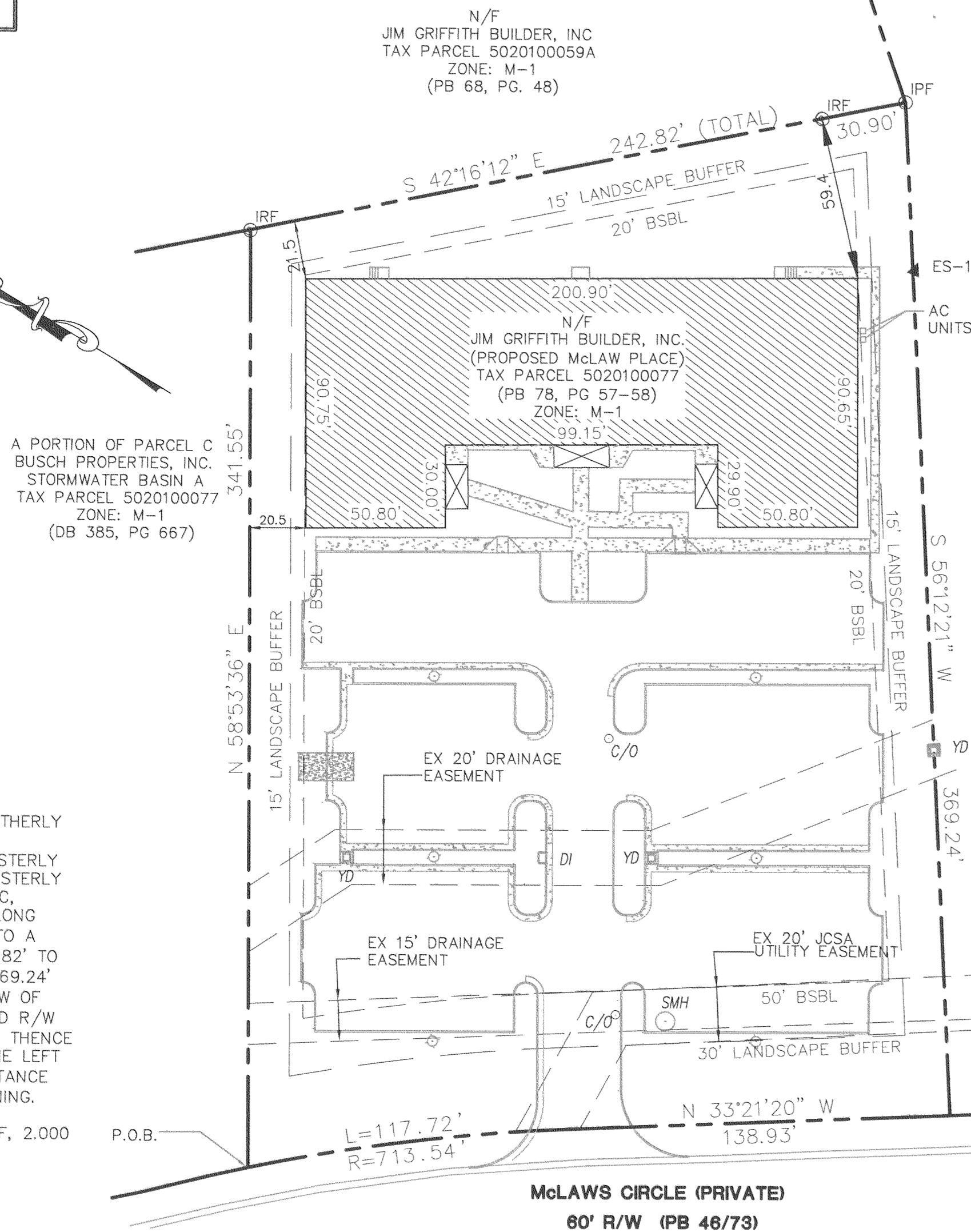


I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT IS ACCURATE AND THAT IT COMPLIES WITH SECTION 55-79.58(a) OF THE VIRGINIA CONDOMINIUM ACT AS AMENDED AND THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

Lynn D. Evans
LYNN D. EVANS
12/10/04
DATE

LEGEND

- DENOTES UNIT AREA ALL OTHER AREA IS COMMON AREA
- DENOTES CONCRETE
- DI DROP INLET
- YD YARD DRAIN
- SMH SANITARY MAN HOLE
- C/O CLEAN OUT
- BSBL BUILDING SET BACK LINE
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- LIGHT POLE

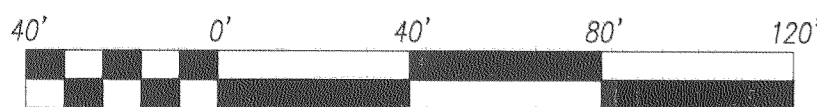


METES AND BOUNDS DESCRIPTION

BEGINNING AT A POINT ON THE NORTHERLY R/W LINE OF McLAWS CIRCLE AT THE WESTERLY CORNER OF SAID PROPERTY AND EASTERLY CORNER OF A PORTION OF PARCEL C, BUSCH PROPERTIES, INC. THENCE ALONG SAID LINE N 58°53' 36" E, 341.55' TO A POINT; THENCE S 42°16' 12" E, 242.82' TO A POINT; THENCE S 56°12' 21" W, 369.24' TO A POINT ON THE NORTHERLY R/W OF McLAWS CIRCLE; THENCE ALONG SAID R/W N33° 21' 20"W, 138.93' TO A POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 713.54' A DISTANCE OF 117.72' TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 87,151 S.F., 2,000 AC.

P.O.B.



SCALE 1" = 40'

Large/Small Plat(s) Recorded herewith as # 050023426

STATE OF VIRGINIA
COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 30th DAY OF September, 2005, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.

TESTE: *Betsy B. Worledge* By *Claudia H. Binstholz*
CLERK Dep. Clerk

PLAT BOOK _____, PAGE _____



Rickmond Engineering, Inc.

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www.rickmond.com

| | | | | |
|--------------------|------------------|------------------|-------------------|-----------------|
| CHECKED BY: LDE | DRAWN BY: MCG | SCALE: 1"=40' | DATE: 12/10/04 | JOB #: 04314 |
|--------------------|------------------|------------------|-------------------|-----------------|