CE- COMMON FLEMENTS

COMMON ELEMENTS INCLUDE ALL PORTIONS OF THE CONDOMINIUM OTHER THAN THE UNITS SHOWN AND DESIGNATED HEREON AND DEFINED IN THE CONDOMINIUM DOCUMENTS AND THE LIMITED COMMON ELEMENTS. EXAMPLES OF COMMON ELEMENTS ARE: 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 , AND ALL CONDUITS, INSTALLATIONS, WIRES, PIPES, EQUIPMENT, ETC. WHICH SERVE OTHER COMMON ELEMENTS OR WHICH SERVE MORE THAN ONE UNIT. REFERENCE IS HEREBY MADE TO THE DECLARATION OF CONDOMINIUM FOR ADDITIONAL DEFINITIONS, REGULATIONS, AND BUILDING RESTRICTIONS IMPOSED BY THE DEVELOPER AND/OR HIS

LCE- LIMITED COMMON ELEMENTS

EXCEPT AS MAY BE OTHERWISE EXPRESSLY PROVIDED, LIMITED COMMON ELEMENTS INCLUDE ANY ELEMENTS DESIGNED TO SERVE A SINGLE UNIT AS DEFINED IN THE CONDOMINIUM DOCUMENT, NOT WITHSTANDING THE FACT THE ELEMENT LIES WITHIN A UNIT AND OR COMMON ELEMENT. REFERENCE IS HEREBY MADE TO THE DECLARATION OF CONDOMINIUM FOR ADDITIONAL DEFINITIONS, REGULATIONS, AND BUILDING RESTRICTIONS IMPOSED BY THE DEVELOPER AND/OR HIS ASSIGNS.

LEGEND

SANITARY CLEAN OUT

SIAMESE WATER CONNECTION

POST INDICATOR VALVE

WATER METER

GAS METER

DROP INLET PROPERTY CORNER

FENCE

STORM MANHOLE

CONCRETE

GENERAL NOTES

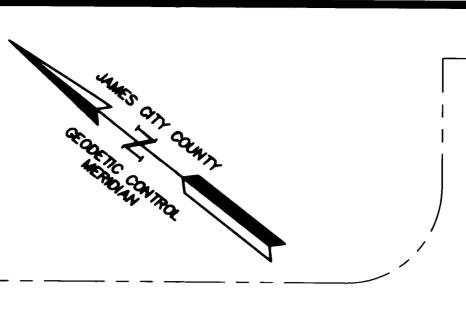
- THE SITE IS CURRENTLY ZONED MIXED USE WITH PROFFERS. FOR PROFFERS REFERENCE JCC CASE NO. Z-03-01 AND MP-02-97 APPROVED BY THE BOARD OF SUPERVISORS ON DECEMBER 11, 2001.
- 2. THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. # 510201 0035 B DATED 2/8/91.

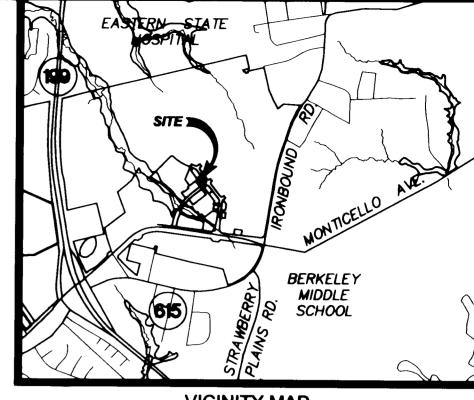
3. CONTACT: H & M NEW TOWN, LLC

JOHN F. HAGEE 27 WHITTAKER'S MILL

WILLIAMSBURG, VA 23185 PHONE NO.: 757-220-2565

- 4. SITE ADDRESS: PARCEL D 5201 CENTER STREET
- 5. TAX PARCEL ID NO.: (38-2)(34-0-0003)
- 6. LEGAL DESCRIPTION: BLOCK 8, PARCEL "D"
- PROPERTY REF.: INSTRUMENT # 050014180
- 8. A WAIVER TO SEC. 24-527(A) OF THE JAMES CITY COUNTY CODE, SETBACK REQUIREMENTS FROM A PLANNED OR EXISTING PUBLIC ROAD RIGHT OF WAY, WAS GRANTED BY THE JAMES CITY COUNTY PLANNING COMMISSION ON APRIL 5, 2004 PROVIDED PROPOSALS ARE IN ACCORDANCE WITH THE NEW TOWN DESIGN GUIDELINES.
- 9. A WAIVER TO SEC. 24-55 OF THE JAMES CITY COUNTY CODE, LOCATION OF OFF-SITE PARKING AND MINIMUM OFF STREET PARKING REQUIREMENTS WAS GRANTED BY THE JAMES CITY COUNTY PLANNING COMMISSION ON MARCH 1, 2004 PROVIDED PROPOSALS ARE IN ACCORDANCE WITH THE "NEW TOWN TOWN CENTER PARKING OVERVIEW LETTER JANUARY 2004.
- 10. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
- 11. THE BOUNDARY FOR THIS PLAT IS BASED ON AVAILABLE DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT AN ACTUAL FIELD SURVEY. IMPROVEMENTS ARE AS SHOWN BY FIELD SURVEY DATED APRIL 26, 2006.





CENTER STREET (64' R/W) (LIN 040027333)

VICINITY MAP SCALE 1"=2000" EXISTING 5' UTILITY EASEMENT— 5-WATER METERS LR# 040013864 **2-90,00,00**, R=25.00 -5.0'(TIE) L=39.27 S37'42'08"E 135.00" T=25.00 CO MW. CH = 35.36CH.B.=S0717'52"W 7.6'-(TIE) EXISTING 10' PEDESTRIAN EASEMENT LR# 040027333 3-STORY BRICK BUILDING (FOOTPRINT) GRANITE MOUNTAIN, LLC **BLOCK 8** BLOCK 8, PARCEL E PARCEL D T.M. (38-2)(24-0-0004)17,003 S.F.± OR 5215 CENTER STREET 0.390 AC.± LR# 060001792 EXISTING 10' COMMERCIAL OWNERS ASSOCIATION PEDESTRIAN EASEMENT INSTR. #060011796 000 N37'42'08"W 71.39" OCO N5217'52"E N37'42'06"W 88.61' 12.00° NEW TOWN ASSOCIATES, LLC REMAINDER OF BLOCK 8, PARCEL "A" T.M. (38-2)(26-0+0002)4155 NEW TOWN AVENUE GCR, INC. L.R.# 000012573 T.M. (38-2)(26-0-0005)LR# 040013864 4225 NEW TOWN AVENUE L.R.# 040027333 LR# 050010183 SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF VA. CODE ANN. SUBSECTIONS 55-79.58 A. C AND F AND THAT ALL UNITS OR PORTIONS THEREOF HAVE BEEN SUBSTANTIALLY COMPLETED. GRAPHIC SCALE

ROBERT D. MANN, L.S. #2509

4/24/06 DATE

25' SCALE: 1'' = 25'

CONSULTING ENGINEERS

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

EXHIBIT A-2

PLAT OF CONDOMINIUM

WEG BUILDING, A CONDOMINIUM

JAMES CITY COUNTY

robert D. Mann NO. 002509 **VIRGINIA**

	-	Retry Woodricke_Clerk _	
 		Clark —	
		(9+ 9+1) 1 1 1	
		BETSY B. WOOLRIDGE, CLERK	
		DOCUMENT # 06 00 13749	
		at 3:28 AMI/PM. PB PG	
		Circuit Court: This PLAT was recorded on	
		City of Williamsburg & County of James City	

Designed	Drawn			
AES	EAW			
Scale	Date			
1"=25'	4/26/06			
Projec	Project No.			
6632-	E12-4			
Drawin	Drawing No.			
10	1 OF 2			

WILLIAMSBURG • RICHMOND • GLOUCESTER

BERKELEY DISTRICT