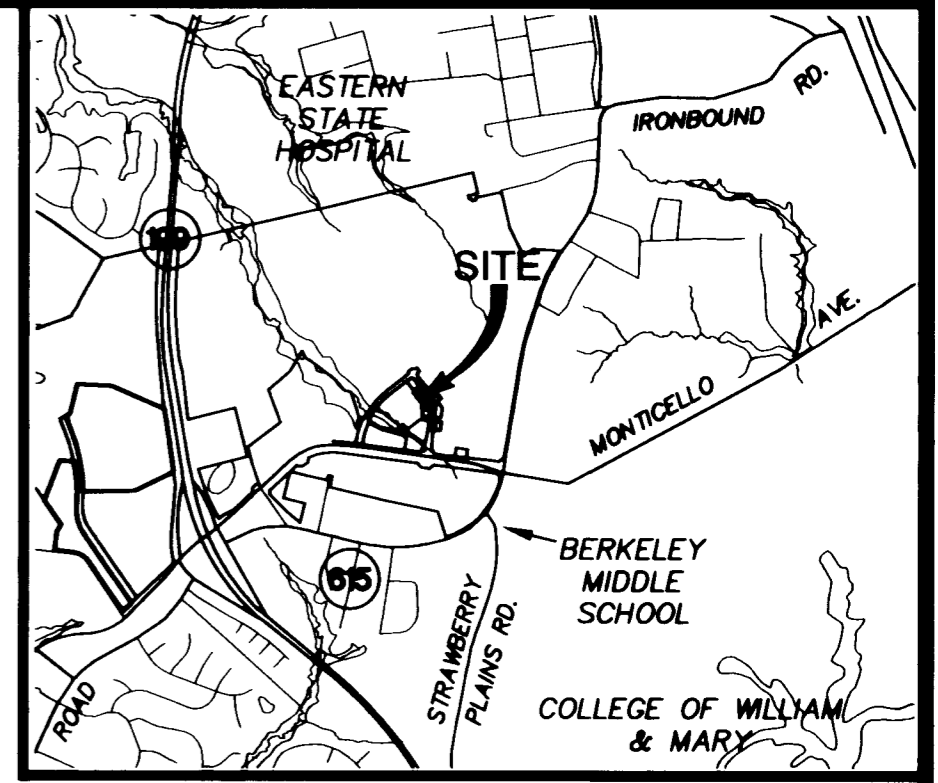
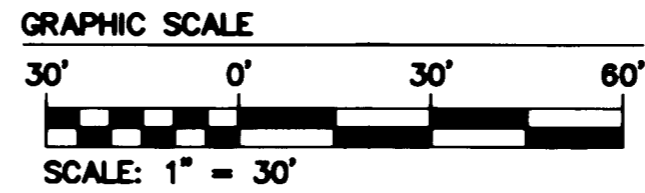


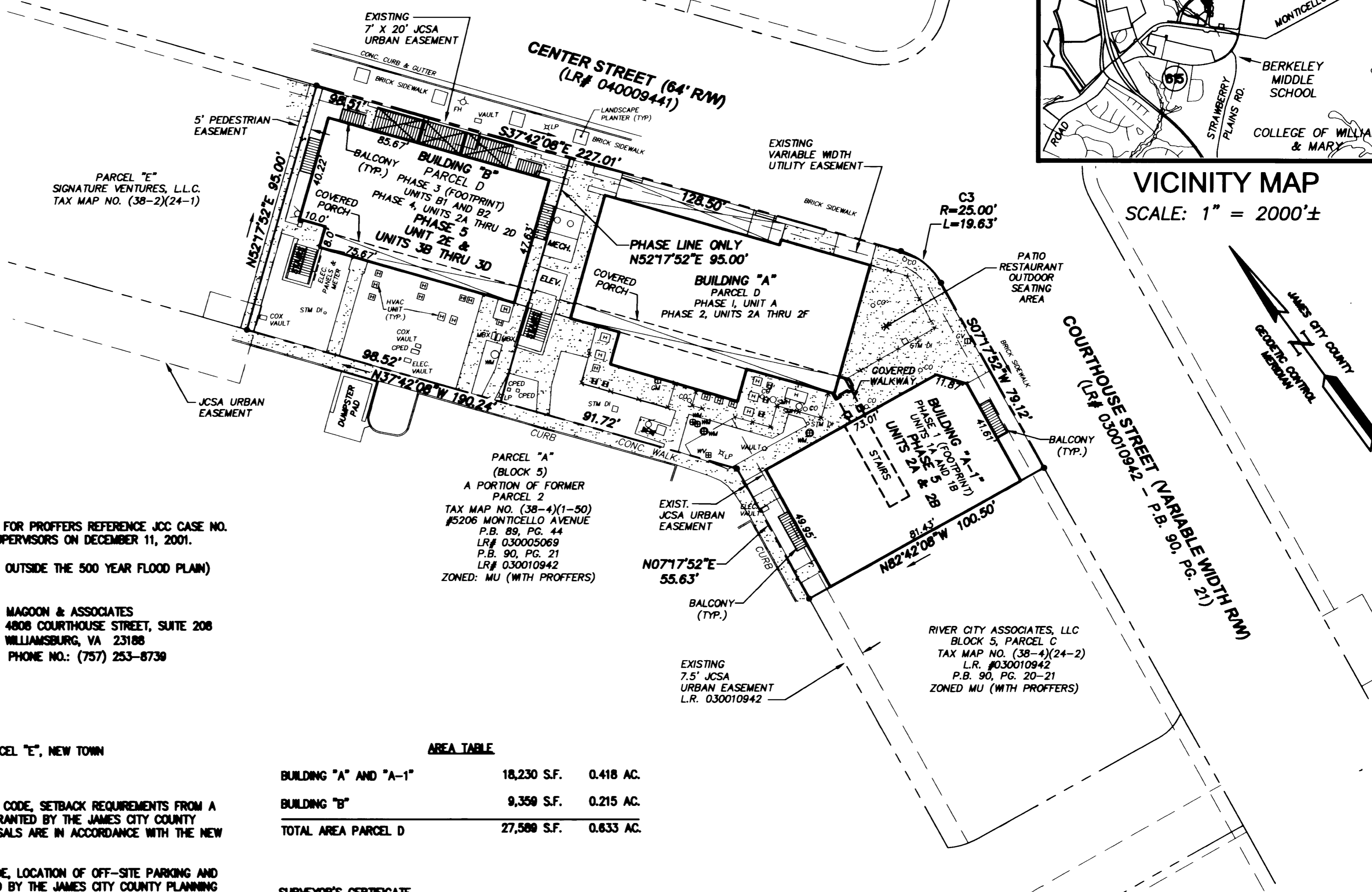
#060022113



VICINITY MAP
SCALE: 1" = 2000'±

LEGEND

- CD SANITARY CLEAN OUT
- ⊗ SIAMESE WATER CONNECTION
- ⊕ POST INDICATOR VALVE
- ⊕ WATER METER
- ⊕ GAS METER
- ⊕ GAS VALVE
- D.I. DROP INLET
- PROPERTY CORNER
- FENCE
- STM STORM MANHOLE
- CONCRETE



GENERAL NOTES

1. 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 2/6/91.
3. CONTACT: GCR COMMERCIAL, LLC P.O. BOX 707 LIGHTFOOT, VA 23090 CONTACT: ROBERT RIPLEY PHONE NO.: (757) 888-3141 ARCHITECTS: MAGOON & ASSOCIATES 4808 COURTHOUSE STREET, SUITE 208 WILLIAMSBURG, VA 23188 PHONE NO.: (757) 253-8739
4. SITE ADDRESS: PARCEL D - 5101 CENTER STREET
5. TAX PARCEL ID NO.: (38-4)(24-7)
6. LEGAL DESCRIPTION: BLOCK 5 PARCEL "D" & BLOCK 5 PARCEL "E", NEW TOWN
7. PROPERTY REF.: INSTRUMENT # 040012808
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 25, 2008 AND UPDATED ON AUGUST 1, 2008 AND ON AUGUST 10, 2008.

AREA TABLE

BUILDING "A" AND "A-1"	18,230 S.F.	0.418 AC.
BUILDING "B"	9,350 S.F.	0.215 AC.
TOTAL AREA PARCEL D	27,580 S.F.	0.833 AC.

SURVEYOR'S CERTIFICATE

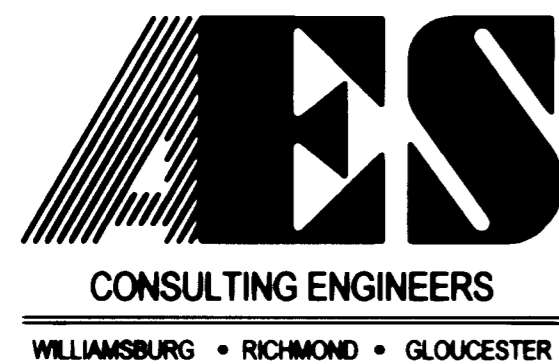
I HEREBY CERTIFY THAT, TO THE BEST OF KNOWLEDGE AND BELIEF, THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF VA. CODE ANN. SUBSECTIONS 55-79.58 A, C AND F AND THAT ALL UNITS OR PORTIONS THEREOF HAVE BEEN SUBSTANTIALLY COMPLETED.

G.T. Wilson, Jr.
G.T. WILSON, JR., LS#1183
8/14/06
DATE

2 Large/Small Plat(s) Recorded
herewith as # 060022113

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C3	45°00'00"	25.00	19.63	10.36	19.13	S15°12'08"E



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

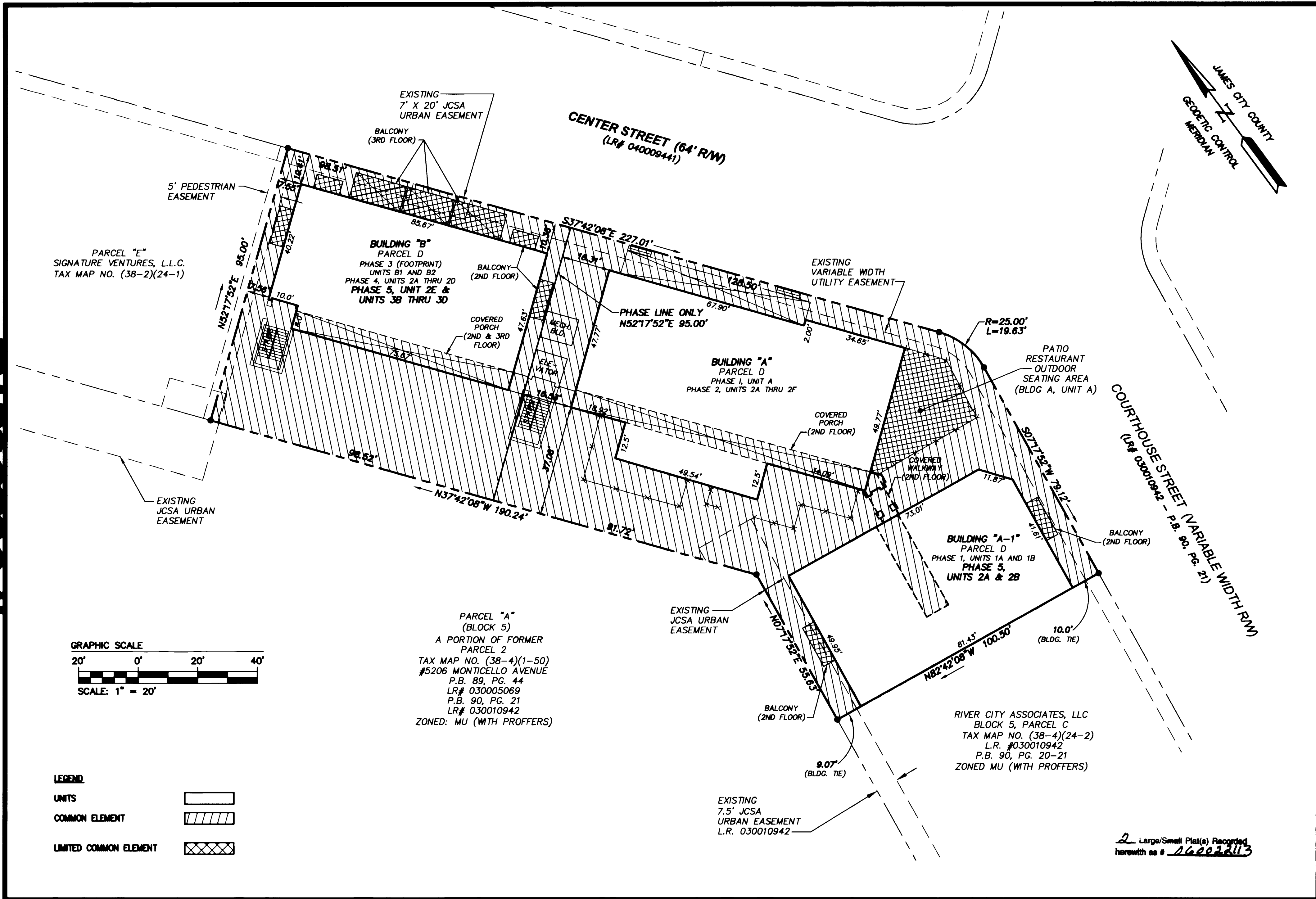
EXHIBIT B
PLAT OF CONDOMINIUM
NEW TOWN CENTER STREET CONDOMINIUMS
PHASE 5
BUILDING "B", UNIT 2E & UNITS 3B THRU 3D
AND BUILDING "A-1", UNITS 2A & 2B
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn AES/CMA
Scale 1"=30'	Date 8/14/06
Project No. 6632-E-10-3	
Drawing No. 1 OF 2	

#060022113



PARCEL "E"
SIGNATURE VENTURES, L.L.C.
TAX MAP NO. (38-2)(24-1)

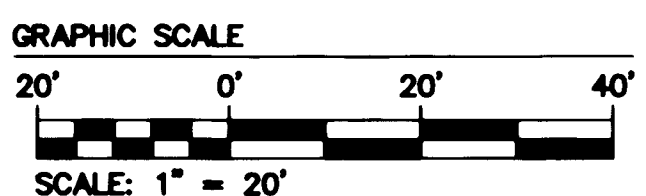
BUILDING "B"
PARCEL D
PHASE 3 (FOOTPRINT)
UNITS B1 AND B2
PHASE 4, UNITS 2A THRU 2D
PHASE 5, UNIT 2E &
UNITS 3B THRU 3D

BUILDING "A"
PARCEL D
PHASE 1, UNIT A
PHASE 2, UNITS 2A THRU 2F

BUILDING "A-1"
PARCEL D
PHASE 1, UNITS 1A AND 1B
PHASE 5,
UNITS 2A & 2B

PARCEL "A"
(BLOCK 5)
A PORTION OF FORMER
PARCEL 2
TAX MAP NO. (38-4)(1-50)
#5206 MONTICELLO AVENUE
P.B. 89, PG. 44
LR# 030005069
P.B. 90, PG. 21
LR# 030010942
ZONED: MU (WITH PROFFERS)

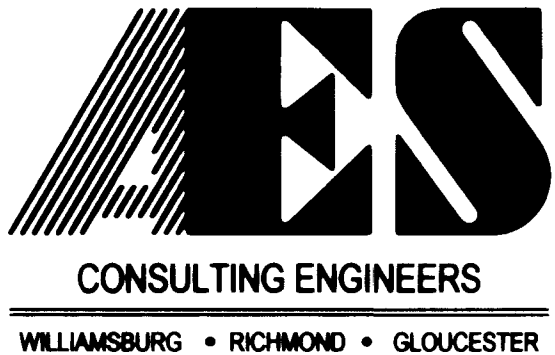
RIVER CITY ASSOCIATES, LLC
BLOCK 5, PARCEL C
TAX MAP NO. (38-4)(24-2)
L.R. #030010942
P.B. 90, PG. 20-21
ZONED MU (WITH PROFFERS)



LEGEND

UNITS	
COMMON ELEMENT	
LIMITED COMMON ELEMENT	

2 Large/Small Plat(s) Recorded
herewith as # 060022113



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Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

EXHIBIT B
PLAT OF CONDOMINIUM
NEW TOWN CENTER STREET CONDOMINIUMS
PHASE 5
BUILDING "B", UNIT 2E & UNITS 3B THRU 3D
AND BUILDING "A-1", UNITS 2A & 2B
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
30 August 2006
at 11:54 AM/PM, PB PG
DOCUMENT # 060022113
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

Designed AES	Drawn AES/CMA
Scale 1"=20'	Date 8/14/06
Project No. 6632-E-10-3	
Drawing No. 2 OF 2	