

#060031477

SOURCE OF TITLE
 THE PROPERTY SHOWN ON THIS PLAT IS VESTED IN FORD'S COLONY COUNTRY CLUB, INC. BY DEED BOOK 325, PAGE 844-848, AND BY DEED BOOK 822, PAGE 717, AND IS RECORDED IN THE OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA. (SEE SHEET 12 FOR ADDITIONAL DEEDS AND REFERENCES.)



TO: SOUTHEAST SETTLEMENT AND TITLE
 TEXTRON FINANCIAL CORPORATION
 FORD'S COLONY COUNTRY CLUB, INC.

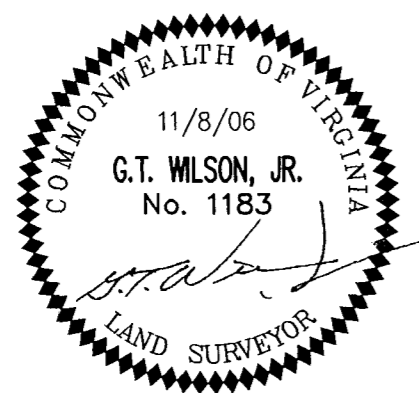
- A. THE UNDERSIGNED HAS BEEN FURNISHED WITH A COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 06110259 (THE "COMMITMENT"), ISSUED BY STEWART TITLE GUARANTY COMPANY (THE "TITLE COMPANY"), DATED AS OF NOVEMBER 30, 2006.
- B. THE UNDERSIGNED HAS MADE OR CAUSED TO BE MADE A PHYSICAL REINSPECTION OF THE PROPERTY BY ITS REPRESENTATIVES.
- C. THE UNDERSIGNED HAS PREPARED OR CAUSED TO BE PREPARED UNDER ITS SUPERVISION A SURVEY OF THE PROPERTY DATED 2/28/97 AND REINSPECTED ON 11/8/06.
- D. THE UNDERSIGNED ACKNOWLEDGES THAT TEXTRON FINANCIAL CORPORATION ("TEXTRON FINANCIAL"), ITS SUCCESSORS, AND ASSIGNS, AND TITLE COMPANY MAY RELY UPON THE REPRESENTATIONS CONTAINED IN THIS CERTIFICATE IN LENDING ON THE PROPERTY.

NOW, THEREFORE, THE UNDERSIGNED HEREBY CERTIFIES TO TEXTRON FINANCIAL AS FOLLOWS:

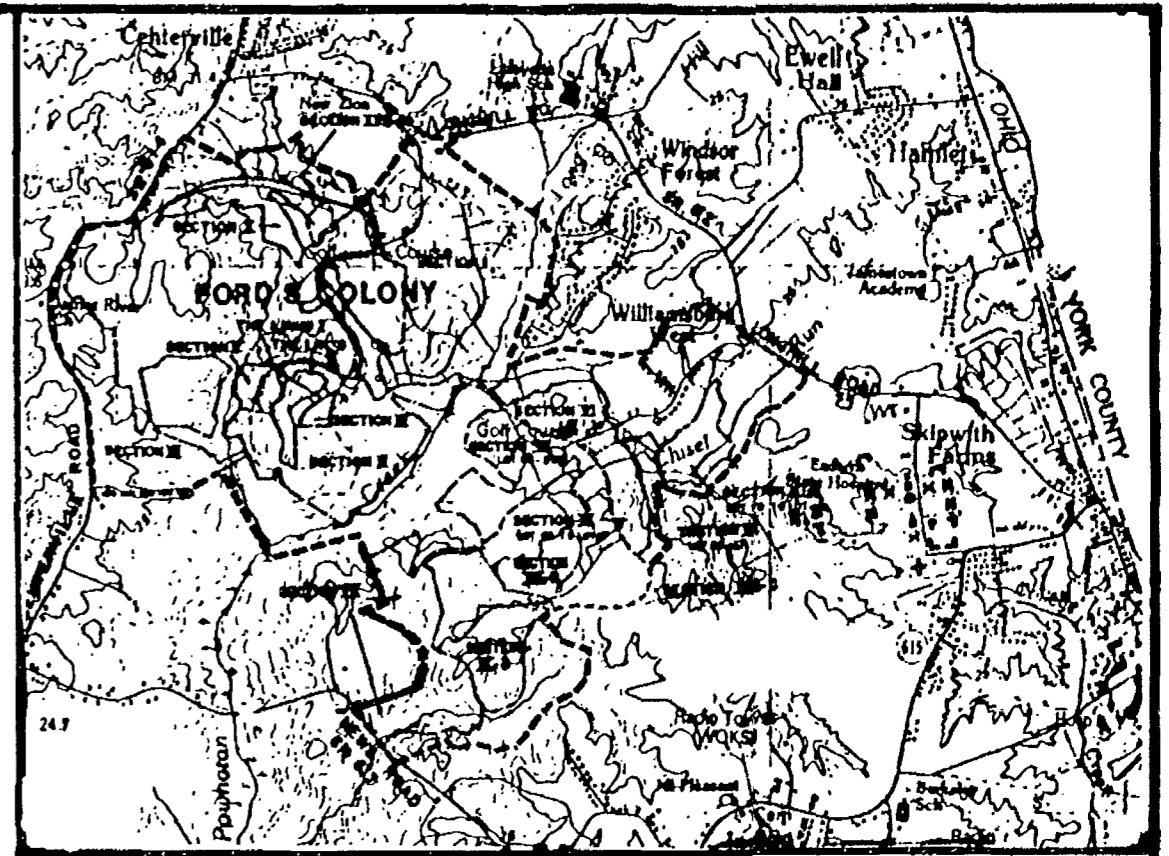
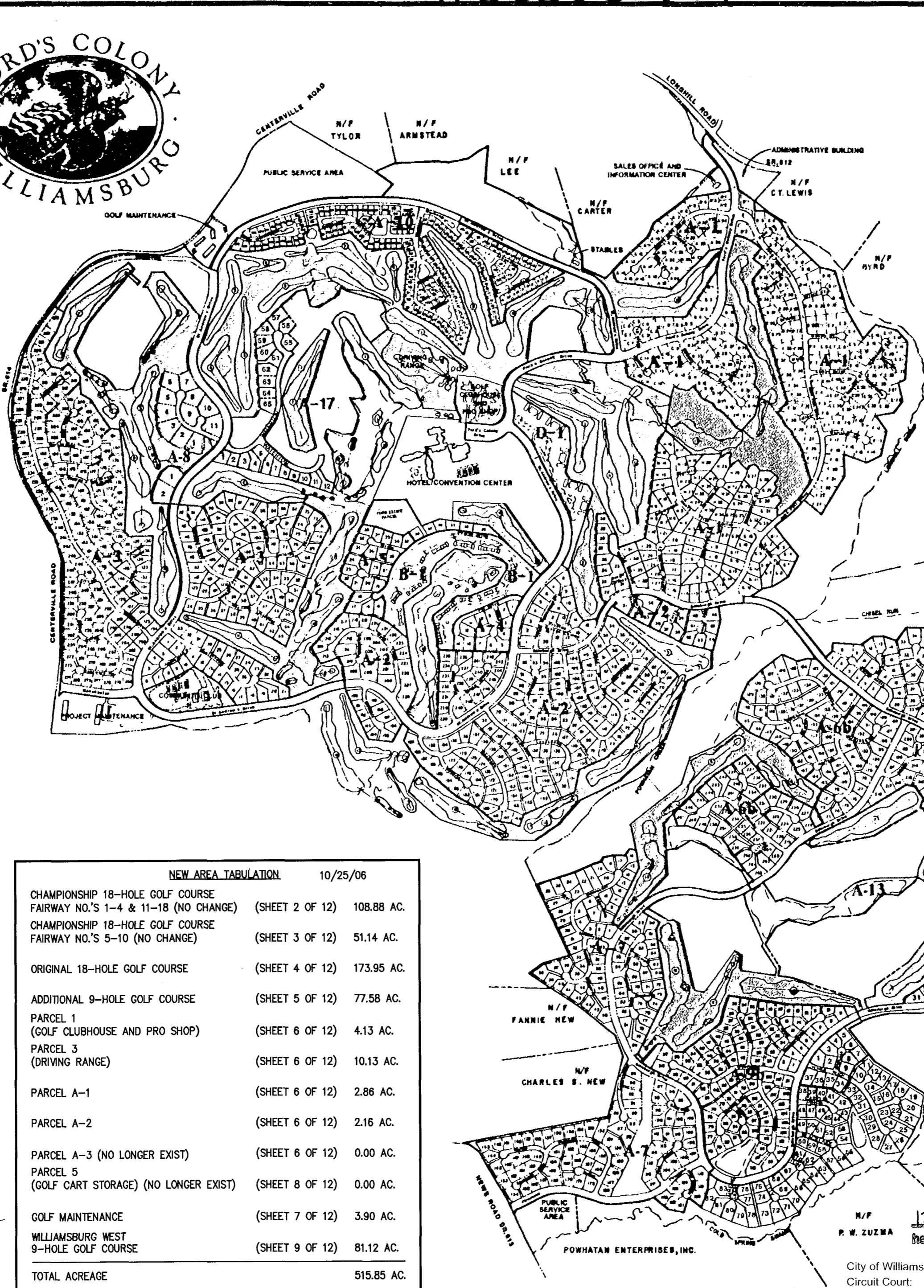
- 1. THE SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE TEXTRON FINANCIAL SURVEY REQUIREMENTS AND CORRECTLY SHOWS (a) THE BOUNDARY LINES OF THE PROPERTY AND (b) THE LOCATION OF ALL EASEMENTS AND RIGHTS-OF-WAY DISCLOSED BY THE COMMITMENT AND THE PHYSICAL INSPECTION OF THE PROPERTY MADE BY THE UNDERSIGNED. THE ORIGINAL LEGAL DESCRIPTION ON THE SURVEY IS A TRUE, CORRECT AND COMPLETE DESCRIPTION OF THE PROPERTY AND ALL RIGHTS AND EASEMENTS APPURTENANT THERETO.
- 2. THE SURVEY SHOWS THE LOCATION, OF ALL BUILDINGS AND OTHER STRUCTURES, INCLUDING CART PATHS AND TEES AND GREENS ("IMPROVEMENTS").
- 3. EXCEPT AS SHOWN ON THE SURVEY, THERE IS NO VISIBLE EVIDENCE OF EASEMENTS OR RIGHTS-OF-WAY ACROSS THE PROPERTY OR ANY OTHER EASEMENTS OR RIGHTS-OF-WAY ACROSS THE PROPERTY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OR IS AWARE.
- 4. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO MATERIAL ENCROACHMENTS BY THE IMPROVEMENTS INTO ADJACENT PROPERTY OR INTO EASEMENT AREAS OF OTHERS.
- 5. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO ENCROACHMENTS BY BUILDINGS AND STRUCTURES LOCATED ON ADJACENT PROPERTY ONTO THE PROPERTY, OR INTO THE AREAS OF ANY EASEMENTS EXISTING FOR THE BENEFIT OF AND APPURTENANT TO THE PROPERTY.
- 6. EXCEPT AS SHOWN ON THE SURVEY, NONE OF THE IMPROVEMENTS ENCROACHES UPON ANY BUILDING RESTRICTION LINE OR SET-BACK AREA ESTABLISHED BY ANY ZONING ORDINANCE OR AGREEMENT DISCLOSED BY THE COMMITMENT.
- 7. THE PROPERTY LIES WITHIN FLOOD ZONE(S) A, AE & X (SEE SHEET 12), AS REFLECTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP PANEL NO. 510201-0035B, DATED FEBRUARY 6, 1991. NO STRUCTURES (CLUBHOUSE AND MAINTENANCE BUILDINGS) ARE LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.
- 8. THERE ARE NO VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES AND REGULATIONS WITH REFERENCE TO THE LOCATION OF THE IMPROVEMENTS ON THE PROPERTY.
- 9. ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE IMPROVEMENTS ON THE PROPERTY EITHER ENTER THROUGH ADJOINING PUBLIC STREETS OR PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND THROUGH PRIVATE EASEMENTS BENEFITING THE PROPERTY.
- 10. THE IMPROVEMENTS ON THE PROPERTY HAVE DIRECT ACCESS TO THE FOLLOWING DEDICATED PUBLIC WAYS: LONGHILL ROAD AND CENTERVILLE ROAD.
- 11. THIS SITE REQUIRES 284 PAVED PARKING SPACES AND 7 HANDICAP PAVED PARKING SPACES. THERE ARE 385 PAVED PARKING SPACES AND 10 HANDICAP PAVED PARKING SPACES LOCATED ON THE PROPERTY, WHICH NUMBER OF SPACES AND THE SIZE AND LOCATION THEREOF COMPLIES WITH THE ZONING AND LAND USE REQUIREMENTS APPLICABLE TO THE PROPERTY.
- 12. THE SURVEY MEETS THE REQUIREMENTS OF THE 1992 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, INCLUDING ITEMS 1, 2, 3, 4, 6, 7(a), 8, 9, 10, 11 (WITH RESPECT TO UTILITIES SERVING OR EXISTING ON THE PROPERTY AS EVIDENCED BY ON-SITE OBSERVATION ONLY) AND 13 OF TABLE A THEREOF.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THIS SURVEYOR'S CERTIFICATE THIS 8TH DAY OF NOVEMBER, 2006.

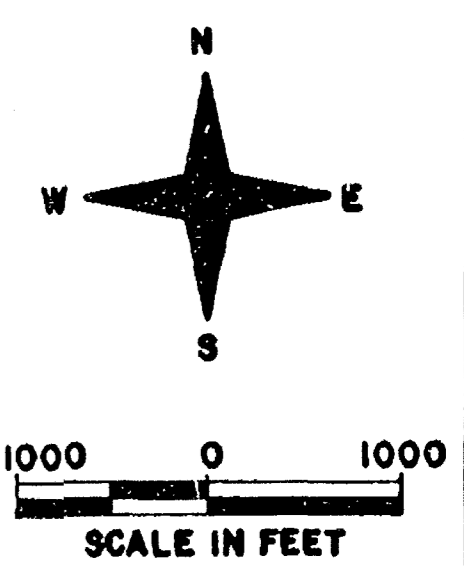
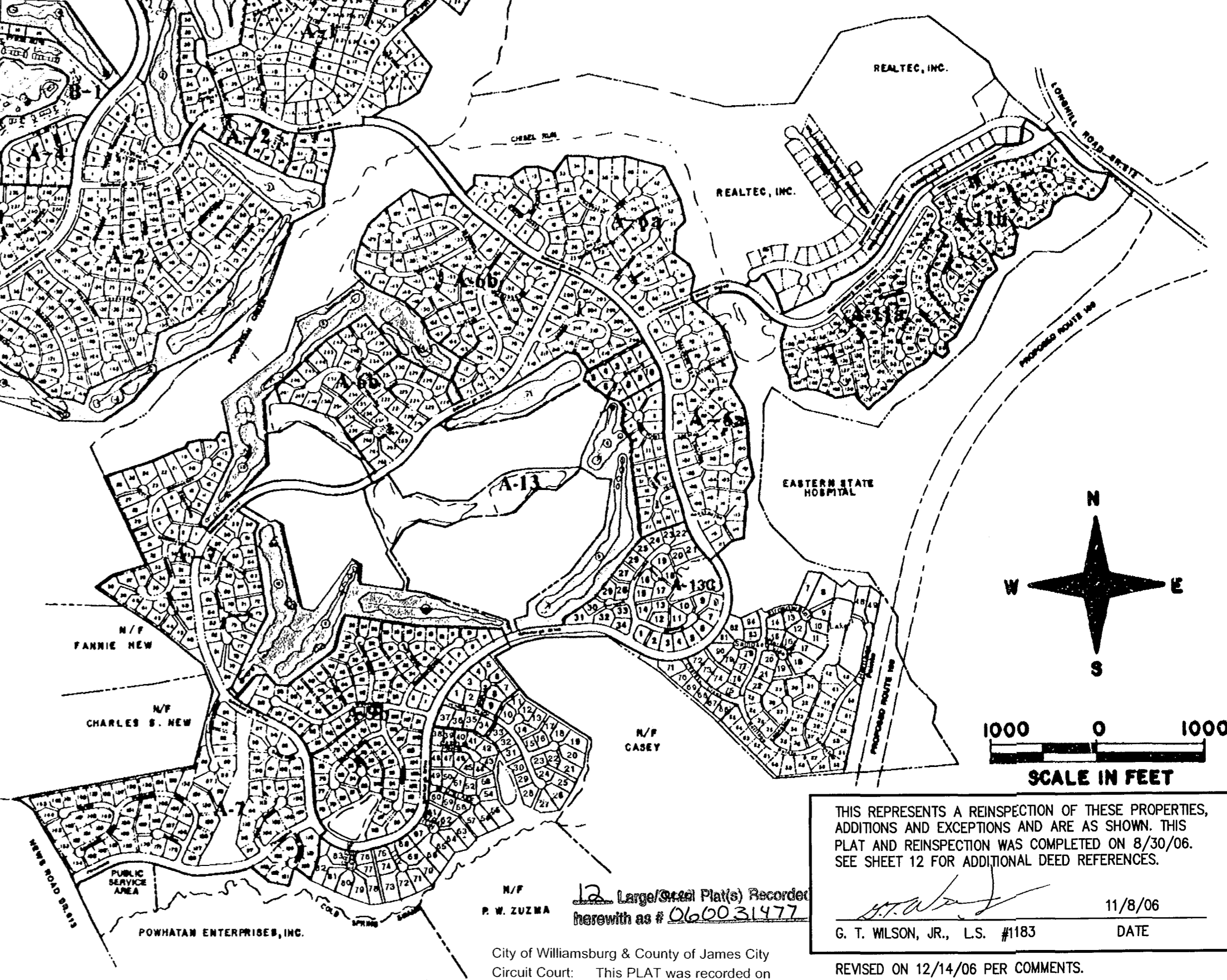
BY: *G.T. Wilson, Jr.*



NEW AREA TABULATION		10/25/06
CHAMPIONSHIP 18-HOLE GOLF COURSE FAIRWAY NO.'S 1-4 & 11-18 (NO CHANGE)	(SHEET 2 OF 12)	108.88 AC.
CHAMPIONSHIP 18-HOLE GOLF COURSE FAIRWAY NO.'S 5-10 (NO CHANGE)	(SHEET 3 OF 12)	51.14 AC.
ORIGINAL 18-HOLE GOLF COURSE	(SHEET 4 OF 12)	173.95 AC.
ADDITIONAL 9-HOLE GOLF COURSE	(SHEET 5 OF 12)	77.58 AC.
PARCEL 1 (GOLF CLUBHOUSE AND PRO SHOP)	(SHEET 6 OF 12)	4.13 AC.
PARCEL 3 (DRIVING RANGE)	(SHEET 6 OF 12)	10.13 AC.
PARCEL A-1	(SHEET 6 OF 12)	2.86 AC.
PARCEL A-2	(SHEET 6 OF 12)	2.16 AC.
PARCEL A-3 (NO LONGER EXIST)	(SHEET 6 OF 12)	0.00 AC.
PARCEL 5 (GOLF CART STORAGE) (NO LONGER EXIST)	(SHEET 8 OF 12)	0.00 AC.
GOLF MAINTENANCE	(SHEET 7 OF 12)	3.90 AC.
WILLIAMSBURG WEST 9-HOLE GOLF COURSE	(SHEET 9 OF 12)	81.12 AC.
TOTAL ACREAGE		515.85 AC.



LOCATION MAP
 1" = 4000'



THIS REPRESENTS A REINSPECTION OF THESE PROPERTIES, ADDITIONS AND EXCEPTIONS AND ARE AS SHOWN. THIS PLAT AND REINSPECTION WAS COMPLETED ON 8/30/06. SEE SHEET 12 FOR ADDITIONAL DEED REFERENCES.

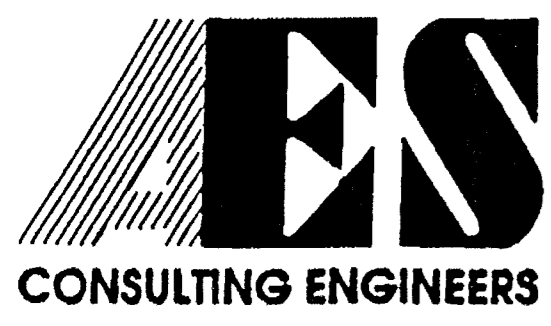
G.T. Wilson, Jr. 11/8/06
 G. T. WILSON, JR., L.S. #1183 DATE

N/F P. W. ZUZMA 12 Large Sheet Plats Recorded herewith as # 060031477

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 12-22-2006
 at 11:49 AM, P.B. PG. _____
 DOCUMENT # 060031477
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

No.	DATE	REVISION	COMMENT / NOTE	BY
3	12/21/06	REVISED PER COMMENTS		GTW
2	11/8/06	REINSPECTION		GTW
1	4/16/97	REVISED PER COMMENTS		GTW

REVISED ON 12/14/06 PER COMMENTS.



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (804) 253-0040
 Fax (804) 220-8994

ALTA / ACSM LAND TITLE SURVEY
 THE GOLF COURSE PROPERTIES
 OWNED BY
 FORD'S COLONY COUNTRY CLUB, INC.

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



Designed LCA/AES	Drawn
Scale NOTED	Date 2/28/97
Project No. 5652	
Drawing No. 1 of 12	