

#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.

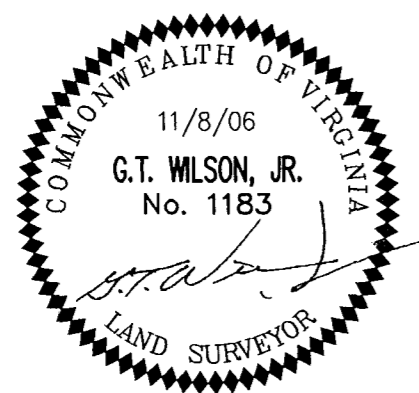
- A. THE UNDERSIGNED HAS BEEN FURNISHED WITH A COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 06110259 (THE "COMMITMENT"), ISSUED BY STEWART TITLE GUARANTY COMPANY (THE "TITLE COMPANY"), DATED AS OF NOVEMBER 30, 2006.
- B. THE UNDERSIGNED HAS MADE OR CAUSED TO BE MADE A PHYSICAL REINSPECTION OF THE PROPERTY 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:

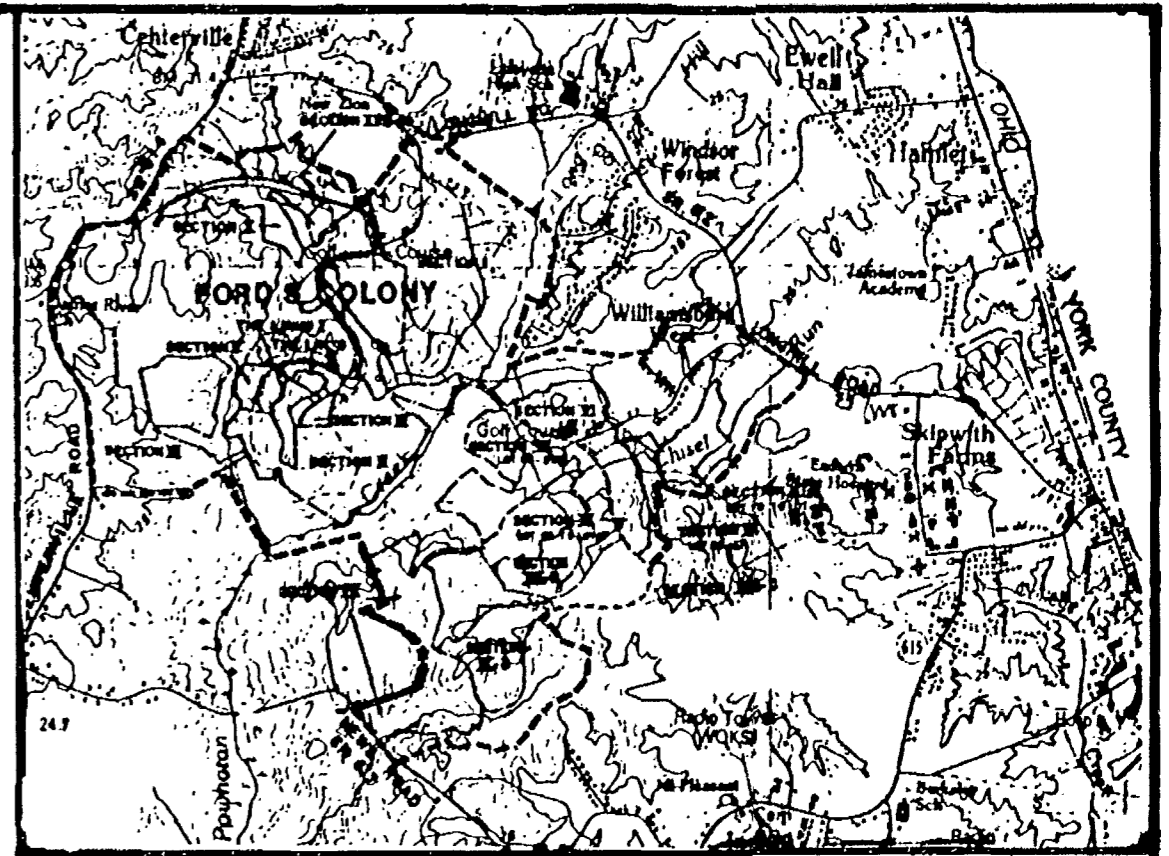
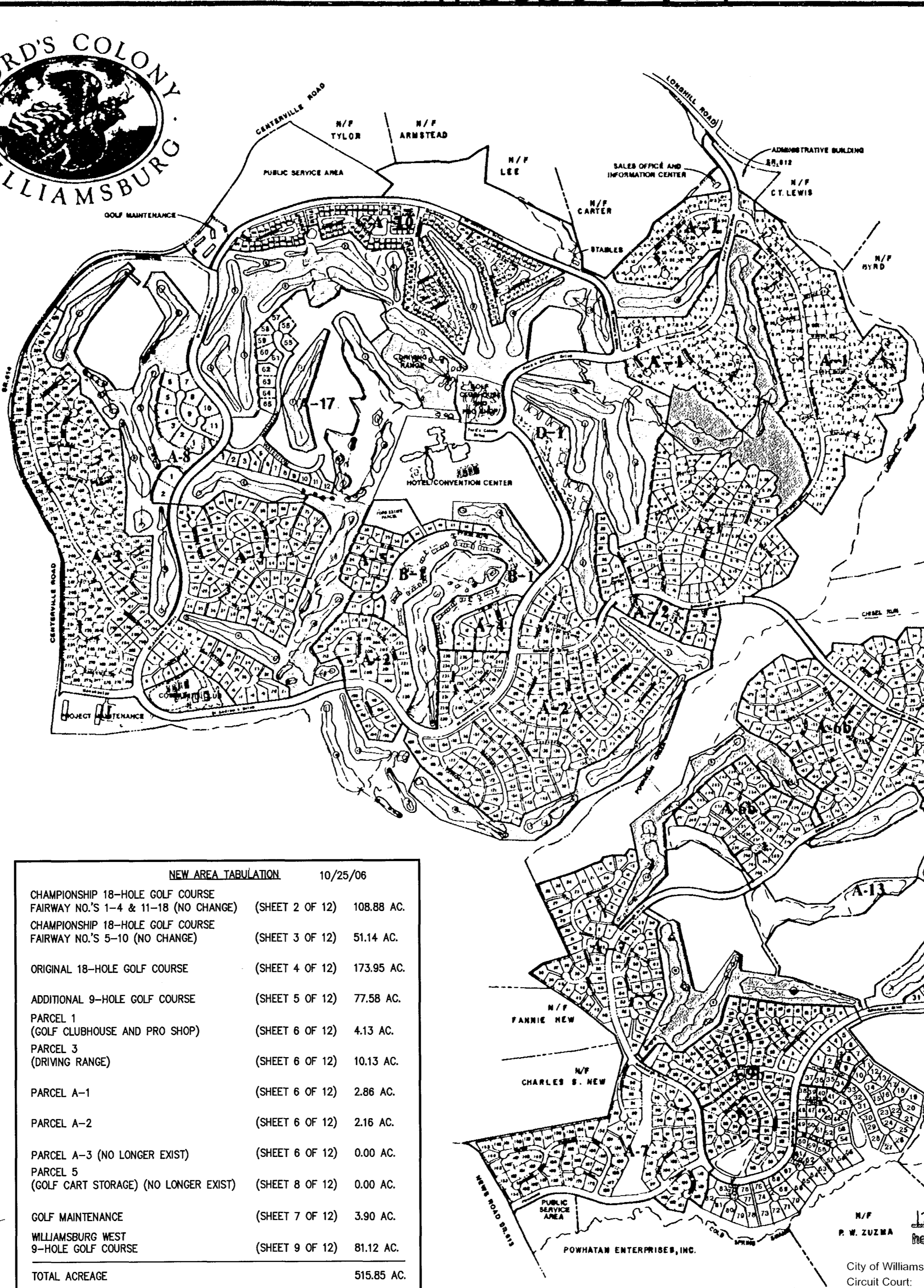
- 1. THE SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE TEXTRON FINANCIAL SURVEY REQUIREMENTS AND CORRECTLY SHOWS (a) THE BOUNDARY LINES OF THE PROPERTY AND (b) THE LOCATION OF ALL EASEMENTS AND RIGHTS-OF-WAY DISCLOSED BY THE COMMITMENT AND THE PHYSICAL INSPECTION OF THE PROPERTY MADE BY THE UNDERSIGNED. 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.

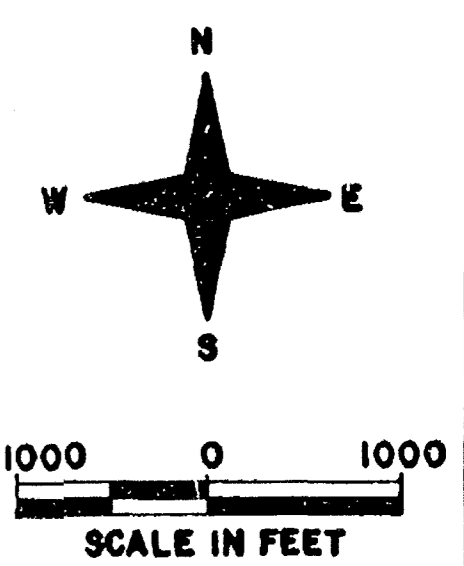
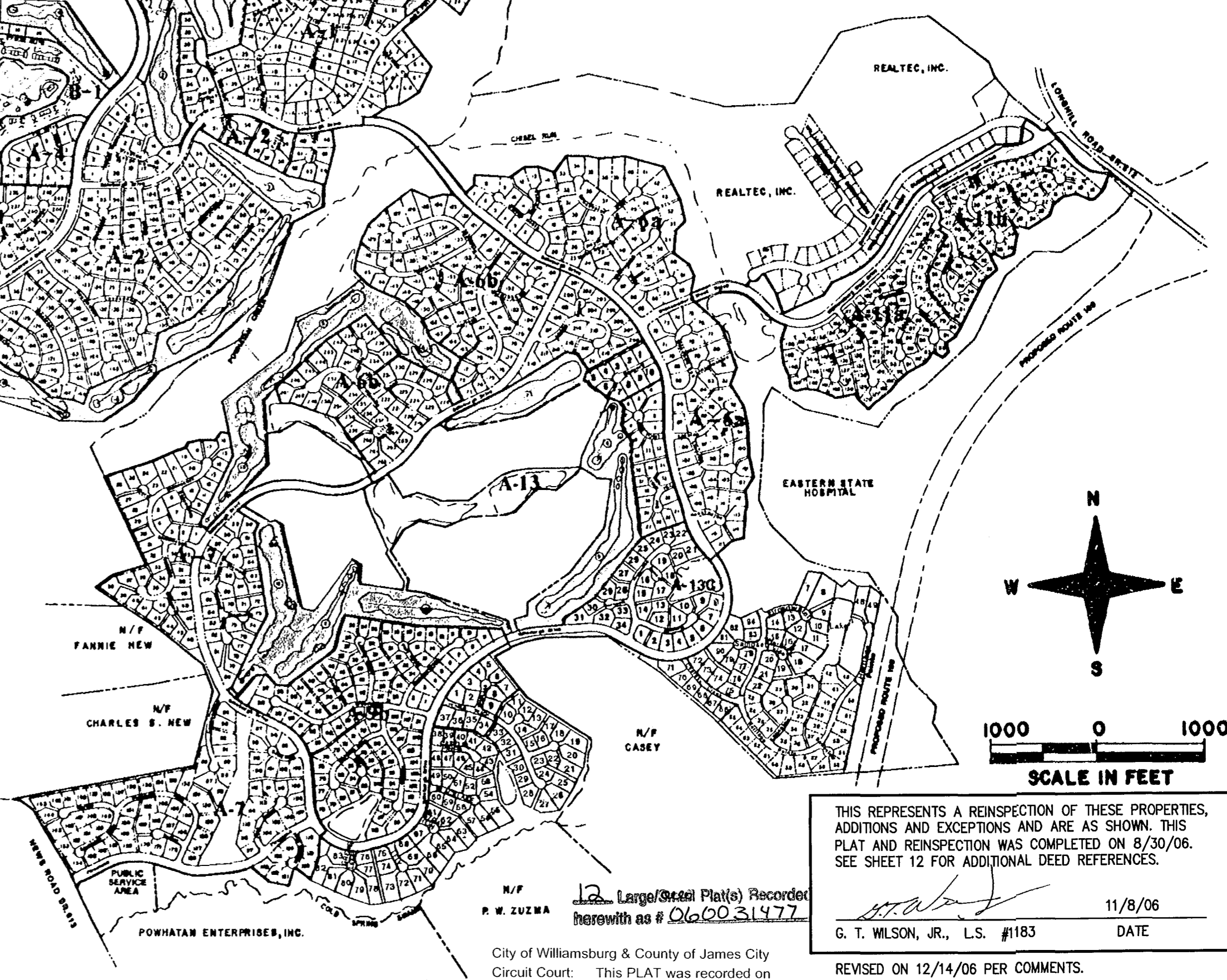
BY: *G.T. Wilson, Jr.*



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'



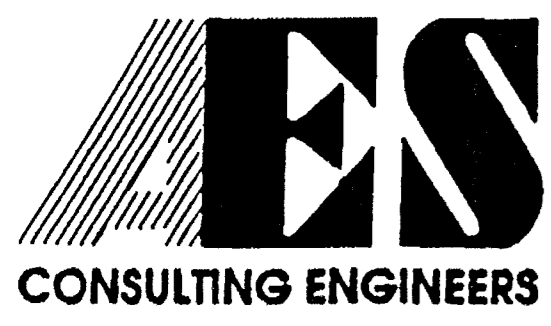
THIS REPRESENTS A REINSPECTION OF THESE PROPERTIES, ADDITIONS AND EXCEPTIONS AND ARE AS SHOWN. THIS PLAT AND REINSPECTION WAS COMPLETED ON 8/30/06. SEE SHEET 12 FOR ADDITIONAL DEED REFERENCES.

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



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
NOTED	2/28/97
Project No.	5652
Drawing No.	1 of 12

#060031477

LEGEND

- SANITARY MANHOLE
- SEWER CLEANOUT
- ⊙ GRINDER PUMP
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ SPRINKLER BOX
- ⊙ FIRE HYDRANT
- ⊙ DROP INLET
- ⊙ STORM M.H.
- ⊙ TRANSFORMER
- ⊙ ELECTRIC VAULT
- ⊙ LIGHT POLE
- ⊙ CABLE PEDESTAL
- ⊙ TELEPHONE PEDESTAL
- GREEN
- TEE BOX
- SAND TRAP
- ⊙ FENCE
- CMF CONCRETE MONUMENT FOUND
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- CONCRETE

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

REMSUED ON 12/14/06 PER COMMENTS.

Δ=10°55'45"
R=1157.33'
L=216.95'
T=108.80'
C=216.62'
CB=56.9°20'52"W

Δ=18°15'36"
R=1400.00'
L=445.36'
T=224.58'
C=443.49'
CB=372°54'48"W

Δ=105°45'00"E
R=120.00'
L=103°10'00"W
T=310.00'

Δ=105°45'00"E
R=120.00'
L=103°10'00"W
T=310.00'

Δ=13°10'46"
R=475.00'
L=109.26'
T=54.87'
C=109.02'
CB=54.6°48'00"E

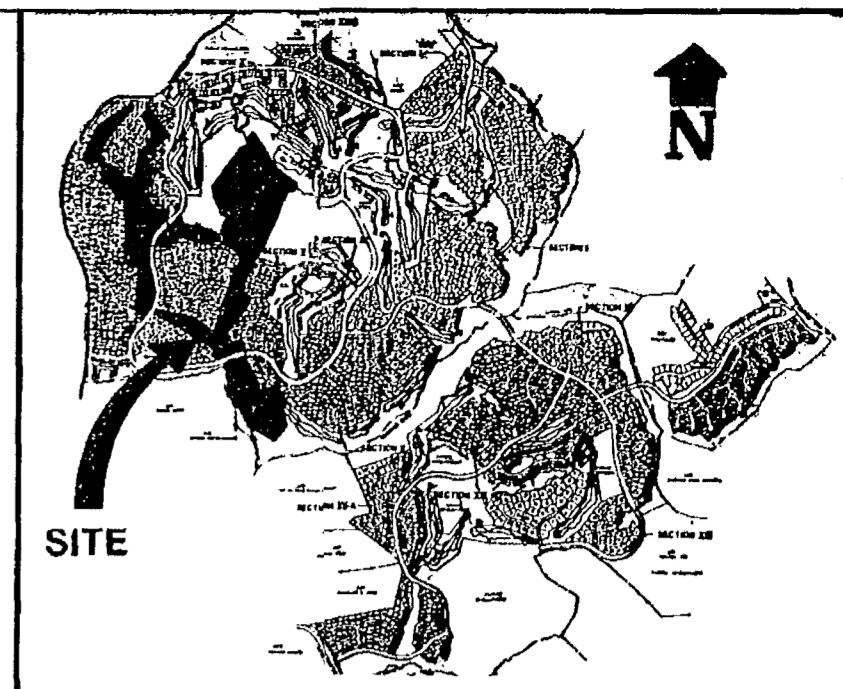
LINE	BEARING	DISTANCE
L1	N07°15'23"E	151.69'
L2	N08°04'21"E	127.19'
L3	N11°58'58"E	142.60'
L4	N11°58'58"E	62.48'
L5	N47°40'20"W	68.14'
L6	S80°45'00"E	35.58'
L7	N69°40'00"W	37.00'
L8	N23°45'00"W	34.64'
L9	N04°13'29"E	52.23'
L10	S82°41'30"W	25.55'
L11	S82°40'09"W	54.95'
L12	S16°48'19"E	126.40'
L13	S09°00'00"W	21.94'
L14	S80°14'55"W	40.61'
L15	S69°01'00"W	79.40'
L16	N76°10'00"W	133.28'
L17	N34°08'00"W	121.77'

R/W EXTENSION OF FORD'S COLONY DRIVE P.B. 44, PG. 37

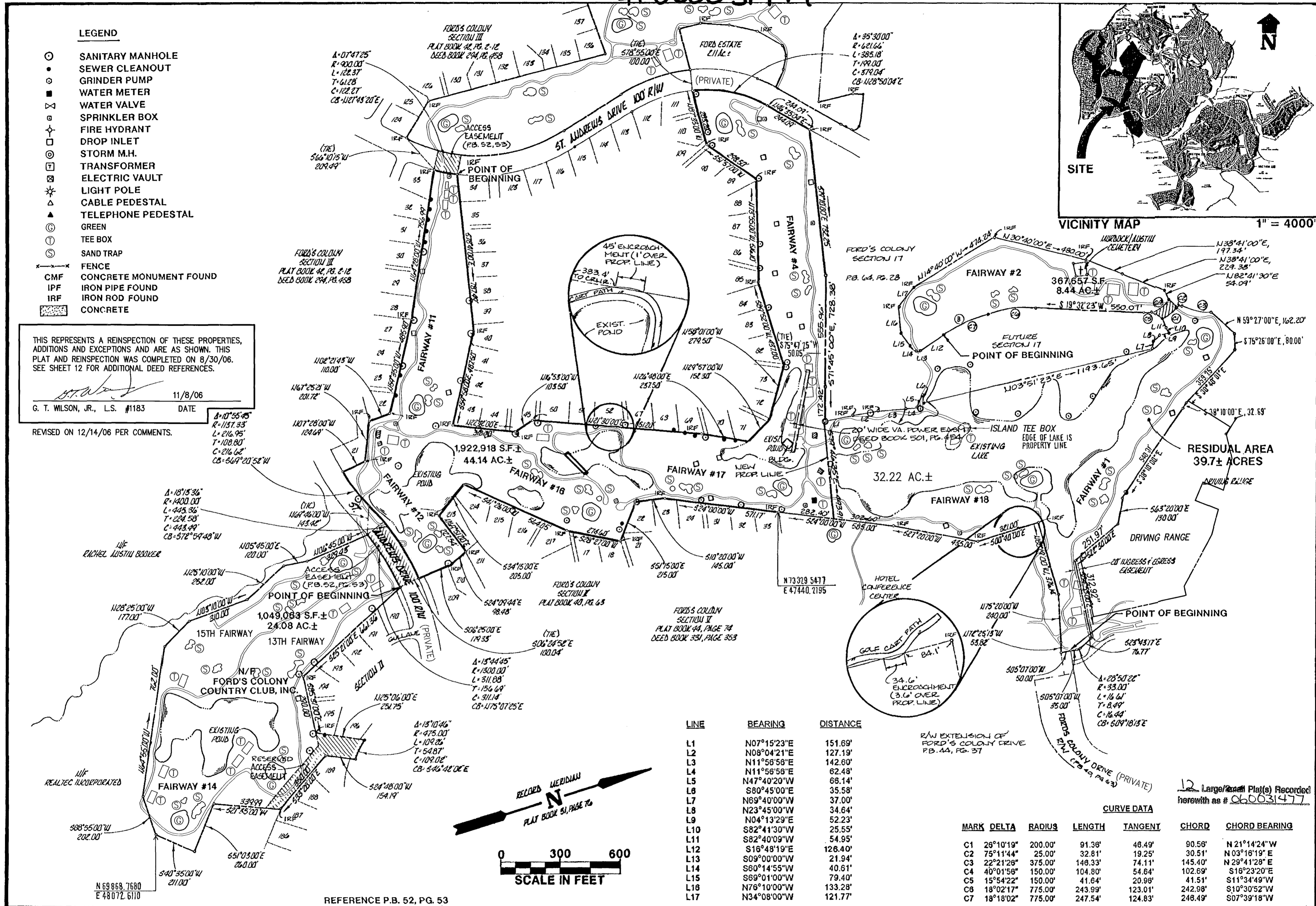
CURVE DATA

MARK	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	26°10'19"	200.00'	91.36'	46.49'	90.56'	N 21°14'24"W
C2	75°11'44"	25.00'	32.81'	19.25'	30.51'	N 03°18'19"E
C3	22°21'28"	375.00'	148.33'	74.11'	145.40'	N 29°41'28"E
C4	40°01'58"	150.00'	104.80'	54.64'	102.69'	S16°23'20"E
C5	15°54'22"	150.00'	41.64'	20.98'	41.51'	S11°34'49"W
C6	18°02'17"	775.00'	243.99'	123.01'	242.98'	S10°30'52"W
C7	18°18'02"	775.00'	247.54'	124.83'	246.49'	S07°39'18"W

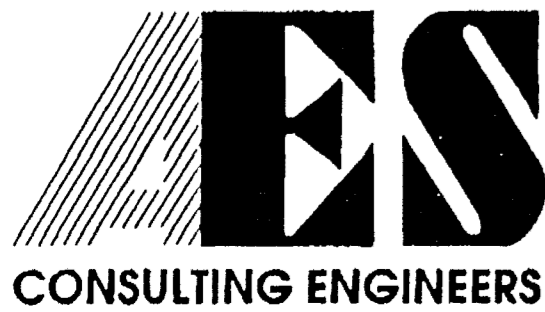
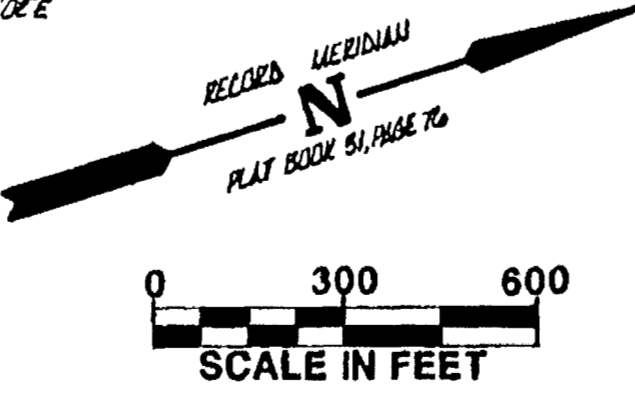
12 Large/Small Plat(s) Recorded herewith as # 060031477



VICINITY MAP 1" = 4000'



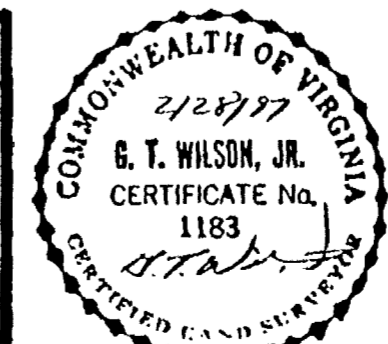
REFERENCE P.B. 52, PG. 53



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

EXHIBIT 'A' & 'B' - TRACT ONE (SEE SH. 12)

ALTA / ACSM LAND TITLE SURVEY
CHAMPIONSHIP 18 HOLE GOLF COURSE
FAIRWAYS 1 - 4 & 11 - 18
THE GOLF COURSE PROPERTIES
OWNED BY
FORD'S COLONY COUNTRY CLUB, INC.
POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA



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

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

Designed	Drawn
SOW	RMJ
Scale	Date
1"=300'	2/28/97
Project No.	
5652	
Drawing No.	
2 of 12	

#060031477

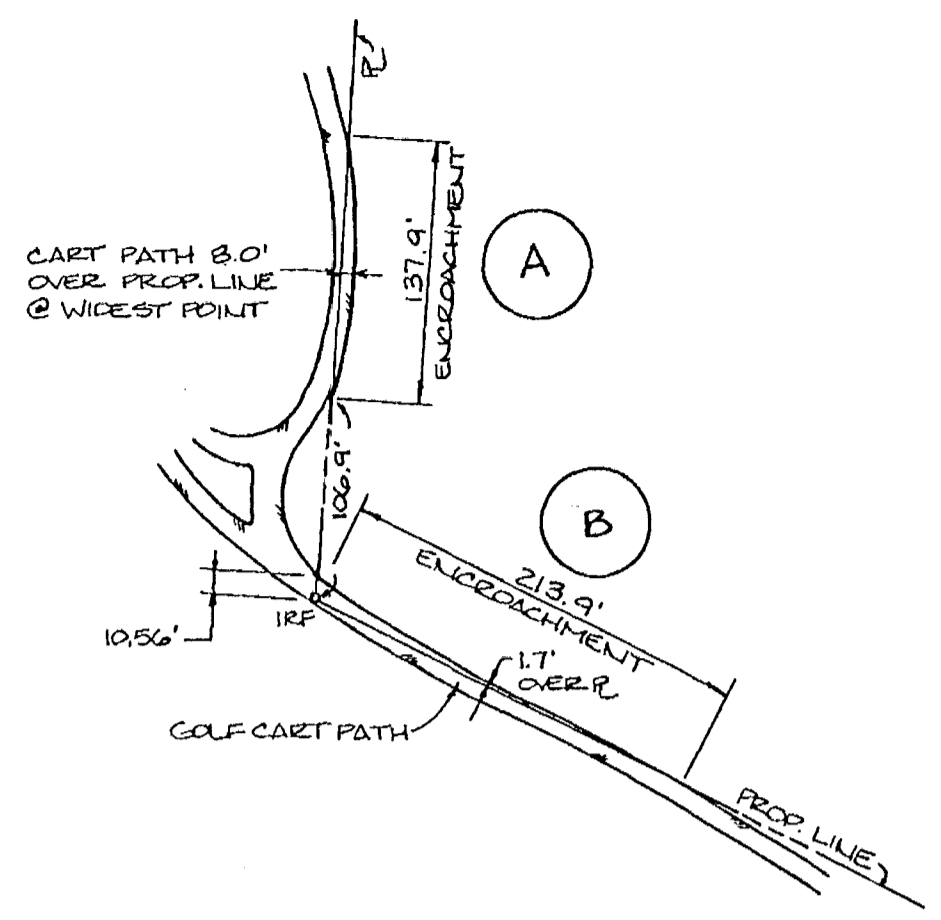
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G. T. Wilson, Jr. 11/8/06
 G. T. WILSON, JR., L.S. #1183 DATE

REVISED ON 12/14/06 PER COMMENTS.

LEGEND

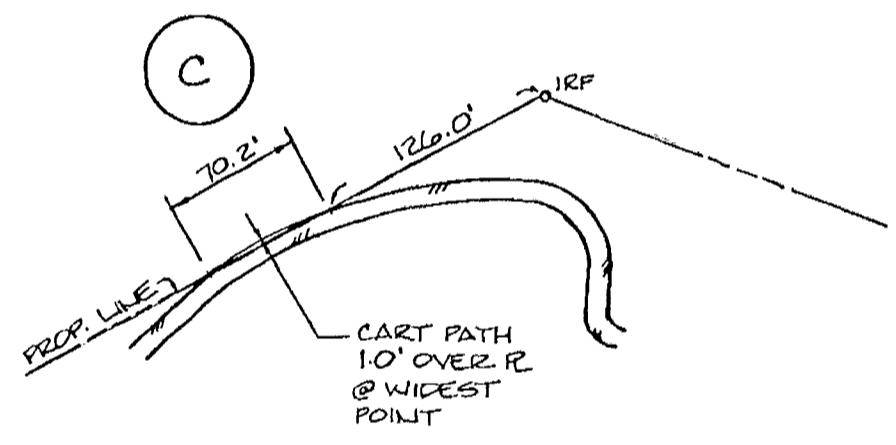
- SANITARY MANHOLE
- SEWER CLEANOUT
- GRINDER PUMP
- ⊠ WATER METER
- ⊠ WATER VALVE
- ⊠ SPRINKLER BOX
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- FENCE
- CMF CONCRETE MONUMENT FOUND
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- CONCRETE



GOLF CART PATH ENCROACHMENT DETAIL

SCALE: 1"=100'

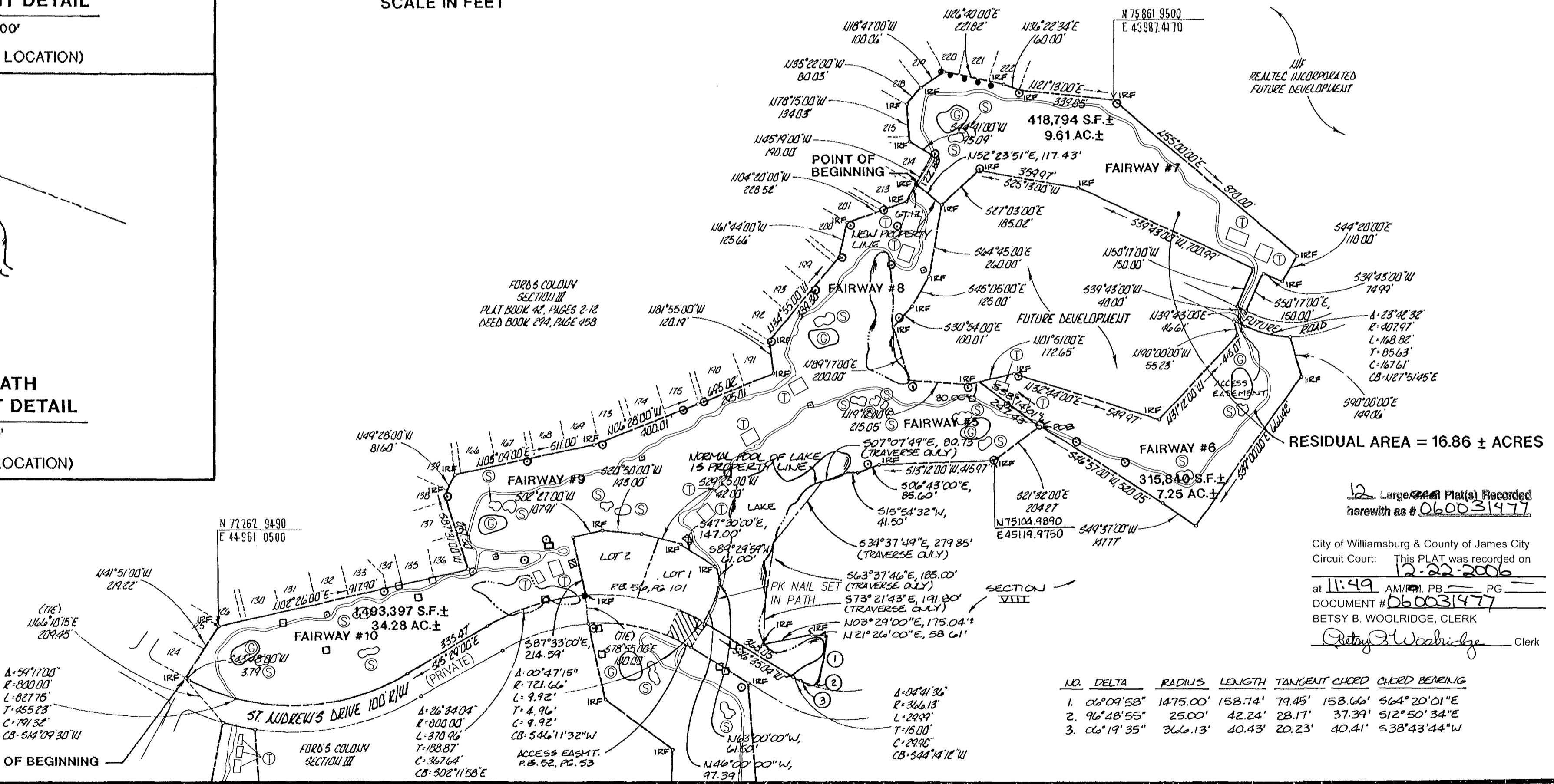
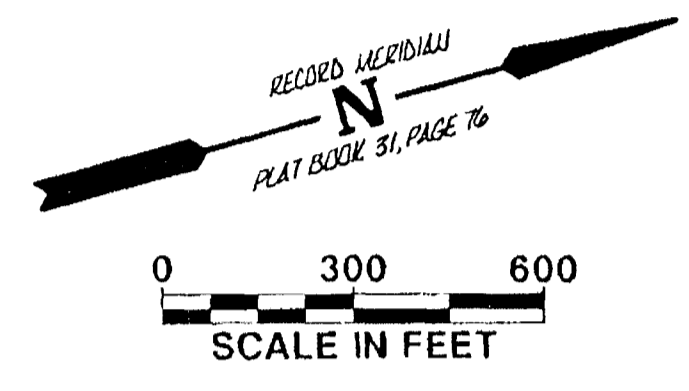
(SEE SHEET 4 FOR LOCATION)



GOLF CART PATH ENCROACHMENT DETAIL

SCALE: 1"=100'

(SEE SHEET 4 FOR LOCATION)



REFERENCE: P.B. 52, PG. 54

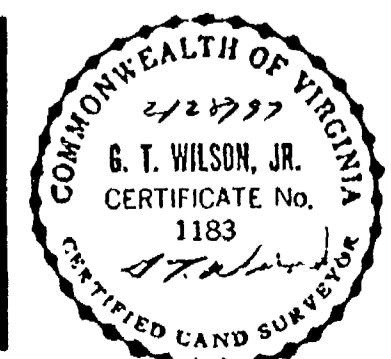
12 Large Plat(s) Recorded herewith as # 060031477

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

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1.	06°09'58"	1475.00'	153.74'	79.45'	158.66'	S64°20'01"E
2.	96°48'55"	25.00'	42.24'	28.17'	37.39'	S12°50'34"E
3.	06°19'35"	366.13'	40.43'	20.23'	40.41'	S38°43'44"W

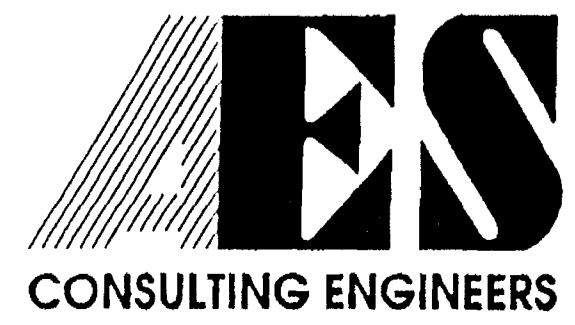
EXHIBIT 'A' & 'B' - TRACT 2 (SEE SH. 12)

ALTA / ACSM LAND TITLE SURVEY
 CHAMPIONSHIP 18 HOLE GOLF COURSE
 FAIRWAYS 5 - 10
 THE GOLF COURSE PROPERTIES
 OWNED BY
 FORD'S COLONY COUNTRY CLUB, INC.
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
3	12/21/06	REVISED PER COMMENTS	GTW
2	11/8/06	REINSPECTION	GTW
1	4/18/97	REVISED PER COMMENTS	GTW

Designed SOW	Drawn RMJ
Scale 1"=300'	Date 2/28/97
Project No. 5652	
Drawing No. 3 of 12	



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (804) 253-0040
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#060031477

LEGEND

- SANITARY MANHOLE
- SEWER CLEANOUT
- ⊗ GRINDER PUMP
- ⊕ WATER METER
- ⊖ WATER VALVE
- ⊙ SPRINKLER BOX
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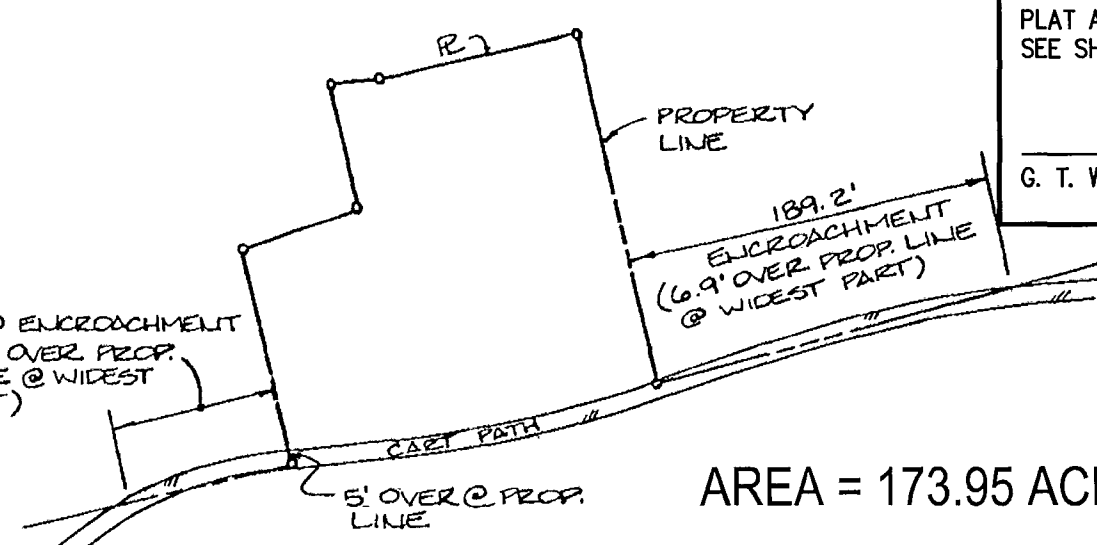
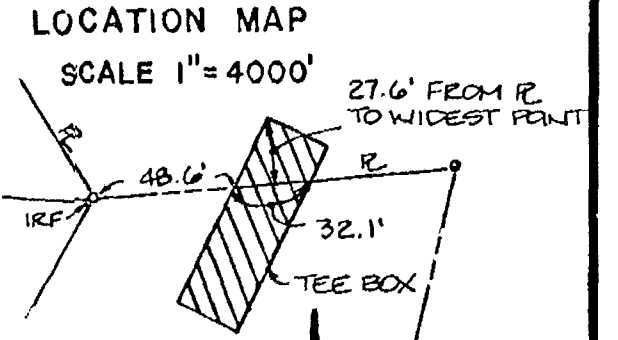
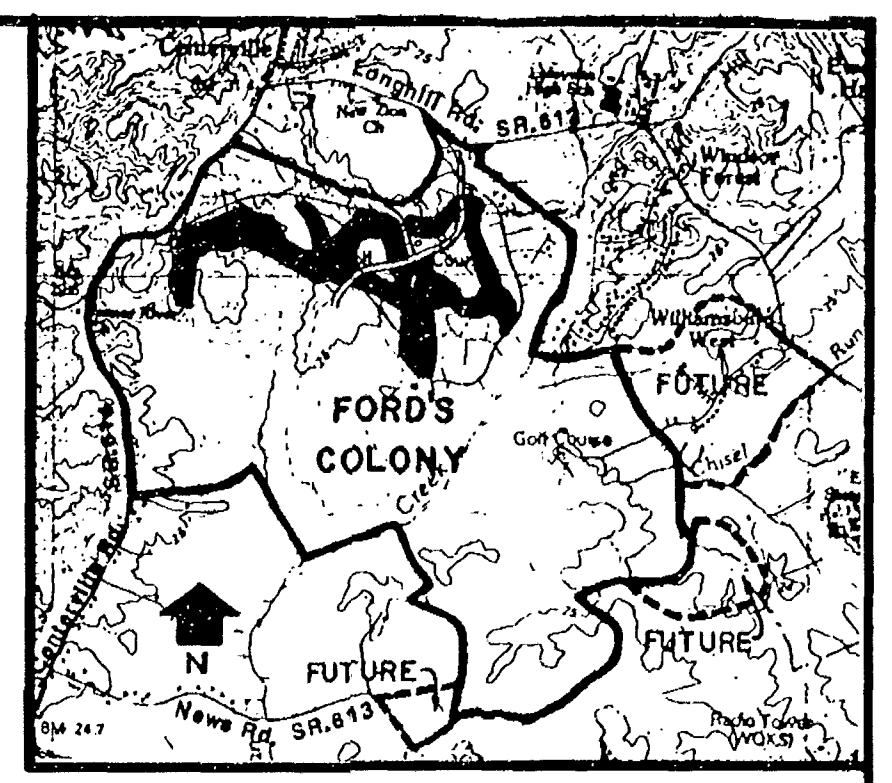
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G.T. Wilson, Jr. 11/8/06
G. T. WILSON, JR., L.S. #1183 DATE

REVISED ON 12/14/06 PER COMMENTS.

CURVE TABLE

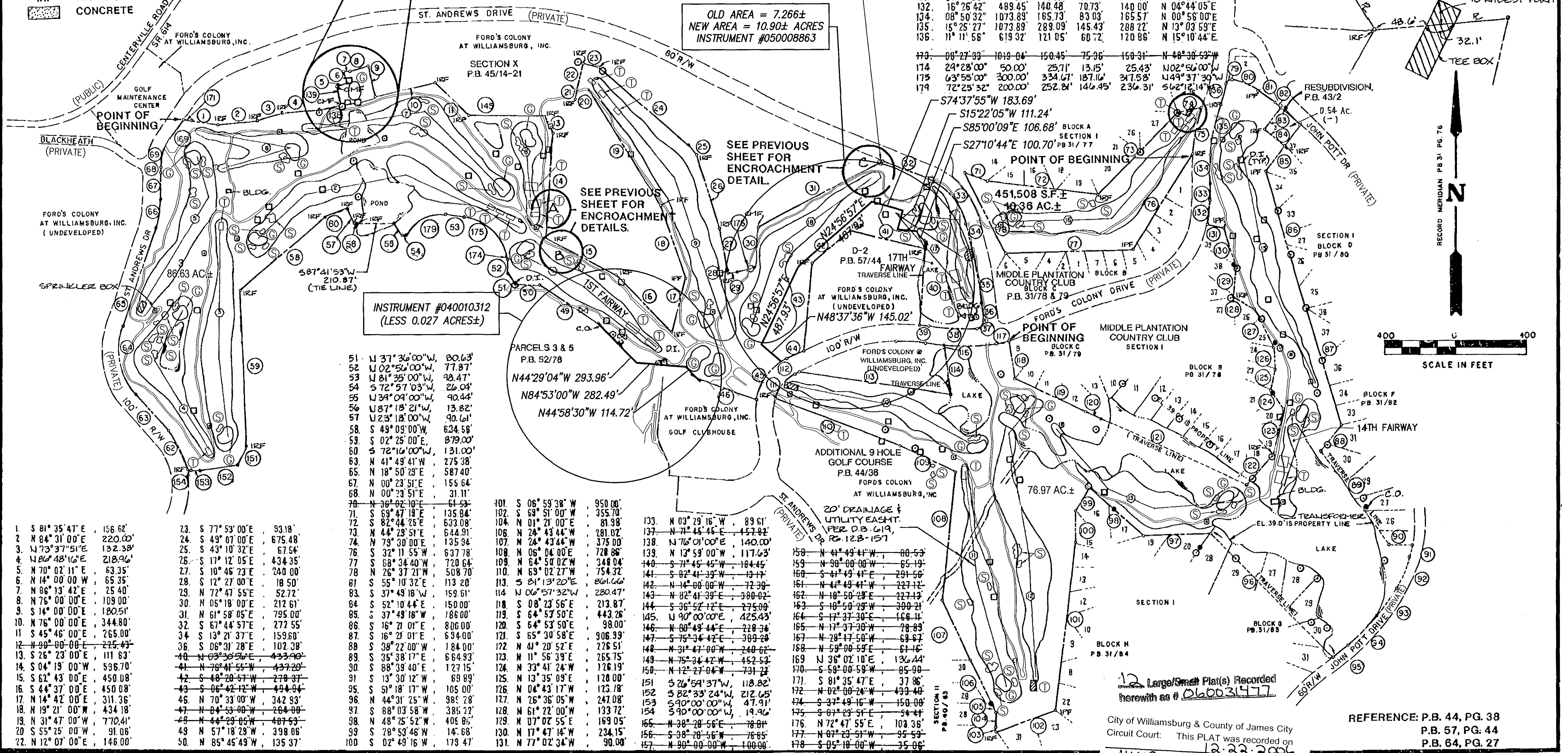
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
21	08°10'15"	378.26'	53.94'	27.02'	53.90'	N 08°01'58" E
33	54°23'21"	370.00'	351.23'	190.11'	338.19'	S 40°33'17" E
35	06°50'09"	2471.52'	294.87'	147.61'	294.70'	S 09°56'31" E
37	93°44'51"	40.00'	65.45'	4.27'	58.39'	S 40°20'49" W
38	12°28'10"	1265.88'	275.50'	138.29'	274.95'	N 86°32'50" W
39	02°48'39"	927.69'	45.51'	22.70'	45.51'	N 81°42'39" W
44	03°10'39"	1827.39'	101.34'	50.68'	101.33'	S 62°47'18" W
45	48°06'55"	350.00'	293.92'	156.25'	285.36'	S 37°08'32" W
61	76°01'34"	25.00'	33.17'	19.54'	30.79'	N 51°59'12" W
62	30°14'34"	466.13'	246.05'	125.96'	243.20'	N 26°42'20" W
64	60°40'10"	388.13'	410.99'	227.12'	392.05'	N 11°29'36" W
66	18°26'36"	511.95'	164.80'	83.12'	164.09'	N 09°37'11" E
69	35°38'19"	264.38'	164.45'	84.48'	161.81'	N 18°13'02" E
75	12°44'20"	1173.90'	261.00'	131.04'	260.46'	S 11°43'20" W
79	91°06'40"	30.00'	47.71'	30.59'	42.84'	N 55°08'06" E
80	24°08'02"	390.60'	164.53'	83.50'	163.31'	S 67°14'33" E
82	02°25'55"	1019.04'	43.25'	21.63'	43.25'	S 53°57'35" E
92	17°52'47"	605.69'	189.01'	95.28'	188.25'	S 22°26'36" W
93	08°56'30"	1222.69'	190.82'	95.60'	190.62'	S 35°51'14" W
94	10°58'48"	1222.69'	234.31'	117.52'	233.95'	S 45°49'53" W
103	31°53'15"	54.68'	30.43'	15.62'	30.04'	N 14°35'36" W
105	52°11'16"	50.00'	45.69'	24.58'	44.12'	N 24°43'38" W
111	42°42'18"	250.00'	186.34'	97.74'	182.05'	N 39°50'51" E
112	00°46'46"	1727.39'	23.50'	11.75'	23.50'	N 61°35'21" E
115	11°23'28"	927.83'	164.58'	82.56'	164.31'	S 86°08'24" E
116	12°24'13"	1365.89'	297.68'	149.43'	297.09'	N 89°03'59" E
117	08°48'35"	473.62'	72.55'	38.35'	72.48'	N 78°26'05" E
132	16°26'42"	489.45'	140.48'	70.73'	140.00'	N 04°44'05" E
134	08°50'32"	1073.89'	165.73'	83.03'	165.57'	N 00°58'00" E
135	15°25'27"	1073.89'	289.09'	145.43'	288.22'	N 13°03'59" E
136	11°11'56"	619.32'	121.05'	60.72'	120.86'	N 15°10'44" E
173	00°27'33"	1019.04'	150.45'	75.96'	150.31'	N 48°38'53" W
174	24°28'00"	50.00'	25.71'	13.15'	25.43'	N 02°56'00" W
175	63°55'00"	300.00'	334.61'	187.16'	347.58'	N 49°37'30" W
179	72°25'32"	200.00'	252.84'	146.45'	236.31'	S 62°12'14" W



AREA = 173.95 ACRES

OLD AREA = 7.266±
NEW AREA = 10.90± ACRES
INSTRUMENT #050008863

EXISTING VARIABLE WIDTH BELL ATLANTIC RIGHT OF WAY EASEMENT FOR INGRESS/EGRESS AND UTILITIES INSTR. #970017161



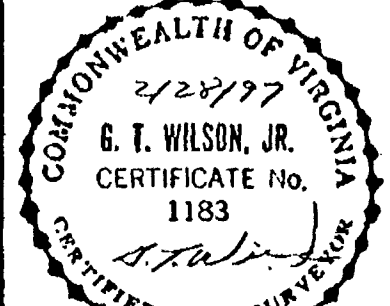
1	S 81°35'47"E	156.62'
2	N 84°31'00"E	220.00'
3	N 73°37'51"E	132.38'
4	N 80°48'16"E	218.96'
5	N 70°02'11"E	63.35'
6	N 14°00'00"W	65.35'
7	N 86°13'42"E	25.40'
8	N 76°00'00"E	109.00'
9	S 14°00'00"E	180.51'
10	N 76°00'00"E	344.80'
11	S 45°46'00"E	265.00'
12	N 90°00'00"E	225.43'
13	S 26°23'00"E	111.83'
14	S 04°19'00"W	536.70'
15	S 62°43'00"E	450.08'
16	S 44°37'00"E	450.08'
17	N 14°42'00"E	311.36'
18	N 19°21'00"W	434.18'
19	N 31°47'00"W	770.41'
20	S 55°25'00"W	91.06'
22	N 12°07'00"E	146.00'
23	S 77°53'00"E	93.18'
24	S 49°10'00"E	675.48'
25	S 43°10'32"E	67.54'
26	S 17°12'05"E	434.35'
27	S 10°46'23"E	240.00'
28	S 12°27'00"E	18.50'
29	N 72°47'55"E	52.72'
30	N 05°18'00"E	212.61'
31	N 61°58'05"E	795.00'
32	S 67°44'57"E	272.55'
34	S 13°21'37"E	159.60'
36	S 06°31'28"E	102.38'
40	N 03°35'56"E	433.40'
41	N 76°41'55"W	437.20'
42	S 48°20'57"W	278.31'
43	S 06°42'42"W	494.94'
45	N 70°33'00"W	342.93'
47	N 04°53'00"W	264.00'
49	N 44°29'05"W	487.53'
49	N 57°18'28"W	398.06'
50	N 85°45'49"W	135.37'
51	N 37°36'00"W	80.63'
52	N 02°54'00"W	71.87'
53	N 81°25'00"W	98.47'
54	S 72°57'03"W	26.04'
55	N 34°04'00"W	90.44'
56	N 87°18'21"W	13.82'
57	N 23°18'00"W	90.61'
58	S 49°09'00"W	634.58'
59	S 02°25'00"E	879.00'
60	S 72°16'00"W	131.00'
63	N 41°49'41"W	275.38'
65	N 18°50'29"E	587.40'
67	N 00°23'51"E	155.64'
68	N 00°23'51"E	31.11'
70	N 36°02'10"E	61.53'
71	S 69°47'18"E	135.84'
72	S 82°44'25"E	633.08'
73	N 44°28'51"E	644.91'
74	N 79°30'00"E	135.94'
76	S 32°11'55"W	637.78'
77	S 68°34'40"W	720.64'
78	N 26°37'21"W	508.70'
81	S 55°10'32"E	113.20'
83	S 37°49'16"W	159.61'
84	S 52°10'44"E	150.00'
85	S 37°49'16"W	186.00'
86	S 16°21'01"E	806.00'
87	S 16°21'01"E	634.00'
89	S 38°22'00"W	184.00'
89	S 35°38'17"E	664.93'
90	S 88°39'40"E	127.15'
91	S 13°30'12"W	69.89'
95	S 51°18'17"W	105.00'
96	N 44°31'25"W	385.28'
97	S 88°03'58"W	385.72'
98	N 48°25'52"W	406.95'
99	S 28°53'46"W	145.68'
100	S 02°49'16"W	179.47'
101	S 06°59'38"W	950.00'
102	S 69°51'00"W	355.70'
104	N 01°21'00"E	81.98'
106	N 24°43'44"W	281.02'
107	N 24°43'44"W	375.00'
108	N 06°04'00"E	728.86'
109	N 64°50'02"W	348.04'
110	N 69°02'27"W	754.32'
113	S 81°13'20"E	601.66'
114	N 06°57'32"W	280.47'
118	S 08°23'56"E	213.87'
119	S 64°57'50"E	443.26'
120	S 64°53'50"E	98.00'
121	S 65°30'58"E	906.99'
122	N 41°20'52"E	226.51'
123	N 11°56'39"E	265.75'
124	N 33°41'24"W	126.19'
125	N 13°35'09"E	120.00'
126	N 04°43'17"W	123.78'
127	N 26°36'05"W	247.08'
128	N 11°22'00"W	133.72'
129	N 07°02'55"E	169.05'
130	N 17°47'14"W	234.15'
131	N 77°02'34"W	90.00'
133	N 03°29'16"W	89.61'
137	N 71°45'45"E	457.82'
138	N 76°01'00"E	140.00'
139	N 13°59'00"W	117.63'
140	S 71°45'45"W	184.45'
141	S 82°41'39"E	19.17'
142	N 14°00'00"W	72.39'
143	N 82°41'39"E	390.02'
144	S 36°52'12"E	275.00'
145	N 90°00'00"E	425.43'
146	N 00°48'44"E	228.34'
147	S 75°34'42"E	309.28'
148	N 31°47'00"W	240.62'
149	N 75°34'42"W	452.53'
150	N 12°42'04"W	731.28'
151	S 26°59'37"W	118.82'
152	S 82°33'24"W	212.65'
153	S 90°00'00"W	47.91'
154	S 90°00'00"W	19.46'
155	N 38°28'56"E	78.81'
156	S 38°30'45"W	76.65'
157	N 90°00'00"W	100.98'
158	N 41°49'41"W	80.53'
159	N 90°00'00"W	65.19'
160	S 41°49'41"E	291.56'
161	N 41°49'41"W	227.12'
162	N 18°50'29"E	227.12'
163	S 10°58'29"W	300.21'
164	S 17°37'30"E	168.11'
165	N 17°37'30"W	78.89'
167	N 28°17'50"W	68.67'
168	N 59°08'59"E	61.16'
169	N 36°02'10"E	136.44'
170	S 68°00'59"W	85.90'
171	S 81°35'47"E	37.86'
172	N 02°00'24"W	493.40'
174	S 37°49'16"W	150.00'
175	S 03°23'51"E	54.44'
176	N 72°47'55"E	102.36'
177	N 07°23'51"W	95.59'
178	S 05°18'00"W	35.06'

REFERENCE: P.B. 44, PG. 38
P.B. 57, PG. 44
P.B. 64, PG. 27

EXHIBIT 'A' - TRACT 3 (SEE SH. 12)

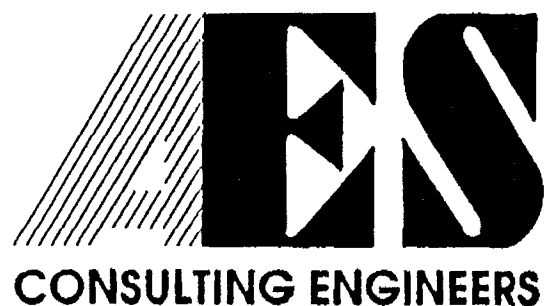
ALTA / ACSM LAND TITLE SURVEY
ORIGINAL 18 HOLE GOLF COURSE
THE GOLF COURSE PROPERTIES
OWNED BY
FORD'S COLONY COUNTRY CLUB, INC.

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



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	
at 11:49 AM, P.B. PG. DOCUMENT # 060031477 Betsy B. Woolridge, CLERK	
3 12/21/06 REVISED PER COMMENTS	GTW
2 11/8/06 REINSPECTION	GTW
1 4/16/97 REVISED PER COMMENTS	BTW
NO. DATE	REVISION / COMMENT / NOTE
	BY

Designed SOW	Drawn RMJ
Scale 1"=400'	Date 2/28/97
Project No. 5652	Drawing No. 4 of 12



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

#060031477

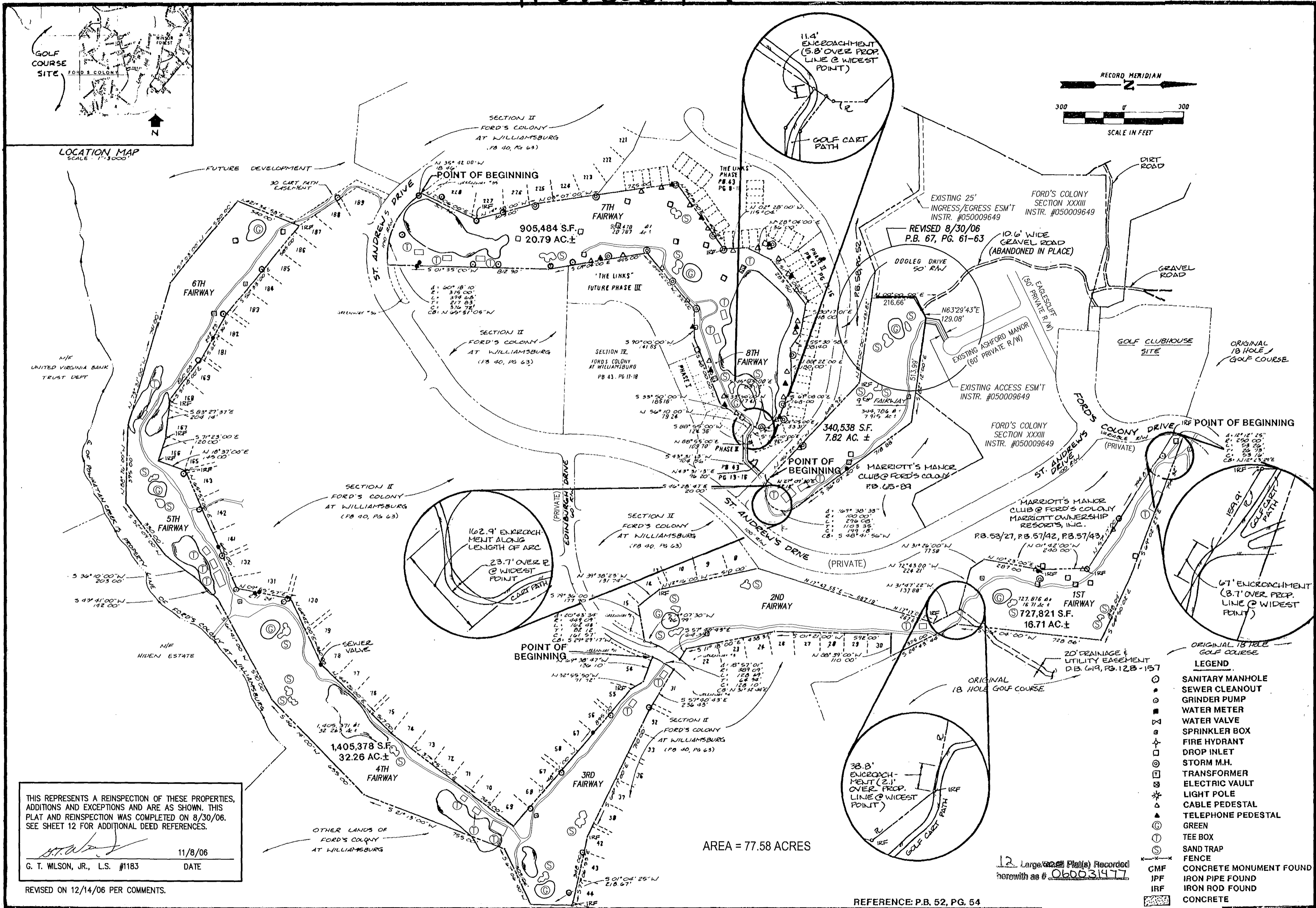
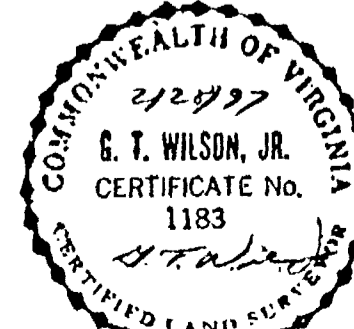


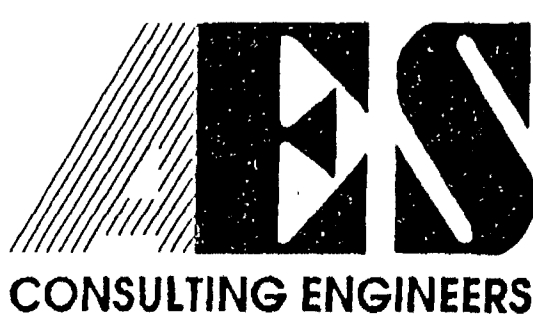
EXHIBIT 'A' - TRACT 4 (SEE SH. 12)

ALTA / ACSM LAND TITLE SURVEY
 ADDITIONAL 9 HOLE GOLF COURSE
 THE GOLF COURSE PROPERTIES
 OWNED BY
 FORD'S COLONY COUNTRY CLUB, INC.
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



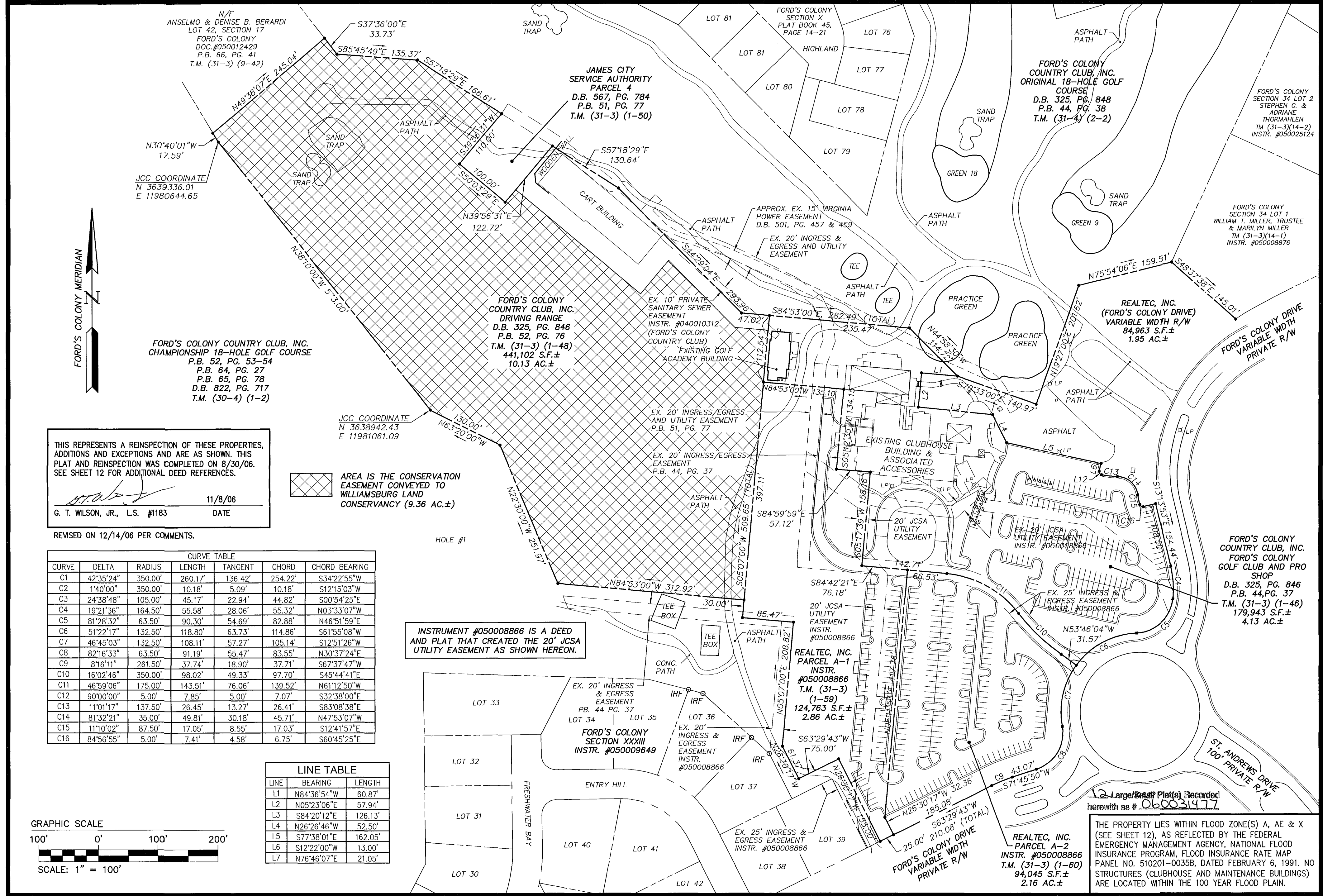
City of Williamsburg & County of James City	
Circuit Court: This PLAT was recorded on	
12-22-2006	
at 11:49 AM	PG 1
DOCUMENT # 060031477	
BETSY B. WOOLRIDGE, CLERK	
Clerk	
3	12/21/06 REVISED PER COMMENTS
2	11/8/06 REINSPECTION
1	4/16/97 REVISED PER COMMENTS
No.	DATE REVISION / COMMENT / NOTE

Designed	Drawn
SOW	RMJ
Scale	Date
1"=300'	2/28/97
Project No.	
5652	
Drawing No.	
5 of 12	



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

#060031477



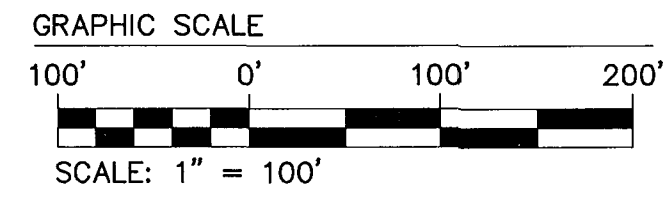
THIS REPRESENTS A REINSPECTION OF THESE PROPERTIES, ADDITIONS AND EXCEPTIONS AND ARE AS SHOWN. THIS PLAT AND REINSPECTION WAS COMPLETED ON 8/30/06. SEE SHEET 12 FOR ADDITIONAL DEED REFERENCES.

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

REVISED ON 12/14/06 PER COMMENTS.

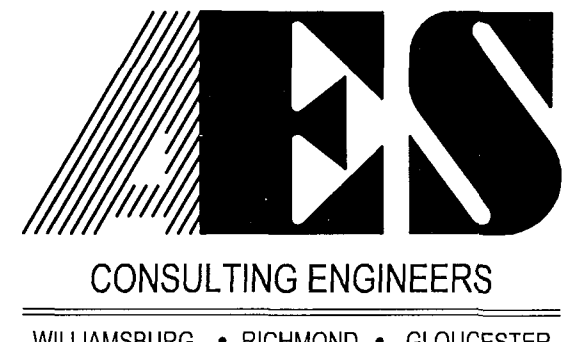
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	42°35'24"	350.00'	260.17'	136.42'	254.22'	S34°22'55"W
C2	1°40'00"	350.00'	10.18'	5.09'	10.18'	S12°15'03"W
C3	24°38'48"	105.00'	45.17'	22.94'	44.82'	S00°54'25"E
C4	19°21'36"	164.50'	55.58'	28.06'	55.32'	N03°33'07"W
C5	81°28'32"	63.50'	90.30'	54.69'	82.88'	N46°51'59"E
C6	51°22'17"	132.50'	118.80'	63.73'	114.86'	S61°55'08"W
C7	46°45'03"	132.50'	108.11'	57.27'	105.14'	S12°51'26"W
C8	82°16'33"	63.50'	91.19'	55.47'	83.55'	N30°37'24"E
C9	8°16'11"	281.50'	37.74'	18.90'	37.71'	S67°37'47"W
C10	16°02'46"	350.00'	98.02'	49.33'	97.70'	S45°44'41"E
C11	46°59'06"	175.00'	143.51'	76.06'	139.52'	N61°12'50"W
C12	90°00'00"	5.00'	7.85'	5.00'	7.07'	S32°38'00"E
C13	11°01'17"	137.50'	26.45'	13.27'	26.41'	S83°08'38"E
C14	81°32'21"	35.00'	49.81'	30.18'	45.71'	N47°53'07"W
C15	11°10'02"	87.50'	17.05'	8.55'	17.03'	S12°41'57"E
C16	84°56'55"	5.00'	7.41'	4.58'	6.75'	S60°45'25"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N84°36'54"W	60.87'
L2	N05°23'06"E	57.94'
L3	S84°20'12"E	126.13'
L4	N26°26'46"W	52.50'
L5	S77°38'01"E	162.05'
L6	S12°22'00"W	13.00'
L7	N76°46'07"E	21.05'



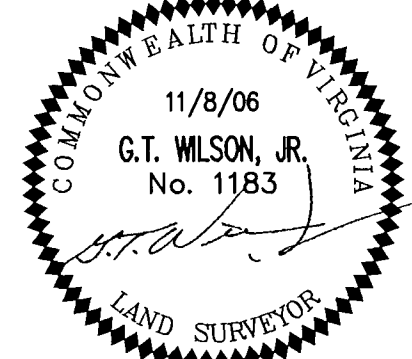
INSTRUMENT #050008866 IS A DEED AND PLAT THAT CREATED THE 20' JCSA UTILITY EASEMENT AS SHOWN HEREON.

EXHIBIT 'A' - TRACT 5 (SEE SH. 12)



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

ALTA / ACSM LAND TITLE SURVEY
 PORTION FORMER PARCELS 1, 3 & 5
 NOW DRIVING RANGE, GOLF CLUB & PRO SHOP
 THE GOLF COURSE PROPERTIES
 OWNED BY
FORD'S COLONY COUNTRY CLUB, INC.
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

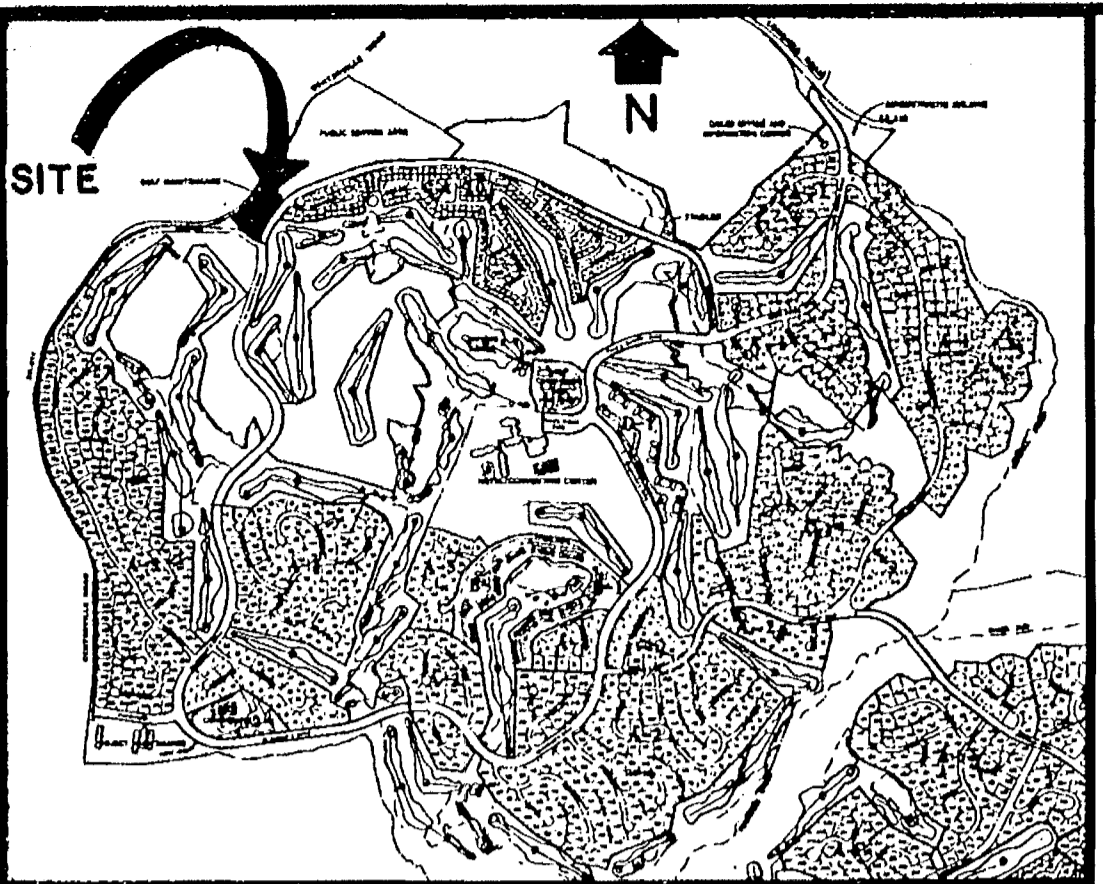


No.	DATE	REVISION / COMMENT / NOTE	BY
1	12/21/06	REVISED PER COMMENTS	BY

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on 12-22-2006
 at 11:49 AM / PG. 1
 DOCUMENT # 060031477
 BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge Clerk

Designed	Drawn
JAG	AWT
Scale	Date
1"=100'	11/1/06
Project No.	5652-33
Drawing No.	6 OF 12

#060031477

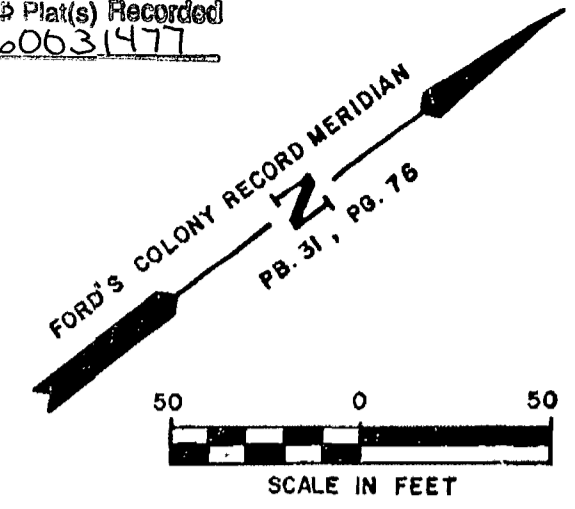


LOCATION MAP
SCALE 1" = 2000'

CURVE NO.	DELTA	RADIUS	CURVE DATA TABLE			CHORD BEARING
			LENGTH	TANGENT	CHORD	
1	14° 21' 41"	800.00'	200.52'	100.79'	200.00'	S 78° 51' 20" W
2	94° 40' 14"	75.00'	41.31'	27.13'	36.77'	S 69° 00' 41" W
3	15° 09' 19"	450.00'	119.03'	59.86'	118.68'	N 56° 04' 32" W
4	09° 37' 26"	450.00'	74.93'	37.55'	74.84'	N 43° 43' 40" W
5	14° 59' 00"	1452.39'	379.81'	191.00'	378.73'	N 43° 33' 04" E
6	14° 59' 00"	1477.39'	386.36'	194.29'	385.76'	S 43° 33' 04" W

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

12 Large/Overhead Plat(s) Recorded
herewith as # 060031477

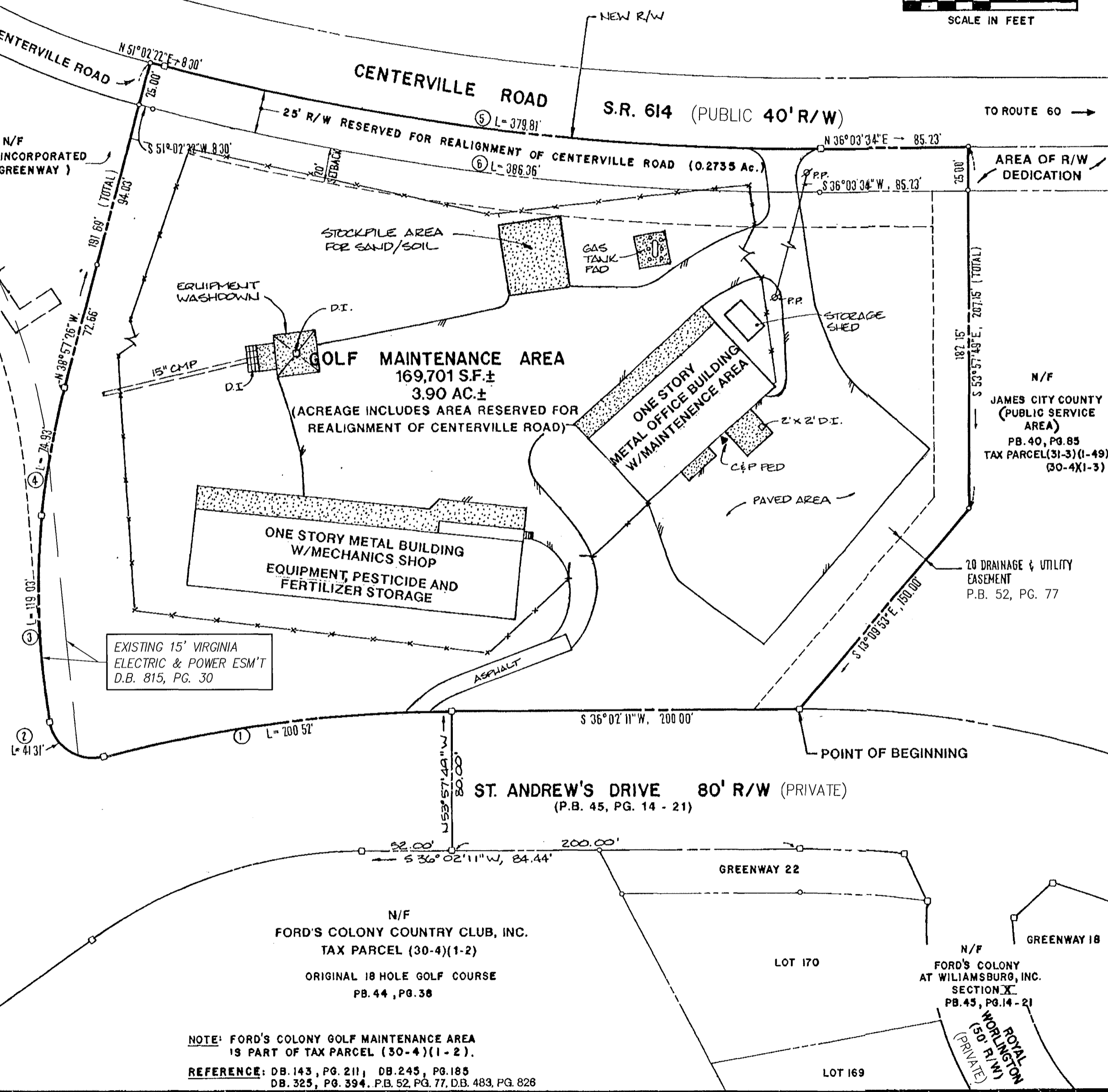


N/F
GRAY ASSOCIATES

- LEGEND**
- SANITARY MANHOLE
 - SEWER CLEANOUT
 - GRINDER PUMP
 - WATER METER
 - ⊗ WATER VALVE
 - ⊙ SPRINKLER BOX
 - ⊕ FIRE HYDRANT
 - DROP INLET
 - ⊙ STORM M.H.
 - ⊙ TRANSFORMER
 - ⊙ ELECTRIC VAULT
 - ⊙ LIGHT POLE
 - ⊙ CABLE PEDESTAL
 - ⊙ TELEPHONE PEDESTAL
 - GREEN
 - TEE BOX
 - SAND TRAP
 - ⊗ FENCE
 - CMF CONCRETE MONUMENT FOUND
 - IPF IRON PIPE FOUND
 - IRF IRON ROD FOUND
 - CONCRETE

EXISTING C&P EASEMENT (NOT WITHIN THE BOUNDARIES OF THIS SITE) D.B. 506, PG. 280

N/F REALTEC INCORPORATED (FUTURE DEVELOPMENT) TAX PARCEL (31-4)(2-2)



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.

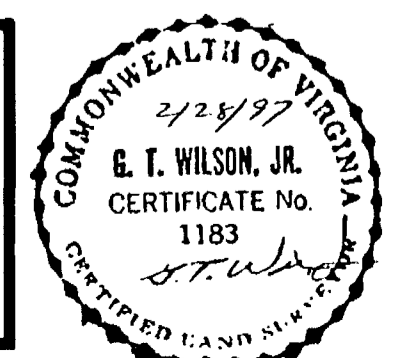
G. T. Wilson, Jr. 11/8/06
G. T. WILSON, JR., L.S. #1183 DATE

REVISED ON 12/14/06 PER COMMENTS.

NOTE: FORD'S COLONY GOLF MAINTENANCE AREA IS PART OF TAX PARCEL (30-4)(1-2).
REFERENCE: DB. 143, PG. 211; DB. 245, PG. 185; DB. 325, PG. 394; PB. 52, PG. 77; DB. 483, PG. 828

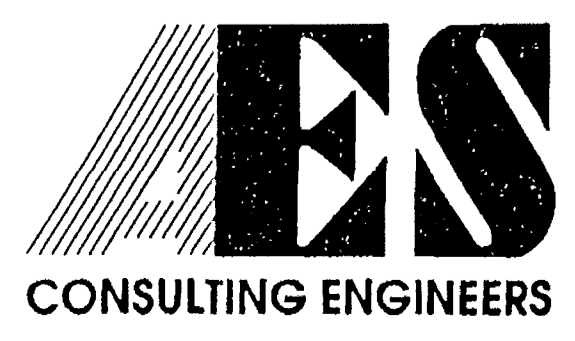
EXHIBIT 'A' - TRACT 6 (SEE SH. 12)

ALTA / ACSM LAND TITLE SURVEY
GOLF MAINTENANCE AREA
THE GOLF COURSE PROPERTIES
OWNED BY
FORD'S COLONY COUNTRY CLUB, INC.
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



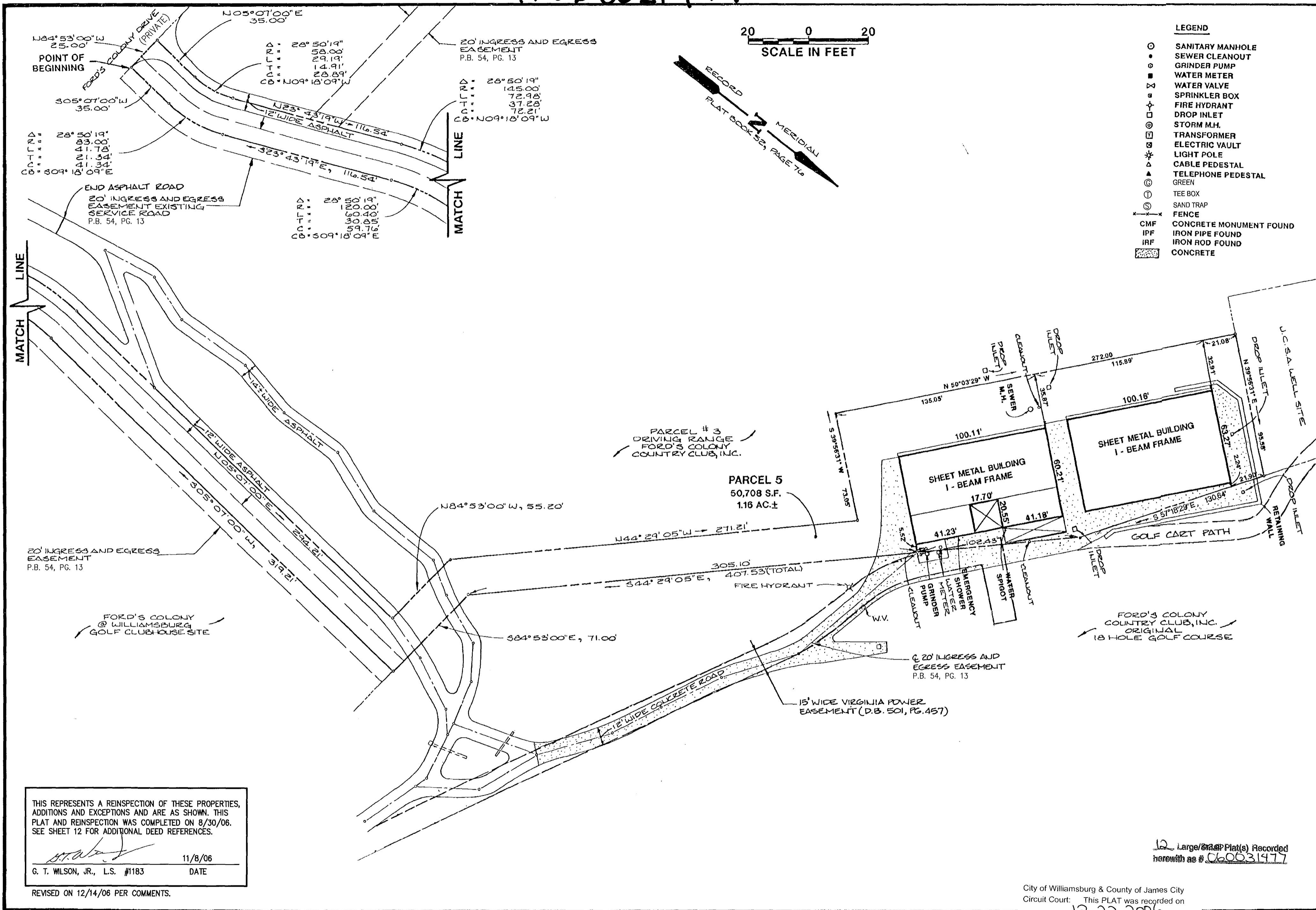
No.	DATE	REVISION / COMMENT / NOTE	BY
3	12/21/06	REVISED PER COMMENTS	GTW
2	11/8/06	REINSPECTION	GTW
1	4/16/97	REVISED PER COMMENTS	GTW

Designed SOW	Drawn RMJ
Scale 1"=50'	Date 2/28/97
Project No. 5652	
Drawing No. 7 of 12	



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

#060031477



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

REVISED ON 12/14/06 PER COMMENTS.

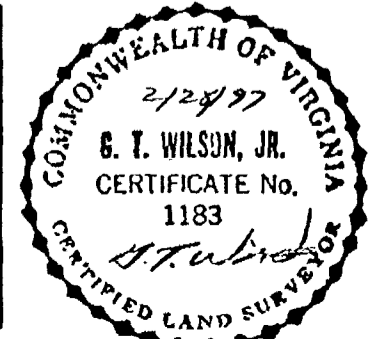
12 Large/Small Plat(s) Recorded herewith as # 060031477

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

EXHIBIT 'A' - TRACT 7 (SEE SH. 12)

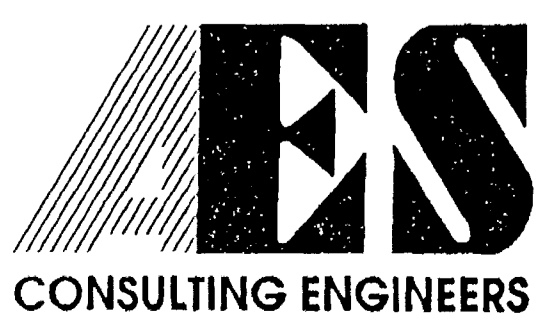
ALTA / ACSM LAND TITLE SURVEY
 GOLF CART STORAGE BUILDINGS PARCEL 5
 THE GOLF COURSE PROPERTIES
 OWNED BY
 FORD'S COLONY COUNTRY CLUB, INC.

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



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

Designed SOW	Drawn RMJ
Scale 1"=40'	Date 2/28/97
Project No. 5652	
Drawing No. 8 of 12	

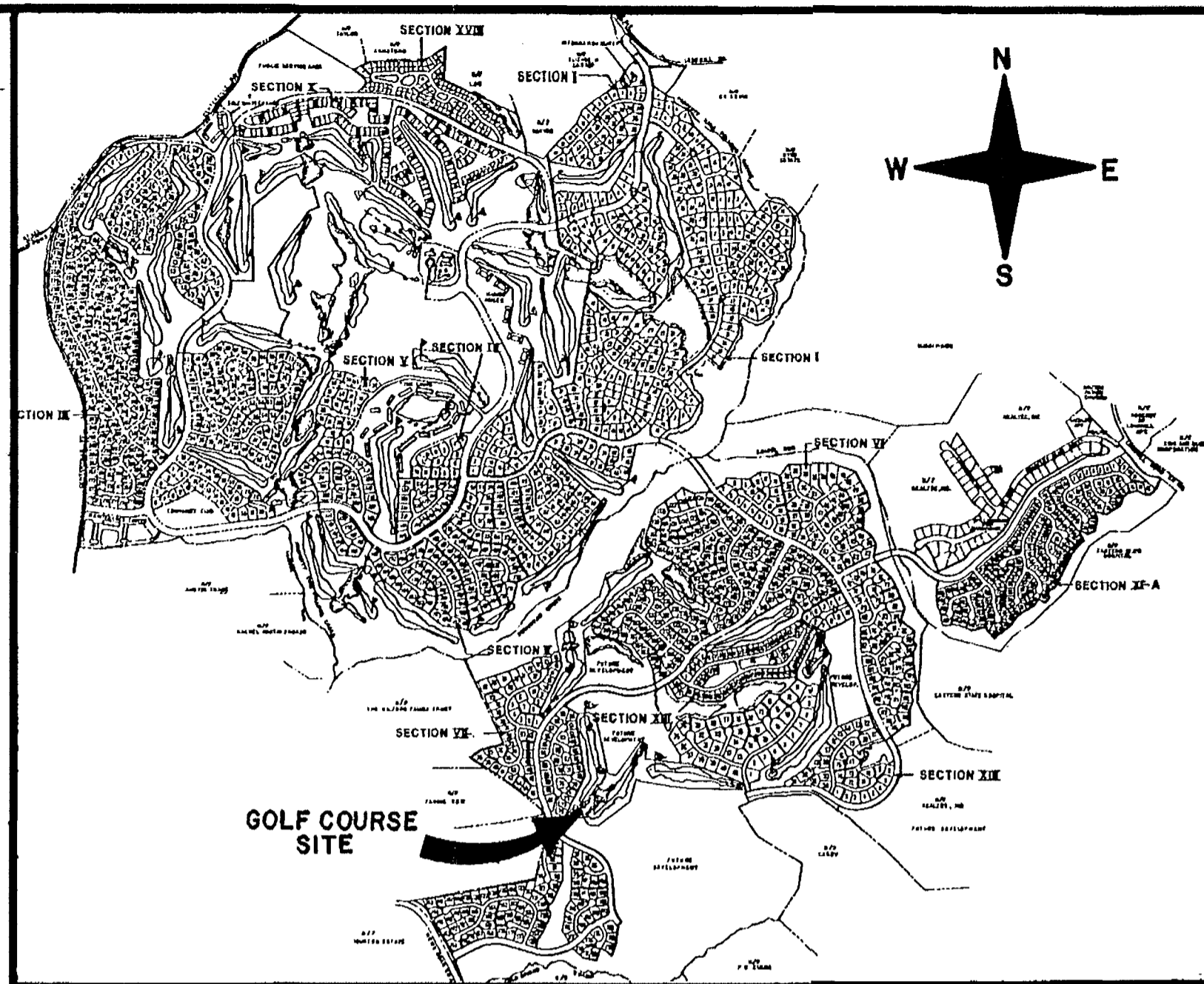
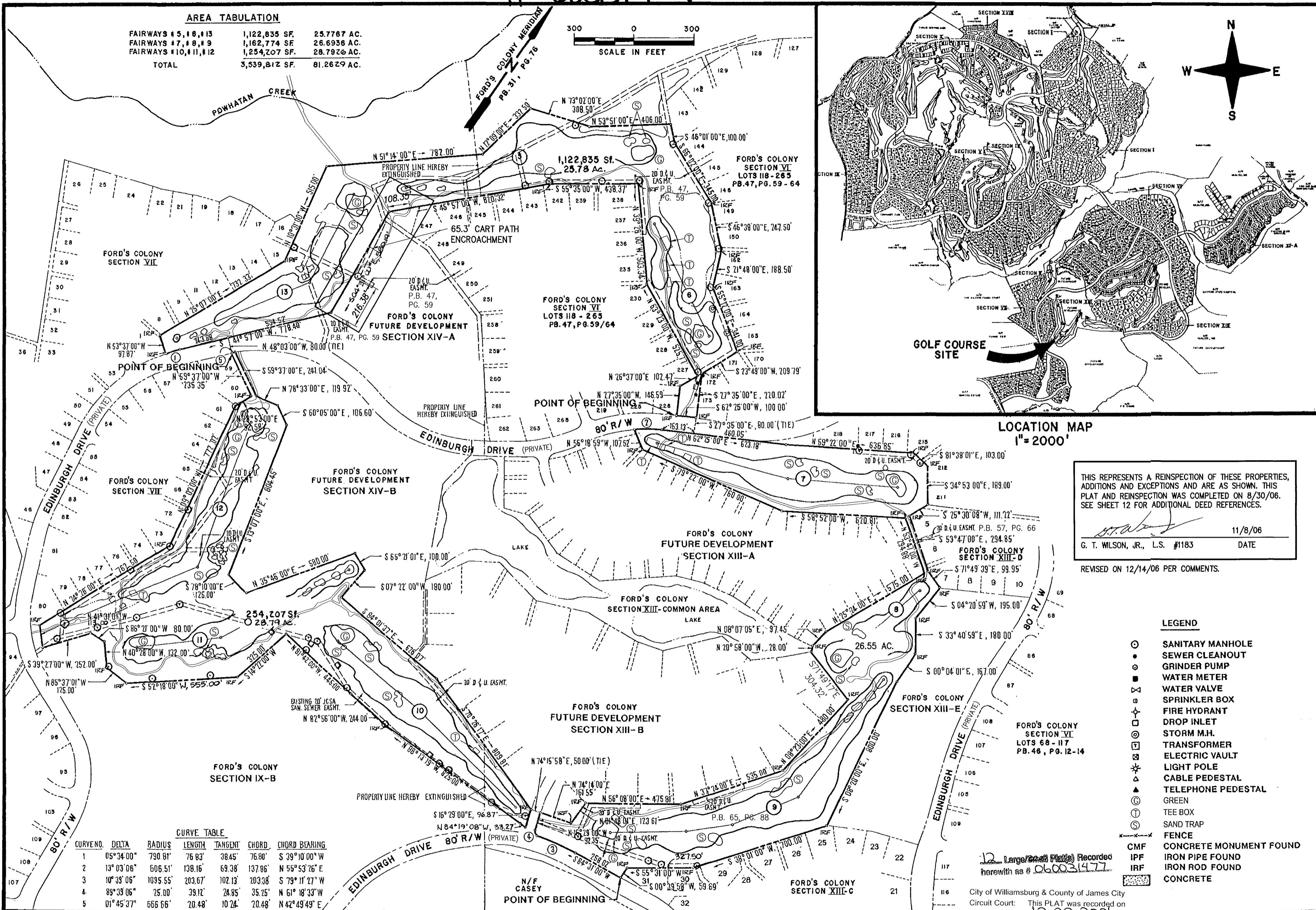
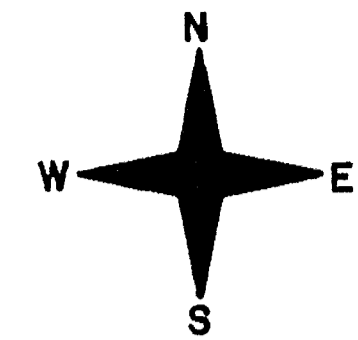
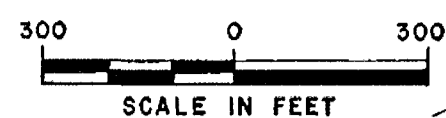


5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (804) 253-0040
 Fax (804) 220-8994

#060031477

AREA TABULATION

FAIRWAYS #5, #8, #13	1,122,835 SF.	25.7787 AC.
FAIRWAYS #7, #8, #9	1,162,774 SF.	26.6936 AC.
FAIRWAYS #10, #11, #12	1,254,207 SF.	28.7926 AC.
TOTAL	3,539,812 SF.	81.2629 AC.



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

REVISED ON 12/14/06 PER COMMENTS.

- LEGEND**
- SANITARY MANHOLE
 - SEWER CLEANOUT
 - ⊗ GRINDER PUMP
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ SPRINKLER BOX
 - ⊕ FIRE HYDRANT
 - ⊕ DROP INLET
 - ⊕ STORM M.H.
 - ⊕ TRANSFORMER
 - ⊕ ELECTRIC VAULT
 - ⊕ LIGHT POLE
 - ⊕ CABLE PEDESTAL
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ GREEN
 - ⊕ TEE BOX
 - ⊕ SAND TRAP
 - ⊕ FENCE
 - CMF CONCRETE MONUMENT FOUND
 - IPF IRON PIPE FOUND
 - IRF IRON ROD FOUND
 - CONCRETE

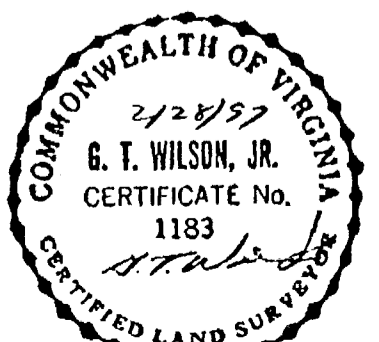
CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	05°34'00"	790.81'	76.83'	38.45'	76.80'	S 39°10'00" W
2	13°03'06"	606.51'	138.16'	69.38'	137.86'	S 55°53'26" E
3	10°39'06"	1095.55'	203.67'	102.13'	203.38'	S 79°11'27" W
4	89°39'06"	25.00'	39.12'	24.85'	35.25'	N 61°18'33" W
5	01°45'37"	666.66'	20.48'	10.24'	20.48'	N 42°49'49" E

EXHIBIT 'B' - TRACT 8 (SEE SH. 12)

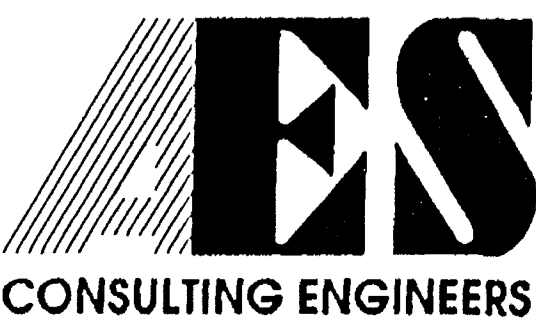
ALTA / ACSM LAND TITLE SURVEY
WILLIAMSBURG WEST 9 HOLE
THE GOLF COURSE PROPERTIES
OWNED BY
FORD'S COLONY COUNTRY CLUB, INC.

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



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

NO	DATE	REVISION / COMMENT / NOTE	BY
3	12/21/06	REVISED PER COMMENTS	GTW
2	8/30/06	REINSPECTION	GTW
1	4/16/97	REVISED PER COMMENTS	BTW



5248 Olde Towne Road, Suite 1
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(804) 253-0040
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Designed LCA/AES	Drawn BB
Scale 1"=300'	Date 2/28/97
Project No. 5652	
Drawing No. 9 of 12	

#060031477

SEE SHEET 2

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND CONTAINING 44.14 ACRES MORE OR LESS, WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE POWHATAN DISTRICT OF THE COUNTY OF JAMES CITY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF ST. ANDREWS DRIVE, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 34, "FORD'S COLONY" SUBDIVISION AS RECORDED IN PLAT BOOK 42, PAGES 2-12, AND RUNNING THENCE S78°41'00"E 787.49' TO AN IRON ROD FOUND; THENCE S59°58'00"E 487.50' TO AN IRON ROD FOUND; THENCE N22°42'00"E 318.70' TO AN IRON ROD FOUND; THENCE N16°53'00"W 103.50' TO A POINT; THENCE N21°30'00"E 851.20' TO AN IRON ROD FOUND; THENCE N26°48'00"E 237.50' TO A POINT; THENCE N29°57'00"W 152.30' TO A POINT; THENCE N58°01'00"W 279.50' TO A POINT; THENCE S89°52'00"W 437.00' TO AN IRON ROD FOUND; THENCE N73°55'00"W 516.10' TO AN IRON ROD FOUND; THENCE S51°57'00"W 298.50' TO AN IRON ROD FOUND; THENCE N87°33'00"W 283.26' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 621.66' AND AN ARC LENGTH OF 385.18' TO A POINT; THENCE N46°35'04"E 244.09' TO AN IRON ROD FOUND; THENCE S79°10'00"E 732.25' TO A POINT; THENCE S71°45'00"E 555.96' TO A POINT; THENCE S71°45'00"E 172.42; THENCE S79°46'35"E 493.91'; THENCE S24°00'00"W 282.40' TO AN IRON ROD FOUND; THENCE S24°00'00"W 571.17' TO AN IRON ROD FOUND; THENCE S10°20'00"W 145.00' TO A POINT; THENCE S51°15'00"E 215.00' TO AN IRON ROD FOUND; THENCE S28°27'00"W 274.60' TO AN IRF; THENCE S41°26'00"W 564.05' TO A POINT; THENCE S34°15'00"E 205.00' TO AN IRON ROD FOUND; THENCE N69°51'00"E 227.54' TO AN IRON ROD FOUND; THENCE S24°09'44"E 98.48' TO AN IRON ROD FOUND; THENCE S06°25'00"E 179.33' TO A POINT ON THE NORTHERN RIGHT-OF-WAY OF ST. ANDREWS DRIVE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1400.00' AND AN ARC LENGTH OF 445.36' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1137.33' AND AN ARC LENGTH OF 216.95' TO A POINT; THENCE N07°28'00"W 124.69' TO AN IRON ROD FOUND; THENCE N67°25'21"W 201.72' TO AN IRON ROD FOUND; THENCE N02°21'43"W 110.00' TO AN IRON ROD FOUND; THENCE N59°35'00"W 485.90' TO AN IRON ROD FOUND; THENCE N64°28'00"W 75.96' TO AN IRON ROD FOUND; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 900.00' AND AN ARC LENGTH OF 122.37' TO THE AFORESAID POINT OF BEGINNING.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND CONTAINING 24.08 ACRES MORE OR LESS, WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE POWHATAN DISTRICT OF THE COUNTY OF JAMES CITY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF ST. ANDREWS DRIVE, SAID POINT BEING 250' MORE OR LESS SOUTHWESTERLY OF THE INTERSECTION OF GULLANE, "FORD'S COLONY" SUBDIVISION, AS RECORDED IN PLAT BOOK 40, PAGE 63, AND RUNNING THENCE S25°21'00"E 661.36' TO AN IRON ROD FOUND; THENCE S85°31'00"E 290.00' TO AN IRON ROD FOUND; THENCE N25°06'00"E 251.75' TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF ST. ANDREWS DRIVE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 475.00' AND AN ARC LENGTH OF 109.26'; THENCE S24°48'00"W 154.19' TO A POINT; THENCE S33°28'00"E 350.00' TO AN IRON ROD FOUND; THENCE S21°35'00"W 339.99' TO A POINT; THENCE S51°03'00"E 260.00' TO A POINT; THENCE S40°35'00"W 211.00' TO A POINT; THENCE S88°55'00"W 202.00' TO A POINT; THENCE N64°55'00"W 762.00' TO A POINT; THENCE N28°25'00"W 177.00' TO A POINT; THENCE N03°10'00"W 310.00' TO A POINT; THENCE N25°10'00"W 252.00' TO A POINT; THENCE N05°45'00"E 120.00' TO A POINT; THENCE N06°45'00"W 329.43' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1300' AND AN ARC LENGTH OF 311.88' TO THE AFORESAID POINT OF BEGINNING.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND CONTAINING 32.01 ACRES MORE OR LESS, WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE POWHATAN DISTRICT OF THE COUNTY OF JAMES CITY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY OF FORD'S COLONY DRIVE, SAID POINT BEING 580' MORE OR LESS NORTHWESTERLY OF THE INTERSECTION OF ST. ANDREWS DRIVE IN "FORD'S COLONY" SUBDIVISION, AND RUNNING THENCE S05°07'00"W 50.00' TO A POINT; THENCE N72°25'13"W 53.82' TO A POINT; THENCE N75°20'00"W 240.00' TO A POINT; THENCE N88°19'00"W 376.14' TO AN IRON ROD FOUND; THENCE S00°40'00"E 321.00' TO AN IRON ROD FOUND; THENCE S27°20'00"W 435.00' TO AN IRON ROD FOUND; THENCE S24°00'00"W 302.60' TO A POINT; THENCE N79°46'35"W 493.91' TO AN IRON ROD FOUND; THENCE N07°15'23"E 151.69' TO AN IRON ROD FOUND; THENCE N08°04'21"E 127.19' TO AN IRON ROD FOUND; THENCE N11°56'56"E 142.60' TO A POINT; THENCE N11°56'56"E 62.48' TO A POINT; THENCE N47°40'20"W 66.14' TO A POINT; THENCE S80°45'00"E 35.58' TO A POINT; THENCE LEAVING THE PROPERTY LINE, WHICH MEANDERS ALONG THE EDGE OF A LAKE, N03°51'23"E 1193.65' TO A POINT ALONG A SURVEY LINE; THENCE LEAVING SAID SURVEY LINE TO SAID PROPERTY LINE N69°40'00"W 37.00' TO A POINT; THENCE N23°45'00"W 34.64' TO A POINT; THENCE N04°13'29"E 52.23' TO A POINT; THENCE S82°41'30"W 25.55' TO A POINT; THENCE S82°40'09"W 54.95' TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00' AND AN ARC LENGTH OF 91.36' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00' AND AN ARC LENGTH OF 32.81' TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 375.00' AND AN ARC LENGTH OF 146.33' TO A POINT; THENCE N59°27'00"E 162.20' TO A POINT; THENCE S75°26'00"E 80.00' TO A POINT; THENCE S30°40'01"E 359.25' TO A POINT; THENCE S38°10'00"E 32.69' TO A POINT; THENCE S38°10'00"E 540.31' TO A POINT; THENCE S63°20'00"E 130.00' TO A POINT; THENCE S22°30'00"E 285.83' TO A POINT; THENCE S84°53'00"E 397.96' TO A POINT; THENCE S23°43'17"E 76.77' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 33.00' AND AN ARC LENGTH OF 16.61' TO A POINT; THENCE S05°07'00"W 35.00' TO THE AFORESAID POINT OF BEGINNING.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND CONTAINING 8.44 ACRES MORE OR LESS, WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE POWHATAN DISTRICT OF THE COUNTY OF JAMES CITY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE PROPOSED FUTURE WESTERLY RIGHT-OF-WAY OF WATERTON, SECTION SEVENTEEN, "FORD'S COLONY" SUBDIVISION, AS RECORDED IN PLAT BOOK 64, PAGE 29, AND RUNNING THENCE S16°48'19"E 126.40' TO A POINT; THENCE S09°00'00"W 21.94' TO A POINT; THENCE S60°14'55"W 40.61' TO A POINT; THENCE S69°01'00"W 79.40' TO A POINT; THENCE N76°10'00"W 133.28 TO AN IRON ROD FOUND; THENCE N34°08'00"W 121.77' TO AN IRON ROD FOUND; THENCE N14°40'00"W 474.24' TO AN IRON ROD FOUND; THENCE N30°40'00"E 480.00' TO AN IRON ROD FOUND; THENCE N38°41'00"E 197.34' TO A POINT; THENCE N38°41'00"E 229.38' TO AN IRON ROD FOUND; THENCE N82°41'30"E 54.09' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00' AND AN ARC LENGTH OF 104.80' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00' AND AN ARC LENGTH OF 41.64' TO A POINT; THENCE S19°32'23"W 550.07' TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 775.00' AND AN ARC LENGTH OF 243.99' TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 775.00' AND AN ARC LENGTH OF 247.54' TO THE AFORESAID POINT OF BEGINNING. PARCEL HAS BEEN MODIFIED, AS SHOWN ON SHEET 2.

SEE SHEET 3

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND CONTAINING 34.28 ACRES MORE OR LESS, WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE POWHATAN DISTRICT OF THE COUNTY OF JAMES CITY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF ST. ANDREWS DRIVE SAID POINT BEING THE NORTHEAST CORNER OF LOT 124, "FORD'S COLONY" SUBDIVISION AS RECORDED IN PLAT BOOK 42 PAGES 2-12, AND RUNNING THENCE N41°51'00"W 219.22' TO AN IRON ROD FOUND; THENCE N02°26'00"E 917.90' TO A POINT; THENCE S87°31'00"W 277.30' TO AN IRON ROD FOUND; THENCE N49°28'00"W 81.60' TO AN IRON ROD FOUND; THENCE N03°09'00"E 511.00' TO AN IRON ROD FOUND; THENCE N06°28'00"W 695.02' TO AN IRON ROD FOUND; THENCE N81°55'00"W 120.19' TO AN IRON ROD FOUND; THENCE N34°55'00"W 389.30' TO A POINT; THENCE N61°44'00"W 125.66' TO AN IRON ROD FOUND; N04°20'00"W 228.52 TO AN IRON ROD FOUND; THENCE N45°19'00"W 67.12' TO AN IRON ROD FOUND; THENCE N52°23'51"E 117.43' TO AN IRON ROD FOUND; THENCE S64°45'00"E 260.00' TO AN IRON ROD FOUND; THENCE S45°05'00"E 125.00' TO AN IRON ROD FOUND; THENCE S30°54'00"E 100.01' TO AN IRON ROD FOUND; THENCE N89°17'00"E 200.00' TO A POINT; THENCE N19°12'00"E 215.05' TO AN IRON ROD FOUND; THENCE N01°51'00"E 80.00' TO A POINT; THENCE N58°14'01"E 247.43' TO A POINT; S21°32'00"E 204.27' TO AN IRON ROD FOUND; THENCE S13°12'00"W 415.97' TO AN IRON ROD FOUND; THENCE S06°43'00"E 85.60' TO A POINT; S15°54'32"W 41.50' TO A POINT AT THE NORMAL POOL OF A LAKE WHICH IS THE PROPERTY LINE; THENCE LEAVING SAID PROPERTY LINE ALONG A SURVEY LINE S07°07'49"E 80.73' TO A POINT; THENCE S34°37'49"E 279.85' TO A POINT; THENCE S63°37'46"E 185.00' TO A POINT; THENCE S73°21'43"E 191.80' TO AN IRON ROD FOUND ON SAID PROPERTY LINE; THENCE N03°29'00"E 175.04' MORE OR LESS TO AN IRON ROD FOUND; THENCE N21°26'00"E 58.61' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1475.00' AND AN ARC LENGTH OF 158.74' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00' AND AN ARC LENGTH OF 42.24' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 366.13' AND AN ARC LENGTH OF 40.43' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 366.13' AND AN ARC LENGTH OF 29.99' TO A POINT; THENCE S46°35'04"W 368.05' TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 721.66' AND AN ARC LENGTH OF 9.92' TO A POINT; THENCE N46°00'00"W 97.39' TO A POINT; THENCE N63°00'00"W 61.50' TO A POINT; THENCE S89°29'59"W 61.00' TO AN IRON ROD FOUND; THENCE S47°30'00"E 147.00' TO AN IRON ROD FOUND; THENCE S29°25'00"W 142.00' TO A POINT; THENCE S20°50'00"W 143.00' TO AN IRON ROD FOUND; THENCE S02°27'00"W 107.91' TO A POINT; THENCE S87°33'00"E 214.59' TO AN IRON ROD FOUND; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 800.00' AND AN ARC LENGTH OF 370.96' TO A POINT; THENCE S15°29'00"E 335.47' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 800.00' AND AN ARC LENGTH OF 827.75' TO A POINT; THENCE S43°48'00"W 3.79' TO AN IRON ROD FOUND, THE AFORESAID POINT OF BEGINNING.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND CONTAINING 9.61 ACRES MORE OR LESS, WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE POWHATAN DISTRICT OF THE COUNTY OF JAMES CITY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LOT 214, SECTION THREE "FORD'S COLONY" SUBDIVISION AS RECORDED IN PLAT BOOK 42, PAGES 2-12, THENCE RUNNING N45°19'00"W 122.88' TO A POINT; THENCE S44°41'00"W 95.09' TO AN IRON ROD FOUND; THENCE N78°15'00"W 134.03' TO AN IRON ROD FOUND; THENCE N35°22'00"W 80.03' TO AN IRON ROD FOUND; THENCE N18°47'00"W 100.06' TO A POINT; THENCE N26°40'00"E 221.82' TO AN IRON ROD FOUND; THENCE N36°22'34"E 60.00' TO AN IRON ROD FOUND; THENCE N21°13'00"E 339.85' TO AN IRON ROD FOUND; THENCE N55°00'00"E 870.00' TO AN IRON ROD FOUND; THENCE S44°20'00"E 110.00' TO AN IRON ROD FOUND; THENCE S39°43'00"W 74.99' TO A POINT; THENCE S50°17'00"E 150.00' TO A POINT; THENCE S39°43'00"W 40.00' TO A POINT; THENCE N50°17'00"W 150.00' TO A POINT; THENCE S39°43'00"W 700.99' TO AN IRON ROD FOUND; THENCE S25°13'00"W 359.97' TO AN IRON ROD FOUND; THENCE S27°03'00"E 185.02' TO AN IRON ROD FOUND; THENCE S52°23'51"W 117.43' TO THE AFORESAID POINT OF BEGINNING.

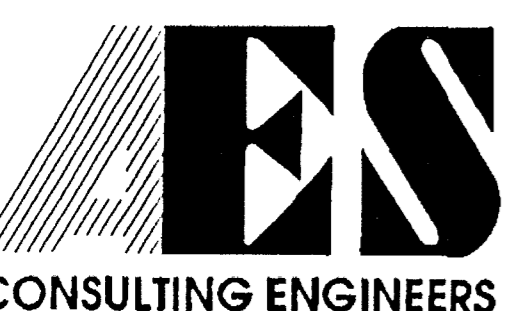
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND CONTAINING 7.25 ACRES MORE OR LESS, WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE POWHATAN DISTRICT OF THE COUNTY OF JAMES CITY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING THE NORTHERLY CORNER OF FAIRWAY NUMBER FIVE, "FORD'S COLONY" SUBDIVISION AS RECORDED IN PLAT BOOK 65, PAGE 87, THENCE RUNNING S58°14'01"W 247.43' TO A POINT; THENCE N01°51'00"E 172.65' TO AN IRON ROD FOUND; THENCE N32°44'00"E 549.97' TO AN IRON ROD FOUND; THENCE N31°12'00"W 415.07' TO A POINT; THENCE N90°00'00"W 55.23' TO A POINT; THENCE N39°43'00"E 46.61' TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 407.97' AND AN ARC LENGTH OF 168.82' TO A POINT; THENCE S90°00'00"E 149.06' TO AN IRON ROD FOUND; THENCE S39°00'00"E 660.48' TO A POINT; THENCE S49°37'00"W 147.77' TO A POINT; THENCE S46°57'00"W 520.05' TO THE AFORESAID POINT OF BEGINNING.

SEE SHEET 4

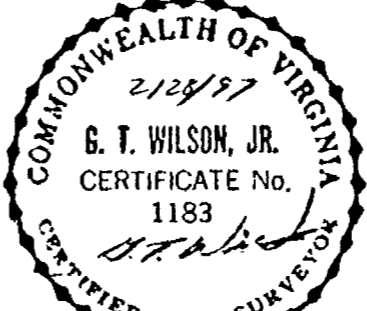
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND CONTAINING 90.29 ACRES MORE OR LESS, WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE POWHATAN DISTRICT OF THE COUNTY OF JAMES CITY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF ST. ANDREWS DRIVE, SAID POINT BEING THE SOUTHWEST CORNER OF GREENWAY 22, "FORD'S COLONY" SUBDIVISION AS RECORDED IN PLAT BOOK 45 PAGE 15, AND RUNNING THENCE S81°35'47"E 37.86' TO A POINT; THENCE S81°35'47"E 156.62' TO AN IRON ROD FOUND; THENCE N84°31'00"E 220.00' TO AN IRON ROD FOUND; THENCE N73°37'51"E 132.38' TO AN IRON ROD FOUND; THENCE N86°48'16"E 218.96' TO A POINT; THENCE N76°01'00"E 140.00' TO A CONCRETE MONUMENT FOUND; THENCE N13°59'00"W 117.63' TO A CONCRETE MONUMENT FOUND; THENCE N70°02'11"E 63.35' TO A POINT; THENCE N14°00'00"W 65.35' TO A POINT; THENCE N86°13'42"E 25.40' TO A POINT; THENCE N76°00'00"E 109.00' TO A POINT; THENCE S14°00'00"E 180.51' TO A POINT; THENCE N76°00'00"E 344.80' TO AN IRON ROD FOUND; THENCE S45°46'00"E 265.00' TO AN IRON ROD FOUND; THENCE N90°00'00"E 425.43' TO AN IRON ROD FOUND; THENCE S26°23'00"E 111.63' TO AN IRON ROD FOUND; THENCE S04°19'00"W 596.70' TO AN IRON ROD FOUND; THENCE S62°43'00"E 450.08' TO AN IRON ROD FOUND; THENCE S44°37'00"E 450.08' TO AN IRON ROD FOUND; THENCE N14°42'00"E 311.36' TO AN IRON PIPE FOUND; THENCE N19°21'00"W 434.18' TO AN IRON ROD FOUND; THENCE N31°47'00"W 770.41' TO A POINT; THENCE S55°25'00"W 91.06' TO AN IRON ROD FOUND; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 378.26' AND AN ARC LENGTH OF 53.94' TO A POINT; THENCE N12°07'00"E 146.00' TO AN IRON ROD FOUND; THENCE S77°53'00"E 93.18' TO AN IRON ROD FOUND; THENCE S49°07'00"E 675.48' TO A POINT; THENCE S43°10'32"E 67.54' TO AN IRON ROD FOUND; THENCE S17°12'05"E 434.35 TO AN IRON ROD FOUND; THENCE S10°46'23"E 240.00' TO A POINT; THENCE S12°27'00"E 18.50' TO AN IRON ROD FOUND; THENCE N72°47'55"E 52.72' TO A POINT; THENCE N72°47'55"E 103.36' TO A POINT; THENCE N05°18'00"E 212.61 TO A CONCRETE MONUMENT FOUND; THENCE N61°58'05"E 795.00' TO A POINT; THENCE S67°44'57"E 272.55' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00' AND AN ARC LENGTH OF 351.23' TO A POINT; THENCE S13°21'37"E 159.60' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2471.52' AND AN ARC LENGTH OF 294.87' TO A POINT; THENCE S06°31'28"E 102.38' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00' AND AN ARC LENGTH OF 65.45' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1265.88' AND AN ARC LENGTH OF 275.50' TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 927.83' AND AN ARC LENGTH OF 45.51' TO A POINT; THENCE N03°30'56"E 433.90' ON A TRAVERSE LINE TO AN IRON ROD FOUND ON SAID PROPERTY LINE AT THE EDGE OF A LAKE; THENCE N76°41'55"W 437.20' TO AN IRON ROD FOUND; THENCE S48°20'57"W 278.37' TO AN IRON ROD FOUND; THENCE S06°42'12"W 494.94' TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1827.39' AND AN ARC LENGTH OF 101.34' TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 350.00' AND AN ARC LENGTH OF 293.92' TO A POINT; THENCE N70°33'00"W 342.93' TO A POINT; THENCE N84°53'00"W 284.00' TO A POINT; THENCE N44°29'05"W 407.53' TO A POINT; THENCE N57°18'29"W 398.06' TO A POINT; THENCE N85°45'49"W 135.37' TO A POINT; THENCE N37°36'00"W 80.63' TO A POINT; THENCE N02°56'00"W 77.87' TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00' AND AN ARC LENGTH OF 25.71' TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00' AND AN ARC LENGTH OF 334.67' TO A POINT; THENCE N81°35'00"W 98.47' TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00' AND AN ARC LENGTH OF 252.81' TO A POINT; THENCE S72°57'03"W 26.04' TO A POINT; THENCE N39°09'00"W 90.44' TO A POINT AT THE EDGE OF A POND; THENCE ON A TRAVERSE LINE S87°41'53"W 210.87' TO AN IRON ROD FOUND ON SAID PROPERTY LINE AT THE EDGE OF A POND; THENCE N87°18'21"W 13.82' TO AN IRON ROD FOUND; THENCE N23°18'00"W 90.61' TO AN IRON ROD FOUND; THENCE S72°16'00"W 131.00' TO AN IRON ROD FOUND; THENCE S49°09'00"W 634.56' TO AN IRON ROD FOUND; THENCE S02°25'00"E 879.00' TO AN IRON ROD FOUND; THENCE S26°59'37"W 118.82' TO A POINT; THENCE S82°33'24"W 212.65' TO A POINT; THENCE S90°00'00"W 47.91' TO A POINT; THENCE S90°00'00"W 19.96' TO AN IRON ROD FOUND; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 466.13' AND AN ARC LENGTH OF 246.05' TO A POINT; THENCE N41°49'41"W 275.38' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 388.13' AND AN ARC LENGTH OF 410.99' TO A POINT; THENCE N18°50'29"E 587.40' TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 511.95' AND AN ARC LENGTH OF 164.80' TO A POINT; THENCE N00°23'51"E 155.64' TO A POINT; THENCE N00°23'51"E 31.11' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 264.38' AND AN ARC LENGTH OF 164.45' TO A POINT; THENCE N36°02'10"E 136.44 TO THE AFORESAID POINT OF BEGINNING. PARCEL HAS BEEN MODIFIED, AS SHOWN ON SHEET 4.



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(804) 253-0040
Fax (804) 220-8994

PROPERTY DESCRIPTIONS OF
THE GOLF COURSE PROPERTIES
OWNED BY
FORD'S COLONY COUNTRY CLUB, INC.
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



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

Designed JFS Drawn RMJ
Scale NONE Date 2/28/97
Project No. 5652
Drawing No. 10 of 12

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., L.S. #1183
11/8/06
DATE

REVISED ON 12/14/06 PER COMMENTS.
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 12-22-2006
at 11:49 AM, PB. PG. 1
DOCUMENT # 060031477
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

#E060031477

SEE SHEET 4

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND CONTAINING 10.36 ACRES MORE OR LESS, WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE POWHATAN DISTRICT OF THE COUNTY OF JAMES CITY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF FORD'S COLONY DRIVE, SAID POINT BEING THE NORTHERN CORNER OF LOT 1, "MIDDLE PLANTATION COUNTRY CLUB", BLOCK "C" AS RECORDED IN PLAT BOOK 31, PAGES 78-79, AND RUNNING THENCE S32°11'55"W 637.78' TO AN IRON PIPE FOUND; THENCE S68°34'40"W 720.64' TO A POINT; THENCE N26°37'21"W 508.70' TO A POINT; THENCE S69°47'19"E 135.84' TO A POINT; THENCE S82°44'25"E 633.08' TO AN IRON PIPE FOUND; THENCE N44°29'51"E 644.91' TO A POINT; THENCE N79°30'00"E 135.94' TO AN IRON ROD FOUND; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1173.90' AND AN ARC LENGTH OF 261.00' TO THE AFORESAID POINT OF BEGINNING.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND CONTAINING 76.97 ACRES MORE OR LESS, WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE POWHATAN DISTRICT OF THE COUNTY OF JAMES CITY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

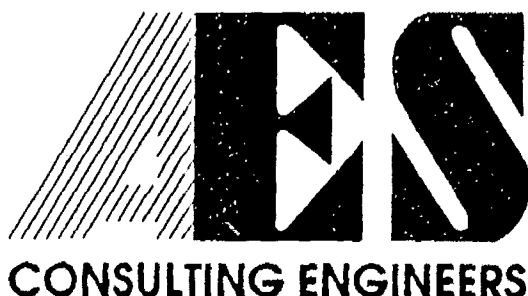
BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF FORD'S COLONY DRIVE, SAID POINT BEING THE NORTHWEST CORNER OF LOT 9, BLOCK "C", "MIDDLE PLANTATION COUNTRY CLUB", AS RECORDED IN PLAT BOOK 31, PAGE 79, AND RUNNING THENCE S08°23'56"E 213.87' TO A POINT; THENCE S64°53'50"E 443.26' TO A POINT; THENCE S64°53'50"E 98.00' TO A POINT AT THE PROPERTY LINE, BEING THE EDGE OF A LAKE AT ELEVATION 39.0'; THENCE ALONG A TRAVERSE LINE S65°30'58"E 906.99' TO A POINT; THENCE N41°20'52"E 226.51' TO AN IRON ROD FOUND ON SAID PROPERTY LINE; THENCE N11°56'39"E 265.75' TO A POINT; THENCE N33°41'24"W 126.19' TO A POINT; THENCE N13°35'09"E 120.00' TO A POINT; THENCE N04°43'17"W 123.78' TO A POINT; THENCE N26°36'05"W 247.08' TO A POINT; THENCE N61°22'00"W 133.72' TO AN IRON ROD FOUND; THENCE N07°02'55"E 169.05' TO A POINT; THENCE N17°47'14"W 234.15' TO AN IRON PIPE FOUND; N77°02'34"W 90.00' TO A POINT ON THE EASTERN RIGHT-OF-WAY OF FORD'S COLONY DRIVE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 489.45' AND AN ARC LENGTH OF 140.48' TO A POINT; THENCE N03°29'16"W 89.61' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1073.89' AND AN ARC LENGTH OF 165.73' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1073.89' AND AN ARC LENGTH OF 289.09' TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 619.32' AND AN ARC LENGTH OF 121.05' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00' AND AN ARC LENGTH OF 47.71' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 390.60' AND AN ARC LENGTH OF 164.53' TO AN IRON PIPE FOUND; THENCE S55°10'32"E 113.20' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1019.04' AND AN ARC LENGTH OF 43.25' TO A POINT; THENCE S37°49'16"W 159.61' TO AN IRON ROD FOUND; THENCE S52°10'44"E 150.00' TO AN IRON ROD FOUND; THENCE S37°49'16"W 186.00' TO AN IRON ROD FOUND; THENCE S16°21'01"E 800.00' TO A POINT; THENCE S16°21'01"E 694.00' TO A POINT; THENCE S38°22'00"W 184.00' TO A POINT; THENCE ON A TRAVERSE LINE S35°38'17"E 664.93' TO A POINT; THENCE S88°39'40"E 127.15' TO A POINT; THENCE S13°30'12"W 69.89' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 605.69' AND AN ARC LENGTH OF 189.01' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1222.69' AND AN ARC LENGTH OF 190.82' TO SAID PROPERTY LINE AT A POINT ON THE NORTHWESTERN RIGHT-OF-WAY OF JOHN POTT DRIVE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1222.69' AND AN ARC LENGTH OF 234.31' TO A POINT; THENCE S51°18'17"W 105.00' TO A POINT; THENCE ON A TRAVERSE LINE N44°31'25"W 989.28' TO A POINT ON SAID PROPERTY LINE; THENCE S88°03'58"W 385.22' TO A POINT; THENCE N48°25'52"W 405.85' TO A POINT; THENCE S28°53'46"W 147.68' TO A POINT; THENCE S02°49'16"W 179.47' TO A POINT; THENCE S06°59'38"W 950.00' TO AN IRON PIPE FOUND; THENCE S69°51'00"W 355.70' TO AN IRON ROD FOUND; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 54.68' AND AN ARC LENGTH OF 30.43' TO A POINT; THENCE N01°21'00"E 81.98' TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00' AND AN ARC LENGTH OF 45.69' TO A POINT; THENCE N24°43'44"W 281.02' TO A POINT; THENCE N24°43'44"W 375.00' TO A POINT; THENCE N06°04'00"E 728.86' TO A POINT; THENCE N64°50'02"W 348.04' TO A POINT; THENCE N69°02'27"W 754.32' TO AN IRON ROD FOUND; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00' AND AN ARC LENGTH OF 186.34' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1727.39' AND AN ARC LENGTH OF 23.50' TO A POINT; THENCE S81°13'20"E 861.66' TO A POINT AT THE EDGE OF A LAKE; THENCE N06°57'32"W 280.47' ON A TRAVERSE LINE TO A POINT ON SAID PROPERTY LINE AT THE SOUTHERN RIGHT-OF-WAY OF FORD'S COLONY DRIVE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1365.89' AND AN ARC LENGTH OF 297.68' TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 473.62' AND AN ARC LENGTH OF 72.55' TO THE AFORESAID POINT OF BEGINNING. PARCEL HAS BEEN MODIFIED, AS SHOWN ON SHEET 4.

SEE SHEET 5

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND CONTAINING 32.26 ACRES MORE OR LESS, WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE POWHATAN DISTRICT OF THE COUNTY OF JAMES CITY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF EDINBURGH DRIVE, SAID POINT BEING A CORNER OF GREENWAY 11 LOCATED N69°38'47"W 20.01' MORE OR LESS FROM LOT 54, "FORD'S COLONY" SUBDIVISION AS RECORDED IN PLAT BOOK 40 PAGE 63, AND RUNNING THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 389.09' AND AN ARC LENGTH OF 128.69' TO A POINT; THENCE S57°40'43"E 236.43' TO A POINT; THENCE S64°17'00"E 710.00' TO AN IRON ROD FOUND; THENCE S77°06'53"E 348.00' TO AN IRON ROD FOUND; THENCE S01°04'25"W 218.67' TO A POINT; THENCE S67°06'40"W 309.64' TO A POINT;

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THENCE S21°13'00"W 755.00' TO A POINT; THENCE S46°14'00"W 655.00' TO A POINT; THENCE S61°41'00"W 570.00' TO A POINT; THENCE S43°41'00"W 142.00' TO A POINT; THENCE S36°10'00"W 203.00' TO A POINT; THENCE S52°09'00"W 330.00' TO A POINT; THENCE N88°26'00"W 395.00' TO A POINT; THENCE N73°31'00"W 741.00' TO A POINT; THENCE N51°03'00"W 530.00' TO A POINT; THENCE N21°34'58"E 340.00' TO AN IRON ROD FOUND; THENCE S50°33'00"E 585.00' TO A POINT; THENCE S62°14'36"E 242.23' TO A POINT; THENCE S51°18'00"E 260.03' TO AN IRON ROD FOUND; THENCE S83°27'37"E 204.14' TO AN IRON ROD FOUND; S71°23'00"E 120.00' TO AN IRON ROD FOUND; THENCE N18°37'00"E 145.00' TO A POINT; THENCE N65°57'00"E 640.00' TO A POINT; THENCE N09°55'57"E 271.24' TO A POINT; THENCE N64°42'00"E 360.00' TO A POINT; THENCE N44°26'00"E 517.00' TO A POINT; THENCE N37°25'00"E 745.00' TO A POINT; THENCE N48°51'00"W 895.00' TO AN IRP; THENCE N32°55'50"W 71.72' TO A POINT; THENCE N69°38'47"W 136.10' TO THE AFORESAID POINT OF BEGINNING.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND CONTAINING 20.79 ACRES MORE OR LESS, WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE POWHATAN DISTRICT OF THE COUNTY OF JAMES CITY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY OF ST. ANDREWS DRIVE, SAID POINT BEING S25°06'00"W 25.00' MORE OR LESS FROM THE SOUTHWEST CORNER OF LOT 228, "FORD'S COLONY" SUBDIVISION AS RECORDED IN PLAT BOOK 40, PAGE 63, AND RUNNING THENCE N25°06'00"E 301.94' TO AN IRON ROD FOUND; THENCE N14°38'00"W 305.00' TO A POINT; THENCE N08°07'00"W 725.00' TO A POINT; THENCE N54°15'00"E 404.49' TO AN IRON ROD FOUND; THENCE N02°28'00"W 115.04' TO A POINT; THENCE N28°04'00"E 136.00' TO A POINT; THENCE N51°54'00"E 283.50' TO A POINT; THENCE S80°17'01"E 148.00' TO A POINT; THENCE S55°30'58"E 88.40' TO A POINT; THENCE N88°22'00"E 180.00' TO A POINT; THENCE S69°08'00"E 168.00' TO A POINT; THENCE S45°45'00"E 83.12' TO A POINT; THENCE S01°05'00"E 53.31' TO A POINT; THENCE S33°50'00"W 17.41' TO A POINT; THENCE S56°10'00"E 72.95' TO A POINT; THENCE N88°55'00"E 109.70' TO A POINT; THENCE N43°31'13"E 96.20' TO A POINT; THENCE S46°28'47"E 20.00' TO A POINT; THENCE S43°31'13"W 104.56' TO A POINT; THENCE S88°55'00"W 124.36' TO A POINT; THENCE N56°10'00"W 79.24' TO A POINT; THENCE S33°50'00"W 185.16' TO A POINT; THENCE S68°00'00"W 355.84' TO A POINT; THENCE S90°00'00"W 141.65' TO A POINT; THENCE S49°22'00"W 370.00' TO A POINT; THENCE S09°04'00"E 495.00' TO A POINT; THENCE S01°35'00"W 812.90' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 375.00' AND AN ARC LENGTH OF 394.68' TO A POINT; THENCE N35°42'00"W 18.46' TO THE AFORESAID POINT OF BEGINNING.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND CONTAINING 7.92 ACRES MORE OR LESS, WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE POWHATAN DISTRICT OF THE COUNTY OF JAMES CITY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY OF DOGLEG DRIVE, SAID POINT BEING 240' MORE OR LESS NORTHWESTERLY OF THE INTERSECTION OF ST. ANDREWS DRIVE "FORD'S COLONY" SUBDIVISION AS RECORDED IN PLAT BOOK 58, PAGE 52, AND RUNNING THENCE N46°28'47"W 649.92' TO AN IRON ROD FOUND; THENCE N82°00'00"W 431.82' TO A POINT; THENCE N00°00'00"E 290.09' TO A POINT; THENCE S82°12'00"E 630.58' TO A POINT; THENCE S36°07'20"E 718.88' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00' AND AN ARC LENGTH OF 296.08' TO THE AFORESAID POINT OF BEGINNING.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND CONTAINING 16.71 ACRES MORE OR LESS, WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE POWHATAN DISTRICT OF THE COUNTY OF JAMES CITY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF FORD'S COLONY DRIVE, SAID POINT BEING THE CORNER OF "MARRIOTT'S MANOR CLUB AT FORD'S COLONY MARRIOTT OWNERSHIP RESORTS, INC.", AS RECORDED IN PLAT BOOK 53, PAGE 27, AND RUNNING THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00' AND AN ARC LENGTH OF 53.26' TO A POINT; THENCE S69°02'27"E 754.32' TO A POINT; THENCE S64°50'02"E 348.04' TO A POINT; S06°04'00"W 728.86' TO A POINT; THENCE S24°43'44"E 375.00' TO A POINT; THENCE N88°39'00"W 110.00' TO A POINT; THENCE S01°21'00"W 592.00' TO A POINT; THENCE S11°18'00"E 438.31' TO A POINT; THENCE S57°40'43"E 64.33' TO A POINT ON THE WESTERN RIGHT-OF-WAY OF EDINBURGH DRIVE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 449.09' AND AN ARC LENGTH OF 162.46' TO A POINT; THENCE S19°07'30"W 36.99' TO A POINT; THENCE S79°36'00"W 177.90' TO A POINT; THENCE N39°38'23"W 131.74' TO AN IRON ROD FOUND; THENCE N12°16'00"W 510.00' TO A POINT; THENCE N17°47'55"E 667.19' TO A POINT; THENCE N17°17'00"E 267.63' TO AN IRON ROD FOUND; THENCE N31°47'22"W 137.88' TO A POINT; THENCE N72°43'00"W 224.21' TO A POINT; THENCE N31°26'00"W 77.58' TO A POINT; THENCE N10°23'00"E 287.00' TO AN IRON ROD FOUND; THENCE N01°42'00"W 240.00' TO AN IRON ROD FOUND; THENCE N57°17'00"W 794.87' TO AN IRON ROD FOUND, THE AFORESAID POINT OF BEGINNING. PARCEL HAS BEEN MODIFIED, AS SHOWN ON SHEET 5.

SEE SHEET 6

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND CONTAINING 10.18 ACRES MORE OR LESS, WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE POWHATAN DISTRICT OF THE COUNTY OF JAMES CITY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY OF FORD'S COLONY DRIVE, SAID POINT BEING 580' MORE OR LESS NORTHWESTERLY OF THE INTERSECTION OF FORD'S COLONY

DRIVE IN "FORD'S COLONY" SUBDIVISION AS RECORDED IN PLAT BOOK 44, PAGE 37, AND RUNNING THENCE N05°07'00"E 35.00' TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 33.00' AND AN ARC LENGTH OF 16.61' TO A POINT; THENCE N23°43'19"W 76.77' TO A POINT; THENCE N84°53'00"W 397.96' TO A POINT; THENCE N22°30'00"W 285.83' TO A POINT; THENCE N63°20'00"W 130.00' TO A POINT; THENCE N38°10'00"W 540.31' TO A POINT; THENCE N49°38'07"E 246.85' TO A POINT; THENCE N37°36'00"W 16.33' TO A POINT; THENCE S85°45'49"E 135.37' TO A POINT; THENCE S57°18'29"E 166.61' TO A POINT; THENCE S39°56'31"W 110.00' TO A POINT; THENCE N50°03'29"E 100.00' TO AN IRON ROD FOUND; THENCE N39°56'31"E 27.14' TO A POINT; THENCE S50°03'29"E 272.00' TO A POINT; THENCE N39°56'31"E 73.05' TO A POINT; THENCE S44°29'05"E 271.21' TO A POINT; THENCE S84°53'00"E 55.20' TO A POINT; THENCE S05°07'00"W 294.21' TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 145.00' AND AN ARC LENGTH OF 72.98' TO A POINT; THENCE S23°43'19"E 116.54' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 58.00' AND AN ARC LENGTH OF 29.19' TO A POINT; THENCE S05°07'00"W 35.00' TO A POINT; THENCE N84°53'00"W 25.00' TO THE AFORESAID POINT OF BEGINNING.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND CONTAINING 6.53 ACRES MORE OR LESS, WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE POWHATAN DISTRICT OF THE COUNTY OF JAMES CITY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY OF FORD'S COLONY DRIVE, SAID POINT BEING 530' MORE OR LESS NORTHWESTERLY OF THE INTERSECTION OF FORD'S COLONY DRIVE IN "FORD'S COLONY" SUBDIVISION AS RECORDED IN PLAT BOOK 44, PAGE 37, AND RUNNING THENCE N05°07'00"E 35.00' TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 83.00' AND AN ARC LENGTH OF 41.78' TO A POINT; THENCE N23°43'19"W 116.54' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00' AND AN ARC LENGTH OF 60.40' TO A POINT; THENCE N05°07'00"E 319.21' TO A POINT; THENCE S84°53'00"E 213.00' TO A POINT; THENCE S70°33'00"E 342.93' TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 350.00' AND AN ARC LENGTH OF 159.24' TO A POINT; THENCE S12°59'00"E 87.00' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00' AND AN ARC LENGTH OF 330.17' TO A POINT; THENCE N84°53'00"W 338.50' TO THE AFORESAID POINT OF BEGINNING.

PARCEL HAS BEEN MODIFIED, AS SHOWN ON SHEET 6.

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.

SEE SHEET 7

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

REVISED ON 12/14/06 PER COMMENTS.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND CONTAINING 3.90 ACRES MORE OR LESS, SAID AREA INCLUDING 0.2735 ACRES MORE OR LESS RESERVED FOR THE REALIGNMENT OF CENTERVILLE ROAD, WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE POWHATAN DISTRICT OF THE COUNTY OF JAMES CITY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY OF ST. ANDREW'S DRIVE, SAID POINT BEING THE CORNER OF A LOT OWNED BY JAMES CITY COUNTY AS RECORDED IN PLAT BOOK 40, PAGE 85, AND RUNNING THENCE S36°02'11"W 200.00' TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 800.00' AND AN ARC LENGTH OF 200.52' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00' AND AN ARC LENGTH OF 41.31' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 450.00' AND AN ARC LENGTH OF 119.03' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 450.00' AND AN ARC LENGTH OF 74.93' TO A POINT; THENCE N38°57'26"W 72.66' TO A POINT; THENCE N38°57'26"W 119.03' TO A POINT ON THE SOUTHEASTERN RIGHT-OF-WAY OF STATE ROUTE 614, ALSO KNOWN AS CENTERVILLE ROAD; THENCE N51°02'22"E 8.30' TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1452.39' AND AN ARC LENGTH OF 379.81' TO A POINT; THENCE N36°03'34"E 85.23' TO A POINT; THENCE S53°57'49"E 207.15' TO A POINT; THENCE S13°09'53"E 150.00' TO THE AFORESAID POINT OF BEGINNING.

SEE SHEET 8 & SHEET 6

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND CONTAINING 1.16 ACRES MORE OR LESS, WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE POWHATAN DISTRICT OF THE COUNTY OF JAMES CITY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY OF FORD'S COLONY DRIVE, SAID POINT BEING 530' MORE OR LESS NORTHWESTERLY OF THE INTERSECTION OF FORD'S COLONY DRIVE IN "FORD'S COLONY" SUBDIVISION AS RECORDED IN PLAT BOOK 44, PAGE 37, AND RUNNING THENCE N84°53'00"W 25.00' TO A POINT ON THE LINE OF AN ADJACENT 10.18 ACRE PARCEL; THENCE N05°07'00"E 35.00' TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 58.00' AND AN ARC LENGTH OF 29.19' TO A POINT; THENCE N23°43'19"W 116.54' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 145.00' AND AN ARC LENGTH OF 72.98' TO A POINT; THENCE N05°07'00"E 294.21' TO A POINT; THENCE N84°53'00"W 55.20' TO A POINT; THENCE N44°29'05"W 271.21' TO A POINT; THENCE S39°56'31"W 73.05' TO A POINT; THENCE N50°03'29"W 272.00' TO A POINT; THENCE N39°56'31"E 95.58' TO A POINT; THENCE S57°18'29"E 130.64' TO A POINT; THENCE S44°29'05"E 407.53' TO A POINT; THENCE S84°53'00"E 71.00' TO A POINT; THENCE S05°07'00"W 319.21' TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 120.00' AND AN ARC LENGTH OF 60.40' TO A POINT; THENCE S23°43'19"E 116.54' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 83.00' AND AN ARC LENGTH OF 41.78' TO A POINT; THENCE S05°07'00"W 35.00' TO THE AFORESAID POINT OF BEGINNING.

PARCEL HAS BEEN MODIFIED, AS SHOWN ON SHEET 6

Large (2007 Plat) Recorded herewith as #E060031477

City of Williamsburg & County of James City

Circuit Court: This PLAT was recorded on

12-22-2006

at 11:49 AM, PG

DOCUMENT # 060031477

BETSY B. WOOLRIDGE, CLERK

Betsy B. Woolridge Clerk

PROPERTY DESCRIPTIONS OF THE GOLF COURSE PROPERTIES OWNED BY FORD'S COLONY COUNTRY CLUB, INC. POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

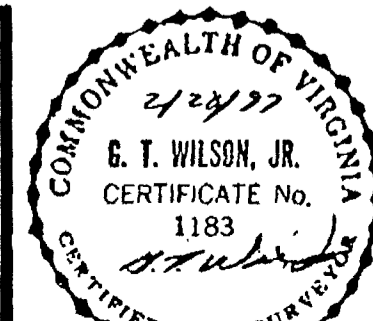


Table with columns: No., DATE, REVISION / COMMENT / NOTE, BY

Designed JFS, Drawn RMJ, Scale NONE, Date 2/28/97, Project No. 5652, Drawing No. 11 of 12

#060031477

SEE SHEET 9

EXHIBIT 'A'

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND CONTAINING 28.79 ACRES MORE OR LESS, WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE BERKELEY DISTRICT OF THE COUNTY OF JAMES CITY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF EDINBURGH DRIVE, SAID POINT BEING THE NORTHEAST CORNER OF LOT 59, SECTION VII, "FORD'S COLONY" SUBDIVISION AS RECORDED IN PLAT BOOK 50, PAGE 35, AND RUNNING THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 666.66' AND AN ARC LENGTH OF 20.48' TO A POINT; THENCE S59°37'00"E 241.04' TO A POINT; THENCE N78°33'00"E 119.92' TO A POINT; THENCE S60°05'00"E 106.60' TO A POINT; THENCE S13°07'00"E 804.45' TO A POINT; THENCE S78°10'00"E 125.00' TO A POINT; THENCE N35°46'00"E 580.00' TO A POINT; THENCE S65°21'01"E 100.00' TO A POINT; THENCE S07°22'00"W 180.00' TO A POINT; THENCE S84°01'37"E 626.07' TO A POINT; THENCE S70°26'17"E 809.81' TO AN IRON ROD FOUND; THENCE S16°29'00"E 96.87' TO A POINT; THENCE N84°19'08"W 33.27' TO A POINT; THENCE N88°13'19"W 825.00' TO AN IRON ROD FOUND; THENCE N82°56'00"W 244.00' TO A POINT; THENCE N81°42'00"W 445.00' TO A POINT; THENCE S14°22'00"W 325.00' TO AN IRON ROD FOUND; THENCE S52°18'00"W 555.00' TO AN IRON ROD FOUND; THENCE N85°37'01"W 125.00' TO AN IRF; THENCE N40°28'00"W 132.00' TO A POINT; THENCE S86°21'00"W 80.00' TO A POINT; THENCE S39°27'00"W 252.00' TO A POINT; THENCE N41°31'01"W 113.00' TO AN IRON ROD FOUND; THENCE N24°26'00"E 762.50' TO AN IRON ROD FOUND; THENCE N09°03'00"W 772.02' TO A POINT; THENCE N23°53'00"E 92.58' TO AN IRON ROD FOUND; THENCE N59°37'00"W 235.35' TO A POINT THE AFORESAID POINT OF BEGINNING.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND CONTAINING 26.69 ACRES MORE OR LESS, WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE BERKELEY DISTRICT OF THE COUNTY OF JAMES CITY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EDINBURGH DRIVE, SAID POINT BEING THE SOUTHWESTERN CORNER OF LOT 31, SECTION XIII-C, "FORD'S COLONY" SUBDIVISION AS RECORDED IN PLAT BOOK 56, PAGE 82, AND RUNNING THENCE S84°31'00"W 258.02' TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1095.55' AND AN ARC LENGTH OF 203.67' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00' AND AN ARC LENGTH OF 39.12' TO A POINT; THENCE N16°29'00"W 92.35' TO A POINT; THENCE N74°14'00"E 161.55' TO AN IRON ROD FOUND; THENCE N01°48'00"E 123.61' TO AN IRON ROD FOUND; THENCE N56°08'00"E 475.81' TO AN IRON ROD FOUND; THENCE N37°24'00"E 535.00' TO AN IRON ROD FOUND; THENCE N08°23'00"E 480.00' TO AN IRON ROD FOUND; THENCE N85°56'00"W 159.98' TO AN IRON ROD FOUND; THENCE N57°10'00"W 154.18' TO A POINT; THENCE N20°58'00"W 28.00' TO AN IRON ROD FOUND; THENCE N08°07'05"E 97.45' TO AN IRON ROD FOUND; THENCE N25°24'00"E 575.00' TO AN IRON ROD FOUND; THENCE N53°47'00"W 294.88' TO AN IRON ROD FOUND; THENCE S58°52'00"W 620.81' TO AN IRON ROD FOUND; THENCE S79°22'00"W 760.00' TO AN IRON ROD FOUND; THENCE N56°18'59"W 107.52' TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF EDINBURGH DRIVE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 606.51' AND AN ARC LENGTH OF 138.16' TO A POINT; THENCE N62°25'00"E 623.18' TO A POINT; THENCE N59°22'00"E 636.85' TO AN IRON ROD FOUND; THENCE S81°38'01"E 103.00' TO AN IRON ROD FOUND; THENCE S34°53'00"E 189.00' TO A POINT; THENCE S25°30'08"W 111.22' TO AN IRON ROD FOUND; S53°47'00"E 294.85' TO AN IRON ROD FOUND; THENCE S71°49'39"E 99.95' TO AN IRON ROD FOUND; THENCE S04°20'59"W 195.00' TO AN IRON ROD FOUND; THENCE S33°40'59"E 180.00' TO AN IRON ROD FOUND; THENCE S00°04'01"E 167.00' TO A POINT; THENCE S08°20'00"E 800.00' TO AN IRON ROD FOUND; THENCE S38°01'00"W 700.00' TO A POINT; THENCE S55°31'00"W 327.50' TO AN IRON ROD FOUND; THENCE S00°39'58"W 59.69' TO THE AFORESAID POINT OF BEGINNING. PARCEL HAS BEEN MODIFIED, AS SHOWN ON SHEET 9.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND CONTAINING 25.78 ACRES MORE OR LESS, WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE BERKELEY DISTRICT OF THE COUNTY OF JAMES CITY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EDINBURGH DRIVE, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 226, SECTION VI "FORD'S COLONY" SUBDIVISION AS RECORDED IN PLAT BOOK 47, PAGES 59-64, AND RUNNING THENCE N27°35'00"W 146.59' TO AN IRON ROD FOUND; THENCE N26°37'00"E 102.47' TO AN IRON ROD FOUND; THENCE N63°23'00"W 525.77' TO AN IRON ROD FOUND; THENCE N39°28'00"W 503.34' TO AN IRON ROD FOUND; THENCE S55°35'00"W 438.37' TO AN IRON ROD FOUND; THENCE S45°57'00"W 820.32' TO A POINT; THENCE S04°31'00"E 580.19' TO A POINT; THENCE S41°57'00"W 534.52' TO A POINT; THENCE S41°57'00"W 243.88' TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 790.81' AND AN ARC LENGTH OF 76.83' TO AN IRON ROD FOUND; THENCE N53°37'00"W 97.87' TO AN IRON ROD FOUND; THENCE N25°07'00"E 732.33' TO AN IRON ROD FOUND; THENCE N10°31'00"W 515.00' TO A POINT; THENCE N51°14'00"E 782.00' TO A POINT; THENCE N12°09'00"E 332.50' TO A POINT; THENCE N73°02'00"E 308.50' TO A POINT; THENCE N53°51'00"E 406.00' TO A POINT; THENCE S46°01'00"E 100.00' TO A POINT; THENCE S66°02'00"E 345.00' TO AN IRON ROD FOUND; THENCE S46°38'00"E 247.50' TO AN IRON ROD FOUND; S21°48'00"E 188.50' TO AN IRON ROD FOUND; THENCE S55°12'00"E 341.00' TO AN IRON ROD FOUND; THENCE S23°49'00"W 209.79' TO AN IRF; THENCE S27°35'00"E 220.02' TO AN IRON ROD FOUND; THENCE S62°25'00"W 100.00' TO AN IRON ROD FOUND, THE AFORESAID POINT OF BEGINNING.

The land referred to in this Commitment is described as follows:

ALL that certain piece or parcel of land, together with appurtenances, set out and shown on a plat entitled, "ALTA/ACSM LAND TITLE SURVEY THE GOLF COURSE PROPERTIES OWNED BY FORD'S COLONY COUNTRY CLUB, INC. POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA," made by AES Consulting Engineers, dated February 28, 1997 and reinspected on August 30, 2006, having 12 pages and recorded as Instrument Number (the Plat) consisting of the following:

TRACT 1

All that certain piece or parcel of land, together with appurtenances, set out and shown on page 2 of 12 of the Plat entitled, "ALTA/ACSM LAND TITLE SURVEY, CHAMPIONSHIP 18 HOLE GOLF COURSE, FAIRWAYS 1-4, 11-18, THE GOLF COURSE PROPERTIES OWNED BY FORD'S COLONY COUNTRY CLUB, INC., POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA."

Tax Map # 30-4 1-2 (includes Tract Two as well)

TRACT 2

All that certain piece or parcel of land, together with appurtenances, set out and shown on page 3 of 12 of the Plat entitled, "ALTA/ACSM LAND TITLE SURVEY, CHAMPIONSHIP 18 HOLE GOLF COURSE, FAIRWAYS 5-10, THE GOLF COURSE PROPERTIES, OWNED BY FORD'S COLONY COUNTRY CLUB, INC., POWHATAN DISTRICT, JAMES CITY COUNTY VIRGINIA."

Tax Map # 30-4 1-2 (Includes Tract One as well)

TRACT 3

All that certain piece or parcel of land, together with appurtenances, set out and shown on page 4 of 12 of the Plat entitled, "ALTA/ACSM LAND TITLE SURVEY, ORIGINAL 18 HOLE GOLF COURSE, THE GOLF COURSE PROPERTIES OWNED BY FORD'S COLONY COUNTRY CLUB, INC., POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA."

(Tax Map # 31-4 2-2)

TRACT 4

All that certain piece or parcel of land, together with appurtenances, set out and shown on page 5 of 12 of the Plat entitled, "ALTA/ACSM LAND TITLE SURVEY, ADDITIONAL 9 HOLE GOLF COURSE, THE GOLF COURSE PROPERTIES OWNED BY FORD'S COLONY COUNTRY CLUB, INC., POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA."

Tax Map # 37-2 2-1B

TRACT 5

All that certain piece or parcel of land together with appurtenances, set out and shown on page 6 of 12 of the Plat entitled, "ALTA/ACSM LAND TITLE SURVEY PORTION FORMER PARCELS 1, 3, & 5, NOW DRIVING RANGE, GOLF CLUB & PRO SHOP, THE GOLF COURSE PROPERTIES OWNED BY FORD'S COLONY COUNTRY CLUB INC., POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA."

Tax Map # 31-3 1-4B (Driving Range 31-3 1-4B (Golf Club and Pro Shop

TRACT 6

All that certain piece or parcel of land, together with appurtenances, set out and shown on page 7 of 12 of the Plat entitled, "ALTA/ACSM LAND TITLE SURVEY, GOLF MAINTENANCE AREA, THE GOLF COURSE PROPERTIES, OWNED BY FORD'S COLONY COUNTRY CLUB, INC., POWHATAN DISTRICT, JAMES CITY COUNTY VIRGINIA."

Tax Map # 30-4 1-4

TRACT 7

All that certain piece or parcel of land, together with appurtenances, set out and shown on page 8 of 12 of the Plat entitled, "ALTA/ACSM LAND TITLE SURVEY, GOLF CART STORAGE BUILDING PARCEL 5, THE GOLF COURSE PROPERTIES OWNED BY FORD'S COLONY COUNTRY CLUB, INC., POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA." (DETAIL OF BUILDINGS - NOW WITH DRIVING RANGE PARCEL - SEE SHEET 6)

Tax Map # (included in Drive Range Tax Map 31-3 1-4B

TRACT 8

All that certain piece or parcel of land, together with appurtenances, set out and shown on page 9 of 12 on the Plat entitled, "ALTA/ACSM LAND TITLE SURVEY, WILLIAMSBURG WEST 9 HOLE, THE GOLF COURSE PROPERTIES OWNED BY FORD'S COLONY COUNTRY CLUB, INC., POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA."

Tax Map # 38-1 1-7

TOGETHER WITH an easement recorded prior hereto entitled, "DECLARATION OF EASEMENTS AND COVENANTS" between Ford's Colony Country Club, Inc., and Realtec, Incorporated dated November 17, 2006; and

TOGETHER WITH, as easements appurtenant to the foregoing parcels, nonexclusive easements for vehicular and pedestrian access over the private roads in the Ford's Colony at Williamsburg development, subject to restricted gate access, to and from said property and Longhill Road and Centerville Road, and drainage to serve said property, in and adjacent thereto on both sides, over, across, under and through all of Ford's Colony Drive and/or St. Andrews Drive and/or Edinburgh Drive, as now existing or hereafter extended in Ford's Colony at Williamsburg; and

TOGETHER WITH all other restrictions easements, covenants or other matters of record affecting the said property or apparent on the ground.

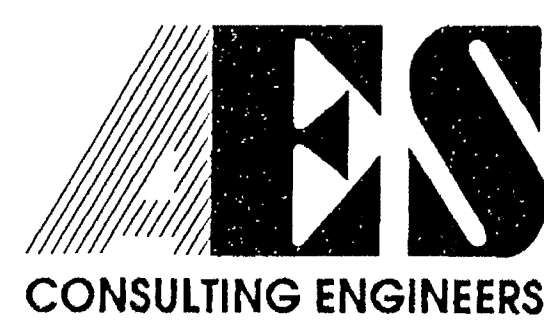
REVISED ON 12/14/06 PER COMMENTS.

Table with 4 columns: REVISED 8/30/06, INSTRUMENT #050008866, DEED BOOK 325, PAGE 394, PLAT BOOK 52, PAGE 77, THIS REPRESENTS A REINSPECTION OF THESE PROPERTIES, ADDITIONS AND EXCEPTIONS AND ARE AS SHOWN. THIS PLAT AND REINSPECTION WAS COMPLETED ON 11/8/06. SEE SHEET 12 FOR ADDITIONAL DEED REFERENCES.

NOTES:

- A. PROPERTY IS OWNED BY FORD'S COLONY COUNTRY CLUB, INC. PER DEED BOOK 822, PAGE 717 AND DEED BOOK 325, PAGES 844-848.
B. BEARINGS ARE BASED UPON PLAT RECORDED IN JAMES CITY COUNTY PLAT BOOK 65, PAGES 77-84. ALSO PLAT BOOK 65, PAGES 85-88.
C. PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
D. THIS PROPERTY APPEARS TO LIE WITHIN THREE FLOOD ZONES BEING:
1. ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
2. ZONE A, (AREAS DETERMINED TO BE FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED).
3. ZONE AE, (FLOODWAY AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED) PER F.I.R.M. 510201-0035B, DATED 2/6/91.
E. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS MADE AS OF DECEMBER 30, 1996 BY FORD'S COLONY COUNTRY CLUB, INC. AND REALTEC INCORPORATED PER D.B. 822, PAGE 740 AS DOCUMENT 18621.
F. CLUBHOUSE ADDRESS IS #240 FORD'S COLONY DRIVE.
G. ALL EASEMENTS REFERENCED IN TITLE COMMITMENT DATED 2/28/97 ARE PLATTED AS SHOWN TO THE EXTENT POSSIBLE AND AS EVIDENT ON THE GROUND.

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



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

PROPERTY DESCRIPTIONS AND NOTES THE GOLF COURSE PROPERTIES OWNED BY FORD'S COLONY COUNTRY CLUB, INC. POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

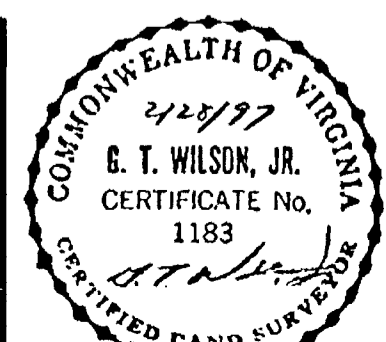


Table with 4 columns: No., DATE, REVISION / COMMENT / NOTE, BY. Rows include 3/12/21/06 REVISED PER COMMENTS GTW, 2/11/8/06 REINSPECTION GTW, 1/4/16/97 REVISED PER COMMENTS GTW

Designed JFS Drawn RMJ Scale NONE Date 2/28/97 Project No. 5652 Drawing No. 12 of 12