

# #070022388

**CE- COMMON ELEMENTS**

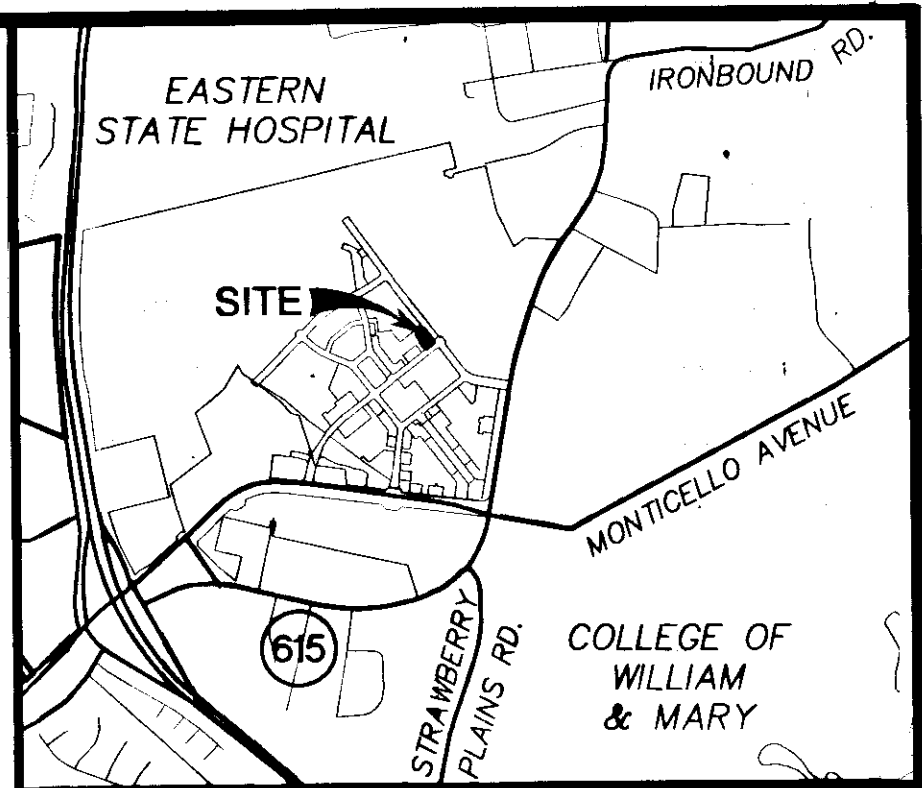
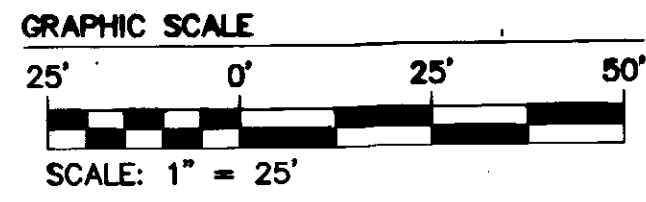
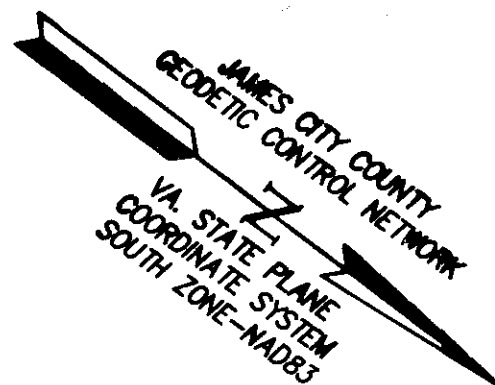
COMMON ELEMENTS INCLUDE ALL PORTIONS OF THE CONDOMINIUM OTHER THAN THE UNITS SHOWN AND DESIGNATED HEREON AND DEFINED IN THE CONDOMINIUM DOCUMENTS AND THE LIMITED COMMON ELEMENTS. EXAMPLES OF COMMON ELEMENTS ARE: PARKING, PAVED AREAS, THE GROUNDS (WHETHER OR NOT LANDSCAPED), ALL PORTIONS OF THE BUILDINGS NOT A PART OF THE UNIT NOR DEFINED AS LIMITED COMMON ELEMENTS, AND ALL CONDUITS, INSTALLATIONS, WIRES, PIPES, EQUIPMENT, ETC. WHICH SERVE OTHER COMMON ELEMENTS OR WHICH SERVE MORE THAN ONE UNIT. REFERENCE IS HEREBY MADE TO THE DECLARATION OF CONDOMINIUM FOR ADDITIONAL DEFINITIONS, REGULATIONS, AND BUILDING RESTRICTIONS IMPOSED BY THE DEVELOPER AND/OR HIS ASSIGNS.

**LCE- LIMITED COMMON ELEMENTS**

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

**LEGEND**

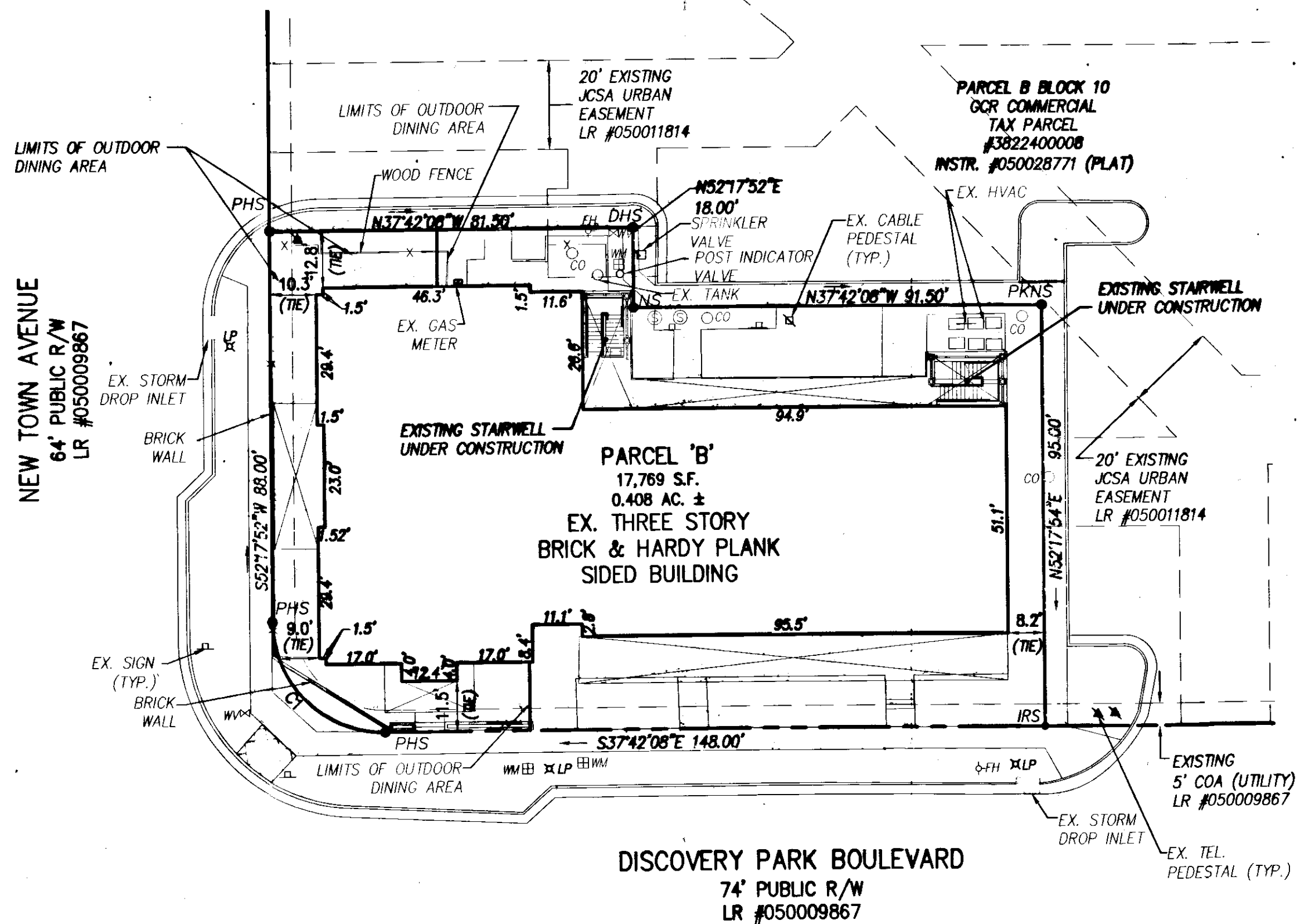
UNITS	[Symbol]
COMMON ELEMENT	[Symbol]
LIMITED COMMON ELEMENT	[Symbol]
WATER METER	[Symbol]
WATER VALVE	[Symbol]
SEWER CLEAN OUT	[Symbol]
FIRE HYDRANT	[Symbol]
LIGHT POLE	[Symbol]
IRON ROD SET	[Symbol]
MANHOLE	[Symbol]



**VICINITY MAP**  
SCALE: 1"=2000'±

**GENERAL NOTES**

1. THE SITE IS CURRENTLY ZONED MU-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. OWNER/DEVELOPER: AHMC, LLC  
109 NAT TURNER BOULEVARD  
NEWPORT NEWS, VA 23606  
CONTACT: KEN ALLEN  
PHONE NO.: (757) 596-8800  
FAX NO.: (757) 596-8516
- ARCHITECTS: COMMONWEALTH ARCHITECTS  
101 SHOCKOE SLIP, THIRD FLOOR  
RICHMOND, VA 23219  
CONTACT: RICHARD FORD  
PHONE NO.: (804) 648-5040
4. SITE ADDRESS: 4345 NEW TOWN AVENUE
5. TAX PARCEL ID NO.: 3822400008
6. LEGAL DESCRIPTION: BLOCK 10 PARCEL B
7. PROPERTY REF.: INSTRUMENT #080008511 (DEED)  
INSTRUMENT #050028771 (PLAT)
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.



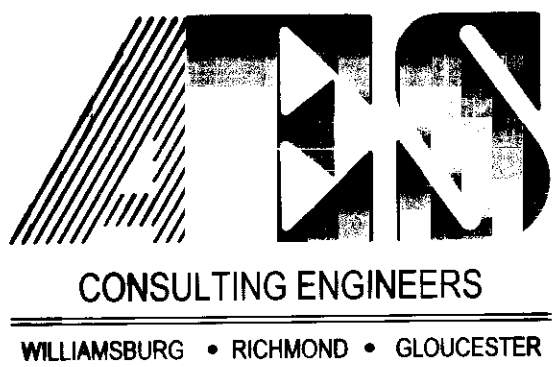
**SURVEYOR'S CERTIFICATE**

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, B AND F AND THAT ALL UNITS OR PORTIONS THEREOF HAVE BEEN SUBSTANTIALLY COMPLETED.

*Robert D. Mann*  
ROBERT D. MANN, L.S. #002509  
6/22/07  
DATE

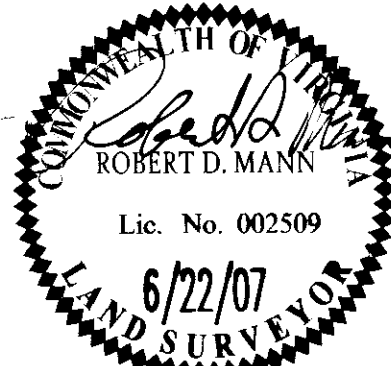
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	25.00	39.27	25.00	35.36	N07°17'52"E

3 Large/Small Plat(s) Recorded  
herewith as # 070022388



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

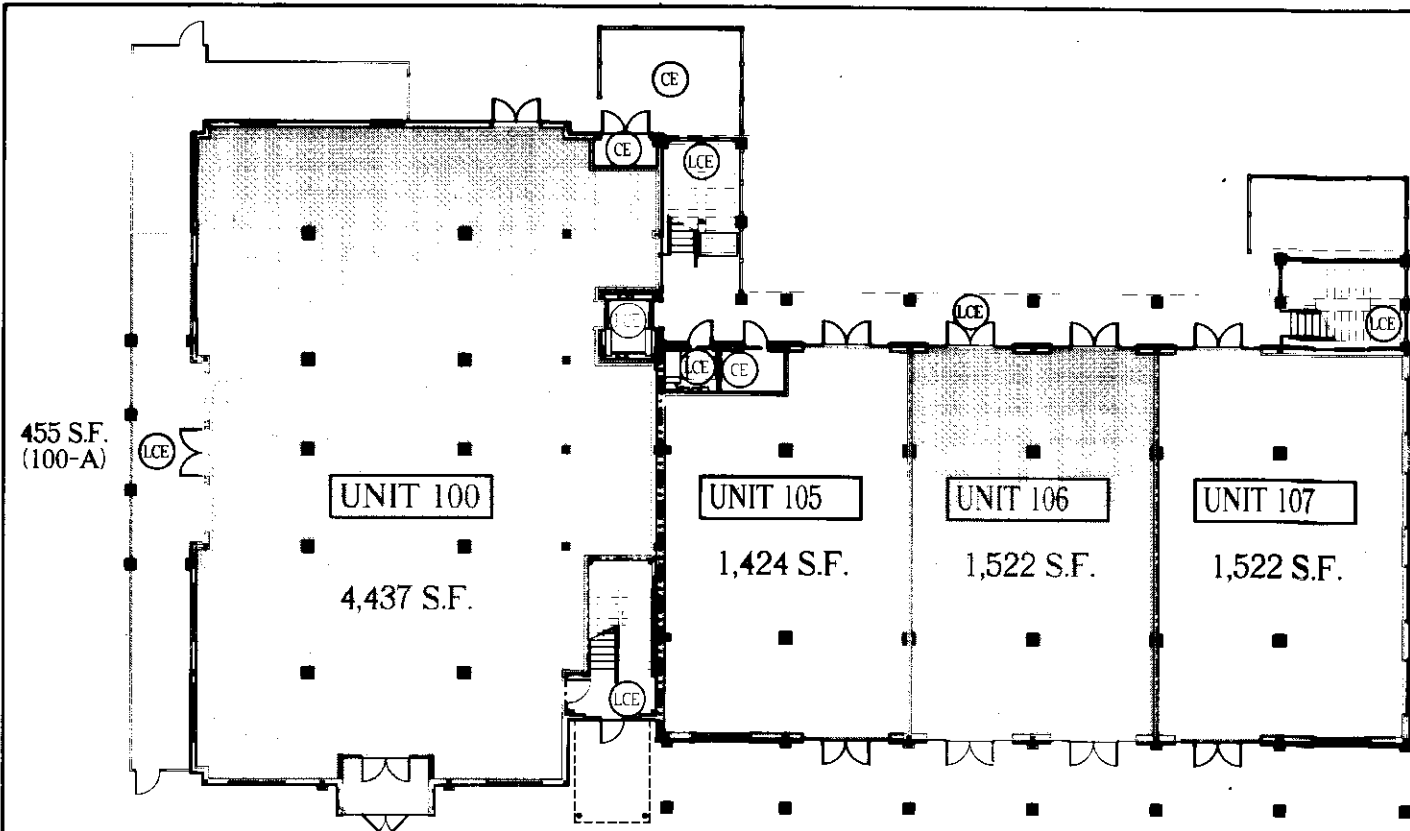
**EXHIBIT E**  
PLAT FOR CONDOMINIUM  
**GREEN LEAF BUILDING, A CONDOMINIUM**  
OWNER/DEVELOPER: AHMC, L.L.C.  
BERKELEY DISTRICT      JAMES CITY COUNTY      VIRGINIA



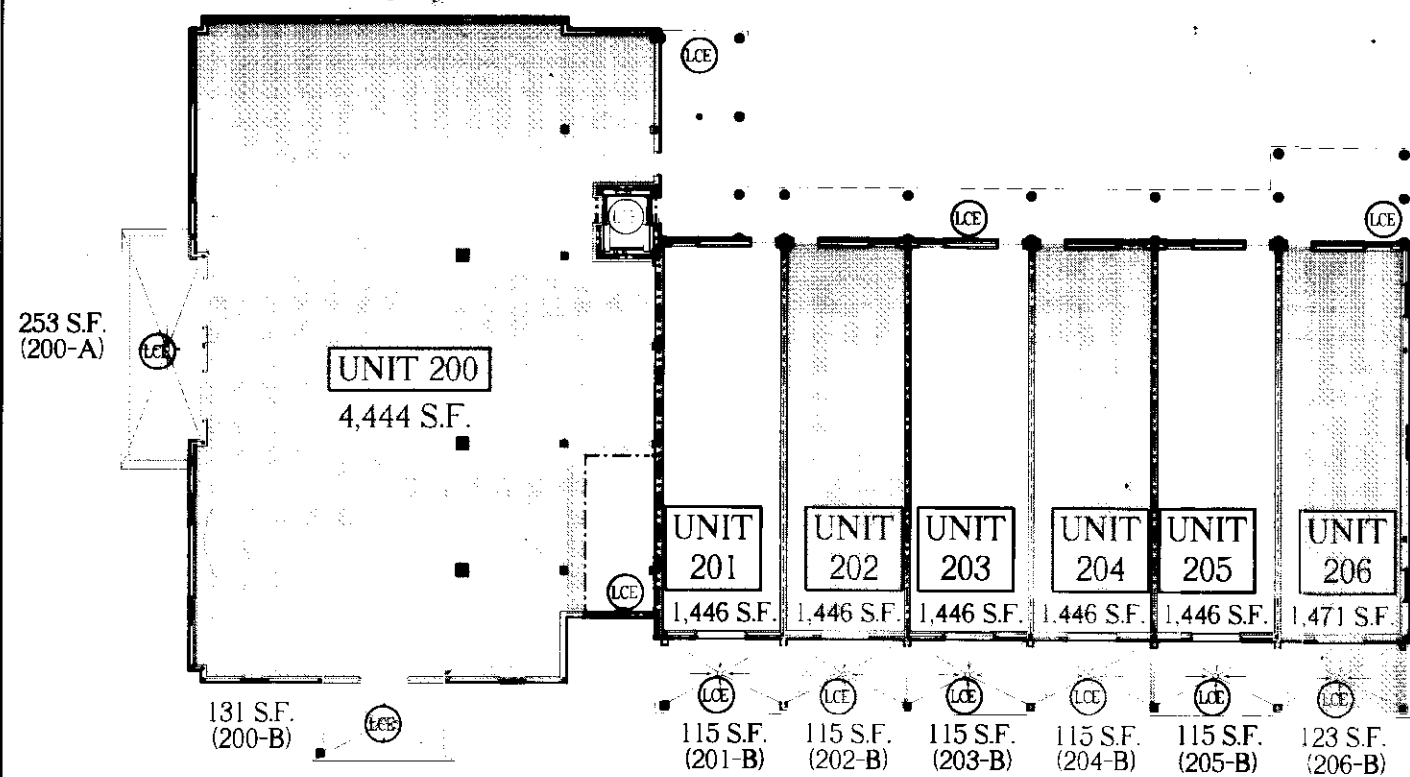
City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <b>6 August 2007</b> at <b>1:26</b> AM/PM, PB - PG - DOCUMENT # <b>070022388</b> BETSY B. WOOLRIDGE, CLERK <i>Betsy B. Woolridge</i> Clerk	
No.	DATE
REVISION	REVIEWED BY
COMMENT	REVIEWED BY
NOTE	REVIEWED BY

Designed RDM	Drawn RDM/MLH
Scale 1"=25'	Date 6/22/07
Project No. 6632E24-3	
Drawing No. 1 of 1	

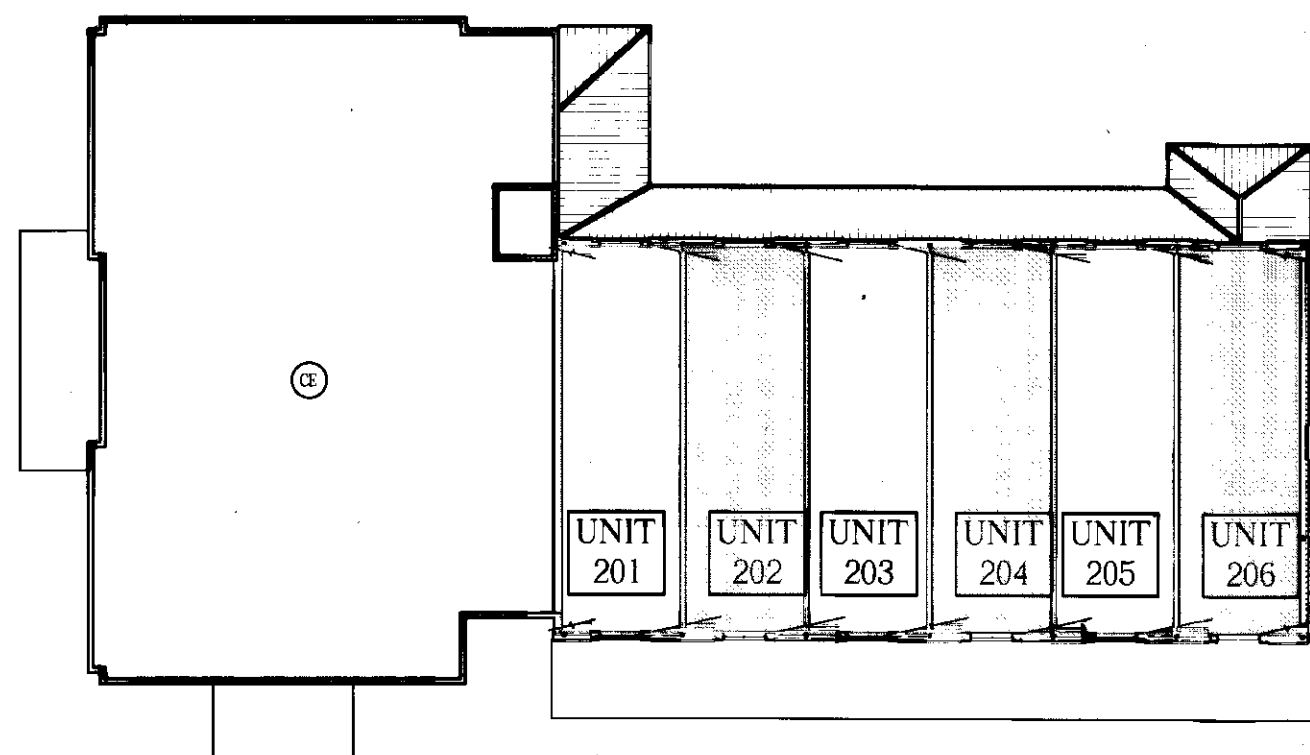
# #070022888



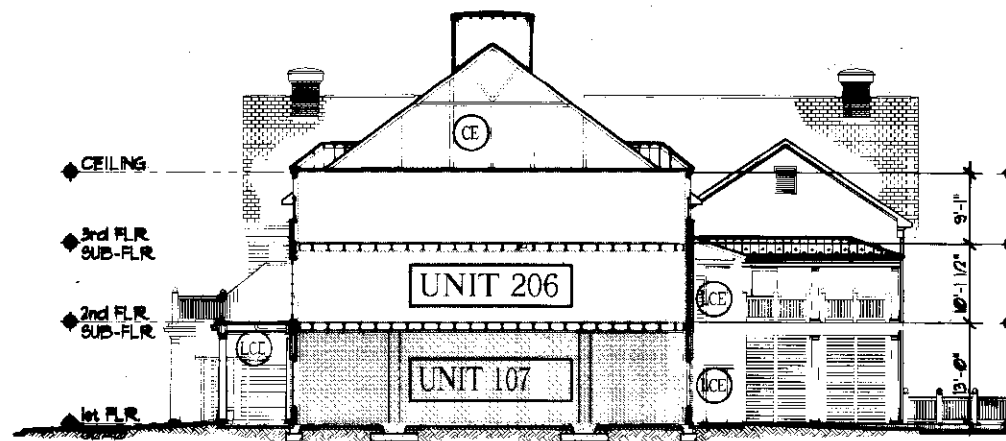
1 FIRST FLOOR PLAN  
G1.01 SCALE: 1/16" = 1'-0"



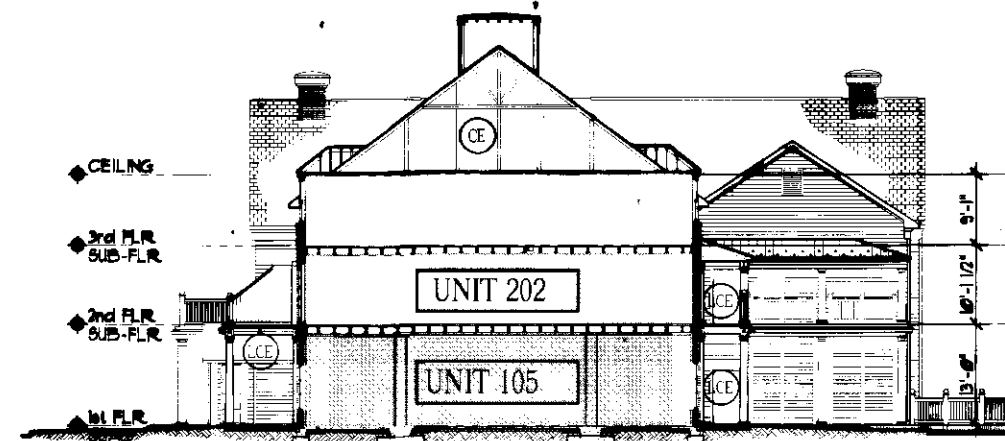
2 SECOND FLOOR PLAN  
G1.01 SCALE: 1/16" = 1'-0"



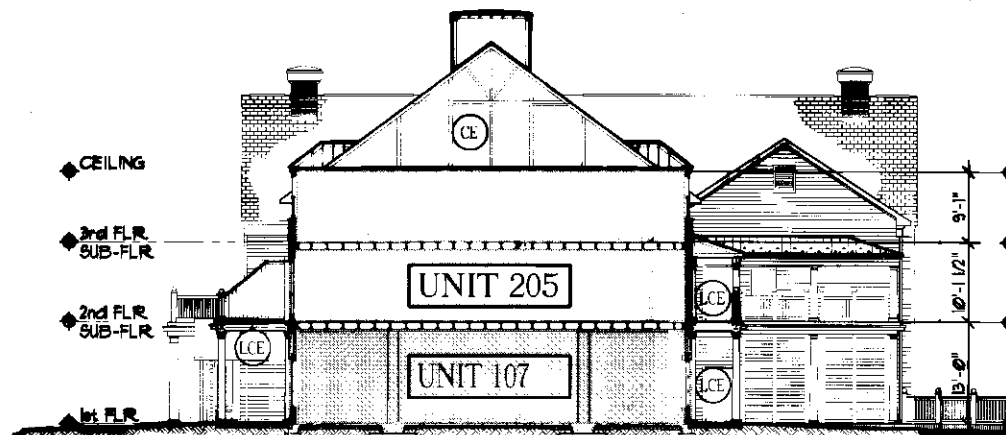
3 THIRD FLOOR PLAN  
G1.01 SCALE: 1/16" = 1'-0"



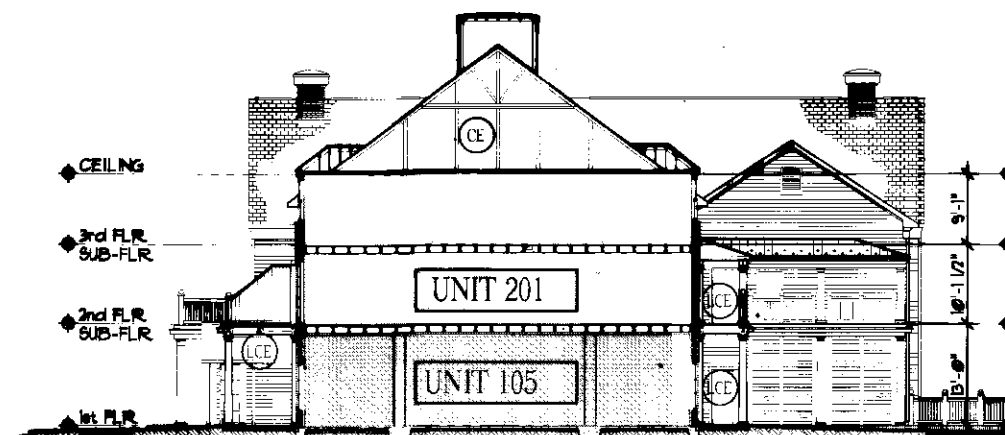
4 BUILDING SECTION  
G1.01 SCALE: 1/16" = 1'-0"



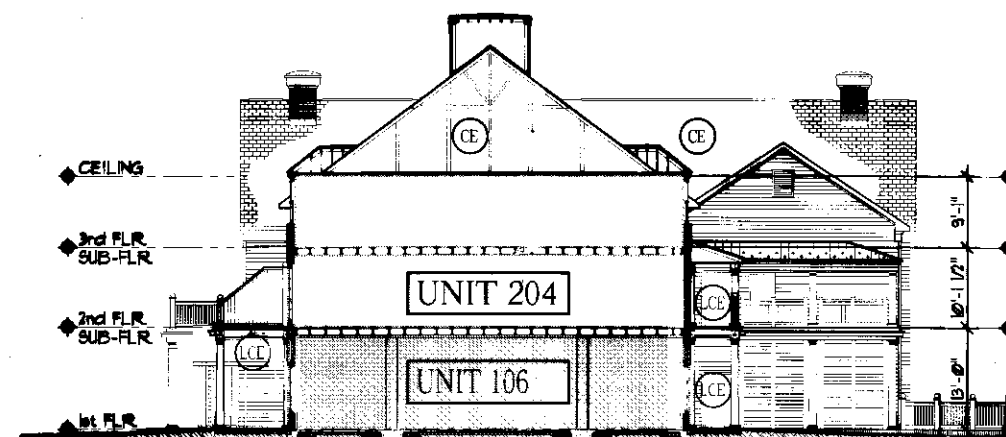
8 BUILDING SECTION  
G1.01 SCALE: 1/16" = 1'-0"



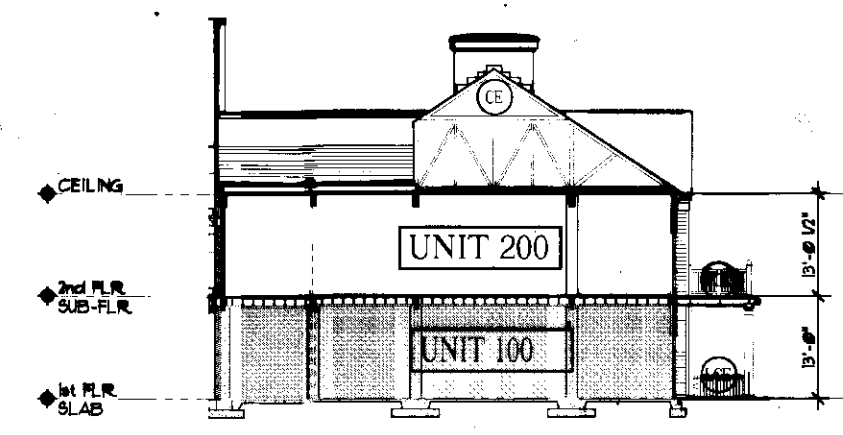
5 BUILDING SECTION  
G1.01 SCALE: 1/16" = 1'-0"



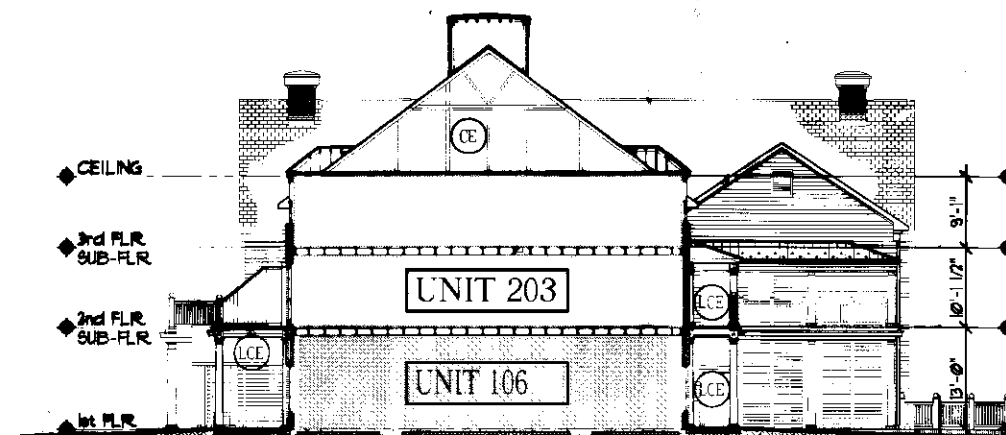
9 BUILDING SECTION  
G1.01 SCALE: 1/16" = 1'-0"



6 BUILDING SECTION  
G1.01 SCALE: 1/16" = 1'-0"



10 BUILDING SECTION  
G1.01 SCALE: 1/16" = 1'-0"



7 BUILDING SECTION  
G1.01 SCALE: 1/16" = 1'-0"

**CE - COMMON ELEMENTS**

COMMON ELEMENT MEANS ALL PORTIONS OF THE CONDOMINIUM OTHER THAN THE UNITS AS SHOWN AND DESIGNATED HEREON AND DEFINED IN THE CONDOMINIUM INSTRUMENTS. REFERENCE IS HEREBY MADE TO THE CONDOMINIUM INSTRUMENTS FOR ADDITIONAL DEFINITIONS, REGULATIONS AND BUILDING RESTRICTIONS IMPOSED BY THE DECLARANT.

**LCE - LIMITED COMMON ELEMENTS**

LIMITED COMMON ELEMENT MEANS A PORTION OF THE COMMON ELEMENTS RESERVED FOR THE EXCLUSIVE USE OF THOSE ENTITLED TO THE USE OF ONE OR MORE, BUT LESS THAN ALL, OF THE UNITS AS SHOWN AND DESIGNATED HEREON AND DEFINED IN THE CONDOMINIUM INSTRUMENTS. REFERENCE IS HEREBY MADE TO THE CONDOMINIUM INSTRUMENTS FOR ADDITIONAL DEFINITIONS, REGULATIONS AND BUILDING RESTRICTIONS IMPOSED BY THE DECLARANT.

**GENERAL NOTES:**

- ALL WINDOWS, DOORS, AND HVAC UNITS THAT SERVICE ONE UNIT SHALL BE CONSIDERED PART OF THAT UNIT.
- FINISH FIRST FLOOR ELEVATIONS FOR ALL UNITS IS  $+0.000'$ ,  $+27.00'$  FOR ALL SECOND FLOOR UNITS AND  $+33.1'$  FOR ALL THIRD FLOOR UNITS.

**Architect's Certificate**

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS ARE ACCURATE AND COMPLY WITH THE PROVISIONS OF VIRGINIA CODE SECTION 55-79.58 B AND F AND THAT ALL THE UNITS SHOWN THEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

*Richard L. Ford, Jr.*  
Richard L. Ford, Jr., AIA

8/16/07  
Date

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 16 August 2007 at Lisle AM/PM, PG — DOCUMENT # 070022388 BETSY B. WOOLRIDGE, CLERK *Betsy B. Woolridge* Clerk

3 Large/Small Plat(s) Recorded herewith as # 070022388

**Commonwealth ARCHITECTS**  
10 SHOCKS LIP, THIRD FLOOR  
RICHMOND, VIRGINIA 23219  
TELEPHONE 804.838.9040  
FACSIMILE 804.838.9048

**Exhibit D GREEN LEAF BLDG. - A CONDOMINIUM -**  
JAMES CITY COUNTY, VIRGINIA

Date	Record	Date
10.07.2006	REVISED	
11.09.2006	REVISED	



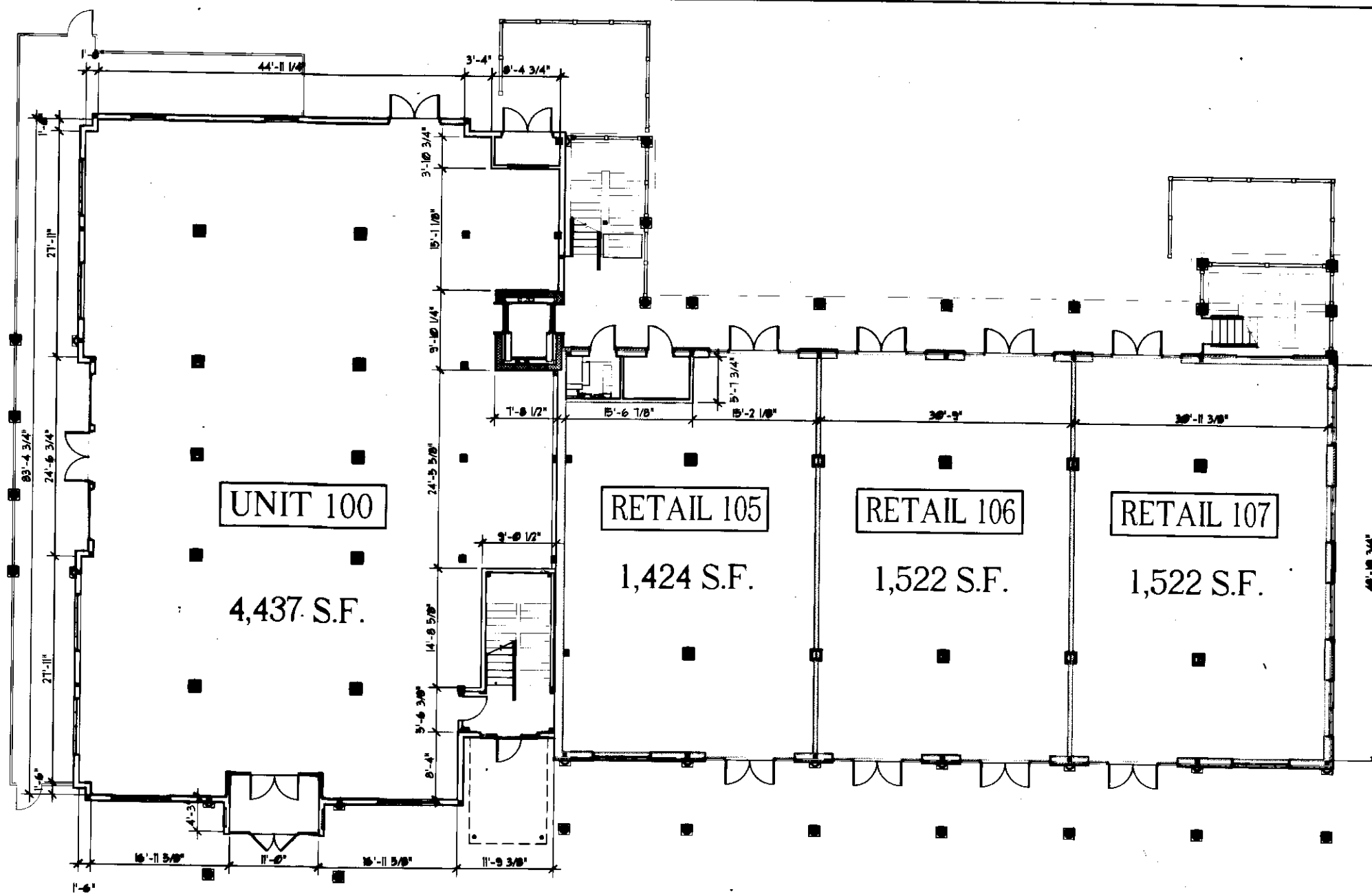
Drawing Title  
**CONDOMINIUM PLANS**

Sheet  
**G1.01**

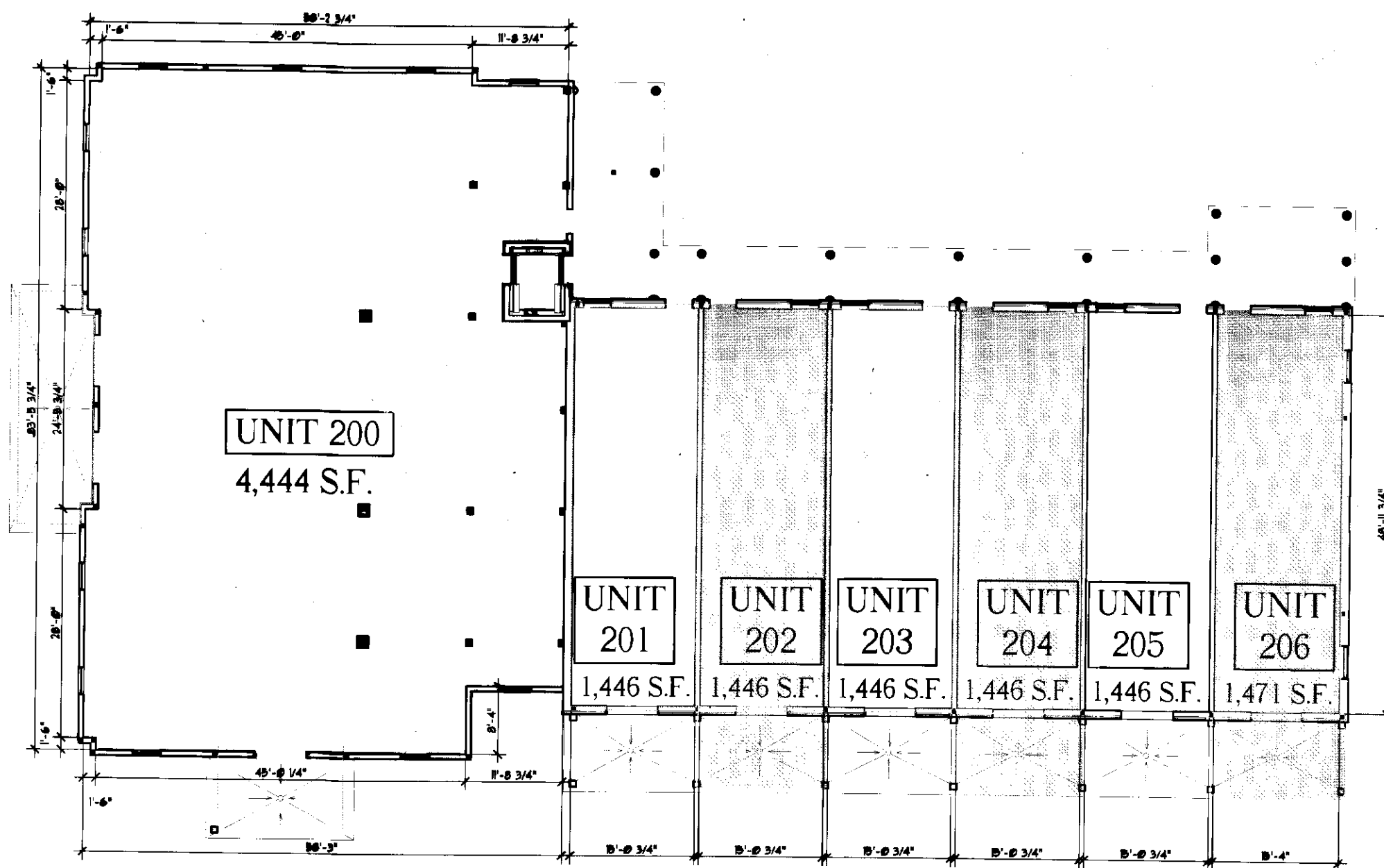
Comm No **057520**

X:\0575 Newtown Green Leaf Bldg\00 Work Set\VTW2\_G1.01\Condo.dwg, 11/19/2006 10:40:04 AM, SSoot

#070022388



1 FIRST FLOOR PLAN  
G1.02 SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN  
G1.02 SCALE: 1/8" = 1'-0"

*Commonwealth*  
ARCHITECTS

10 STOCKS SLIP THIRD FLOOR  
RICHMOND, VIRGINIA 2309  
TELEPHONE: 804.683.540  
FACSIMILE: 804.252.0209

GREEN LEAF BLDG.  
- A CONDOMINIUM -  
JAMES CITY COUNTY, VIRGINIA

Issue Record	Date
REVISED	10.07.2006
REVISED	11.09.2006



Drawing Title  
TYPICAL CONDOMINIUM  
LIMITATIONS

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
16 August 2007  
at 1:26 AM/PM, PB      PG       
DOCUMENT # 070022388  
BETSY B. WOOLRIDGE, CLERK

*Betsy B. Woolridge* Clerk

Sheet  
G1.02

Comm No 057520

3  
Larger/Small Plats Recorded  
# 070022388