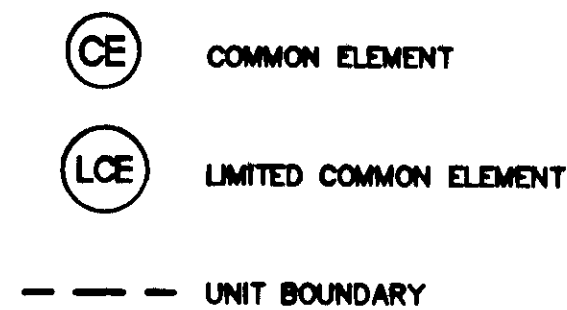
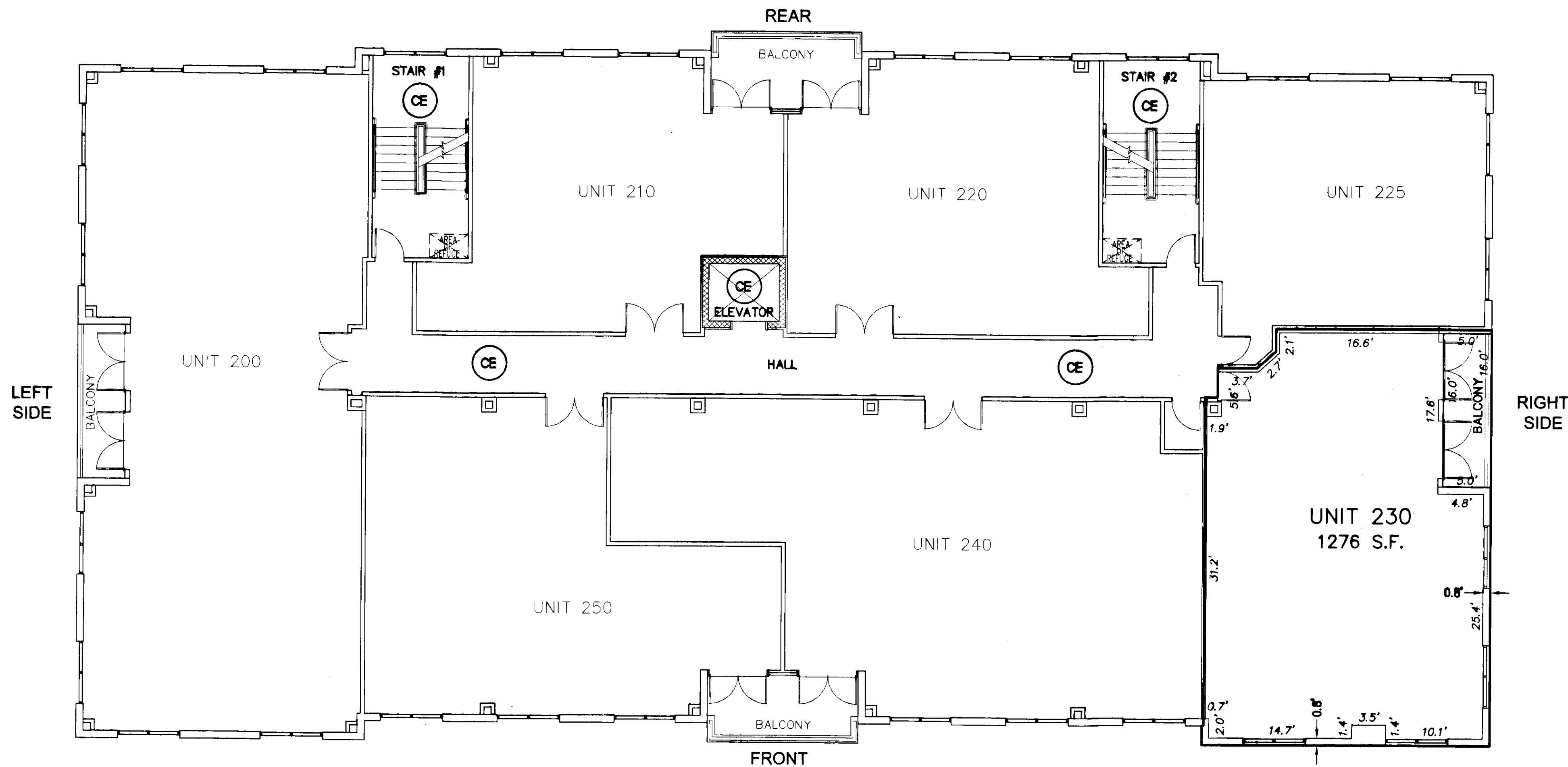


NOTES:

1. COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND UNITS ARE SUBSTANTIALLY COMPLETE.
2. ALL BUILDING FLOOR PLANS AND DETAILS SHOWN ARE PER ARCHITECTURAL PLANS PROVIDED TO AES CONSULTING ENGINEERS BY THE DEVELOPER.
3. THE LOWER (HORIZONTAL) BOUNDARY OF EACH UNIT AS SHOWN IN THE PLAN IS THE HORIZONTAL PLANE OF THE UPPER SURFACE OF THE CONCRETE FLOOR SLAB.
4. THE UPPER (HORIZONTAL) BOUNDARY IS THE PLANE OF THE LOWER SURFACE OF THE SUSPENDED ACOUSTIC CEILING OF THE UNIT.
5. THE VERTICAL (SIDE) BOUNDARIES OF THE UNIT SHALL BE THE VERTICAL PLANE OF THE CENTERLINE OF THE INTERIOR WALL DIVIDING ANY TWO UNITS AND/OR THE OUTSIDE FACE OF THE EXTERIOR WALL OF THE PERIMETER UNIT, EXTENDED TO INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER UNIT BOUNDARIES.
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7. THE INTERIOR WALLS AND ELEMENTS AS SHOWN HEREON WERE TAKEN DIRECTLY FROM ARCHITECTURAL DRAWINGS PROVIDED BY THE DEVELOPER AND ARE INTENDED FOR REFERENCE PURPOSES ONLY. INTERIOR PARTITION WALLS AND ELEMENTS HAVE NOT BEEN FIELD VERIFIED AND ARE NOT SHOWN.



080008351

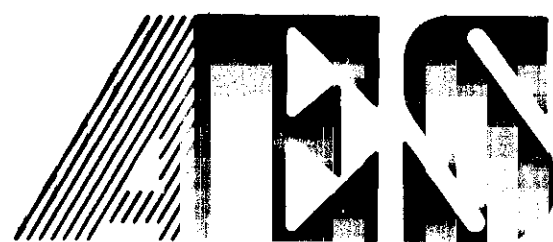


SECOND FLOOR PLAN

NOT TO SCALE

15 Large/Small Plat(s) Recorded
080008351

"EXHIBIT 1"

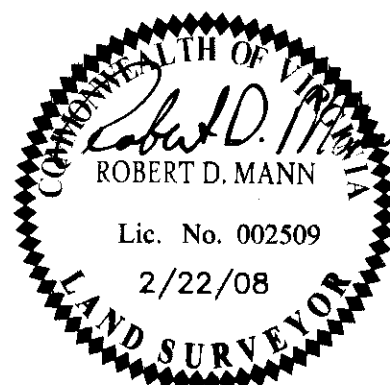


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Fax (757) 220-8994

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PLAN OF CONDOMINIUM
PATRIOT PARK, A CONDOMINIUM
PHASE 3, UNIT 230
OWNER/DEVELOPER: PATRIOT DEVELOPMENT ASSOCIATES, LLC

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City				
Circuit Court: This PLAT was recorded on <u>25 March 2008</u>				
at <u>10:17</u> AM/PM, PB <u> </u> PG <u> </u>				
DOCUMENT # <u>080008351</u>				
BETSY B. WOOLRIDGE, CLERK				
<i>Betsy B. Woolridge</i> Clerk				
No.	DATE	REVISION / COMMENT / NOTE	REVISOR	REVIEWED BY
1	3/14/08	ADDED UNIT 225 AND ADJUSTED UNIT BOUNDARY	RDM	

Designed AES	Drawn AWT
Scale NTS	Date 2/22/08
Project No. 6632-6-15D	
Drawing No. 2 of 5	

S:\Jobs\6632\5615D-VenturEast\dwg\SunPlans\Phase 03 Unit 230\6632615D Condo Unit 230 03 FRONT ELEVATION.dwg, 3/25/2008 11:27:17 AM, Tony Taylor

08008351



FRONT ELEVATION (DISCOVERY PARK BLVD.)

NOT TO SCALE

- ⊙ COMMON ELEMENT
- ⊙ LIMITED COMMON ELEMENT
- UNIT BOUNDARY

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Large/Small Plats: Recorded herewith as # _____



LEFT SIDE ELEVATION

NOT TO SCALE

Large/Small Plats: Recorded herewith as # 08008351



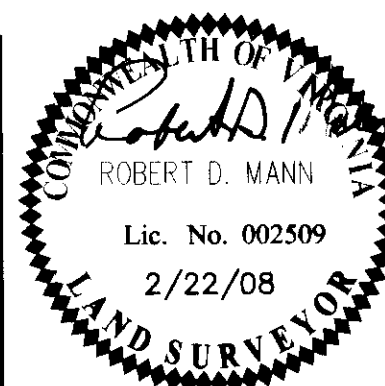
CONSULTING ENGINEERS

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

"EXHIBIT 1"

PLAN OF CONDOMINIUM
PATRIOT PARK, A CONDOMINIUM
PHASE 3, UNIT 230
OWNER/DEVELOPER: PATRIOT DEVELOPMENT ASSOCIATES, LLC
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVIEWED BY	REVIEWED BY

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
25 March 2008
at 10:17 AM/PM. PG.
DOCUMENT # 08008351
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

Designed AES	Drawn AWT
Scale NTS	Date 2/22/08
Project No. 6632-6-150	
Drawing No. 3 of 5	




S:\Jobs\6632156\15D-VenturEast.dwg(Sur\Plats)Phase 03 Unit 230\6632615D Condo Unit 230.04 REAR ELEVATION.dwg, 3/25/2008 11:28:16 AM, Tony Taylor

080008351



REAR ELEVATION (PARKING LOT)

NOT TO SCALE

-  COMMON ELEMENT
-  LIMITED COMMON ELEMENT
-  UNIT BOUNDARY

NOTES:

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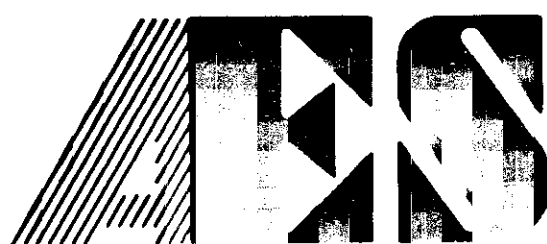


RIGHT SIDE ELEVATION

NOT TO SCALE

15 080008351

"EXHIBIT 1"



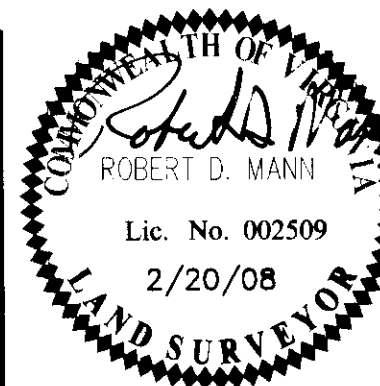
CONSULTING ENGINEERS

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(757) 253-0040
Fax (757) 220-8994

PLAN OF CONDOMINIUM
PATRIOT PARK, A CONDOMINIUM
 PHASE 3, UNIT 230
 OWNER/DEVELOPER: PATRIOT DEVELOPMENT ASSOCIATES, LLC

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

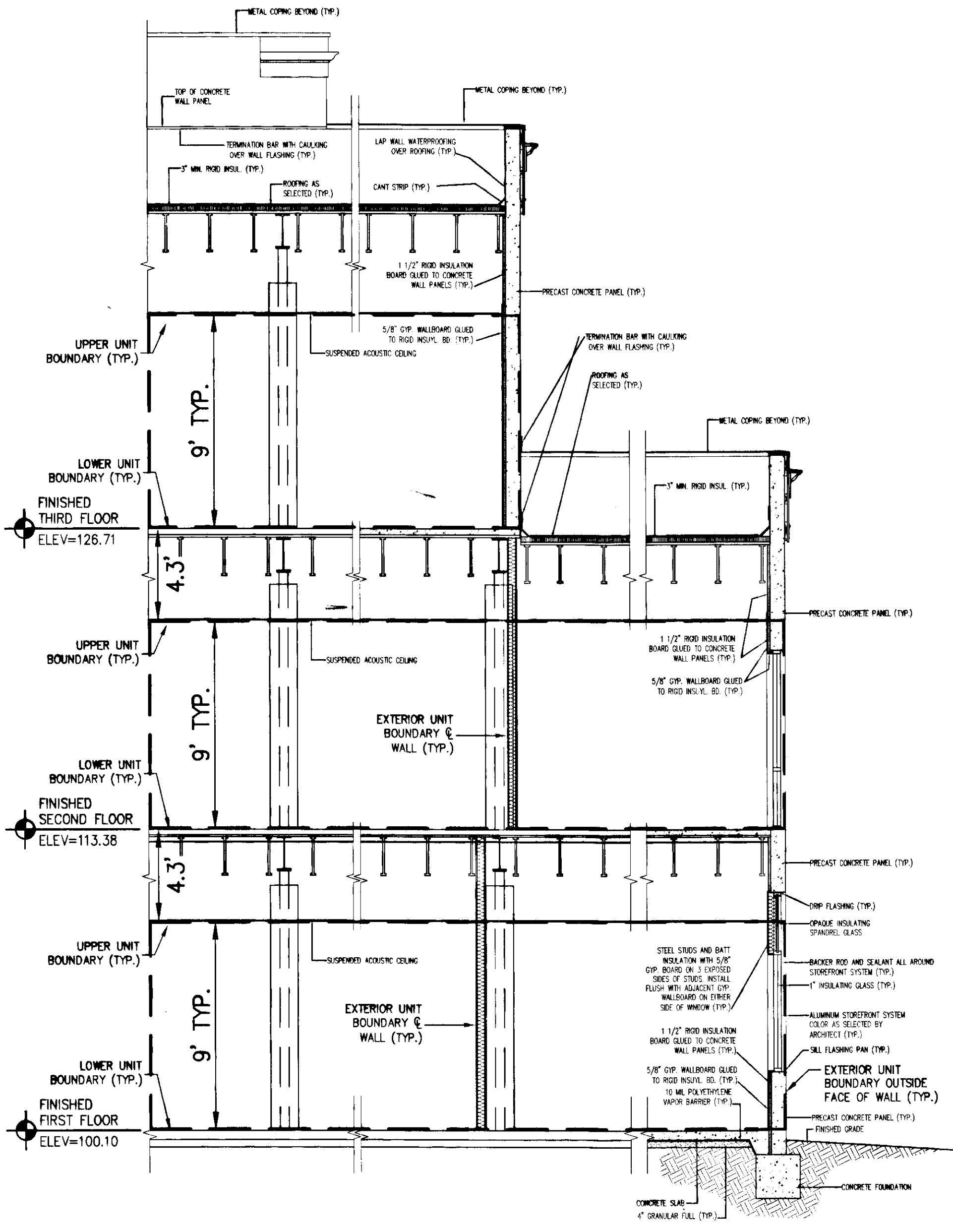


No.	DATE	REVISION / COMMENT / NOTE	REVISOR	REVIEWED BY

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 26 March 2008
 at 10:19 AM/PM, PG - PG -
 DOCUMENT # 080008351
 BETSY B. WOOLRIDGE, CLERK
 Betsy B. Woolridge Clerk

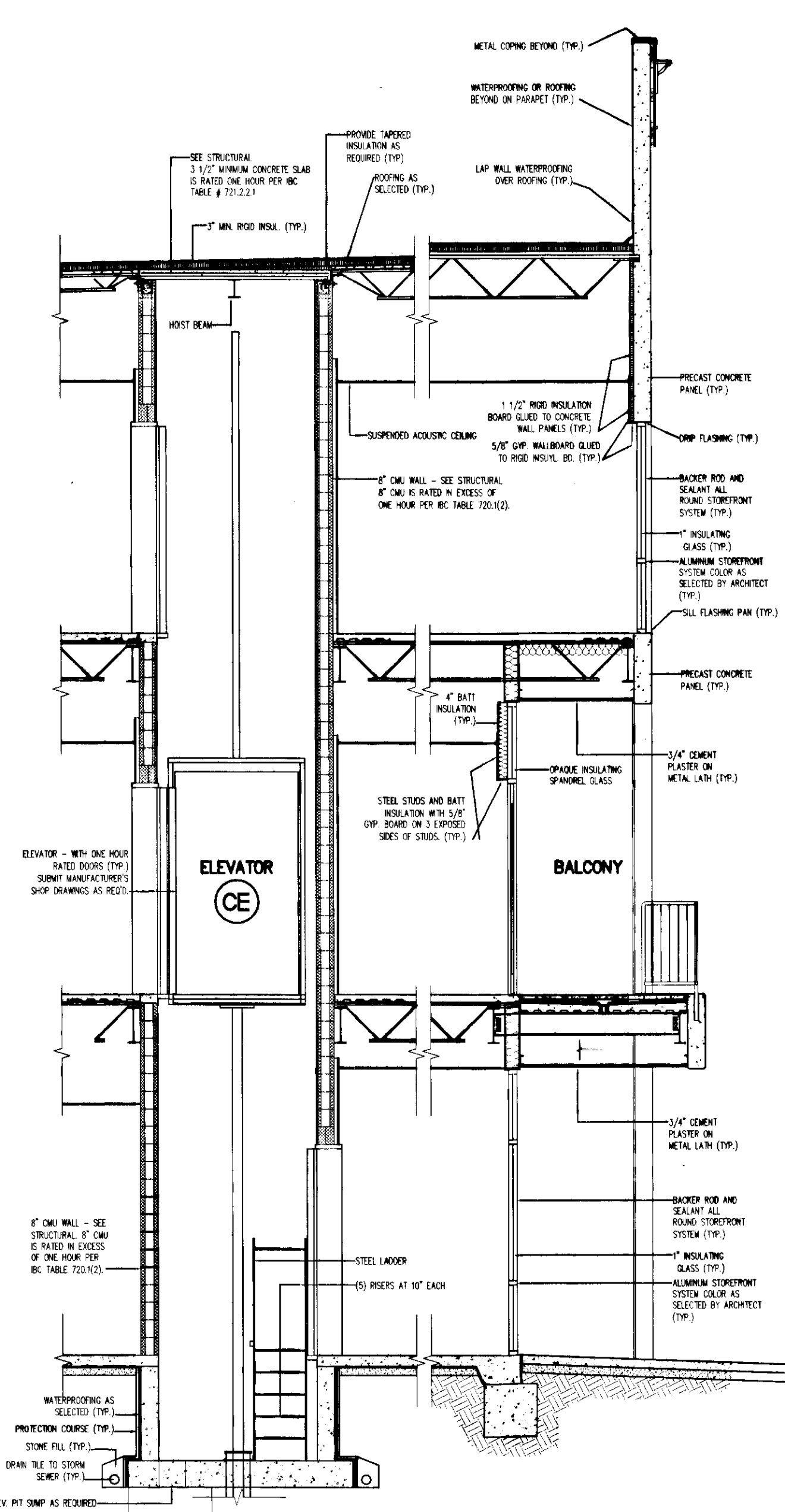
Designed AES	Drawn AWT
Scale NTS	Date 2/20/08
Project No. 6632-6-15D	
Drawing No. 4 of 5	

080008351



TYPICAL BUILDING SECTION

NOT TO SCALE



- CE COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- UNIT BOUNDARY

- NOTES:**
- COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND UNITS ARE SUBSTANTIALLY COMPLETE.
 - ALL BUILDING FLOOR PLANS AND DETAILS SHOWN ARE PER ARCHITECTURAL PLANS PROVIDED TO AES CONSULTING ENGINEERS BY THE DEVELOPER.
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15 Large (Small Plate) Record
 080008351



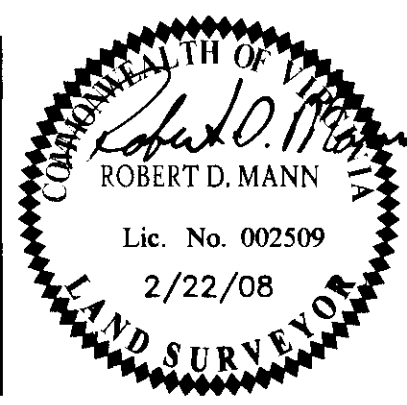
CONSULTING ENGINEERS
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 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

"EXHIBIT 1"

PLAN OF CONDOMINIUM
PATRIOT PARK, A CONDOMINIUM
 PHASE 3, UNIT 230
 OWNER/DEVELOPER: PATRIOT DEVELOPMENT ASSOCIATES, LLC

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City		Circuit Court	
This PLAT was recorded on		25 March 2008	
at 10:17 AM/PM: PB		PG	
DOCUMENT #		080008351	
BETSY B. WOOLRIDGE, CLERK		Clerk	
3/14/08		REMOVED LCE LABEL FROM BALCONY	
No.	DATE	REVISION / COMMENT / NOTE	REVIEWED BY

Designed	Drawn
AES	AWT
Scale	Date
NTS	2/22/08
Project No.	
6632-6-15D	
Drawing No.	
5 of 5	

S:\Jobs\66325815D-VentureEast.dwg(SurPlat)Phase 04 Unit 240 01 PLAT.dwg, 3/25/2008 11:30:53 AM, Tony.Taylor

080008351

CE- COMMON ELEMENTS

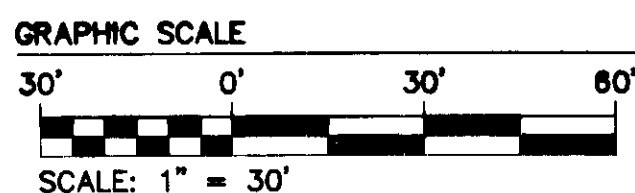
COMMON ELEMENTS INCLUDE ALL PORTIONS OF THE CONDOMINIUM OTHER THAN THE UNITS SHOWN AND DESIGNATED HEREON AND DEFINED IN THE CONDOMINIUM DOCUMENTS AND THE LIMITED COMMON ELEMENTS. EXAMPLES OF COMMON ELEMENTS ARE: PARKING, PAVED AREAS, THE GROUNDS (WHETHER OR NOT LANDSCAPED), ALL PORTIONS OF THE BUILDINGS 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	
COMMON ELEMENT	
LIMITED COMMON ELEMENT	
WATER METER	WM
STORM CLEAN OUT	STCO
STORM DROP INLET	STDI
LIGHT POLE	LP
SANITARY CLEANOUT	SCO
TELEPHONE PEDESTAL	TPED
IRON ROD SET	IRS
DRILL HOLE SET	DHS
"P.K." NAIL SET	PKNS



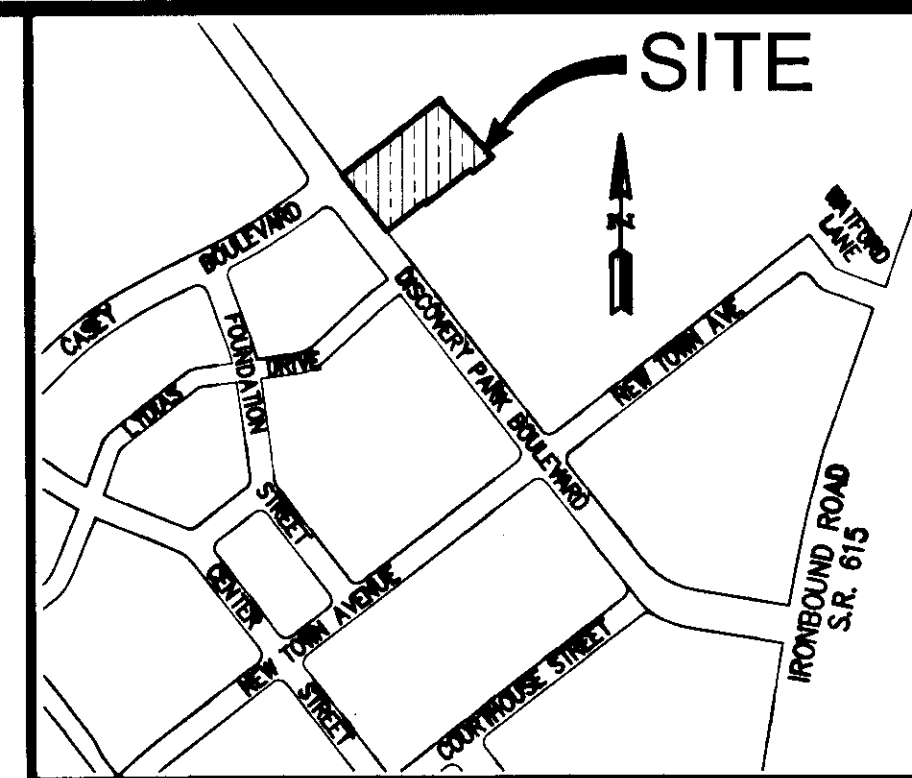
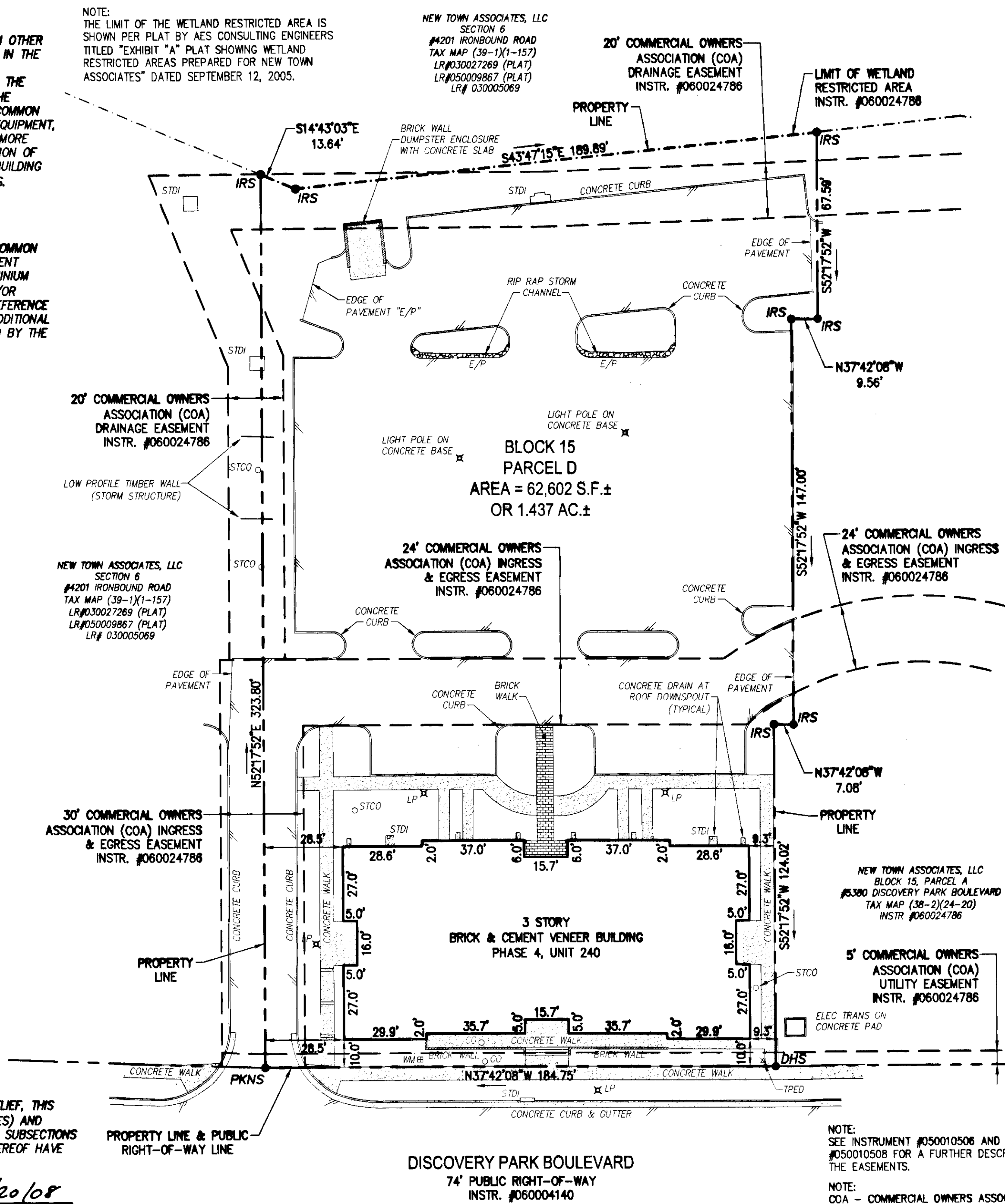
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF KNOWLEDGE AND BELIEF, THIS PLAT IS ACCURATE (WITHIN NORMAL CONSTRUCTION TOLERANCES) AND COMPLIES WITH THE PROVISIONS OF VIRGINIA CODE ANNOTATED SUBSECTIONS 55-79.58 A, B AND F AND THAT ALL UNITS OR PORTIONS THEREOF HAVE BEEN SUBSTANTIALLY COMPLETED.

Robert D. Mann 2/20/08
 ROBERT D. MANN, L.S. #002509 DATE

NOTE: THE LIMIT OF THE WETLAND RESTRICTED AREA IS SHOWN PER PLAT BY AES CONSULTING ENGINEERS TITLED "EXHIBIT "A" PLAT SHOWING WETLAND RESTRICTED AREAS PREPARED FOR NEW TOWN ASSOCIATES" DATED SEPTEMBER 12, 2005.

NEW TOWN ASSOCIATES, LLC
 SECTION 6
 #4201 IRONBOUND ROAD
 TAX MAP (39-1)(1-157)
 LR#030027269 (PLAT)
 LR#050009867 (PLAT)
 LR# 030005069



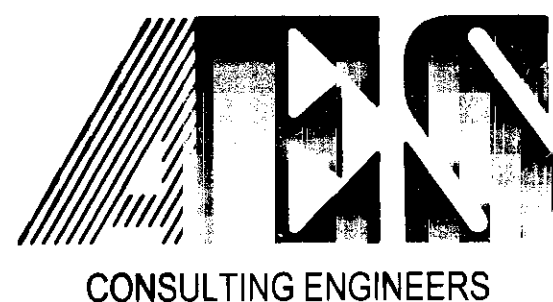
GENERAL NOTES

- THE SITE IS CURRENTLY ZONED MU-MIXED USE WITH PROFFERS. FOR PROFFERS REFERENCE JCC CASE NO. Z-005-04 AND MP-005-04 APPROVED BY THE BOARD OF SUPERVISORS ON OCTOBER 26, 2004.
- 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.
- OWNER/DEVELOPER:** PATRIOT DEVELOPMENT ASSOCIATES, LLC
 5741 CLEVELAND STREET, SUITE 160
 VIRGINIA BEACH, VIRGINIA 23462-1777
- ARCHITECTS:** MAGOON & ASSOCIATES
 4808 COURTHOUSE STREET, SUITE 208
 WILLIAMSBURG, VIRGINIA 23188
 PHONE: (757) 253-8675
 FAX: (757) 253-8739
- SITE ADDRESS:** 5388 DISCOVERY PARK BOULEVARD
- TAX PARCEL ID NO.:** (38-2)(24-0-0022)
- LEGAL DESCRIPTION:** BLOCK 15, PARCEL D, PART OF SECTION 6 NEW TOWN
- PROPERTY REF.:** INSTRUMENT #060024786 (PLAT)
- 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 JUNE 5, 2006. PROVIDED PROPOSALS ARE IN ACCORDANCE WITH THE NEW TOWN DESIGN GUIDELINES.
- HORIZONTAL DATUM:** JAMES CITY COUNTY GEODETIC CONTROL NETWORK VIRGINIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD(83)
- VERTICAL DATUM:** NORTH ATLANTIC VERTICAL DATUM 1929 (NGVD29)
- BUILDING DIMENSIONS SHOWN ON THIS SHEET ARE TO OUTSIDE PERIMETER OF BUILDING.**

NOTE: SEE INSTRUMENT #050010506 AND INSTRUMENT #050010508 FOR A FURTHER DESCRIPTION OF THE EASEMENTS.

NOTE: COA - COMMERCIAL OWNERS ASSOCIATION EASEMENT (NEW TOWN COMMERCIAL ASSOCIATION)

15 Large/Small Plat(s) Recorded herewith as # 080008351



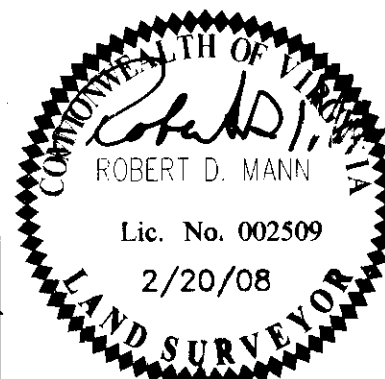
5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

WILLIAMSBURG • RICHMOND • GLOUCESTER • FREDERICKSBURG

EXHIBIT 2

PLAT FOR CONDOMINIUM
PATRIOT PARK, A CONDOMINIUM
 PHASE 4, UNIT 240
 OWNER/DEVELOPER: PATRIOT DEVELOPMENT ASSOCIATES, LLC

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

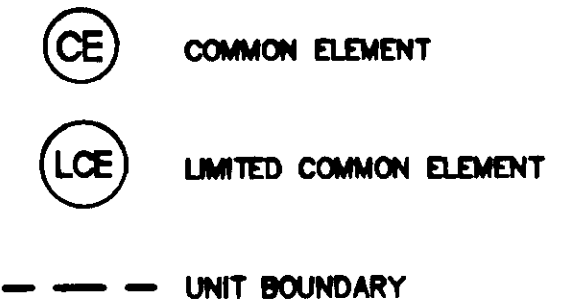


No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY

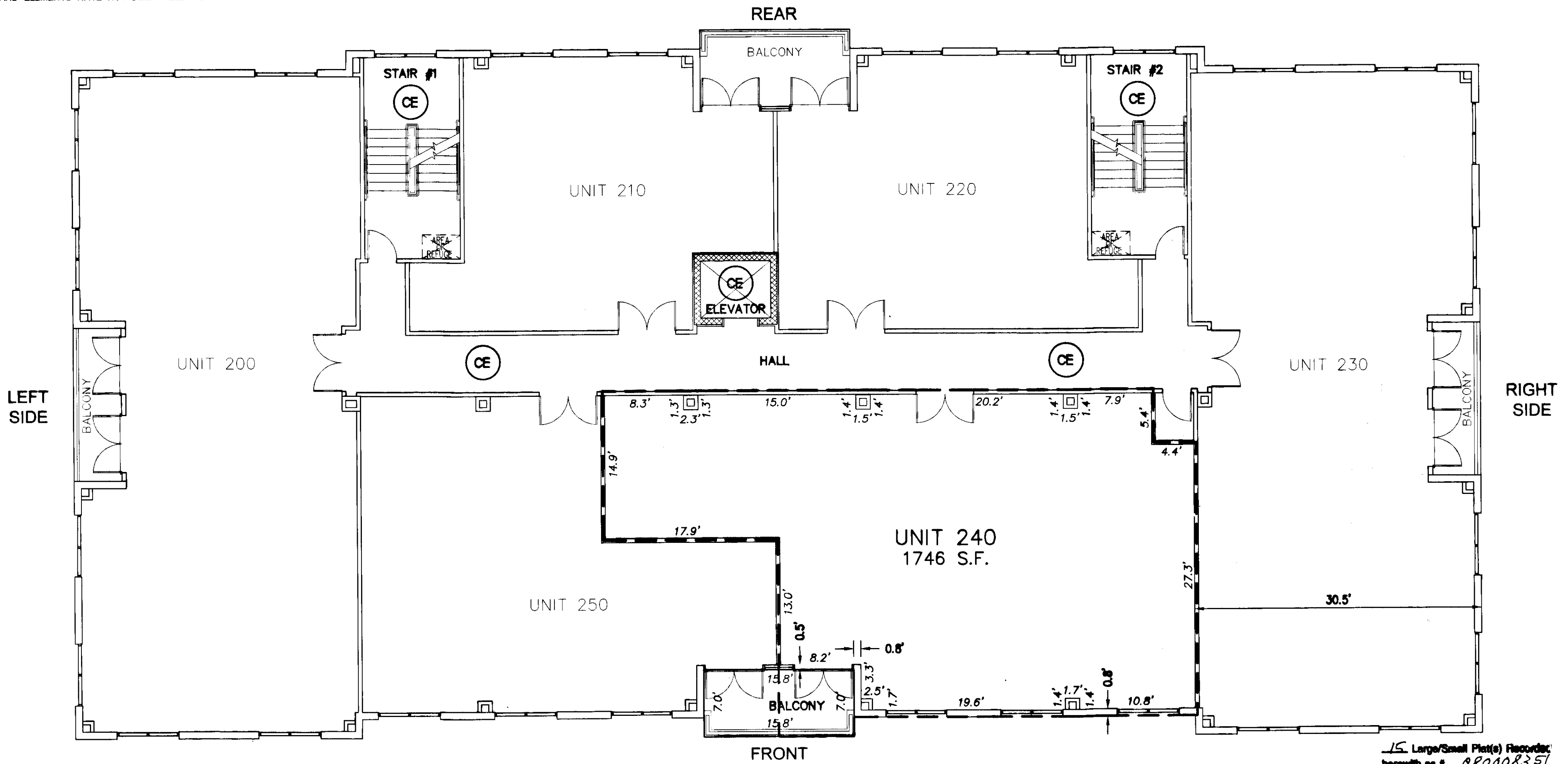
Designed	AES	Drawn	CMA
Scale	1"=30'	Date	2/20/08
Project No.	6632-8-15D		
Drawing No.	1 of 5		

NOTES:

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080008351



15 Large/Small Plat(s) Recorded herewith as # 080008351

SECOND FLOOR PLAN

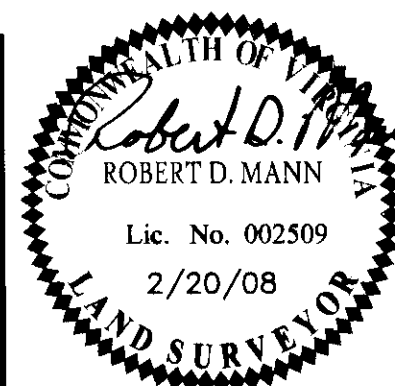
NOT TO SCALE

"EXHIBIT 2"

PLAN OF CONDOMINIUM
PATRIOT PARK, A CONDOMINIUM
PHASE 4, UNIT 240

OWNER/DEVELOPER: PATRIOT DEVELOPMENT ASSOCIATES, LLC

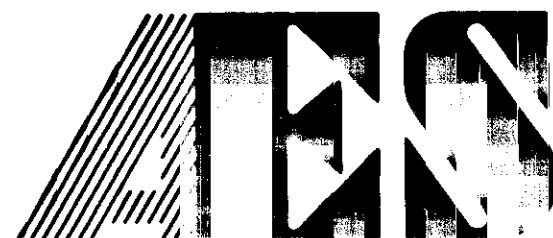
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
26 March 2008
at 10:17 AM/PM, PG. 1
DOCUMENT # 080008351
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY
1	3/14/08	ADJUSTED UNIT BOUNDARY	RDM	

Designed AES	Drawn AWT
Scale NTS	Date 2/20/08
Project No. 6632-6-150	
Drawing No. 2 of 5	



CONSULTING ENGINEERS

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Williamsburg, Virginia 23188
(757) 253-0040
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S:\Jobs\663215015D-VentureEast.dwg(SurPlat)Phase 04 Unit 240\663215D Condo Unit 240 03 FRONT ELEVATION.dwg, 3/25/2008 11:29:42 AM, Tony Taylor

080008351



FRONT ELEVATION (DISCOVERY PARK BLVD.)

NOT TO SCALE

-  COMMON ELEMENT
-  LIMITED COMMON ELEMENT
-  UNIT BOUNDARY

NOTES:

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LEFT SIDE ELEVATION

NOT TO SCALE

15 Large/Small Plat(s) Recorded herewith as # *080008351*

"EXHIBIT 2"

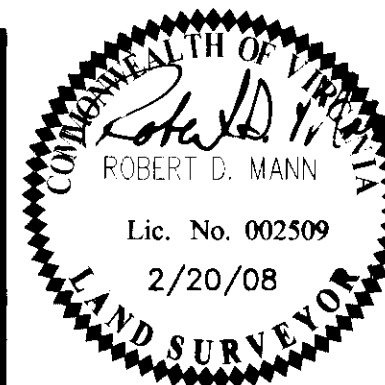


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5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
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PLAN OF CONDOMINIUM
PATRIOT PARK, A CONDOMINIUM
PHASE 4, UNIT 240
OWNER/DEVELOPER: PATRIOT DEVELOPMENT ASSOCIATES, LLC
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY

City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on *25 March 2008* at *10:17* AM/PM: PB _____ PG _____ DOCUMENT # *080008351* BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

Designed AES	Drawn AWT
Scale NTS	Date 2/20/08
Project No. 6632-6-15D	
Drawing No. 3 of 5	

S:\Jobs\663215615D-VenturEast\dwg\Sur\Plats\Phase 04 Unit 240\663215D Condo Unit 240 04 REAR ELEVATION.dwg, 3/25/2008 11:30:38 AM, Tony Taylor

08008351



REAR ELEVATION (PARKING LOT)

NOT TO SCALE

- ⊙ CE COMMON ELEMENT
- ⊙ LCE LIMITED COMMON ELEMENT
- UNIT BOUNDARY

NOTES:

1. COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND UNITS ARE SUBSTANTIALLY COMPLETE.
2. ALL BUILDING FLOOR PLANS AND DETAILS SHOWN ARE PER ARCHITECTURAL PLANS PROVIDED TO AES CONSULTING ENGINEERS BY THE DEVELOPER.
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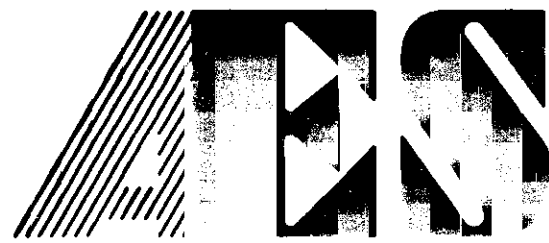


RIGHT SIDE ELEVATION

NOT TO SCALE

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 at 10:17 AM/PM PB PG
 DOCUMENT # 08008351
 BETSY B. WOOLRIDGE, CLERK
 Betsy B. Woolridge Clerk

"EXHIBIT 2"

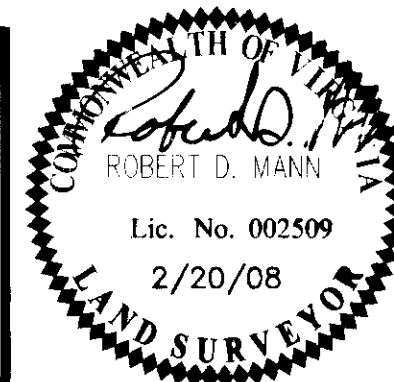


CONSULTING ENGINEERS

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 (757) 253-0040
 Fax (757) 220-8994

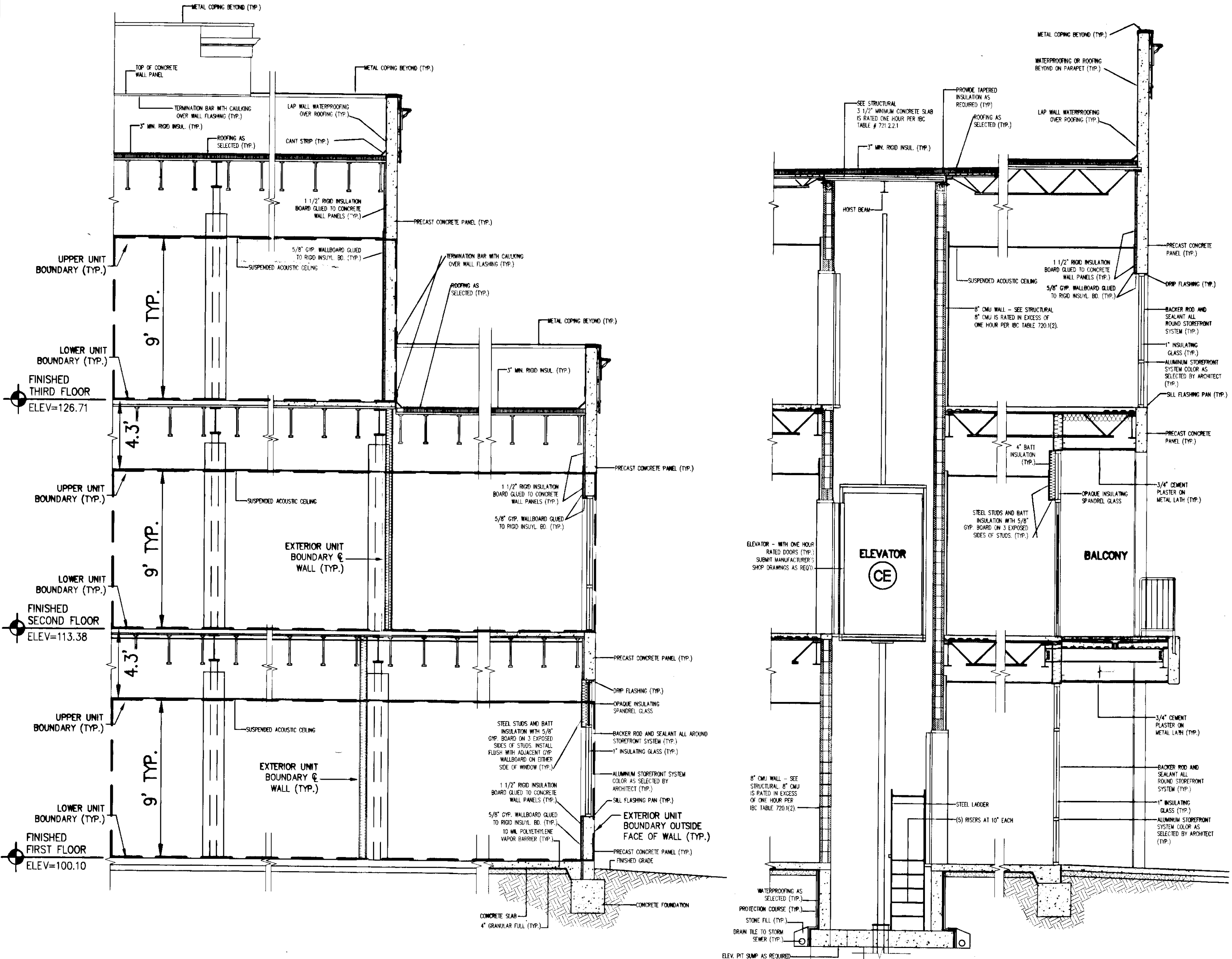
PLAN OF CONDOMINIUM
PATRIOT PARK, A CONDOMINIUM
 PHASE 4, UNIT 240
 OWNER/DEVELOPER: PATRIOT DEVELOPMENT ASSOCIATES, LLC
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVIEWED BY

Designed AES	Drawn AWT
Scale NTS	Date 2/20/08
Project No. 6632-6-15D	
Drawing No. 4 of 5	

08008351

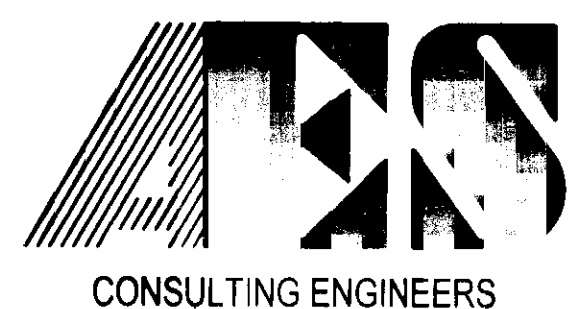


- ⊙ CE COMMON ELEMENT
- ⊙ LCE LIMITED COMMON ELEMENT
- UNIT BOUNDARY

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Large/Small Plat(s) Record
herewith as # 08008351

TYPICAL BUILDING SECTION
NOT TO SCALE



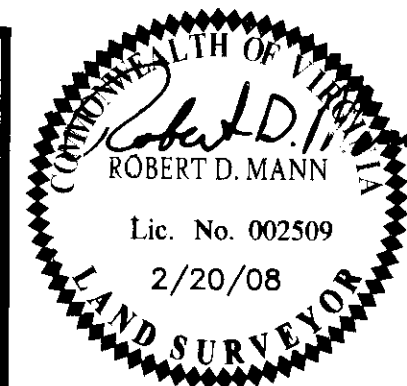
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(757) 253-0040
Fax (757) 220-8994

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"EXHIBIT 2"

PLAN OF CONDOMINIUM
PATRIOT PARK, A CONDOMINIUM
PHASE 4, UNIT 240
OWNER/DEVELOPER: PATRIOT DEVELOPMENT ASSOCIATES, LLC

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City		Circuit Court: This PLAT was recorded on <u>25 March 2008</u>	
at <u>10:19 AM/PM</u> PG. <u> </u>		DOCUMENT # <u>08008351</u>	
BETSY B. WOOLRIDGE, CLERK		Clerk	
1	3/14/08	REMOVED LCE LABEL FROM BALCONY	RDM
No.	DATE	REVISION / COMMENT / NOTE	REVISED BY

Designed	Drawn
AES	AWT
Scale	Date
NTS	2/20/08
Project No.	
6632-6-150	
Drawing No.	
5 of 5	

S:\Jobs\663215D-VenturEastwng\Sur\Plats\Phase 05 Unit 250\15D Unit 250 01 PLAT.dwg, 3/25/2008 11:32:29 AM, Tony Taylor

080008351

CE- COMMON ELEMENTS

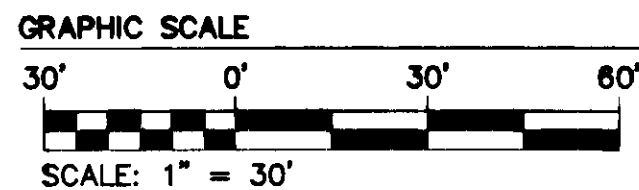
COMMON ELEMENTS INCLUDE ALL PORTIONS OF THE CONDOMINIUM OTHER THAN THE UNITS SHOWN AND DESIGNATED HEREON AND DEFINED IN THE CONDOMINIUM DOCUMENTS AND THE LIMITED COMMON ELEMENTS. EXAMPLES OF COMMON ELEMENTS ARE: PARKING, PAVED AREAS, THE GROUNDS (WHETHER OR NOT LANDSCAPED), ALL PORTIONS OF THE BUILDINGS 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	
COMMON ELEMENT	
LIMITED COMMON ELEMENT	
WATER METER	WM
STORM CLEAN OUT	STCO
STORM DROP INLET	STDI
LIGHT POLE	LP
SANITARY CLEANOUT	SCO
TELEPHONE PEDESTAL	TPED
IRON ROD SET	IRS
DRILL HOLE SET	DHS
"P.K." NAIL SET	PKNS



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF KNOWLEDGE AND BELIEF, THIS PLAT IS ACCURATE (WITHIN NORMAL CONSTRUCTION TOLERANCES) AND COMPLIES WITH THE PROVISIONS OF VIRGINIA CODE ANNOTATED SUBSECTIONS 55-79.58 A, B AND F AND THAT ALL UNITS OR PORTIONS THEREOF HAVE BEEN SUBSTANTIALLY COMPLETED.

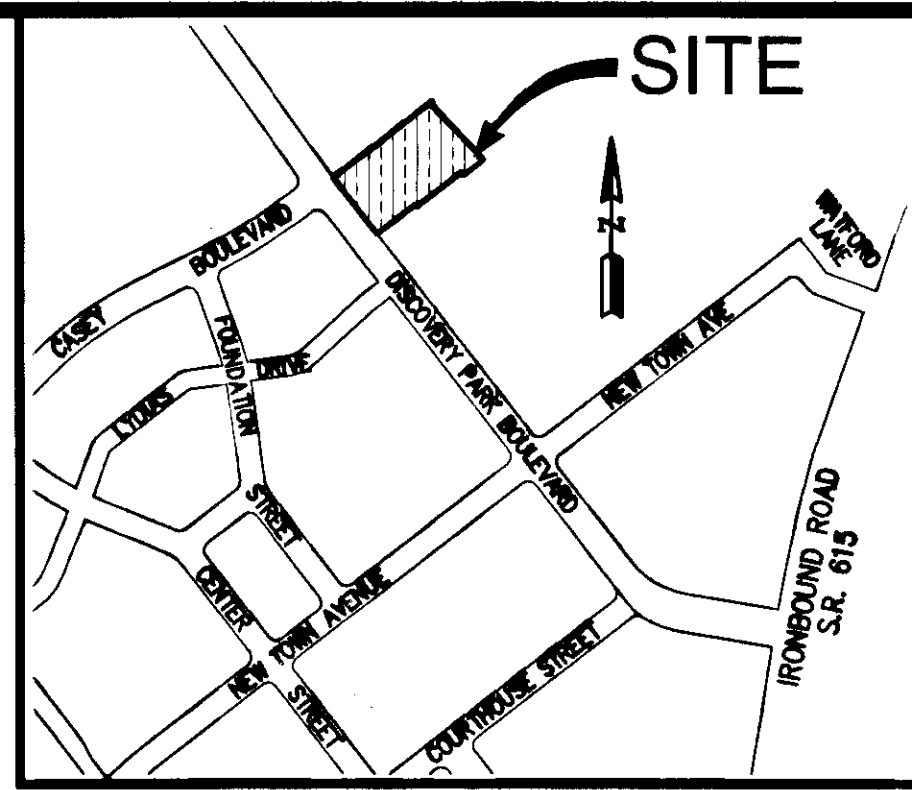
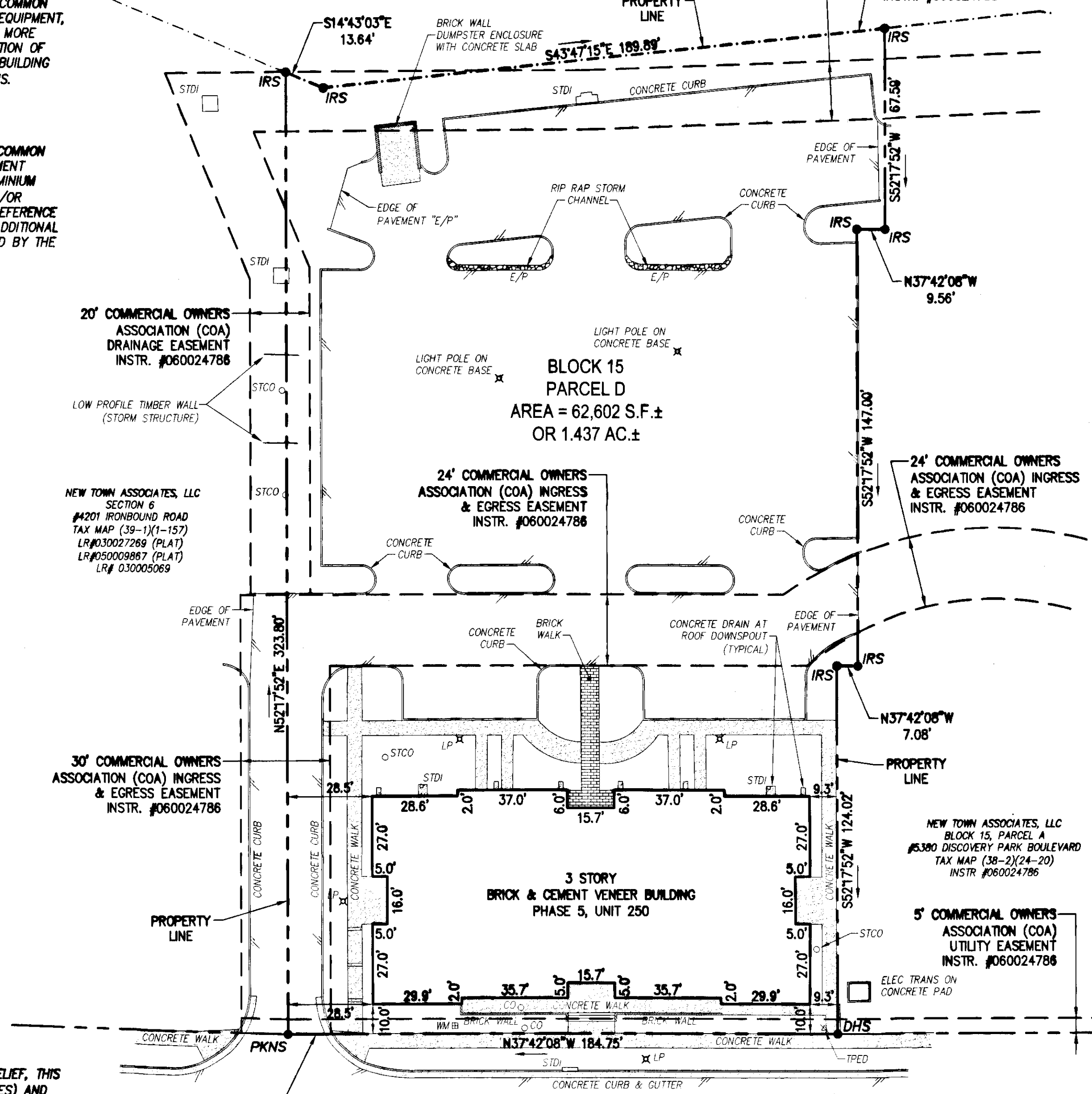
Robert D. Mann 2/20/08
 ROBERT D. MANN, L.S. #002509 DATE

NOTE: THE LIMIT OF THE WETLAND RESTRICTED AREA IS SHOWN PER PLAT BY AES CONSULTING ENGINEERS TITLED "EXHIBIT A" PLAT SHOWING WETLAND RESTRICTED AREAS PREPARED FOR NEW TOWN ASSOCIATES" DATED SEPTEMBER 12, 2005.

NEW TOWN ASSOCIATES, LLC SECTION 6 #4201 IRONBOUND ROAD TAX MAP (39-1)(1-157) LR#030027289 (PLAT) LR#050009887 (PLAT) LR# 030005069

20' COMMERCIAL OWNERS ASSOCIATION (COA) DRAINAGE EASEMENT INSTR. #060024786

LIMIT OF WETLAND RESTRICTED AREA INSTR. #060024786



GENERAL NOTES

- THE SITE IS CURRENTLY ZONED MU-MIXED USE WITH PROFFERS FOR PROFFERS REFERENCE JCC CASE NO. Z-005-04 AND MP-005-04 APPROVED BY THE BOARD OF SUPERVISORS ON OCTOBER 26, 2004.
- 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.
- OWNER/DEVELOPER: PATRIOT DEVELOPMENT ASSOCIATES, LLC 5741 CLEVELAND STREET, SUITE 160 VIRGINIA BEACH, VIRGINIA 23462-1777
- ARCHITECTS: MAGOON & ASSOCIATES 4808 COURTHOUSE STREET, SUITE 208 WILLIAMSBURG, VIRGINIA 23188 PHONE: (757) 253-8675 FAX: (757) 253-8739
- SITE ADDRESS: 5388 DISCOVERY PARK BOULEVARD
- TAX PARCEL ID NO.: (38-2)(24-0-0022)
- LEGAL DESCRIPTION: BLOCK 15, PARCEL D, PART OF SECTION 6 NEW TOWN
- PROPERTY REF.: INSTRUMENT #060024786 (PLAT)
- 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 JUNE 5, 2006. PROVIDED PROPOSALS ARE IN ACCORDANCE WITH THE NEW TOWN DESIGN GUIDELINES.
- HORIZONTAL DATUM: JAMES CITY COUNTY GEODETIC CONTROL NETWORK VIRGINIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD(83)
- VERTICAL DATUM: NORTH ATLANTIC VERTICAL DATUM 1929 (NGVD29)
- BUILDING DIMENSIONS SHOWN ON THIS SHEET ARE TO OUTSIDE PERIMETER OF BUILDING.

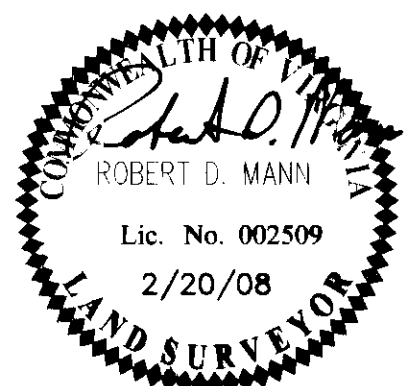
NOTE: SEE INSTRUMENT #050010506 AND INSTRUMENT #050010508 FOR A FURTHER DESCRIPTION OF THE EASEMENTS.

NOTE: COA - COMMERCIAL OWNERS ASSOCIATION EASEMENT (NEW TOWN COMMERCIAL ASSOCIATION)

15 Large/Small Plat(s) Recorded herewith as # 080008351

EXHIBIT 3

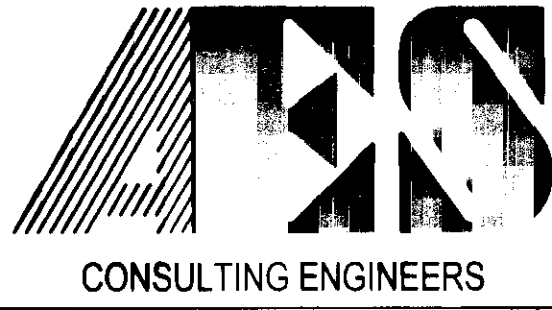
PLAT FOR CONDOMINIUM
PATRIOT PARK, A CONDOMINIUM
 PHASE 5, UNIT 250
 OWNER/DEVELOPER: PATRIOT DEVELOPMENT ASSOCIATES, LLC
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVIEWED BY

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 25 March 2008 at 10:17 AM/PM, PG. DOCUMENT # 080008351 BETSY B. WOOLRIDGE, CLERK

Designed	Drawn
AES	CMA
Scale	Date
1"=30'	2/20/08
Project No. 6632-6-15D	
Drawing No. 1 of 5	

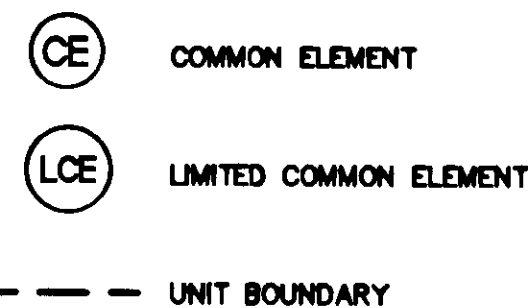


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 Fax (757) 220-8994

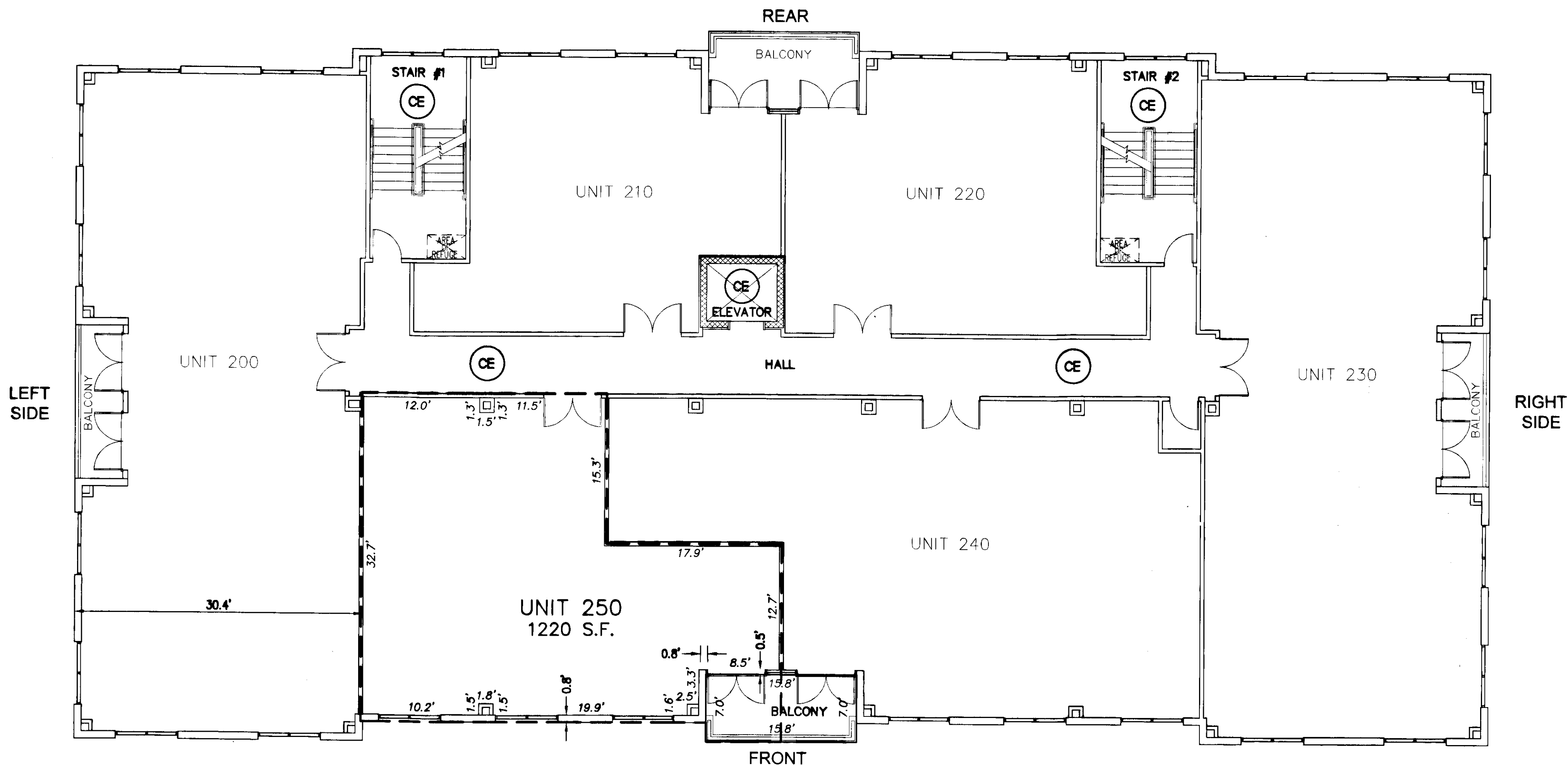
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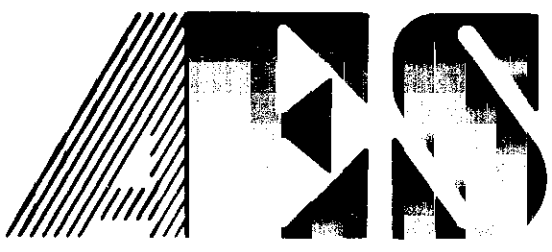
080008351



SECOND FLOOR PLAN

NOT TO SCALE

Large/Small Plat(s) Recorder
horowitz as # 080008351



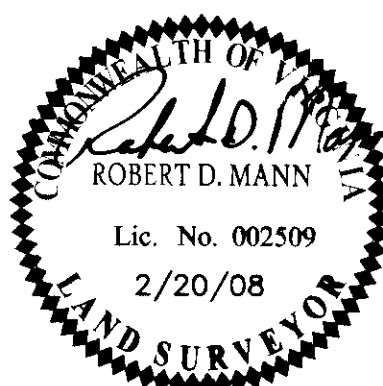
CONSULTING ENGINEERS

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Fax (757) 220-8994

"EXHIBIT 3"

PLAN OF CONDOMINIUM
PATRIOT PARK, A CONDOMINIUM
PHASE 5, UNIT 250
OWNER/DEVELOPER: PATRIOT DEVELOPMENT ASSOCIATES, LLC
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <i>25 March 2008</i> at <i>10:17</i> AM/PM, PB — PG — DOCUMENT # <i>080008351</i> BETSY B. WOOLRIDGE, CLERK <i>Betsy B. Woolridge</i> Clerk			
1	3/14/08	ADJUSTED UNIT BOUNDARY	RDM
No.	DATE	REVISION / COMMENT / NOTE	REVISED BY / REVIEWED BY

Designed AES	Drawn AWT
Scale NTS	Date 2/20/08
Project No. 6632-6-15D	
Drawing No. 2 of 5	




S:\Jobs\6632\6615D-VenturEastw\Sur\Plans\Phase 05 Unit 250\6632615D Condo Unit 250 03 FRONT ELEVATION.dwg, 3/25/2008 11:32:09 AM, Tony Taylor

080008351



FRONT ELEVATION (DISCOVERY PARK BLVD.)

NOT TO SCALE

-  COMMON ELEMENT
-  LIMITED COMMON ELEMENT
-  UNIT BOUNDARY

NOTES:

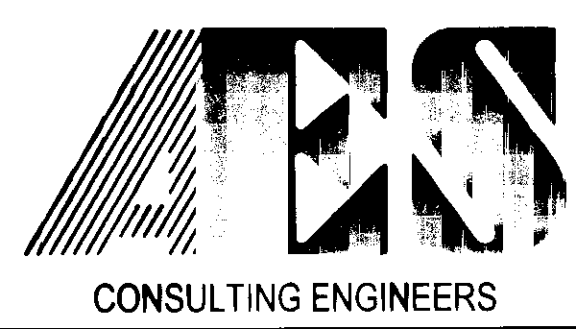
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LEFT SIDE ELEVATION

NOT TO SCALE

Large/Small Plat(s) recorded herewith as # 080008351



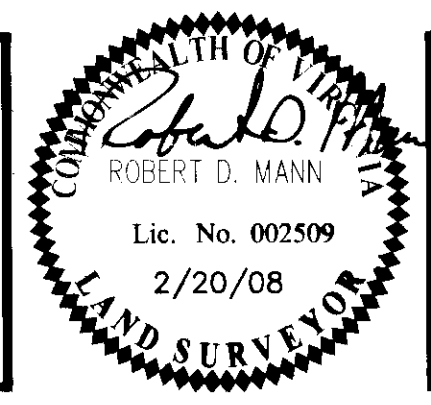
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Fax (757) 220-8994

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"EXHIBIT 3"

PLAN OF CONDOMINIUM
PATRIOT PARK, A CONDOMINIUM
PHASE 5, UNIT 250
OWNER/DEVELOPER: PATRIOT DEVELOPMENT ASSOCIATES, LLC

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE

DESIGNED BY	DESIGNED BY

Designed	Drawn
AES	AWT
Scale	Date
NTS	2/20/08
Project No.	
6632-6-15D	
Drawing No.	
3 of 5	




S:\Jobs\6632\150-VentureEast\dwg\Surf\Plat\Phase 05 Unit 250\6632615D Condo Unit 250 04 REAR ELEVATION.dwg, 3/25/2008 11:33:01 AM, Tony Taylor

080008351



REAR ELEVATION (PARKING LOT)

NOT TO SCALE

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-  LIMITED COMMON ELEMENT
-  UNIT BOUNDARY

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RIGHT SIDE ELEVATION

NOT TO SCALE

15 Larger/Small Plot(s) Recorded herewith as # *080008351*

"EXHIBIT 3"



CONSULTING ENGINEERS

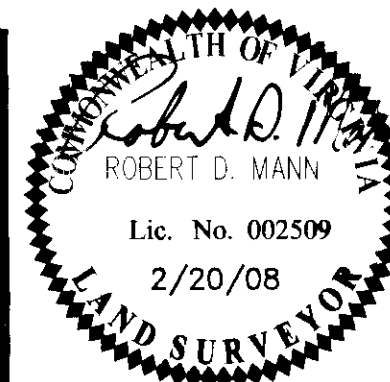
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"EXHIBIT 3"

PLAN OF CONDOMINIUM
PATRIOT PARK, A CONDOMINIUM
PHASE 5, UNIT 250
OWNER/DEVELOPER: PATRIOT DEVELOPMENT ASSOCIATES, LLC

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

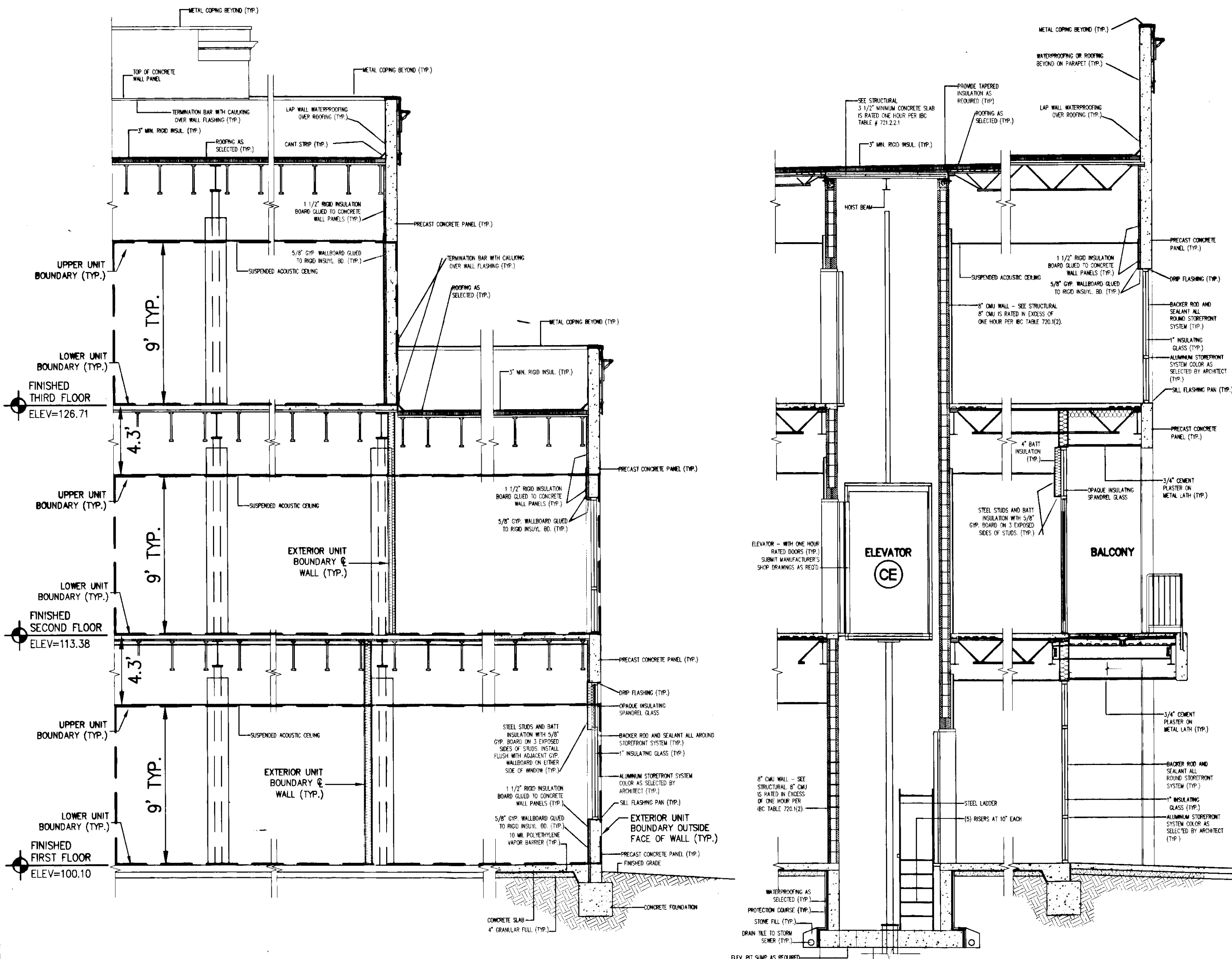


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City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
25 March 2008
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DOCUMENT # *080008351*
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

Designed AES	Drawn AWT
Scale NTS	Date 2/20/08
Project No. 6632-6-15D	
Drawing No. 4 of 5	

08008351

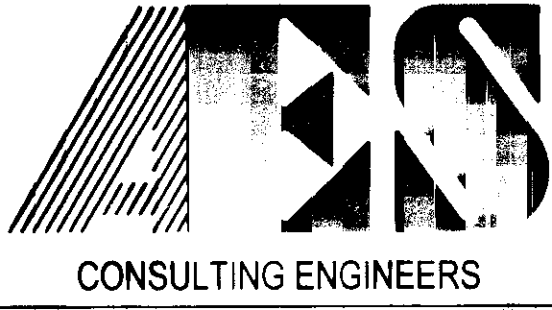


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TYPICAL BUILDING SECTION
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Large/Small Plat(s) Recorder
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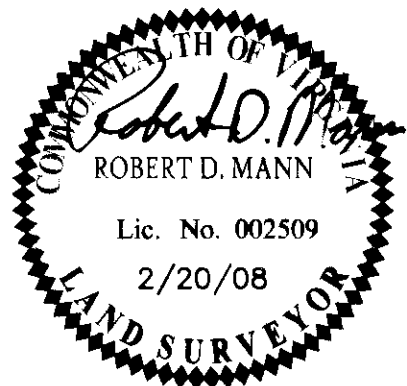
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"EXHIBIT 3"

PLAN OF CONDOMINIUM
PATRIOT PARK, A CONDOMINIUM
PHASE 5, UNIT 250
OWNER/DEVELOPER: PATRIOT DEVELOPMENT ASSOCIATES, LLC

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <i>25 March 2008</i>	
at <i>10:17</i> AM/PM, PB. PG. <i>—</i>	
DOCUMENT # <i>08008351</i>	
BETSY B. WOOLRIDGE, CLERK	
<i>Betsy B. Woolridge</i> Clerk	
1	3/14/08
No.	DATE
REVISION / COMMENT / NOTE	
REVISOR	REVIEWED BY

Designed AES	Drawn AWT
Scale NTS	Date 2/20/08
Project No. 6632-6-150	
Drawing No. 5 of 5	