

12 002.5060

6Bx TITLE INFORMATION

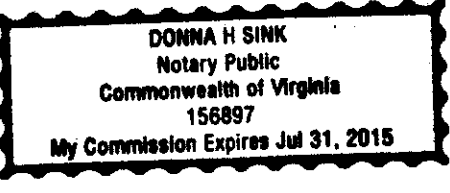
THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 12-2253, WITH AN EFFECTIVE DATE OF AUGUST 10, 2012. (REVISED NOVEMBER 6, 2012)

6Bi TITLE DESCRIPTION

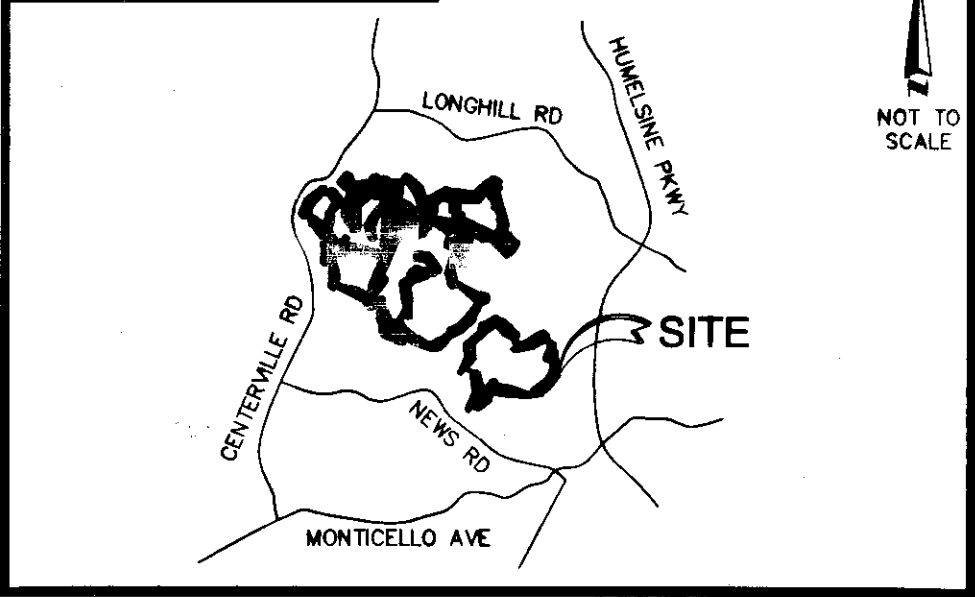
Legal Description
All that certain piece or parcel of land, together with the improvements thereon and appurtenances thereto belonging, set out and shown on a plat entitled, "ALTA/ACSM LAND TITLE SURVEY OF FORD'S COLONY GOLF COURSE, BLACKHEATH, MARSH HAWK & BLUE HERON, JAMES CITY COUNTY, WILLIAMSBURG, VA", (21 sheets) prepared by American Surveying and Mapping, dated November 2012 and recorded in the Clerk's Office of James City County, Virginia (the "Clerk's Office") as Instrument No. (the "Plat"), consisting of the following:
Tract 1: All that certain piece or parcel of land, set out and shown as "TRACT 1" on Sheets 4 & 5 of 21 of the Plat, both entitled, "ALTA/ACSM LAND TITLE SURVEY OF TRACT-1 BLAKHEATH 18 HOLE GOLF COURSE, BLACKHEATH FAIRWAYS NOS. 1-4 & 11-18, JAMES CITY COUNTY, WILLIAMSBURG, VA".
Tract 2: All that certain piece or parcel of land, set out and shown as "TRACT 2" on Sheet 6 of 21 of the Plat, entitled, "ALTA/ACSM LAND TITLE SURVEY OF TRACT-2 BLAKHEATH 18 HOLE GOLF COURSE, BLACKHEATH FAIRWAYS NOS. 5-10, JAMES CITY COUNTY, WILLIAMSBURG, VA".
Tract 3: All that certain piece or parcel of land, set out and shown as "TRACT 3" on Sheets 8 and 9 of 21 of the Plat, both entitled "ALTA/ACSM LAND TITLE SURVEY OF TRACT-3 MARSH HAWK 18 HOLE GOLF COURSE, JAMES CITY COUNTY, WILLIAMSBURG, VA", and set out and shown as "TRACT 3" on Sheet 10 of 21 of the Plat, entitled, "ALTA/ACSM LAND TITLE SURVEY OF TRACTS 3 & 5 - MARSH HAWK & DRIVING RANGE, GOLF CLUB & PRO SHOP, JAMES CITY COUNTY, WILLIAMSBURG, VA".
Tract 4: All that certain piece or parcel of land, set out and shown as "TRACT 4" on Sheets 13 and 14 of 21 of the Plat, both entitled, "ALTA/ACSM LAND TITLE SURVEY OF TRACT-4 BLUE HERON 18 HOLE GOLF COURSE, BLUE HERON FAIRWAYS NOS. 1, 2, 3, 4, 14, 15, 16, 17 & 18, JAMES CITY COUNTY, WILLIAMSBURG, VA".
Tract 5: All that certain piece or parcel of land, set out and shown as "TRACT 5" on Sheet 11 of 21 of the Plat, entitled, "ALTA/ACSM LAND TITLE SURVEY OF TRACTS 3 & 5 - MARSH HAWK & DRIVING RANGE, GOLF CLUB & PRO SHOP, JAMES CITY COUNTY, WILLIAMSBURG, VA", and set out and shown as "TRACT 5" on Sheets 15 and 16 of 21 of the Plat, both entitled, "ALTA/ACSM LAND TITLE SURVEY OF TRACT 5 - DRIVING RANGE, GOLF CLUB & PRO SHOP, JAMES CITY COUNTY, WILLIAMSBURG, VA".
Tract 6: All that certain piece or parcel of land, set out and shown as "TRACT 6" on Sheet 18 of 21 of the Plat, entitled, "ALTA/ACSM LAND TITLE SURVEY OF TRACT-6 GOLF MAINTENANCE AREA, JAMES CITY COUNTY, WILLIAMSBURG, VA".
Tract 8: All that certain piece or parcel of land, set out and shown as "TRACT 8" on Sheets 20 and 21 of 21 of the Plat, both entitled, "ALTA/ACSM LAND TITLE SURVEY OF TRACT-8 BLUE HERON 18 HOLE GOLF COURSE, BLUE HERON FAIRWAYS NOS. 5, 6, 7, 8, 9, 10, 11, 12, & 13, JAMES CITY COUNTY, WILLIAMSBURG, VA".
Applicable to Tract 4: Together with a right-of-way for vehicular and pedestrian travel over Ford's Colony Drive and the other private roads shown on the various plats of the Ford's Colony Development and from Longhill Road and the property, as granted in Deed from Realtec Incorporated, to Ford's Colony Country Club, Inc., dated December 23, 1986, recorded in the Clerk's Office on December 30, 1986, in Deed Book 325, page 844.
Applicable to Tracts 1, 2, 6 and 8: Together with non-exclusive 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. Andrew's Drive and/or Edinburgh Drive, as now existing or hereafter extended in Ford's Colony at Williamsburg, as granted in Deed from Realtec Incorporated, to Ford's Colony Country Club, Inc., dated December 28, 1996, recorded in the Clerk's Office December 31, 1996, in Deed Book 822, page 717.
Applicable to Tracts 1, 2, 3, 4, 5, and 6: Together with a non-exclusive easement for vehicular and pedestrian access across, over and upon Ford's Colony Drive from Longhill Road to the southernmost intersection of Ford's Colony Drive and St. Andrew's Drive located directly in front of Ford's Colony Country Club, as set forth in Deed of Easement, dated March 10, 2005, recorded in the Clerk's Office April 21, 2005, as Instrument No. 050008586.
Applicable to all Tracts: Together with non-exclusive easements for access and parking as set forth in Declaration of Easements, Covenants and Restrictions, between Ford's Colony Country Club, Inc. and Realtec, Incorporated, dated November 20, 2006, recorded in the Clerk's Office December 22, 2006, as Instrument No. 060031474.

CERTIFICATION OF SOURCE OF TITLE:
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO FORD'S COLONY OWNER LLC, BY SPECIAL WARRANTY DEED DATED NOVEMBER 23, 2012 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT NUMBER:
OWNER'S CONSENT:
THIS BOUNDARY LINE SURVEY OF LAND KNOWN AS "ALTA/ACSM LAND TITLE SURVEY OF THE FORD'S COLONY GOLF COURSE, BLACKHEATH, MARSH HAWK & BLUE HERON, JAMES CITY COUNTY, WILLIAMSBURG, VA" IS GIVEN WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.
FORD'S COLONY OWNER LLC
By: Paul E. Mauk, AUTHORIZED PERSON
DATE: DECEMBER 4, 2012

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF James City
Donna H. Sink, Notary Public in and for the CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
I HEREBY ORDER MY NAME THIS 4th DAY OF DECEMBER, 2012
Donna H. Sink, Notary Public
MY COMMISSION EXPIRES: 7/31/2015
NOTARY REGISTRATION NUMBER: 150344



6Dic VICINITY MAP



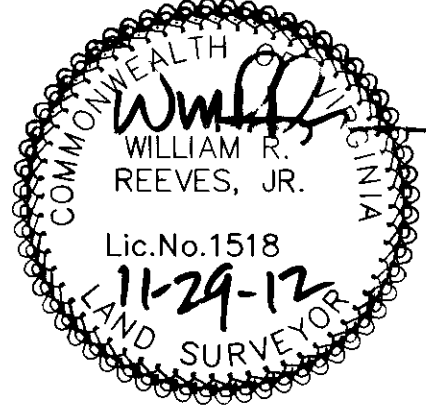
6Dib LEGEND & ABBREVIATIONS

Table with 3 columns: Symbol, Description, and Abbreviation. Includes items like SQUARE FEET, CONCRETE SURFACE, NO PARKING AREA, PARKING SPACE(S), AIR CONDITIONING UNIT, ALUMINUM FENCE, ANTENNA, BRICK PATIO, BRICK WALK, BRICK WALL, BURIED TRENCH PIPE, CATCH BASIN, CONCRETE CURB, CHIMNEY, POINT OF BEGINNING, CALCULATED DIMENSION, CORRUGATED METAL PIPE, CLEAN OUT, COLUMN, CONCRETE STOOP, COVERED AREA, CONCRETE WALL, DUMPSTER PAD, ELECTRIC METER, ELECTRIC WIRE PULL BOX, FUEL TANK, FIRE DEPARTMENT CONNECTION, FLUME, FENCE, FOUND, FLAG POLE, GENERATOR, GAS METER, HOLE NUMBER, HIGH-DENSITY POLYETHYLENE, HEAD WALL, IRRIGATION CONTROL VALVE, INLET, IRON PIPE, LOADING DOCK, MEASURED DIMENSION, MAILBOX, MITERED END SECTION, MANHOLE, MIRROR, MONITORING WELL, OIL TANK, POST & RAIL, POST INDICATOR VALVE, FOUND 5/8" REBAR, FOUND 1" IRON PIPE, WATER VALVE, STORM MANHOLE, SANITARY MANHOLE, UTILITY POLE, CUY ANCHOR, LIGHT POLE, FIRE HYDRANT, SIGN, HANDICAP PARKING SPACE, CHAINLINK FENCE, SEWER VALVE, PLAT DIMENSION, PER INSTRUMENT NO. 060031477, POLYVINYL CHLORIDE PIPE, REBAR, REINFORCED CONCRETE PIPE, RAIN SENSOR, RAILROAD TIE, RAIN SENSOR, RETAINING WALL, SOLAR PANEL, SPLIT RAIL FENCE, TEE NUMBER, TEE BOX, TRASH CAN, TRASH ONE RISER, TELEPHONE BOX, TRANSFORMER, CABLE TELEVISION BOX, UNDERGROUND ELECTRIC BOX, UNDERGROUND METER POST, WATER BUBBLE, WATER DISPENSER, WOOD FENCE, WATER FAUCET, WATER METER, WATER MANHOLE, WOOD STEPS, WATER VAULT, YARD DRAIN, YARD MARKER, CENTRAL ANGLE, ARC LENGTH, RADIUS, CHORD BEARING, CHORD LENGTH.

TABLE A - TRACT AREA
TRACT NO. AREA
1 ±4,637,572 SQ.FT./106,464 AC.
2 ±2,162,004 SQ.FT./49,636 AC.
3 ±7,339,449 SQ.FT./168,490 AC.
4 ±3,378,691 SQ.FT./77,564 AC.
5 ±621,038 SQ.FT./14,257 AC.
6 ±169,697 SQ.FT./3,896 AC.
7 0 AC. - ALREADY IN TRACT 5
8 ±3,534,614 SQ.FT./81,144 AC.
TOTAL ±21,843,065 SQ.FT./501.45 AC.

21 Large/Small Plat(s) Recorded herewith as # 120025060

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 4 December 2012
at 9:41 AM/PM, PG.
Document # 120025060
BETSY B. WOOLRIDGE, CLERK
By Claudia Hornshelb, Dep. Clerk



NOTE: IRONS FOUND AT ALL CORNERS EXCEPTING THOSE INDICATED ON THE GROUND BY 1/2" REBAR SET WITH CAP "LS1518".

Table with 4 columns: DATE, REVISIONS, TECH, SCALE.
09/04/12 ADDED NEW TITLE CD NA
10/04/12 SURVEYOR'S COMMENTS JLS CD/PW/ML/W
11/13/12 CLIENT COMMENTS JS

8 SURVEYOR'S NOTES

- 1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.

4 LAND AREA

±21,843,065 SQUARE FEET ±501.45 ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF EDINBURGH DRIVE BEING S62°25'00"W, PER PLAT BOOK 47, PAGES 59-64.

5F CEMETERY NOTE

THERE IS VISIBLE EVIDENCE OF CEMETERIES ON TRACT 3 OF SUBJECT PROPERTY. (SEE SHEET 3)

9 PARKING SPACES

REGULAR=392 HANDICAP=10

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO FORD'S COLONY DRIVE, ST. ANDREW'S DRIVE & CENTERVILLE ROAD, BEING DEDICATED PRIVATE STREETS OR HIGHWAYS.

16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

18 DUMP, SUMP OR LANDFILL NOTE

THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

6Bvii CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

TO: PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION; FORD'S COLONY OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND OR ASSIGNS; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(c), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 18, 21 AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/01/12. DATE OF PLAT OR MAP: 08/08/12.

REGISTERED SURVEYOR: WILLIAM R. REEVES JR. DATE: 11-29-12
PROFESSIONAL LAND SURVEYOR NO.: 1518
STATE OF VIRGINIA
PROJECT NO.: 1200743

SURVEY PREPARED BY: WILLIAM R. REEVES JR. P.O. BOX 67 LYNCH STATION, VA 24571 PHONE: (434) 258-4014

SURVEY PREPARED FOR: AMERICAN SURVEYING AND MAPPING, INC. 3191 MAGUIRE BLVD., SUITE 200 ORLANDO, FL 32803 PHONE: (407) 426-7979 FAX: (407) 426-9741

6Dvi ALTA/ACSM LAND TITLE SURVEY OF FORD'S COLONY GOLF COURSE, BLACKHEATH, MARSH HAWK & BLUE HERON JAMES CITY COUNTY WILLIAMSBURG, VA

ASMA AMERICAN SURVEYING & MAPPING INC. 3191 MAGUIRE BLVD., SUITE 200 ORLANDO, FLORIDA 32803