

SURVEYOR'S CERTIFICATE

TO: FIRST UNION NATIONAL BANK OF VIRGINIA, N.A.

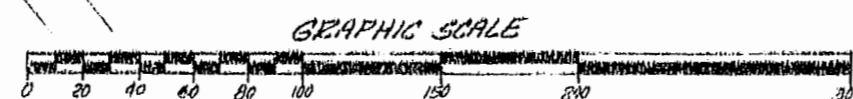
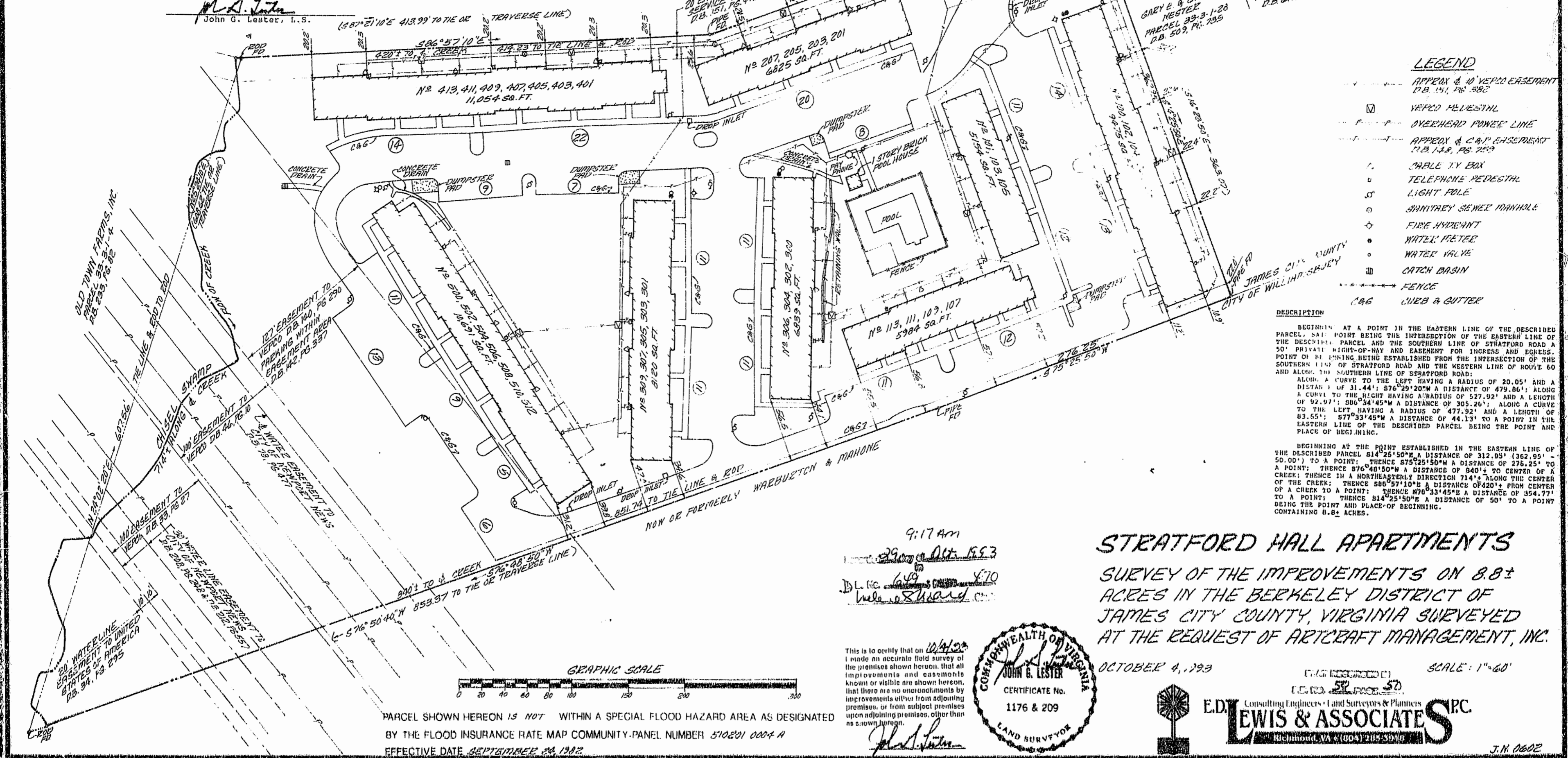
NOTES:

This is to certify that the plat of survey dated October 4, 1993, entitled Stratford Hall Apartments, prepared by the undersigned is based on a field survey made on October 4, 1993, by me or directly under my supervision in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1992, and to the best of my professional knowledge, information and belief, the Plat:

- (a) correctly represents the facts found at the time of the survey;
(b) except as shown on the Plat, there are no discrepancies between the boundary lines of the subject property as shown on the Plat and as described in the legal description of record, if any;
(c) the boundary line dimensions as shown on the Plat form a mathematically closed figure within + 0.01 foot;
(d) except as shown on the Plat, the boundary lines of the subject property are contiguous with the boundary lines of all adjoining parcels, roads, highways, streets or alleys as described in their most recent respective legal descriptions of record, if any; and
(e) meets the accuracy requirements of Urban Survey as defined in the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys.

- 1. SURVEYED PARCEL CONTAINS 8.81 ACRES, PARCEL 33-3-1-27 WILLIAMSBURG REALTY ASSOCIATES, L.P. DB 605 PG 385. PLAT RECORDED WITH DEED TO STRATFORD HALL APARTMENTS DB 142 PG 337, PLAT AT DB 142 PG 340 AND TO WHICH PLAT A DESCRIPTION IS REFERENCED, WILL NOT FORM A MATHEMATICALLY CLOSED FIGURE. BEARING AND DISTANCE AS SHOWN ON PLAT AT DB 142 PG 350 ARE SHOWN IN PARENTHESIS, WERE DIFFERENT FROM SURVEY SHOWN HEREON.
2. SQUARE FOOTAGE OF BUILDINGS ARE FOOTPRINT OF OUTSIDE MEASUREMENTS OF BUILDINGS, APARTMENT BUILDINGS ARE TWO STORY BRICK AND FRAME.
3. LEASE TO THE LAUNDRY ROOM INC. FOR 50% OF GROSS INCOME FROM LAUNDRY EQUIPMENT DB 169 PG 104.
4. EASEMENT TO STRATFORD MOTEL, INC. WITHIN AND ALONG STRATFORD ROAD DB 129 PG 93.
5. R-5 ZONING (NON-CONFORMING USE - D-1 UNTIL 1985)

John G. Lester, L.S.



PARCEL SHOWN HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 510201 0004 A EFFECTIVE DATE SEPTEMBER 24, 1982

This is to certify that on 10/12/93 I made an accurate field survey of the premises shown hereon, that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than as shown hereon.



STRATFORD HALL APARTMENTS SURVEY OF THE IMPROVEMENTS ON 8.8± ACRES IN THE BERKELEY DISTRICT OF JAMES CITY COUNTY, VIRGINIA SURVEYED AT THE REQUEST OF ARTCRAFT MANAGEMENT, INC.

OCTOBER 4, 1993 SCALE: 1"=60' E.D. Lewis & Associates S.P.C. Consulting Engineers - Land Surveyors & Planners

