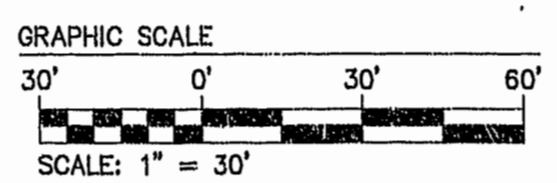
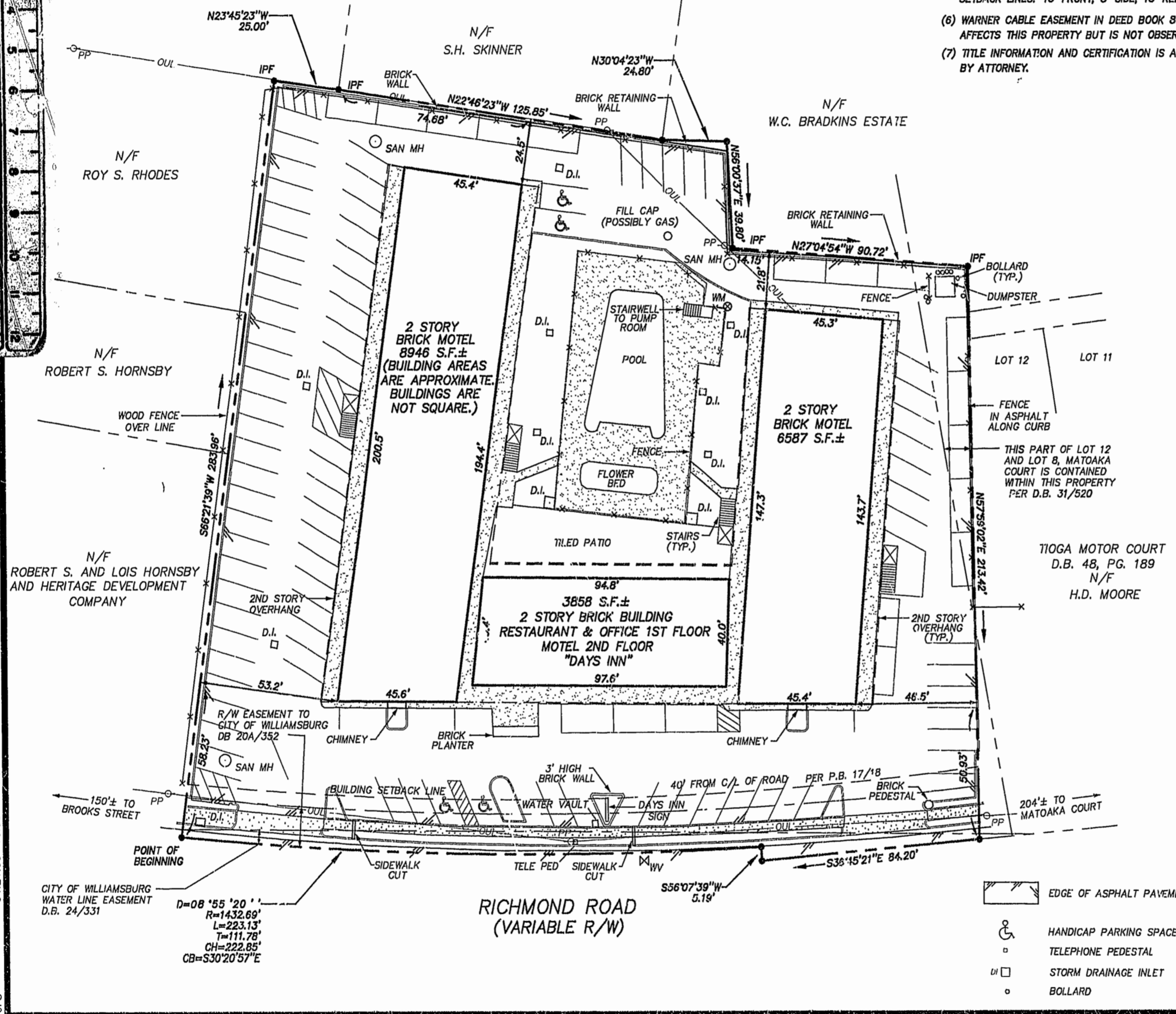
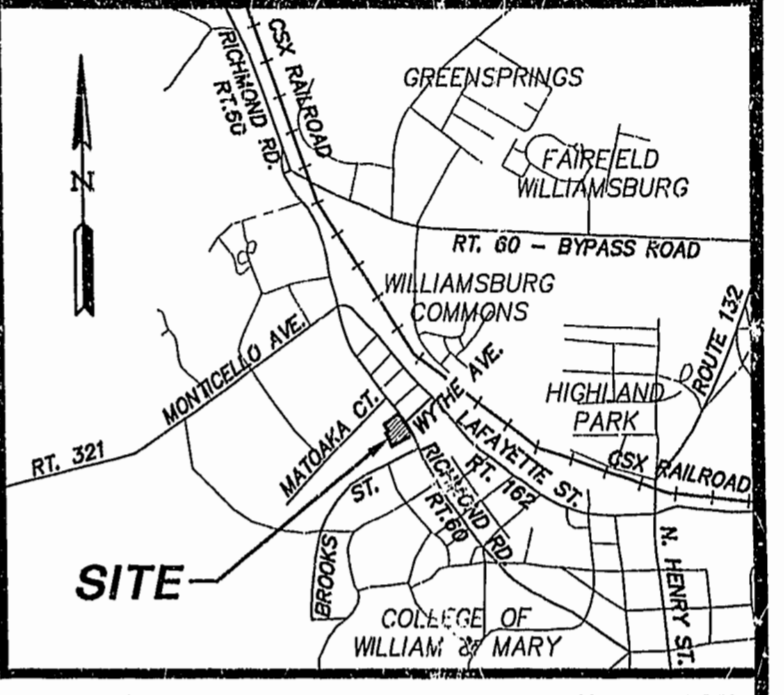


1998 GEODETIC SURVEY MARK
REFERENCE AND RECOVERY DATA
COLLEGE OF WILLIAM AND MARY
STATION GASS



GENERAL NOTES

- (1) AREA= 1.697 ACRES
- (2) PARKING 101 REGULAR SPACES
4 HANDICAP SPACES
- (3) TAX PARCEL 434-(0A)-00-007
- (4) ADDRESS 902 RICHMOND ROAD
- (5) ZONE B3-GENERAL BUSINESS
SETBACK LINES: 15' FRONT, 5' SIDE, 15' REAR (IMPROVEMENTS CONFORM)
- (6) WARNER CABLE EASEMENT IN DEED BOOK 80, PAGE 444,
AFFECTS THIS PROPERTY BUT IS NOT OBSERVABLE.
- (7) TITLE INFORMATION AND CERTIFICATION IS AS FURNISHED OR INSTRUCTED
BY ATTORNEY.



ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE CITY OF WILLIAMSBURG, VIRGINIA, AND DESCRIBED AS,
BEGINNING AT A POINT ON THE R/W LINE OF RICHMOND ROAD, WHICH POINT IS 150'± NORTH OF THE INTERSECTION OF BROOKS STREET; THENCE S66°21'39"W, 283.96' TO A FOUND PIPE; THENCE N23°45'23"W, 25.00' TO A FOUND PIPE; THENCE N22°46'23"W, 125.85' TO A POINT; THENCE N30°04'23"W, 24.80' TO A POINT; THENCE N56°00'37"E, 39.80' TO A FOUND PIPE; THENCE N27°04'54"W, 90.72' TO A FOUND PIPE; THENCE N57°59'02"E, 213.42' TO A POINT; THENCE ALONG THE R/W LINE OF RICHMOND ROAD S36°45'21"E, 84.20' TO A POINT; THENCE ALONG SAID R/W LINE S56°07'39"W, 5.19' TO A POINT; THENCE ALONG SAID R/W LINE OF RICHMOND ROAD IN A CURVE TO THE RIGHT HAVING A DELTA OF 08°55'20", R OF 1432.69, L OF 223.13', T OF 111.78', C OF 222.85', AND CB OF S30°20'57"E TO THE POINT OF BEGINNING.

"IT BEING THE SAME PROPERTY CONVEYED TO WILLIAMSBURG VIRGINIA HOTEL LIMITED PARTNERSHIP BY DEED FROM CROWN CITIES HOTEL ASSOCIATES LIMITED PARTNERSHIP, DATED JUNE 15, 1994, AND DULY RECORDED IN THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG, VIRGINIA, IN DEED BOOK 115, PG. 8.

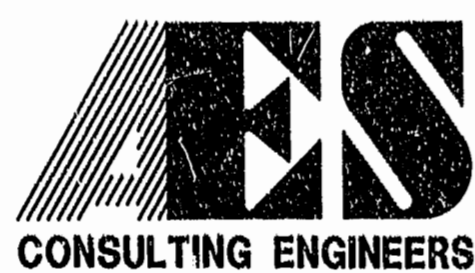
SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES TO PMC CAPITAL, INC. AND FIRST WESTERN SBLG, INC. (THE "LENDER") AND FIRST AMERICAN TITLE INSURANCE CO. (THE "TITLE COMPANY") THAT (i) THIS SURVEY WAS MADE ON THE GROUND BY THE UNDERSIGNED SURVEYOR, OR UNDER HIS SUPERVISION, AS PER THE FIELD NOTES SHOWN HEREON AND CORRECTLY SHOWS THE BOUNDARY LINES AND DIMENSIONS AND AREA OF THE LAND INDICATED HEREON AND EACH INDIVIDUAL PARCEL THEREOF INDICATED HEREON; (ii) ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THE LOCATION, SIZE AND TYPE OF SUCH MONUMENTS ARE CORRECTLY SHOWN; (iii) THIS SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES, OTHER IMPROVEMENTS AND VISIBLE ITEMS ON THE SUBJECT PROPERTY; (iv) THIS SURVEY CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL ALLEYS, STREETS, ROADS, RIGHTS-OF-WAY, EASEMENTS, AND OTHER MATTERS OF RECORD OF WHICH THE UNDERSIGNED HAS BEEN ADVISED AFFECTING THE SUBJECT PROPERTY ACCORDING TO THE LEGAL DESCRIPTION IN SUCH EASEMENTS AND OTHER MATTERS (WITH INSTRUMENT, BOOK, AND PAGE NUMBER INDICATED); (v) EXCEPT AS SHOWN, HERE ARE NO VISIBLE EASEMENTS, RIGHTS-OF-WAY, PARTY WALLS, DRAINAGE, DITCHES, STREAMS, OR CONFLICTS, ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS ON ADJOINING PREMISES; (vi) THE DISTANCE FROM THE NEAREST INTERSECTING STREET AND ROAD IS AS SHOWN HEREON; (vii) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO DEDICATED PUBLIC ROADS ACCEPTED FOR MAINTENANCE BY THE ENTITY TO WHICH SUCH ROADS WERE DEDICATED; AND (viii) THE PROPERTY IS NOT LOCATED IN A 100-YEAR FLOOD PLAIN OR IN AN IDENTIFIED "FLOOD PRONE AREA," AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, AS REFLECTED BY FLOOD INSURANCE RATE MAP PANEL #510294-0058, DATED MARCH 2, 1994, WHICH SUCH MAP PANEL COVERS THE AREA IN WHICH THE PROPERTY IS SITUATED.

THE SURVEYOR EXPRESSLY UNDERSTANDS AND AGREES THAT (a) THIS CERTIFICATE IS MADE TO INDUCE LENDER, ITS SUCCESSORS AND/OR ASSIGNS, TO EXTEND CREDIT SECURED BY A DEED OF TRUST LIEN COVERING THE PROPERTY, AND TO THE TITLE COMPANY TO ISSUE A TITLE POLICY REGARDING THE PROPERTY; (b) LENDER AND THE TITLE COMPANY ARE ENTITLED TO RELY ON THIS PLAT OF SURVEY AS BEING TRUE AND ACCURATE IN ALL RESPECTS AND UPON THIS CERTIFICATE AS BEING TRUE AND ACCURATE; AND (c) THE CONSIDERATION PAID TO THE SURVEYOR FOR THE PREPARATION AND CERTIFICATION OF SUCH SURVEY HAS BEEN PAID, IN PART, FOR THE BENEFIT OF LENDER AND IN ANTICIPATION OF ITS RELIANCE THEREON.

EXECUTED THIS 16TH DAY OF APRIL 1999

JFS 04.21.99-16.55 70.47ALTA



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

ALTA/ACSM LAND TITLE SURVEY OF 1.697 ACRES±
BEING THE PROPERTY OWNED BY:
WILLIAMSBURG VIRGINIA HOTEL LIMITED PARTNERSHIP

CITY OF WILLIAMSBURG VIRGINIA



PLAT RECORDED IN	DATE	REVISION / COMMENT / NOTE	BY
P.B. NO. 79, PAGE 2	27 day of APRIL, 1999		
DOCUMENT # 990887			

Designed	Drawn
JFS	JFS
Scale	Date
1"=30'	4/16/99
Project No.	
7047-1	
Drawing No.	
1 OF 1	