

CERTIFICATION OF SOURCE OF TITLE (PARCEL 2)
 THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY UNIVERSITY SQUARE ASSOCIATES TO WILLIAMSBURG CROSSING, L.L.C. BY INSTRUMENT DATED OCTOBER 15, 1997 AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY BY INSTRUMENT NO. 970017079.

CERTIFICATION OF SOURCE OF TITLE (SEE GENERAL NOTES #9)
 THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY JEFFERSON-PILOT LIFE INSURANCE COMPANY TO UNIVERSITY SQUARE ASSOCIATES BY DEED DATED AUGUST 6, 1987 AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 357, PG. 125.

OWNER'S CONSENT AND DEDICATION
 THE RESUBDIVISION OF LAND AND LOT LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS.
 WILLIAMSBURG CROSSING, L.L.C.
 BY: Calvin Davis 11/16/99
 CALVIN DAVIS, PRESIDENT DATE

OWNER'S CONSENT AND DEDICATION
 THE RESUBDIVISION OF LAND AND LOT LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS.
 UNIVERSITY SQUARE ASSOCIATES
 BY: Calvin Davis 11/16/99
 CALVIN DAVIS, PRESIDENT DATE

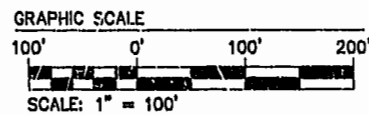
NOTARY
 STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT: Kristine Magnusson, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.
 GIVEN UNTO MY HAND THIS 16 DAY OF November, 1999.
 MY COMMISSION EXPIRES 1/31/02
Kristine C. Magnusson
 NOTARY PUBLIC

OWNER'S CONSENT AND DEDICATION
 THE RESUBDIVISION OF LAND AND LOT LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS.
 SOUTHRUST CAPITOL FUNDING CORP. A DELEWARE CORPORATION
 BY: Barry L. Musselman 11/15/99
 BARRY L. MUSSELMAN DATE

NOTARY
 STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT: Kristine Magnusson, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.
 GIVEN UNTO MY HAND THIS 15 DAY OF November, 1999.
 MY COMMISSION EXPIRES 1/31/02
Kristine C. Magnusson
 NOTARY PUBLIC

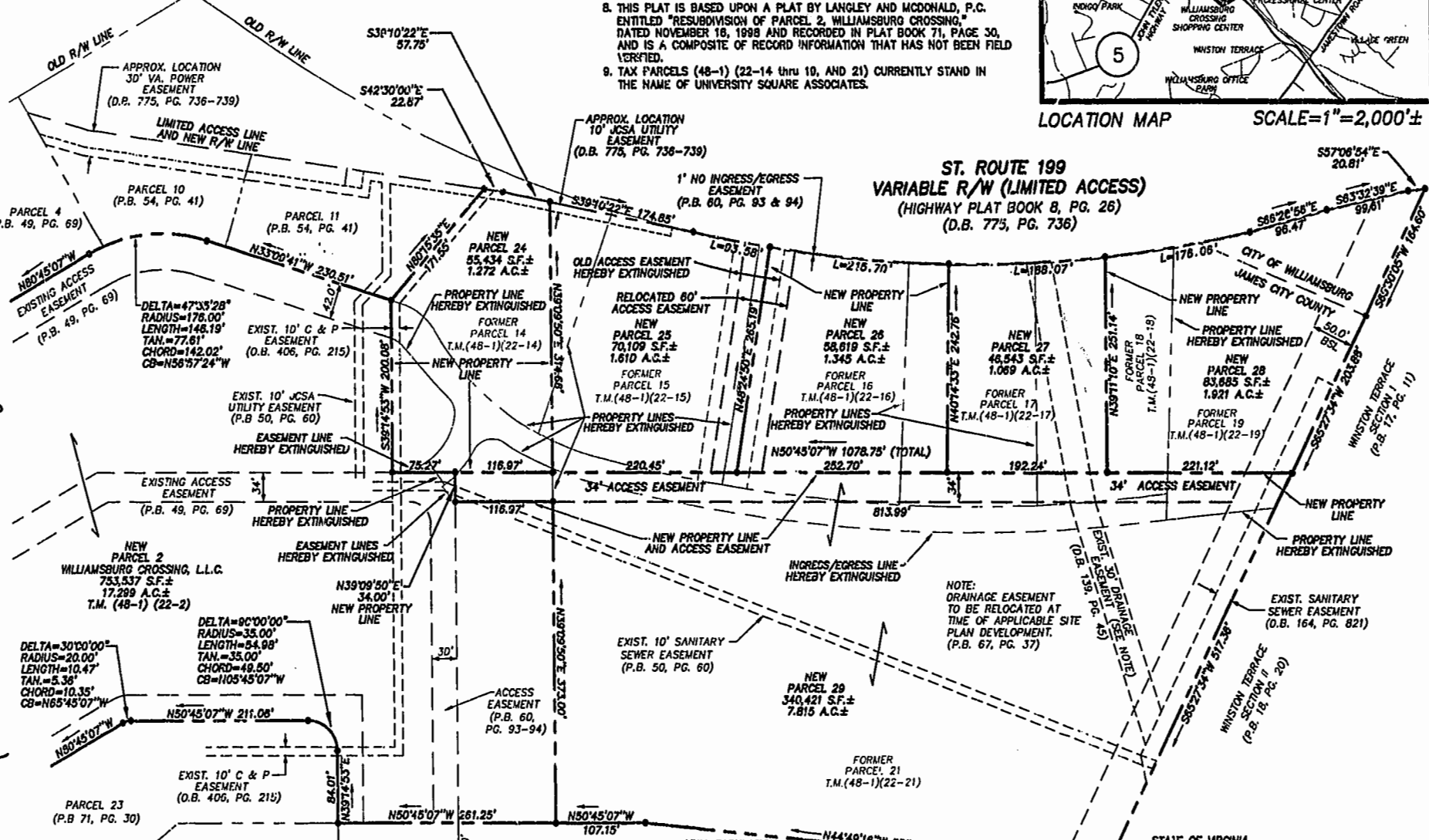
SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.
G.T. Wilson, Jr. 11/2/99
 G.T. WILSON, JR., C.L.S. #1183 DATE

CERTIFICATE OF APPROVAL
 THIS RESUBDIVISION AND LOT LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
[Signature] 12-28-99
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY COUNTY DATE

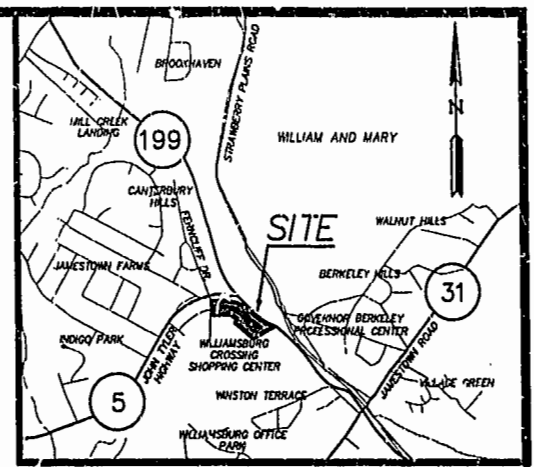


PARCEL CURVE TABLE

PARCEL	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEAR
25	03°32'42"	1512.39	93.58	46.80	93.56	S39°48'48"E
26	08°10'18"	1812.39	215.70	108.03	215.32	S45°40'18"E
27	07°07'30"	1812.39	188.07	94.16	187.95	S53°19'12"E
28	06°40'11"	1812.39	176.06	88.13	175.96	S60°13'03"E



- GENERAL NOTES**
- THE 60' ACCESS EASEMENT DOES NOT PROVIDE ACCESS TO RT. 199.
 - THE 60' ACCESS EASEMENT AS SHOWN DOES NOT OBLIGATE JAMES CITY COUNTY OR VDOT TO ANY FUTURE ACCESS APPROVALS TO ROUTE 199.
 - ALL EASEMENTS SHOWN SHALL REMAIN PRIVATE UNLESS OTHERWISE NOTED.
 - ALL UTILITIES TO BE PLACED UNDERGROUND.
 - THE PROPERTY IS ZONED B-1, GENERAL BUSINESS.
 - BUILDING SETBACK LINES:
 ROUTE 199 - 50' MINIMUM
 PROPERTY LINE ALONG WINSTON TERRACE SUBDIVISION - 50' MINIMUM
 SIDE SETBACK LINES OF INTERNAL PARCELS - 20' MINIMUM FOR BUILDINGS UP TO 35', AND AN ADDITIONAL 1' PER FOOT OF BUILDING HEIGHT FOR BUILDINGS ABOVE 35' IN HEIGHT.
 - THE PARCELS SHALL BE SERVED BY PUBLIC WATER AND SEWER.
 - THIS PLAT IS BASED UPON A PLAT BY LANGLEY AND MCDONALD, P.C. ENTITLED "RESUBDIVISION OF PARCEL 2, WILLIAMSBURG CROSSING," DATED NOVEMBER 16, 1998 AND RECORDED IN PLAT BOOK 71, PAGE 30, AND IS A COMPOSITE OF RECORD INFORMATION THAT HAS NOT BEEN FIELD VERIFIED.
 - TAX PARCELS (48-1) (22-14 THRU 10, AND 21) CURRENTLY STAND IN THE NAME OF UNIVERSITY SQUARE ASSOCIATES.

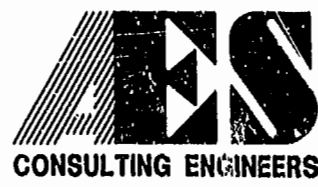


**ST. ROUTE 199
 VARIABLE R/W (LIMITED ACCESS)**
 (HIGHWAY PLAT BOOK 8, PG. 26)
 (D.B. 775, PG. 736)

AREA TABULATION

PARCEL	OLD AREAS	NEW AREAS
PARCEL 2	767,936 S.F.±	17,629 A.C.±
PARCEL 14	43,329 S.F.±	0.995 A.C.±
PARCEL 15	57,395 S.F.±	1.318 A.C.±
PARCEL 16	53,569 S.F.±	1.276 A.C.±
PARCEL 17	44,640 S.F.±	1.025 A.C.±
PARCEL 18	45,759 S.F.±	1.051 A.C.±
PARCEL 19	70,452 S.F.±	1.617 A.C.±
PARCEL 21	325,577 S.F.±	7.474 A.C.±
TOTAL	1,410,657 S.F.±	32.3842 A.C.±
LESS HIGHWAY TAKE FOR RT. 199	2309 S.F.±	0.053 A.C.±
	1,408,348 S.F.±	32.331 A.C.±
		TOTAL AREA SUBDIVIDED
		1,408,348 S.F.±
		32.331 A.C.±

STATE OF VIRGINIA
 COUNTY OF JAMES CITY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 3RD DAY OF DECEMBER 1999, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.
Helene S. Wood Clerk
 TESTED BY [Signature] 3:12 p.m.
 DEPT. CLERK
 PLAT BOOK 75, PAGE 92



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

**PLAT OF RESUBDIVISION
 AND LOT LINE EXTINGUISHMENT
 SHOWING NEW PARCELS 2, 24-29
 WILLIAMSBURG CROSSING**
 JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA



Recorded 28 day of December 1999	PLAT RECORDED IN
DOCUMENT # 99003608	P.B. NO. 75 PAGE 92
312 p.m.	
Helene S. Wood, Clerk	
TESTED BY [Signature]	
No.	DATE
	REVISION / COMMENT / NOTE
	BY

Designed GTW	Drawn JFS
Scale 1"=100'	Date 11/2/99
Project No. 3642-1	
Drawing No. 1 OF 1	