

OWNER'S CONSENT AND DEDICATION

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

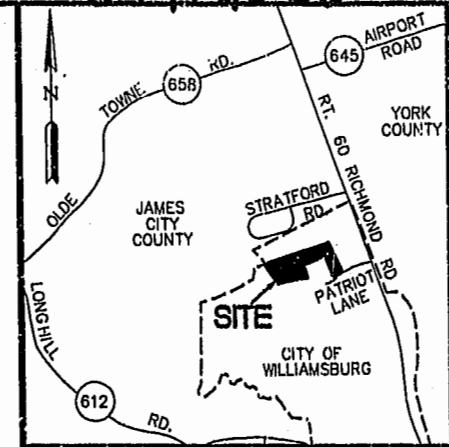
Alex P. Kotaridis 11/29/2001
FOR 752 L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY DATE
ALEX P. KOTARIDIS
PRINTED NAME

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF Henrico TO-WIT:
Tanny R. Upton A NOTARY PUBLIC IN AND FOR THE CITY/
COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE
PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS
ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE
AFORESAID.
GIVEN UNTO MY HAND THIS 30th DAY OF November, 2001.
MY COMMISSION EXPIRES August 31, 2004.
Tanny R. Upton
NOTARY PUBLIC

GENERAL NOTES:

- 1. BUILDING #20 CONTAINS UNITS: #2001, #2002, #2003, #2004.
2. EACH CONDOMINIUM UNIT CONSISTS OF THE SPACE WITHIN THE VERTICAL AND HORIZONTAL BOUNDARIES ESTABLISHED FOR THAT CONDOMINIUM WITHOUT REGARD TO ANY DEVIATIONS THROUGH SUBSEQUENT MOVEMENT IN THE BUILDING CONTAINING SAME. OWNERSHIP OF A CONDOMINIUM UNIT INCLUDES OWNERSHIP OF ALL MATERIALS COVERING THE SURFACE OF ALL INTERIOR WALL PARTITIONS SEPARATING CONDOMINIUM AND THE INTERIOR SURFACE OF EXTERIOR WALLS, ALL FLOOR MATERIALS ABOVE THE SUB-FLOOR ON THE FIRST FLOOR, ALL CEILING MATERIALS BENEATH THE LOWER SURFACE OF THE LOWEST HORIZONTAL MEMBERS OF THE OVERHEAD SUPPORT SYSTEM, AND ALL PROPERTY OF EVERY NATURE LYING WHOLLY WITHIN A UNIT WHICH IS NOT A NECESSITY OR OTHERWISE RESERVED AS PART OF THE COMMON ELEMENTS.
3. COMMON ELEMENTS INCLUDE ALL PORTIONS OF THE CONDOMINIUM OTHER THAN THE UNITS 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, ALL CONDUITS, INSTALLATIONS, WIRES, PIPES, EQUIPMENT, ETC. WHICH SERVE OTHER COMMON ELEMENTS OR WHICH SERVE MORE THAN ONE UNIT.
4. LIMITED COMMON ELEMENTS-EXCEPT AS MAY BE OTHERWISE EXPRESSLY PROVIDED, LIMITED COMMON ELEMENTS INCLUDE DOORS, WINDOWS, PORCHES, BALCONIES, DECKS, PATIO AREAS, SIDEWALKS, WALK WAYS, PARTY WALLS, AND ANY OTHER APPARATUS DESIGNED TO SERVE A SINGLE UNIT, BUT LOCATED OUTSIDE THE BOUNDARIES THEREOF.
5. AREAS: PARCEL 1 (TOTAL) 10.935 AC.±
PHASE 1 (BUILDING #27) 2.377 AC.±
PHASE 2 (BUILDING #7) 0.195 AC.±
PHASE 3 (BUILDING #6) 0.196 AC.±
PHASE 4 (BUILDING #5) 0.200 AC.±
PHASE 5 (BUILDING #4) 0.235 AC.±
PHASE 6 (BUILDING #3) 0.343 AC.±
PHASE 7 (BUILDING #2) 0.216 AC.±
PHASE 8 (BUILDING #9) 1.459 AC.±
PHASE 9 (BUILDING #10) 0.196 AC.±
PHASE 10 (BUILDING #1) 0.222 AC.±
PHASE 11 (BUILDING #11) 0.195 AC.±
PHASE 12 (BUILDING #12) 0.227 AC.±
PHASE 13 (BUILDING #13) 1.098 AC.±
PHASE 14 (BUILDING #14) 0.419 AC.±
PHASE 15 (BUILDING #19) 0.235 AC.±
PHASE 16 (BUILDING #15) 0.368 AC.±
PHASE 17 (BUILDING #16) 0.323 AC.±
PHASE 18 (BUILDING #17) 0.251 AC.±
PHASE 19 (BUILDING #18) 0.345 AC.±
PHASE 20 (BUILDING #20) 0.206 AC.±
ADDITIONAL AREA (PARCEL "B") 0.761 AC.±
ADDITIONAL AREA (PARCEL "C") 0.396 AC.±
ADDITIONAL AREA (PARCEL "D") 0.452 AC.±
TOTAL 10.935 AC.±



TAX PARCEL 281-07-00-001
ZONED B-3 & RM-2
(MULTI-FAMILY DWELLING DISTRICT)
SETBACK LIMITS
SIDE= 15'
REAR= 25'

NOTE:
THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510284-0005 B, DATED 3/2/94.

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B. F. 300 Holdings, LP 1/7/02
TRSTE, INC., A VIRGINIA CORPORATION DATE

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF Norfolk TO-WIT:
LORRAINE A RAVIZZA A NOTARY PUBLIC IN AND FOR THE CITY/
COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE
PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS
ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE
AFORESAID.
GIVEN UNTO MY HAND THIS 7th DAY OF JANUARY, 2002.
MY COMMISSION EXPIRES 1-31-2002.
Lorraine Ravizza
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, A.D. SEBERT, A DULY REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT AND PLANS FOR WESTGATE AT WILLIAMSBURG, A CONDOMINIUM, LABELED SHEETS 1 THROUGH 6, ARE ACCURATE AND COMPLY WITH SECTION 55-79.58 (A) AND AND SECTION 55-79.58 (B), RESPECTIVELY OF THE VIRGINIA CONDOMINIUM ACT, AS AMENDED, AND THAT ALL UNITS OR PORTIONS THEREOF DEPICTED THEREON HAVE BEEN SUBSTANTIALLY COMPLETED UNLESS NOTED OTHERWISE.

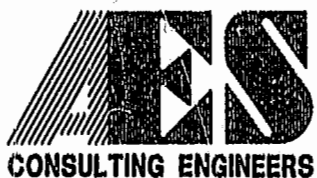
A.D. Sebert 11/12/01
A.D. SEBERT, L.S. DATE

CERTIFICATE OF APPROVAL

STATE OF VIRGINIA
CITY OF WILLIAMSBURG

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG, VIRGINIA. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS THIS 10 DAY OF January, 2002, AS INSTRUMENT NUMBER 020061 @ 2:10PM

TESTE: Betsy B. Woolridge
CLERK



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

PLAT OF CONDOMINIUM WESTGATE AT WILLIAMSBURG, A CONDOMINIUM PHASE TWENTY OWNED BY: 752 L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY CITY OF WILLIAMSBURG VIRGINIA



Table with columns: No., DATE, REVISION / COMMENT / NOTE, BY. Includes recording information: City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 10 Jan 2002 at 2:10 PM, PB 22, PG 63-68, DOCUMENT # 020061, BETSY B. WOOLRIDGE, CLERK.

Table with columns: Designed GTW/ADS, Drawn JFS, Scale 1"=100', Date 11/12/01, Project No. 8395-6, Drawing No. 1 OF 6.