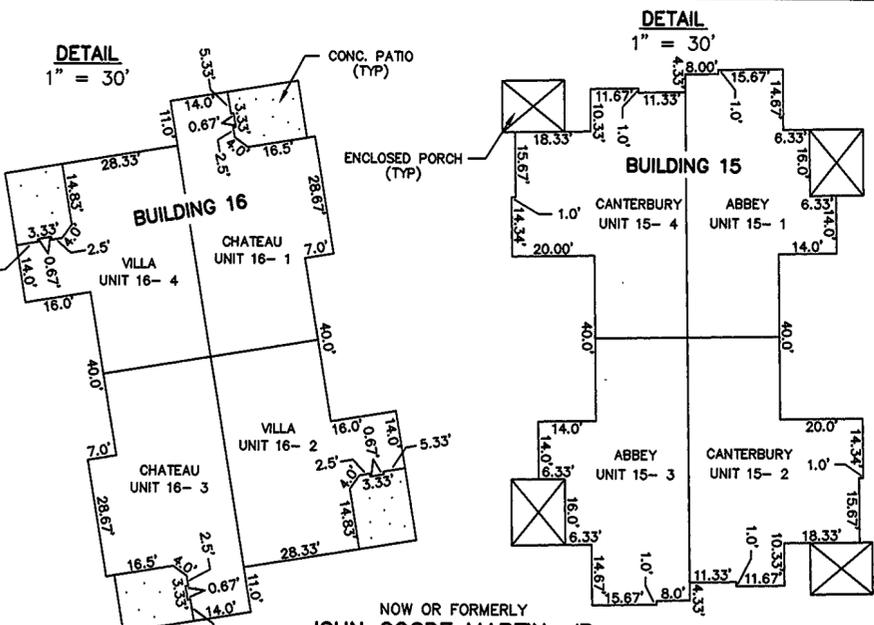


NOTE: THIS PROPERTY LIES IN ZONE X, (WHITE, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD ZONE), AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMM. NO. 510182 0036B, 12/16/88.



CURVE TABLE						
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	950.00'	15°24'33"	255.49'	128.52'	254.72'	S04°35'23"E
2	1006.00'	11°02'41"	193.92'	97.26'	193.62'	N06°46'19"W
3	50.00'	50°45'18"	44.29'	23.72'	42.86'	S55°12'18"W
4	60.00'	78°12'42"	81.90'	48.77'	75.69'	N21°34'57"W
5	150.00'	38°43'45"	101.39'	52.72'	99.47'	N80°03'10"W

NOTE: ALL BUILDING DIMENSIONS SHOWN HEREON ARE EXTERIOR FRAMING DIMENSIONS AND ARE IN FEET.

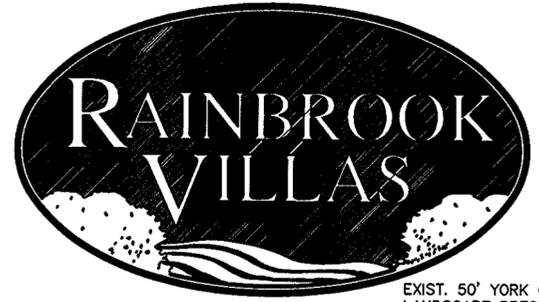
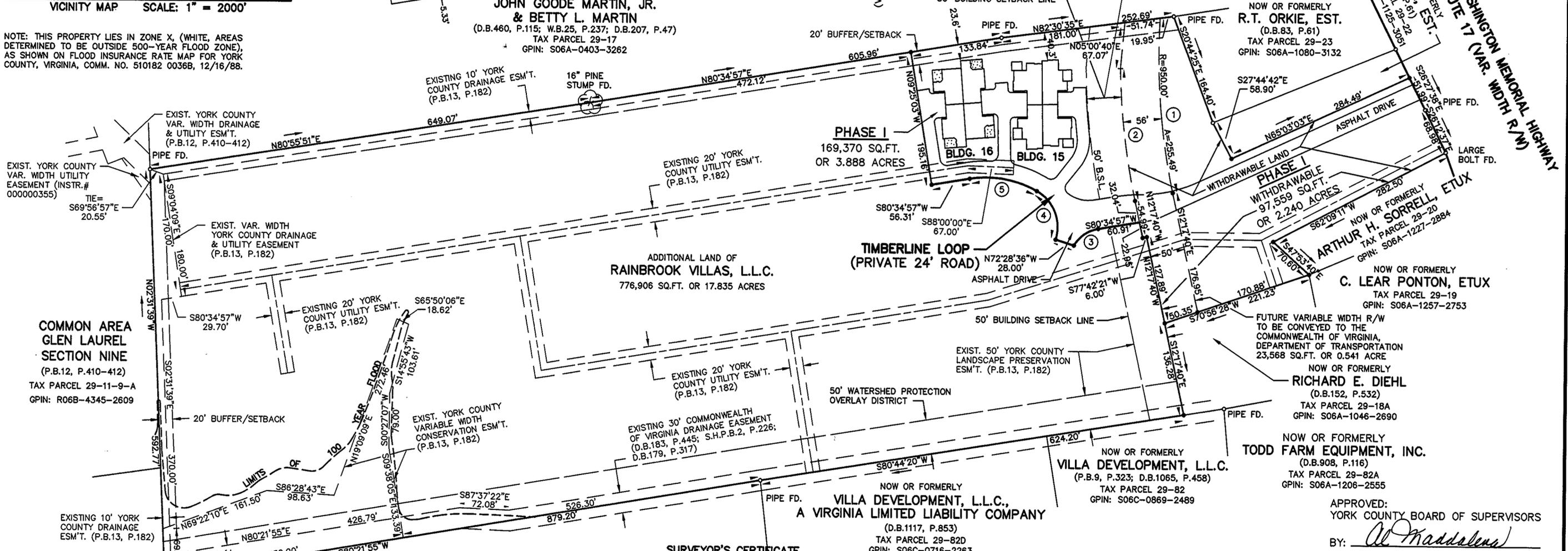


EXHIBIT "C"
 PLAT OF
RAINBROOK VILLAS
 A CONDOMINIUM
 PHASE I (P.B.13, P.184)
 SHEET 1 OF 4

GRAFTON DISTRICT - COUNTY OF YORK, VIRGINIA
 SCALE: 1" = 100' OCTOBER 13, 2000
 0 50 100 200 300 400 FEET
 GRAPHIC SCALE

THE SIRINE GROUP, LTD.
 SURVEYORS • ENGINEERS • PLANNERS
 4794 GEORGE WASHINGTON MEMORIAL HIGHWAY
 U.S. ROUTE 17
 P.O. BOX 450
 WHITE MARSH, VIRGINIA 23183



OWNER'S CONSENT
 THE PLATTING OF THE CONDOMINIUM SHOWN HEREON IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

BY: Cowles M. Spencer DATE: 10/17/2000
 COWLES M. SPENCER (MEMBER)
 BY: Roger A. Glover, III DATE: 10/17/2000
 ROGER A. GLOVER, III (MEMBER)

I, Linda Wacker, A NOTARY PUBLIC IN AND FOR THE COUNTY OF YORK, STATE OF VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 17 DAY OF OCTOBER, 2000.
 NOTARY PUBLIC

NOW OR FORMERLY
NEWPORT NEWS WATERWORKS
 (D.B.591, P.385)
 TAX PARCEL 23-14
 GPIN: R06C-1589-2324



SURVEYOR'S CERTIFICATE
 TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1"/20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED WITHIN THE LIMITS OF THIS CONDOMINIUM IS IN THE NAME OF RAINBROOK VILLAS, L.L.C., AS RECORDED IN THE CERTIFICATE OF AMENDMENT DATED AUGUST 13, 1999, RECORDED IN DEED BOOK 1126, PAGE 324 AND WAS ACQUIRED FROM ROBERT E. BENDL AND GLORIA M. BENDL BY DEED DATED MAY 19, 1999 AND RECORDED IN DEED BOOK 1099, PAGE 72 AND FROM VILLA DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JUNE 9, 1999 AND RECORDED IN DEED BOOK 1099, PAGE 70 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA. I CERTIFY THAT THE MONUMENTS AND IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MAY 1, 2001. I CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58(a) OF THE CODE OF VIRGINIA OF 1950 AS AMENDED AND ALL UNITS SHOWN HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

SIGNED: C.E. Newbaker, III L.S. # 1380

THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, LIENS FOR ASSESSMENTS, OPTIONS, POWER OF ATTORNEYS, AND LIMITATIONS ON TITLE, CREATED BY THE VIRGINIA CONDOMINIUM STATUTE.

UTILITY NOTES:
 WATER: EACH UNIT WITHIN THIS CONDOMINIUM IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
 SEWER: EACH UNIT WITHIN THIS CONDOMINIUM IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK AND H.R.S.D.

PHASE I AREA = 169,370 SQ.FT. OR 3.888 ACRES
 PHASE I WITHDRAWABLE AREA = 2,240 ACRES
 ADDITIONAL AREA = 776,906 SQ.FT. OR 17.835 ACRES
 TOTAL AREA = 946,276 SQ.FT. OR 21.723 ACRES

APPROVED:
 YORK COUNTY BOARD OF SUPERVISORS
 BY: Al Maddalena
 DATE: 10/17/00

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA, THE 18 DAY OF OCTOBER, 2000, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13, PAGE 185.
 TESTE: Lynn S. Jenkins
 CLERK
 BY: Stacy White
 DEPUTY CLERK
 PROPERTY IS ASSESSOR'S PARCEL 29-18 & 29-21
 GPIN: S06A-0244-2781 & S06A-1154-3008