

OWNER CERTIFICATE

THE PLATTING OF THE CONDOMINIUM AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

James W. Griffith 8/14/12
 JIM GRIFFITH BUILDER, INC., JAMES W. GRIFFITH, PRES. DATE
 A VIRGINIA CORPORATION

STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:

I, **YAKIMA SYKES** A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME.

GIVEN UNDER MY HAND AND SEAL THIS 14 DAY OF AUGUST 2012.

NOTARY PUBLIC: *Yakima Sykes*

MY COMMISSION EXPIRES: February 28, 2014 7336989 REGISTRATION NO.

SURVEYOR CERTIFICATE

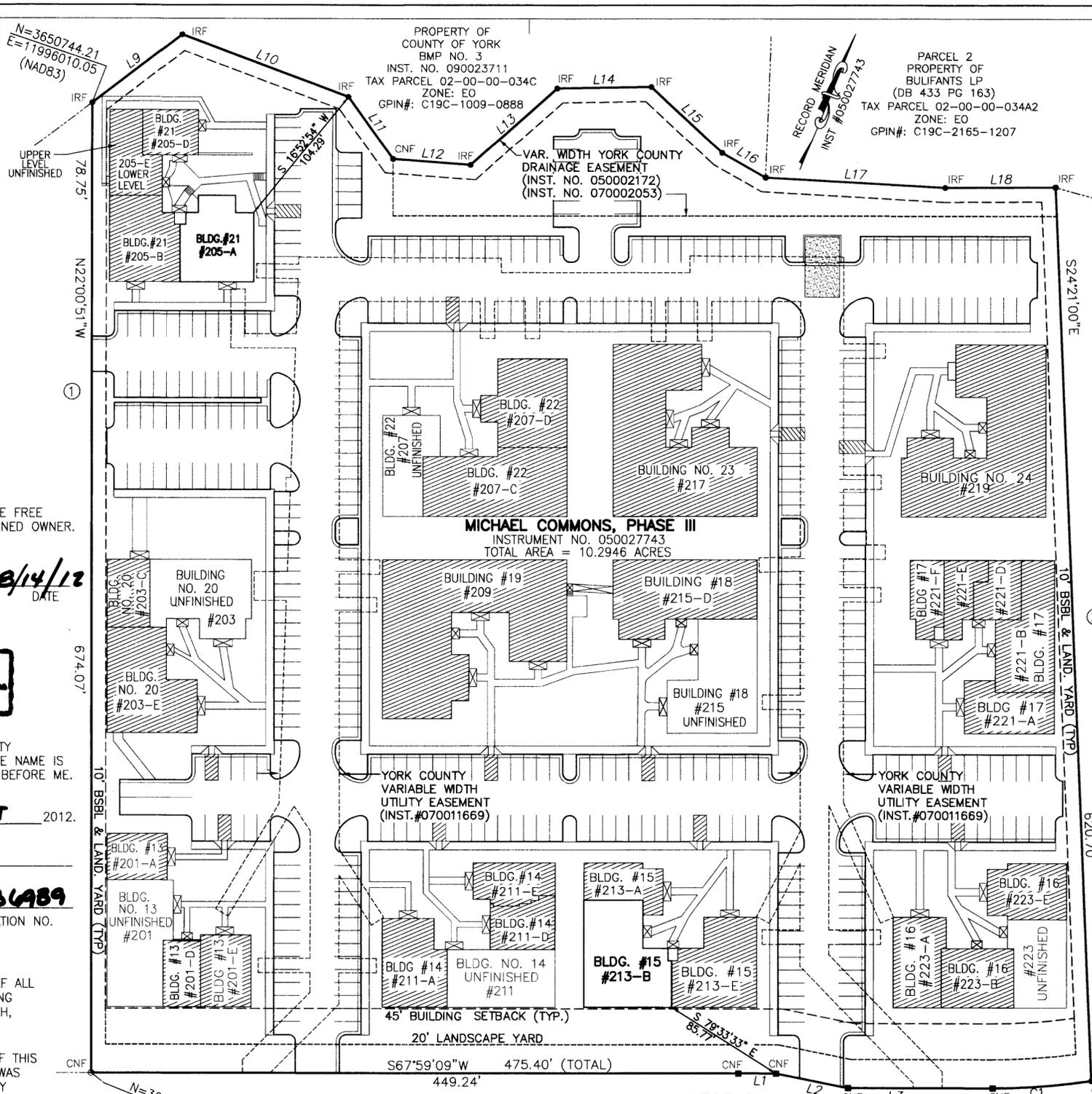
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED WITHIN THE LIMITS OF THIS CONDOMINIUM IS IN THE NAME OF JIM GRIFFITH BUILDER, INC. AND WAS ACQUIRED FROM BULIFANTS, L.P. A VIRGINIA LIMITED PARTNERSHIP, BY DEED DATED OCTOBER 4, 2005 AND RECORDED AS INSTRUMENT NO. 050027743 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA. 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 HAVE BEEN SUBSTANTIALLY COMPLETED UNLESS OTHERWISE NOTED.

Matthew H. Connolly
 MATTHEW H. CONNOLLY
 DATE: 08/09/2012

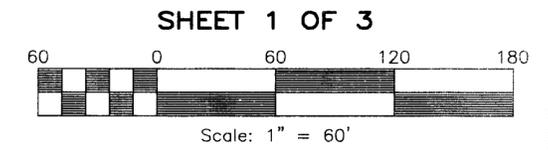


ALL LAND AND IMPROVEMENTS OUTSIDE OF BUILDINGS ARE COMMON ELEMENTS UNLESS OTHERWISE NOTED.



CONDOMINIUM PLAT OF
MICHAEL COMMONS, PHASE III,
BUILDING NO. 15, SUITE B
BUILDING NO. 21, SUITE A
 Bruton District, York County, Virginia
 PROJECT #07-034 DATE: 08/09/2012

LandTech Resources, Inc.
 Surveying • Mapping • GPS
 205-E Bulifants Boulevard, Williamsburg, Virginia 23188
 Telephone: 757-565-1677 Fax: 757-565-0782
 Web: landtechresources.com



TOTAL SITE AREA: 448,433 S.F.
 BUILDING/ADDITIONAL LAND AREA: 107,902 S.F.
 LCE AREA: 343,531 S.F.

GENERAL NOTES:
 1. UNLESS OTHERWISE NOTED, BUILDING DIMENSIONS SHOWN HEREON REPRESENT ACTUAL "AS BUILT" CONDITIONS.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT SHOW ANY/ALL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PROPERTY SHOWN HEREON.

3. LEGAL DESCRIPTION OF THE PROPERTY SURVEYED: PARCEL 12, INTERNATIONAL CENTER WILLIAMSBURG, PHASE II (INSTRUMENT #050027743) - DEED, AND "SUBDIVISION OF PARCELS 9, 10, 11, 12 AND 24, BEING INTERNATIONAL CENTER WILLIAMSBURG, PHASE II" (INSTR.# 050002172)- PLAT.

4. THIS PROPERTY APPEARS TO FALL IN ZONE X AS SHOWN ON COMMUNITY PANEL 51199C0055C DATED 06/16/09.

5. PROPERTY IS GPIN C19C-1453-0545 PROPERTY IS TAX PARCEL 02-18-03-000A

6. TOTAL AREA, PHASE THREE = 10.2946 ACRES.

7. PROPERTY ZONED EO (ECONOMIC OPPORTUNITY)

8. ALL BUILDINGS ARE 1 STORY BRICK, UNLESS OTHERWISE NOTED.

9. ADDRESS: #205-A BULIFANTS BOULEVARD.
 ADDRESS: #213-B BULIFANTS BOULEVARD.

10. ALL BUILDING AREAS LABELED "UNFINISHED" ARE CONSIDERED ADDITIONAL LAND FOR FUTURE UNITS, PER SECTION 55-79.58 (a) OF THE CODE OF VIRGINIA.

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 YORK COUNTY.

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.

LINE TABLE

LINE	LENGTH	BEARING
L1	26.16'	S67°59'09"W
L2	50.99'	S79°17'45"W
L3	100.24'	S67°59'09"W
L9	78.33'	N30°46'05"E
L10	123.14'	N88°23'59"E
L11	53.66'	S57°33'54"E
L12	53.99'	N72°20'23"E
L13	80.56'	N26°04'28"E
L14	65.30'	N67°02'45"E
L15	67.79'	S68°46'57"E
L16	34.67'	S82°22'50"E
L17	124.84'	N71°13'10"E
L18	76.49'	N67°45'41"E

LEGEND
 CNF = CORNER NOT FOUND
 IRF = IRON ROD FOUND
 NF = NAIL FOUND
 U.C. = UNDER CONSTRUCTION
 LCE = LIMITED COMMON ELEMENT

EXISTING RECORDED FINISHED CONDO UNITS

① PARCEL 14
 MICHAEL COMMONS, PHASES 1 & 2
 PROPERTY OF JIM GRIFFITH BUILDER, INC.
 INST. #040010518
 INST. #040010516 (PLAT)
 INST. #020010065
 TAX PARCEL 02-18-01-000A
 ZONE: EO
 GPIN#: C19C-0934-0160

② INTERNATIONAL CENTER WILLIAMSBURG, PHASE II
 PARCEL 11
 INST.#050002172(PLAT)
 PROPERTY OF BULIFANTS LP
 INST. # 100000057
 TAX PARCEL 02-13-00-011
 ZONE: EO
 GPIN#: C19C-1933-0722

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	68.65	460.00	34.39	68.58	S63°42'38"W	8°33'02"

APPROVED: YORK COUNTY BOARD OF SUPERVISORS
 BY: *U. Maddalena* DATE: 8/15/12
 PLAT APPROVING AGENT

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THIS 21ST DAY OF August 2012.
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 13613761

TESTE: *L. YAN S. McNEEDIBUR*
 CLERK
 BY: *L. Yan S. McNeedibur, DC* 11:19 AM