

CE - COMMON ELEMENTS

COMMON ELEMENTS INCLUDE ALL PORTIONS OF THE CONDOMINIUM OTHER THAN THE UNITS SHOWN AND 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, AND ALL CONDUITS, INSTALLATIONS, WIRES, PIPES, EQUIPMENT, ETC. WHICH SERVE OTHER COMMON ELEMENTS OR WHICH SERVE MORE THAN ONE UNIT. REFERENCE IS HEREBY MADE TO THE DECLARATION OF CONDOMINIUM FOR ADDITIONAL DEFINITIONS, REGULATIONS, AND BUILDING RESTRICTIONS IMPOSED BY THE DEVELOPER AND/OR HIS ASSIGNS.

LCE - LIMITED COMMON ELEMENTS

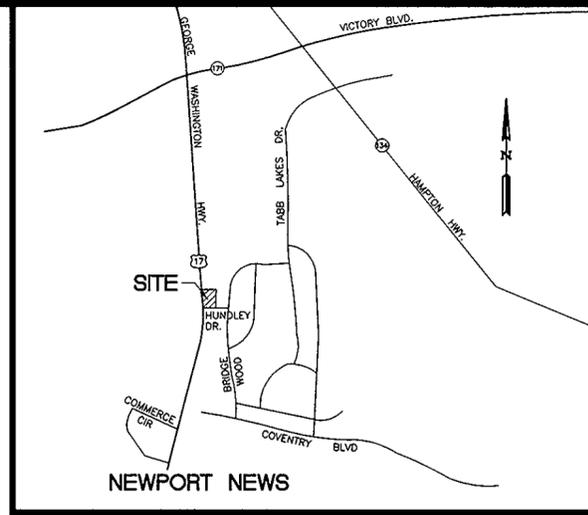
LIMITED COMMON ELEMENTS INCLUDE ALL TYPES OF APPARATUS, INCLUDING WITHOUT LIMITATION, ANY HEATING AND AIR CONDITIONING EQUIPMENT DESIGNED TO SERVE A SINGLE UNIT AS DEFINED IN THE CONDOMINIUM DOCUMENT, NOT WITHSTANDING THE FACT THAT THE APPARATUS AND/OR EQUIPMENT LIES WITHIN A UNIT OR COMMON ELEMENT. REFERENCE IS HEREBY MADE TO THE DECLARATION OF CONDOMINIUM FOR ADDITIONAL DEFINITIONS, REGULATIONS AND BUILDING RESTRICTIONS IMPOSED BY THE DEVELOPER AND/OR HIS ASSIGNS.

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE SUBMITTED LAND AND DO FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT SHOWING LOCATION AND DIMENSIONS OF THE SUBMITTED LAND IS ACCURATE AND THE PLAT COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58 (A) OF THE CODE OF VIRGINIA AS AMENDED. ALL UNITS HAVE BEEN SUBSTANTIALLY COMPLETED.

AES CONSULTING ENGINEERS

Ronald W. Eads 6-2-97
 RONALD W. EADS, L.S. #1948

Paul J. Dineen, PE
 sub. agent
 7/16/97



VICINITY MAP
 SCALE: 1"=2000'

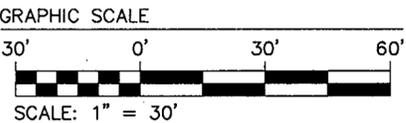
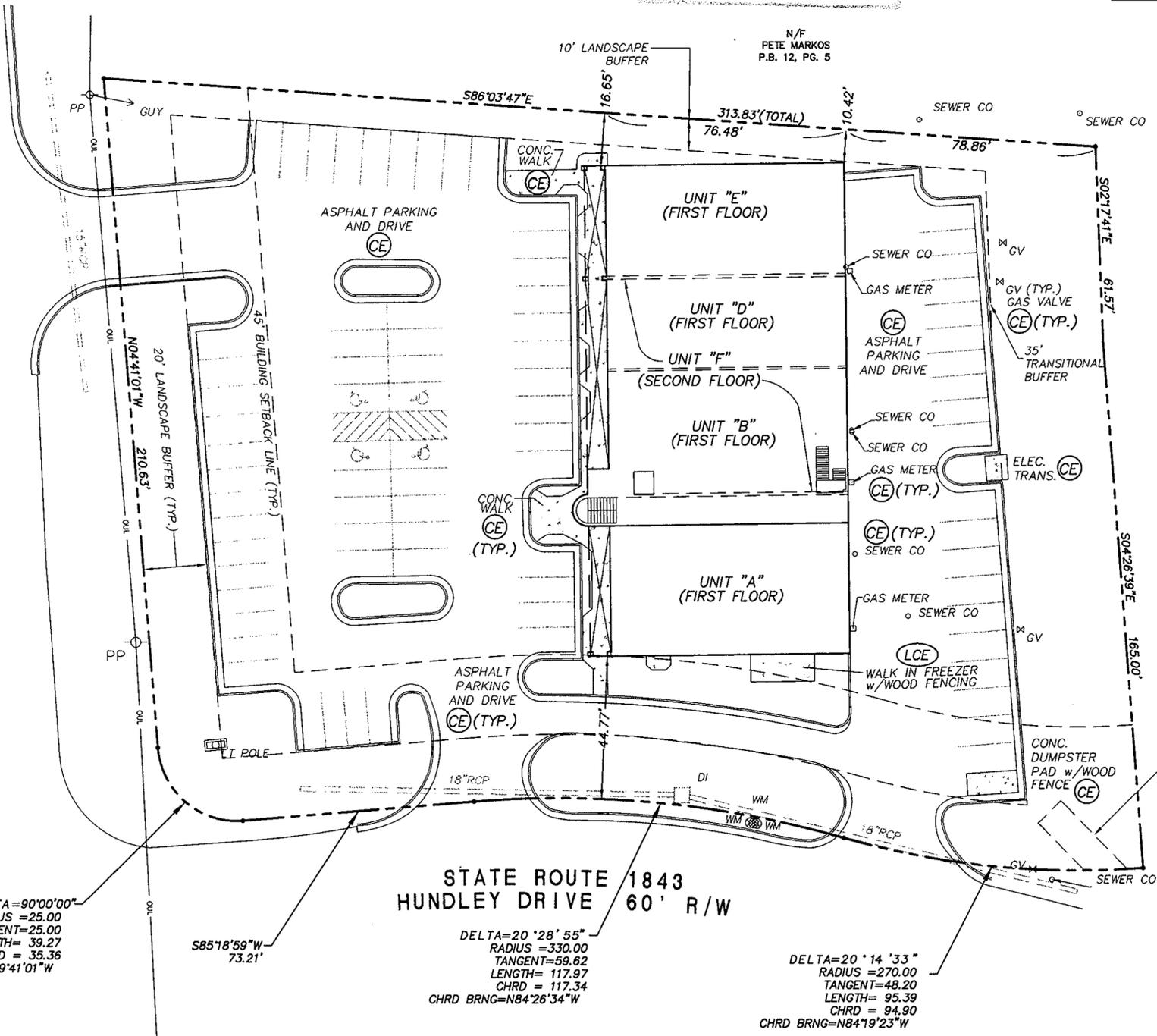
TOTAL AREA OF PARCEL = 69,046.40 S.F.
 1.585 ACRES

- NOTES:
- PROPERTY IS IDENTIFIED AS TAX PARCEL #37-5-C.
 - PROPERTY IS ZONED "GB" - GENERAL BUSINESS.
 - REFERENCES: DEED BOOK 418, PAGE 200
 DEED BOOK 265, PAGE 699-702
 - FOR PERIMETER DIMENSIONS OF BUILDING - SEE SHEET #2 OF 3.

N/F TABB LAKES SECTION 3B P.B. 11, PG. 84/85



U.S. ROUTE 17 - GEORGE WASHINGTON MEMORIAL HIGHWAY



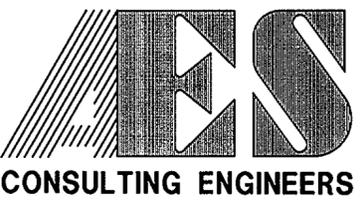
DELTA=90°00'00"
 RADIUS=25.00
 TANGENT=25.00
 LENGTH=39.27
 CHRD=35.36
 CHRDR BRNG=N49°41'01"W

STATE ROUTE 1843 HUNDLEY DRIVE 60' R/W

DELTA=20°28'55"
 RADIUS=330.00
 TANGENT=59.62
 LENGTH=117.97
 CHRD=117.34
 CHRDR BRNG=N84°26'34"W

DELTA=20°14'33"
 RADIUS=270.00
 TANGENT=48.20
 LENGTH=95.39
 CHRD=94.90
 CHRDR BRNG=N84°19'23"W

NANCY B. KANE, CLERK
 Filed in the Clerk's Office, Circuit Court, York Co., Va.
 the 18th day of July 1997
 Teste:
Nancy B. Kane, Clerk
 N.B. 958 Page 817



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EXHIBIT 2
 PLAT OF CONDOMINIUM
 TABB LAKES CENTER COMMERCIAL CONDOMINIUMS
 UNITS A, B, D, E & F
 OWNER/DEVELOPER: TABB CENTER DEVELOPERS

KILN CREEK DISTRICT YORK COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed 000	Drawn TGP
Scale 1"=30'	Date 06/02/97
Project No. 8166-1	
Drawing No. 1 OF 3	