

EXHIBIT "C"

PLAT OF RAINBROOK VILLAS A CONDOMINIUM PHASE IV (P.B.13, P.184)

SHEET 1 OF 2

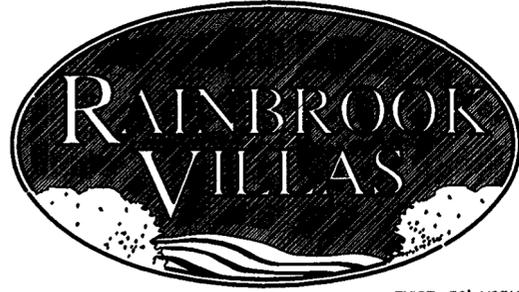
GRAFTON DISTRICT - COUNTY OF YORK, VIRGINIA

SCALE: 1" = 100' DECEMBER 4, 2000

0 50 100 200 300 400 FEET

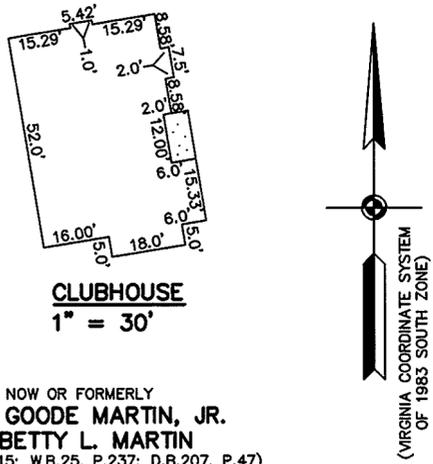
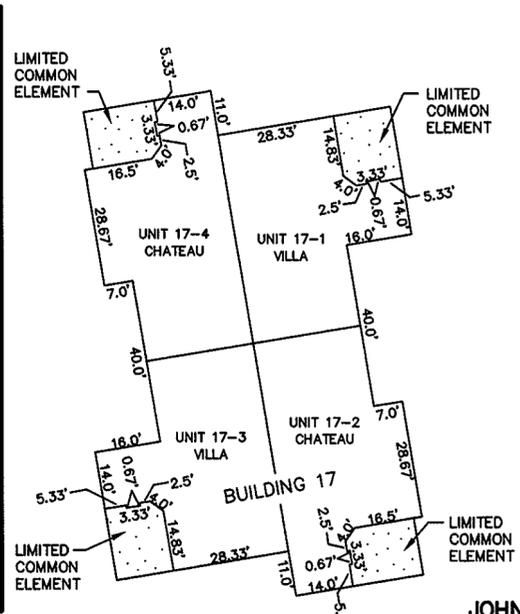
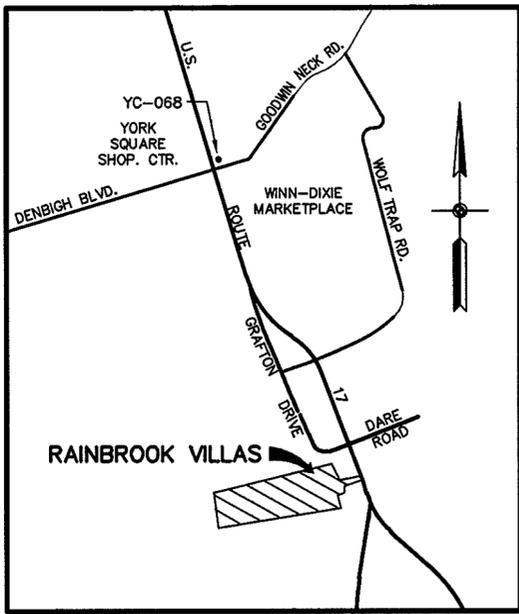
GRAPHIC SCALE

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



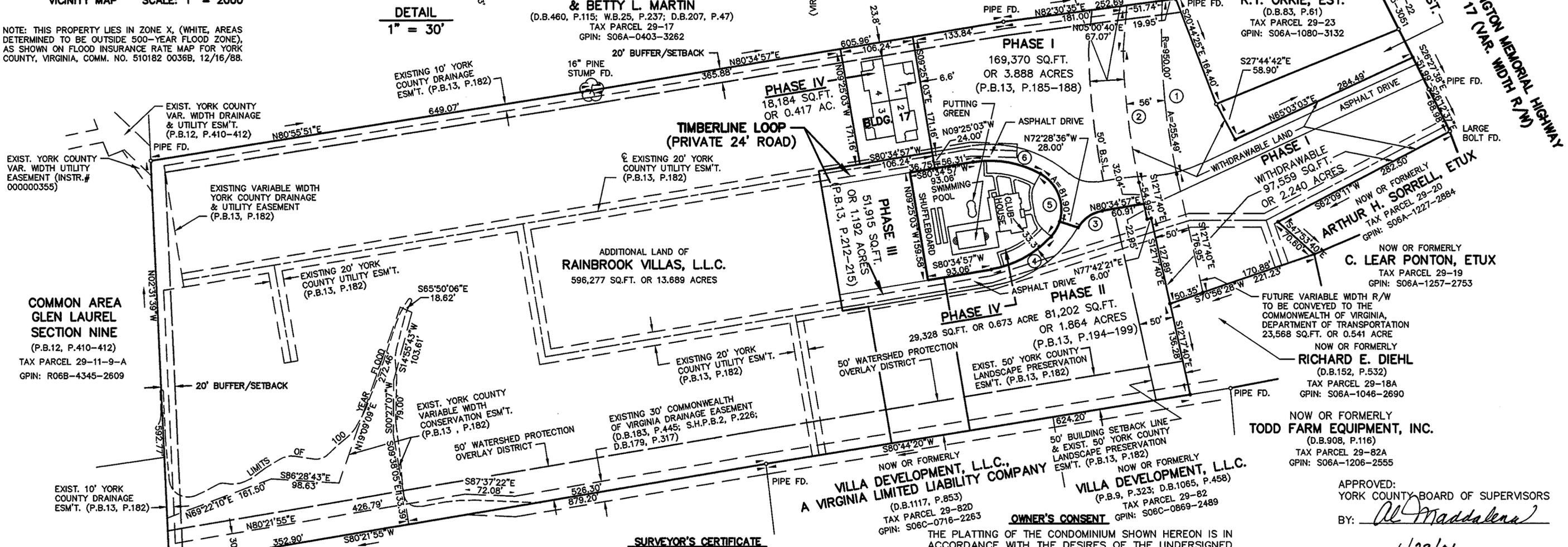
CURVE TABLE with columns: NO., RADIUS, DELTA, ARC, TANGENT, CHORD, CHORD BRG.

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



NOW OR FORMERLY JOHN GOODE MARTIN, JR. & BETTY L. MARTIN (D.B.460, P.115; W.B.25, P.237; D.B.207, P.47) TAX PARCEL 29-17 GPIN: S06A-0403-3262

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.



COMMON AREA GLEN LAUREL SECTION NINE (P.B.12, P.410-412) TAX PARCEL 29-11-9-A GPIN: R06B-4345-2609

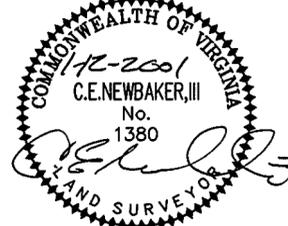
UTILITY NOTES: WATER: EACH UNIT WITHIN THIS CONDOMINIUM IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.

SEWER: EACH UNIT WITHIN THIS CONDOMINIUM IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK AND H.R.S.D.

PHASE IV AREA = 47,512 SQ.FT. OR 1.090 ACRES ADDITIONAL AREA = 596,277 SQ.FT. OR 13.689 ACRES TOTAL AREA = 946,276 SQ.FT. OR 21.723 ACRES

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.

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

VILLA DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY (D.B.1117, P.853) TAX PARCEL 29-82D GPIN: S06C-0716-2263

OWNER'S CONSENT THE PLATTING OF THE CONDOMINIUM SHOWN HEREON IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. RAINBROOK VILLAS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY: VILLA DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY SOLE MEMBER

BY: [Signature] DATE: 1/16/01

COMMONWEALTH OF VIRGINIA COUNTY OF YORK, TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF JANUARY, 2001, BY [Signature], MEMBER OF VILLA DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, SOLE MEMBER OF RAINBROOK VILLAS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY. MY COMMISSION EXPIRES: 6-30-01

NOTARY PUBLIC

NOW OR FORMERLY C. LEAR PONTON, ETUX TAX PARCEL 29-19 GPIN: S06A-1257-2753

NOW OR FORMERLY RICHARD E. DIEHL (D.B.152, P.532) TAX PARCEL 29-18A GPIN: S06A-1046-2690

NOW OR FORMERLY TODD FARM EQUIPMENT, INC. (D.B.908, P.116) TAX PARCEL 29-82A GPIN: S06A-1206-2555

APPROVED: YORK COUNTY BOARD OF SUPERVISORS BY: [Signature] DATE: 1/23/01

STATE OF VIRGINIA COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA, THE 24 DAY OF January, 2001, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13, PAGE 233.

TESTE: Lynn S. Jenkins CLERK

BY: Stacy White D.C. DEPUTY CLERK

PROPERTY IS ASSESSOR'S PARCEL 29-18 & 29-21 GPIN: S06A-0244-2781 & S06A-1154-3008