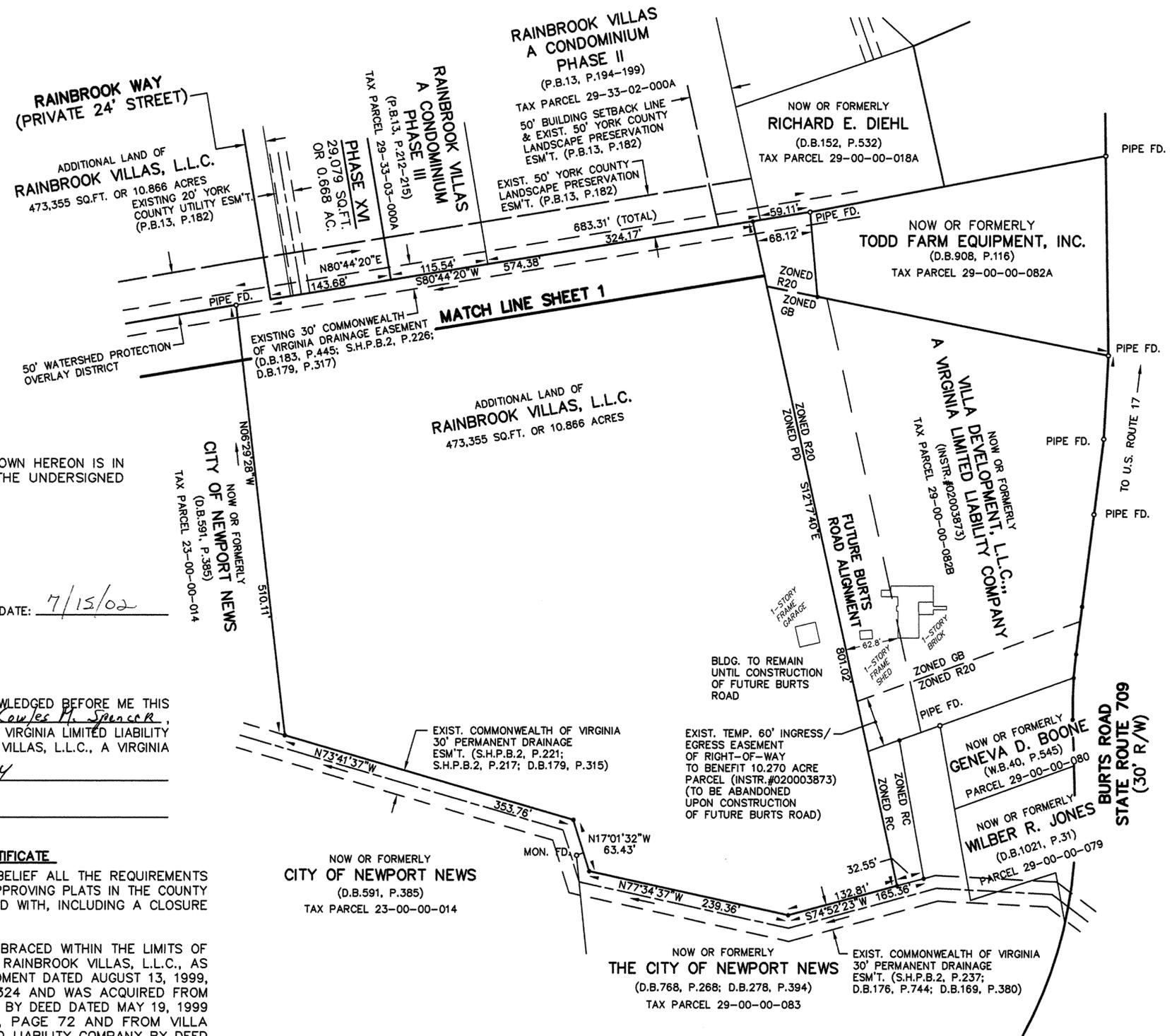
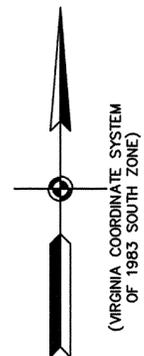


EXHIBIT "C"
 PLAT OF
**RAINBROOK VILLAS
 A CONDOMINIUM
 PHASE XVI** (INSTR.#020005988)
 SHEET 2 OF 3

GRAFTON DISTRICT - COUNTY OF YORK, VIRGINIA
 SCALE: 1" = 100' MAY 14, 2002
 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.
 RAINBROOK VILLAS, L.L.C.,
 A VIRGINIA LIMITED LIABILITY COMPANY
 BY: VILLA DEVELOPMENT, L.L.C.,
 A VIRGINIA LIMITED LIABILITY COMPANY
 SOLE MEMBER
 BY: Cowles M. Spencer DATE: 7/15/02
 MEMBER

COMMONWEALTH OF VIRGINIA
 COUNTY OF York, TO WIT:
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF July, 2002, BY Cowles M. Spencer, 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: 9/30/04
Stacyanne Schuss
 NOTARY PUBLIC

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 AND FROM RAINBROOK SOUTH, L.L.C. AS RECORDED IN THE DEED IN DISSOLUTION DATED MARCH 22, 2002 RECORDED AS INSTRUMENT NUMBER 020004987 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY, VIRGINIA. I CERTIFY THAT THE MONUMENTS AND IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2002. 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
 C.E. NEWBAKER, III, L.S. # 1380

APPROVED:
 YORK COUNTY BOARD OF SUPERVISORS
 BY: Al Maddalena
 DATE: 7/15/02

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA, THE 17 DAY OF July, 2002, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER: 020014190
 TESTE: Lynn S. Jenkins
 CLERK
 BY: Jesie Brader
 DEPUTY CLERK

PROPERTY IS ASSESSOR'S PARCEL 29-00-00-018
 GPIN: S06C-0684-2246