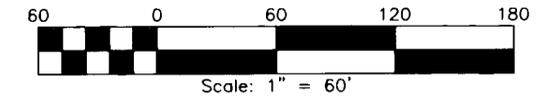


CONDOMINIUM PLAT SHOWING
**MICHAEL COMMONS, PHASE II,
 BUILDING NO. 11, SUITE A & B**
 Bruton District, York County, Virginia
 PROJECT #06-032 DATE: 01-16-06

LandTech Resources, Inc.
 Surveying • Mapping • GPS
 5810-F Mooretown Road, Williamsburg, Virginia 23188
 Telephone: 757-565-1677 Fax: 757-565-0782
 Web: landtechresources.com

SHEET 1 OF 2



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.

JIM GRIFFITH BUILDER, INC.,
 A VIRGINIA CORPORATION
 JIM GRIFFITH, PRES. DATE: 2-9-06

STATE OF VIRGINIA,
 COUNTY OF YORK, TO WIT:

I, Doris W. O'Neil 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 4 DAY OF February 2006.

NOTARY PUBLIC: [Signature]

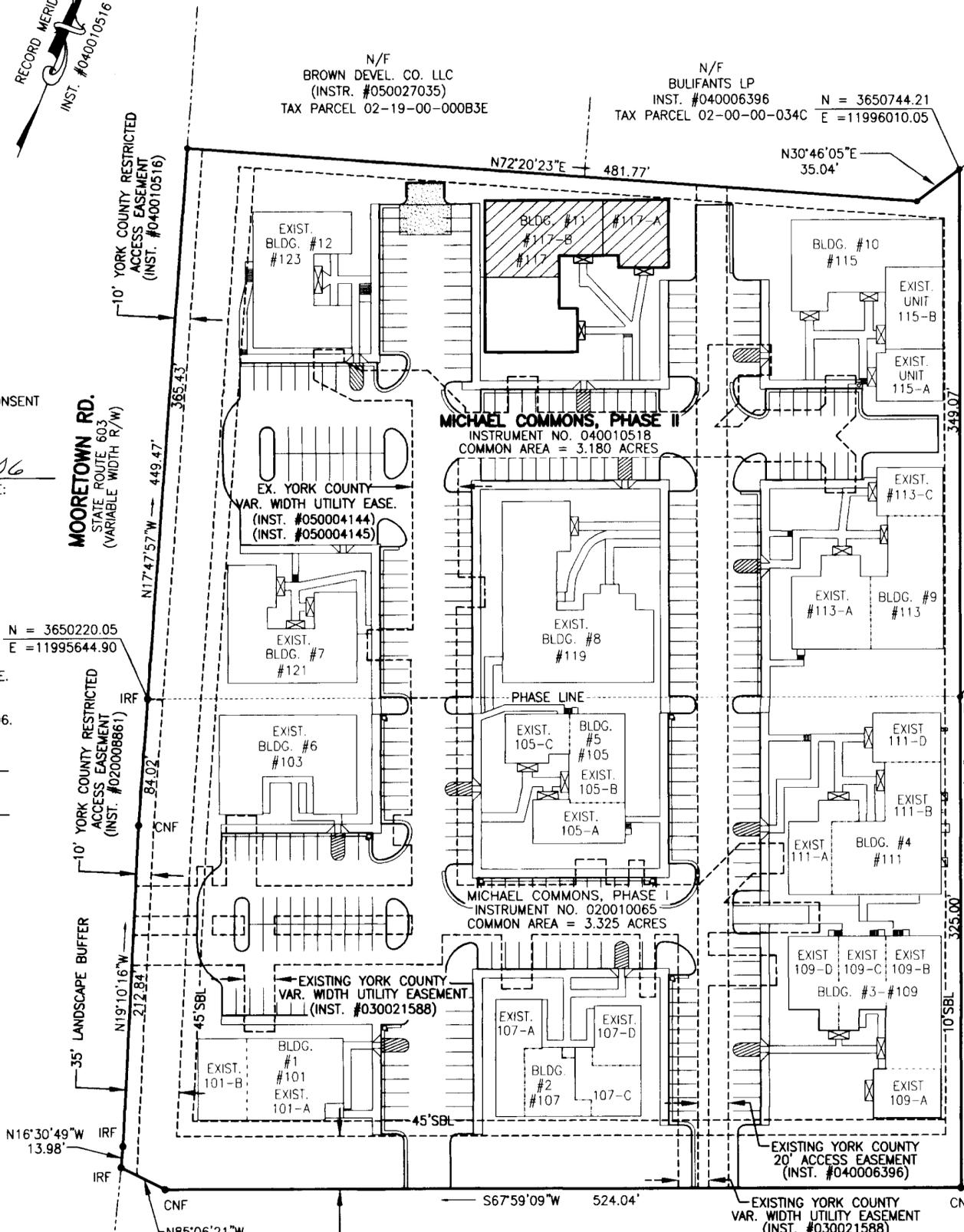
MY COMMISSION EXPIRES: 5/31/2007

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 JUNE 5, 2002 AND RECORDED AS INSTRUMENT NO. 020010065 AND BY DEED DATED MAY 4, 2004 AND RECORDED AS INSTRUMENT NO. 040010518 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 DATE: 2-06-2006



GENERAL NOTES:

- UNLESS OTHERWISE NOTED, BUILDING DIMENSIONS SHOWN HEREON REPRESENT ACTUAL "AS BUILT" CONDITIONS.
- 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.
- LEGAL DESCRIPTION OF THE PROPERTY SURVEYED, SUBDIVISION OF PARCEL 14, INTERNATIONAL CENTER WILLIAMSBURG (INSTRUMENT #040010518) - DEED AND RESUBDIVISION OF PARCEL 14 AND PARCEL 2, INTERNATIONAL CENTER WILLIAMSBURG (INSTR. # 040010516) - PLAT.
- THIS PROPERTY APPEARS TO FALL IN ZONE X AS SHOWN ON COMMUNITY PANEL 510182 0025B DATED 12/16/88.
- PROPERTY IS GPIN C19C-1106-0329 PROPERTY IS TAX PARCEL 02-18-00-002
- TOTAL AREA, PHASE TWO = 4.146 ACRES.
- PROPERTY ZONED EO.
- ALL BUILDINGS ARE 1 STORY BRICK.

UTILITY NOTES:

WATER: EACH UNIT WITHIN THIS CONDOMINIUM IS SERVED BY PUBLIC WATER PROVIDED BY YORK COUNTY.
 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.

APPROVED: YORK COUNTY BOARD OF SUPERVISORS
 BY: [Signature] DATE: 2/13/06
 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 13th DAY OF Feb 2006.
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD 4:11 AM
 AS THE LAW DIRECTS AS INSTRUMENT NO. 060003462

TESTE: Lynn S. Jenkins
 CLERK
 BY: [Signature]

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