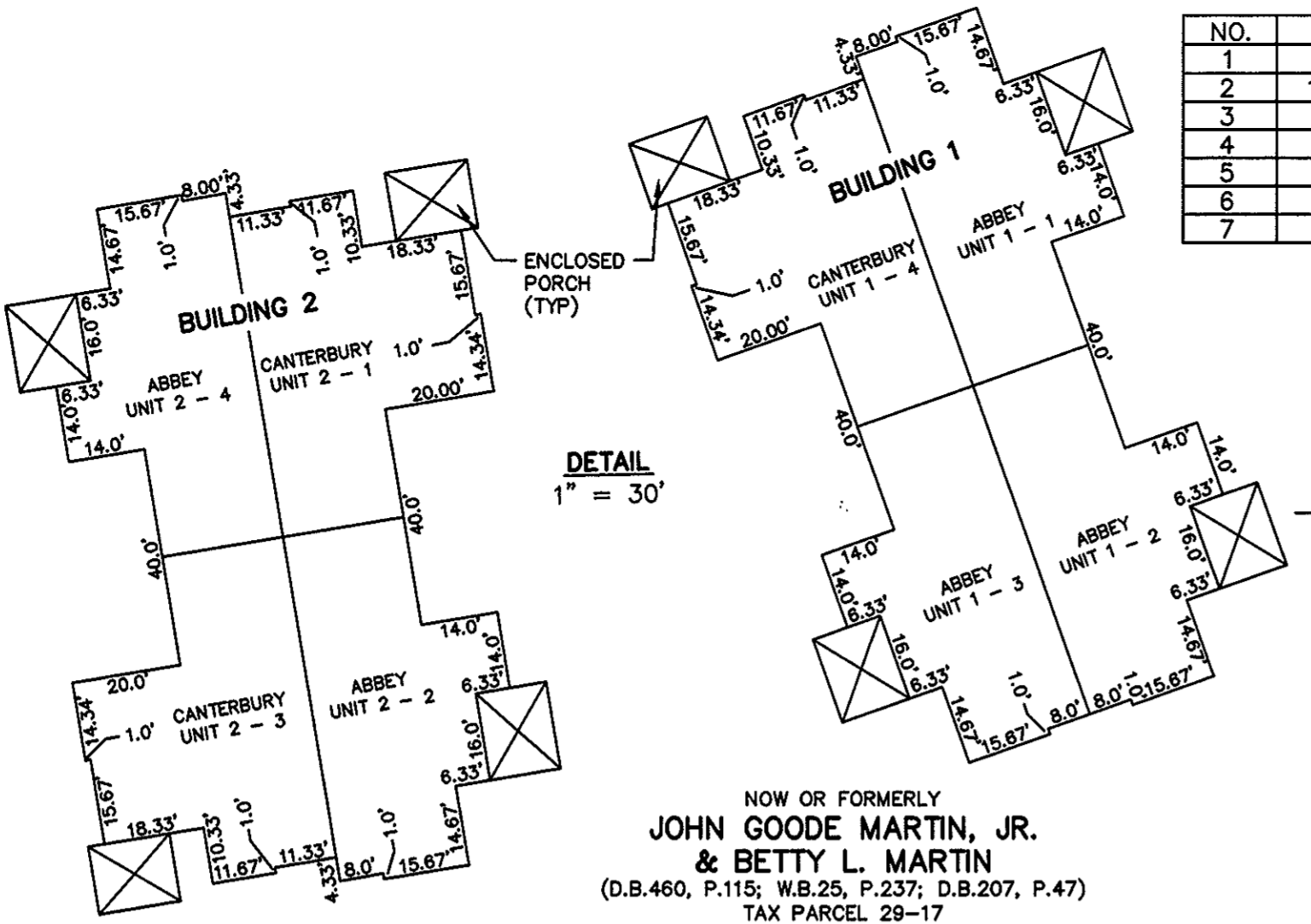


NOTE: THIS PROPERTY LIES IN ZONE X, (WHITE, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD ZONE), AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMM. NO. 510182 0036B, 12/16/88.



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

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	950.00'	15°24'33"	255.49'	128.52'	254.72'	S04°35'23"E
2	1006.00'	11°02'41"	193.92'	97.26'	193.62'	N06°46'19"W
3	50.00'	50°45'18"	44.29'	23.72'	42.86'	N55°12'18"E
4	60.00'	24°19'48"	25.48'	12.93'	25.29'	N29°41'18"E
5	150.00'	38°43'45"	101.39'	52.72'	99.47'	N61°13'04"E
6	150.00'	38°43'45"	101.39'	52.72'	99.47'	S80°03'10"E
7	60.00'	78°12'42"	81.90'	48.77'	75.69'	S21°34'57"E

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

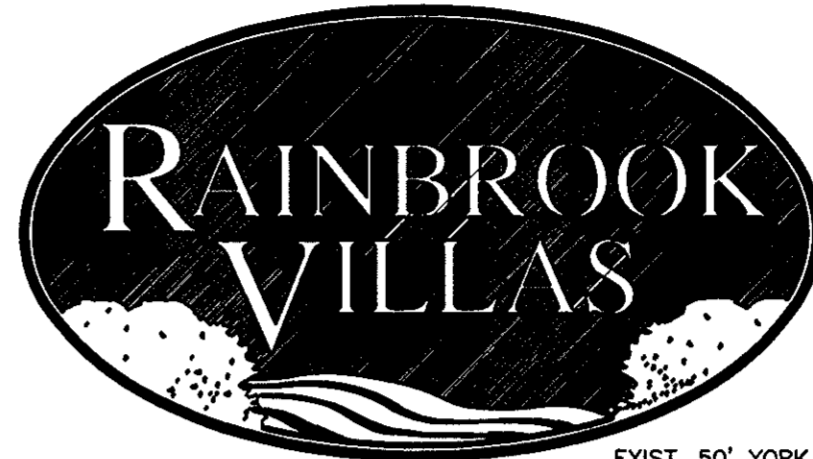


EXHIBIT "C" PLAT OF RAINBROOK VILLAS A CONDOMINIUM PHASE II (P.B.13, P.184) SHEET 1 OF 6

GRAFTON DISTRICT - COUNTY OF YORK, VIRGINIA SCALE: 1" = 100' OCTOBER 23, 2000 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

EXIST. YORK COUNTY VAR. WIDTH DRAINAGE & UTILITY ESM'T. (P.B.12, P.410-412)

EXIST. YORK COUNTY VAR. WIDTH UTILITY EASEMENT (INSTR.# 000000355)

GLEN LAUREL COMMON AREA (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 II AREA = 81,202 SQ.FT. OR 1.864 ACRES ADDITIONAL AREA = 695,704 SQ.FT. OR 15.971 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.

EXISTING 10' YORK COUNTY DRAINAGE ESM'T. (P.B.13, P.182)

16" PINE STUMP FD.

TIMBERLINE LOOP (PRIVATE 24' ROAD)

ADDITIONAL LAND OF RAINBROOK VILLAS, L.L.C. 695,704 SQ.FT. OR 15.971 ACRES

EXISTING 20' YORK COUNTY UTILITY ESM'T. (P.B.13, P.182)

EXIST. YORK COUNTY VARIABLE WIDTH CONSERVATION ESM'T. (P.B.13, P.182)

EXIST. 50' YORK COUNTY LANDSCAPE PRESERVATION ESM'T. (P.B.13, P.182)

EXISTING 30' COMMONWEALTH OF VIRGINIA DRAINAGE EASEMENT (D.B.183, P.445; S.H.P.B.2, P.226; D.B.179, P.317)

50' WATERSHED PROTECTION OVERLAY DISTRICT

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

NOW OR FORMERLY VILLA DEVELOPMENT, L.L.C. (P.B.9, P.323; D.B.1065, P.458) TAX PARCEL 29-82 GPIN: S06C-0869-2489

NOW OR FORMERLY R.T. ORKIE, EST. (D.B.83, P.61) TAX PARCEL 29-23 GPIN: S06A-1080-3132

NOW OR FORMERLY ARTHUR H. SORRELL, ETUX TAX PARCEL 29-20 GPIN: S06A-1227-2884

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

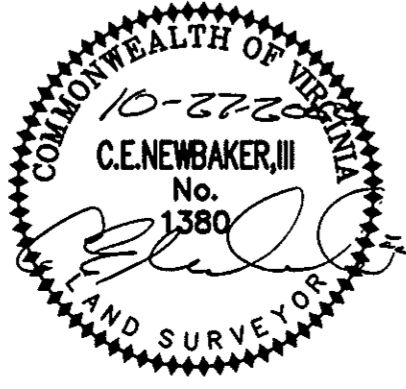
NOW OR FORMERLY RICHARD E. DIEHL (D.B.152, P.532) TAX PARCEL 29-18A GPIN: S06A-1046-2690

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

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

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: 10/28/00 MEMBER M. SPENCER COMMONWEALTH OF VIRGINIA COUNTY OF YORK, TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF OCTOBER, 2000, 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: 6-30-01

NOTARY PUBLIC

APPROVED: YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena

DATE: 10/30/00

STATE OF VIRGINIA COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA, THE 30 DAY OF OCT, 2000, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13, PAGE 194.

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