

on the Condominium plat recorded in the aforesaid Clerk's Office as a part of Exhibit B to the Original Declaration, eight (8) additional Units as described and shown on the Supplemental Plats and Plans attached hereto as Exhibit B-6 together with Limited common elements appertaining to said Units. The Convertible land upon which additional Units and Limited common elements are being created is shown on said Exhibit B-6 as "PHASE 7 AREA = 0.662 ACRES."

2. The Units are identified by the numbers 35A, 36A, 37, 38, 39, 40, 41, and 42A. The dimensions of each Unit may be determined from the Plats and Plans.

3. Each Unit and Limited common element created by this Amendment shall be defined and described in a fashion identical to the description of Condominium units and Limited common elements as found in the Original Declaration, as amended, which said description of Units and Limited common elements is hereby incorporated by reference.

4. Henceforth, each Unit, whether created by the Original Declaration or by this Amendment, shall have an undivided percentage interest in the Common elements and liability for Common expenses all of which are allocated as shown on Exhibit D attached hereto and made a part hereof, and shall have an equal vote in the Unit Owners' Association pursuant to Section 2.9 of the Bylaws.

5. All of the real property submitted to the regime which does not constitute a part of any Unit or a Limited

BK 3122PG1603

common element as previously defined shall continue to constitute general Common elements and areas.

No provision of this Amendment to the Declaration shall be construed to limit or restrict in any manner the right of the Declarant to withdraw the Withdrawable land or to create additional Units and Limited common elements on the Convertible land as provided in the Original Declaration. It is expressly provided, however, that the land converted by this Amendment shall no longer be withdrawable from the Condominium.

IN WITNESS WHEREOF, the Declarant, ROYAL COURT, INC., a Virginia corporation, has caused this Amendment to be executed pursuant to due authority this 29th day of July, 1992.

ROYAL COURT, INC., a Virginia corporation

By Donald L. Moore
Donald L. Moore, President

STATE OF VIRGINIA,

CITY OF VIRGINIA BEACH, to-wit:

The foregoing instrument was acknowledged before me this 29th day of July, 1992, by DONALD L. MOORE, President of ROYAL COURT, INC., a Virginia corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires: 1/31/95

jbh/condo/ryl.cnv7

BK 3122PG1604

EXHIBIT D

| <u>Unit number</u> | <u>Size Area in sq. ft.</u> | <u>% Common Element Interest</u> |
|----------------------|-----------------------------|--|
| PHASE 2 - BUILDING D | | |
| 18 | 2,458 | 3.0293 |
| 19 | 2,870 | 3.5370 |
| 20 | 2,870 | 3.5370 |
| 21 | 2,458 | 3.0293 |
| PHASE 6 - BUILDING E | | |
| 21A | 1,815 | 2.2368 |
| 22 | 1,925 | 2.3724 |
| 23 | 1,925 | 2.3724 |
| 24 | 1,925 | 2.3724 |
| 25 | 1,925 | 2.3724 |
| 26A | 1,815 | 2.2368 |
| PHASE 5 - BUILDING F | | |
| 26 | 1,815 | 2.2368 |
| 27 | 1,925 | 2.3724 |
| 28 | 1,925 | 2.3724 |
| 29 | 1,925 | 2.3724 |
| 30 | 1,925 | 2.3724 |
| 31 | 1,815 | 2.2368 |

BK 3122 PG 1605

PHASE 4 - BUILDING G

| | | |
|----|-------|--------|
| 32 | 1,815 | 2.2368 |
| 33 | 1,925 | 2.3724 |
| 34 | 1,925 | 2.3724 |
| 35 | 1,925 | 2.3724 |
| 36 | 1,815 | 2.2368 |

PHASE 7 - BUILDING H

| | | |
|-----|-------|--------|
| 35A | 1,815 | 2.2368 |
| 36A | 1,925 | 2.3724 |
| 37 | 1,925 | 2.3724 |
| 38 | 1,925 | 2.3724 |
| 39 | 1,925 | 2.3724 |
| 40 | 1,925 | 2.3724 |
| 41 | 1,925 | 2.3724 |
| 42A | 1,815 | 2.2368 |

PHASE 3 - BUILDING I

| | | |
|----|-------|--------|
| 42 | 2,458 | 3.0293 |
| 43 | 2,399 | 2.9566 |
| 44 | 2,399 | 2.9566 |
| 45 | 2,458 | 3.0293 |

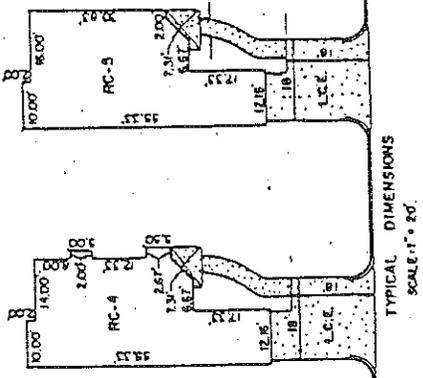
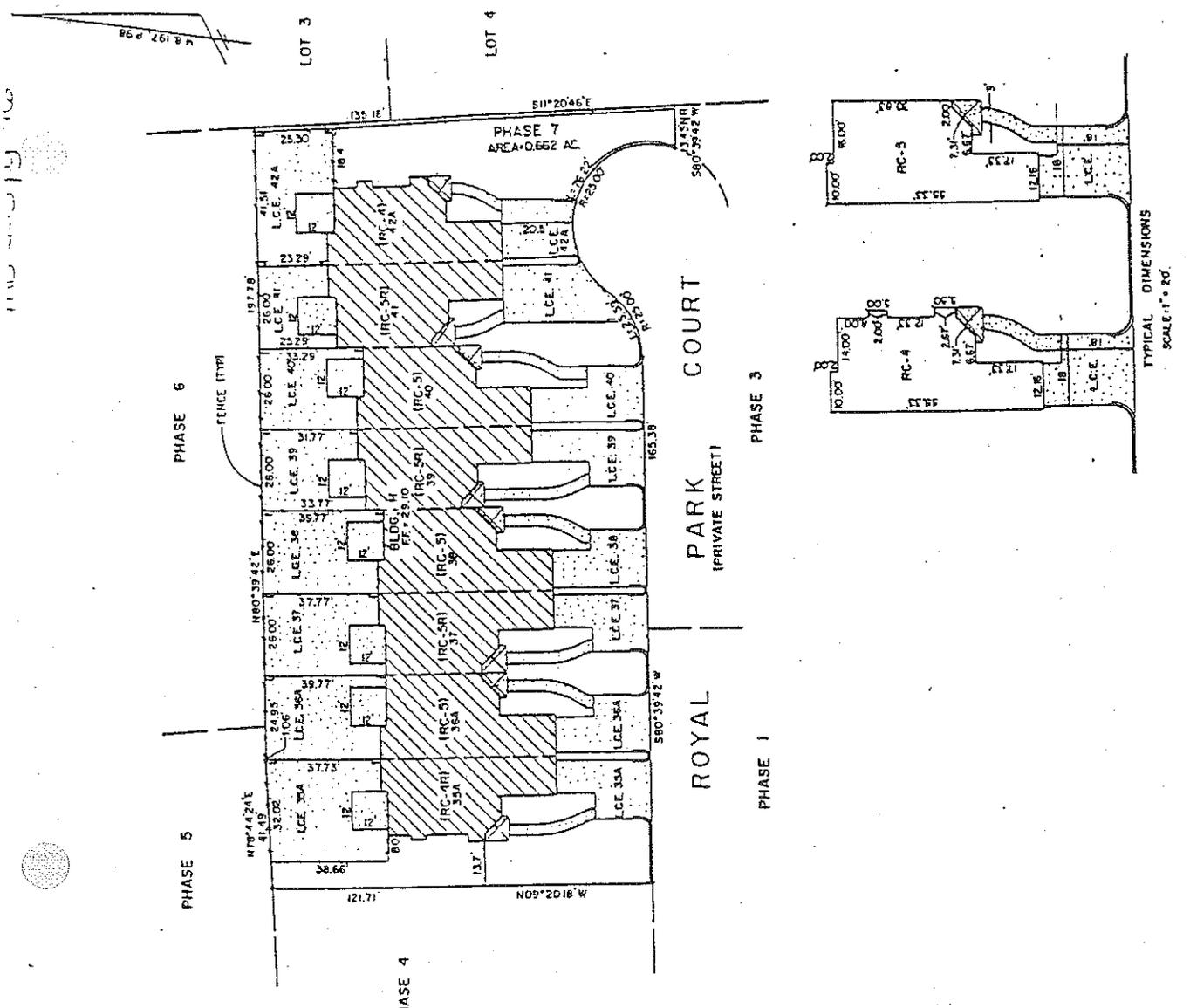
PHASE 1 - BUILDING J

| | | |
|----|--------------|---------------|
| 46 | 2,458 | 3.0293 |
| 47 | 2,870 | 3.5370 |
| 48 | 2,870 | 3.5370 |
| 49 | 2,870 | 3.5370 |
| 50 | <u>2,458</u> | <u>3.0293</u> |

TOTALS: 81,141 sq. ft. 100.0000%

VIRGINIA: In the Clerk's Office of the Circuit Court of Virginia Beach, 1 day of Sep, 19 92 at 11:40, this instrument was received and upon the certificate of acknowledgment thereto annexed, admitted to record. The tax imposed by §58.1-802 of the Code, has been paid in the amount of \$

SUBDIVISION OF ROYAL COURT
(D.B. 2874, P. 945)



| BLDG. MODEL | UNIT | UNIT ADDRESS | GPIN |
|-------------|-------|-----------------------|-------------------|
| H | RC-4R | 1714 ROYAL PARK COURT | 2408-62-3345-2405 |
| H | RC-5 | 1722 ROYAL PARK COURT | 2408-62-3345-2430 |
| H | RC-5R | 1730 ROYAL PARK COURT | 2408-62-3345-2440 |
| H | RC-5 | 1708 ROYAL PARK COURT | 2408-62-3345-2430 |
| H | RC-5R | 1706 ROYAL PARK COURT | 2408-62-3345-2420 |
| H | RC-5 | 1704 ROYAL PARK COURT | 2408-62-3345-2410 |
| H | RC-5R | 1702 ROYAL PARK COURT | 2408-62-3345-2405 |
| H | RC-4 | 1700 ROYAL PARK COURT | 2408-62-3345-2400 |

- NOTES:
1. FINISHED FLOOR ELEVATION BASED ON NOV 1923 DATUM C.D. + MEAN SEA LEVEL.
 2. ALL BUILDING DIMENSIONS SHOWN HEREON ARE EXTERIOR DIMENSIONS AND ARE IN FEET.
 3. THE DESIGNATION UNIT AREA IS SUPERSEDED BY THE DEED AND IS NOT INTENDED TO IMPLY THAT THE EXTERIOR WALLS, BEARING WALLS AND OTHER COMMON ELEMENTS ARE UNIT AREA.
 4. SEE PLANS FOR EXTERIOR DIMENSIONS.

LEGEND

UNIT AREA

COMMON ELEMENTS

LIMITED COMMON ELEMENTS APPURTENANT TO UNITS WITH ACCESS.

APPROXIMATE LOCATION OF CENTERLINE OF COMMON WALL BETWEEN UNITS.

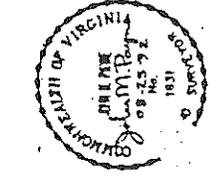
LCE LIMITED COMMON ELEMENT APPURTENANT TO UNIT INDICATED.

JOHN W. PATHE, A DEPT. REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT THESE PLATS AND COPIES WITH RECORDS IN THE OFFICE OF VIRGINIA, 1930 ARE TRUE AND CORRECT AND THAT ALL UNITS OR PORTIONS THEREOF DEFICENT HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

SIGNED: John W. Pathe DATE: 08-25-72
JOHN W. PATHE LAND SURVEYOR NO. 1631

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH, VIRGINIA, ON THE 14 DAY OF September, 1972, THIS PLAT WAS RECEIVED AND ADMITTED TO RECORD IN MAP BOOK 2874 PAGE 46.

TESTE: John W. Pathe CLERK



SHEET 2 OF 5

TALBOT GROUP, LTD.

Professional Land Surveyors
Professional Engineers
Professional Architects
Professional Planners
Professional Interior Designers

100 Lumbard Street, Norfolk, Virginia, 23502
(804) 624-8822 • Telex 684 1000

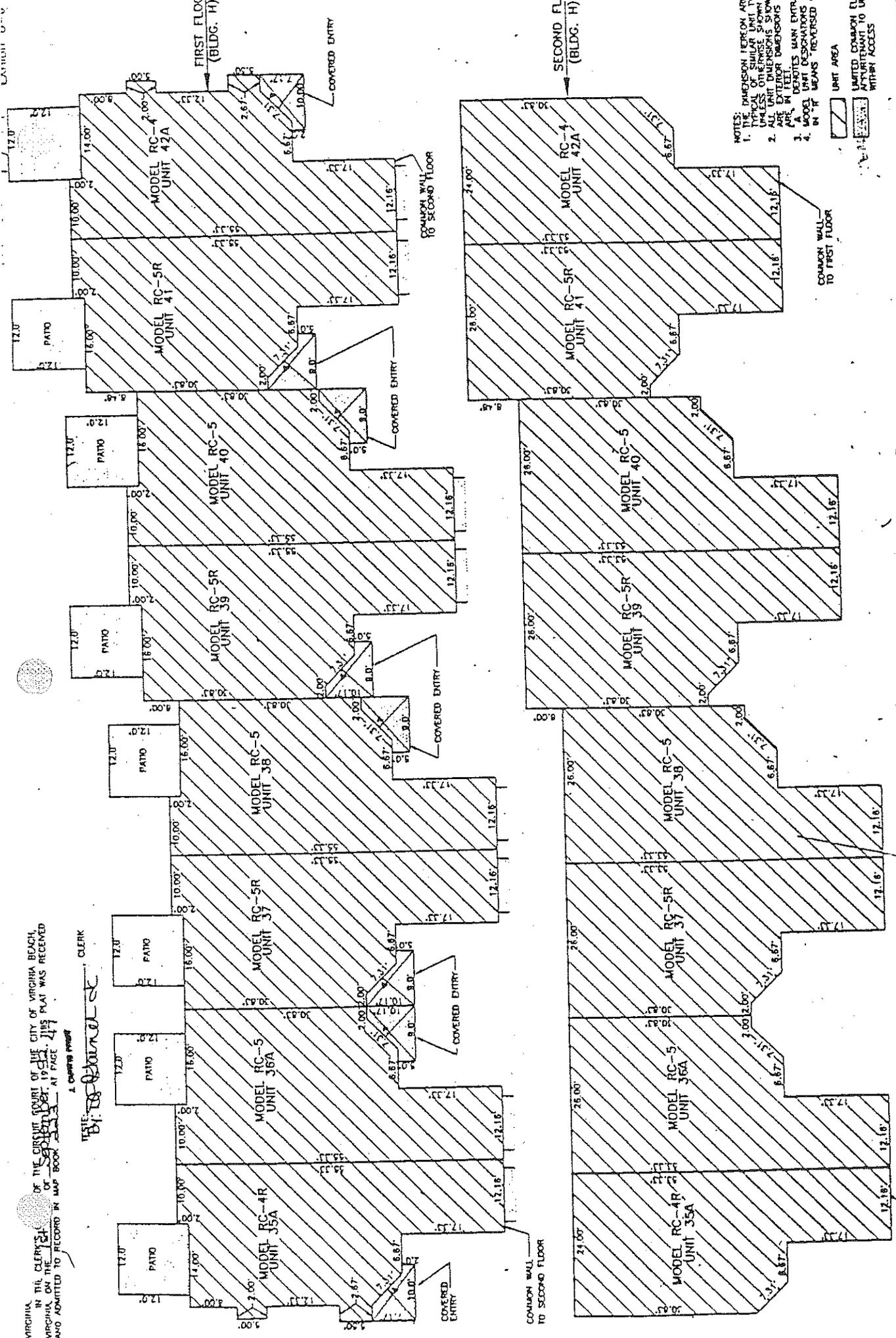
SUPPLEMENTAL CONDOMINIUM PLATS OF ROYAL COURT ESTATE CONDOMINIUM

PREPARED BY: JWP DATE: 4/28/92
DRAWN BY: JWP DATE: 5/28/92
CHECKED BY: JWP DATE: 5/28/92
PROJECT NO.: 8812634
SCALE: 1" = 25'
FILE NO.: A-7-473F

10/19/81 - BONDURSKI, VA. BEACH, VA.

VIRGINIA IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH, VIRGINIA ON THE 15th DAY OF SEPTEMBER 1982. THIS PLAN WAS RECEIVED AND ADMITTED TO RECORD IN MAP BOOK 333-3 AT PAGE 41

WITNESSES: *By: [Signature]* CLERK



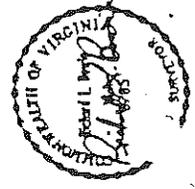
NOTES:
 1. THE DIMENSIONS HEREON ARE FOR THE UNIT ONLY UNLESS OTHERWISE SHOWN.
 2. ALL UNIT DIMENSIONS SHOWN ARE EXTERIOR DIMENSIONS.
 3. A PATIO IN FEET IS MARKED WITH A PATIO IN FEET.
 4. MODEL UNITS REVERSED U IN R MEANS REVERSED U IN R.

SUPPLEMENTAL
 CONDOMINIUM PLANS
 OF
 ROYAL COURT ESTATE CONDO
 LYNNHUR, BOFROUGI, VA. BEACH,
 LYNNHUR, BOFROUGI, VA. BEACH,

SHEET 3 OF 5

TALBOT GROUP LTD.

| | |
|----------------|----------|
| OWNER | DATE |
| CONTRACTOR | DATE |
| ENGINEER | DATE |
| PROJECT NUMBER | |
| SCALE | 1" = 10' |
| DATE | 08/24/82 |



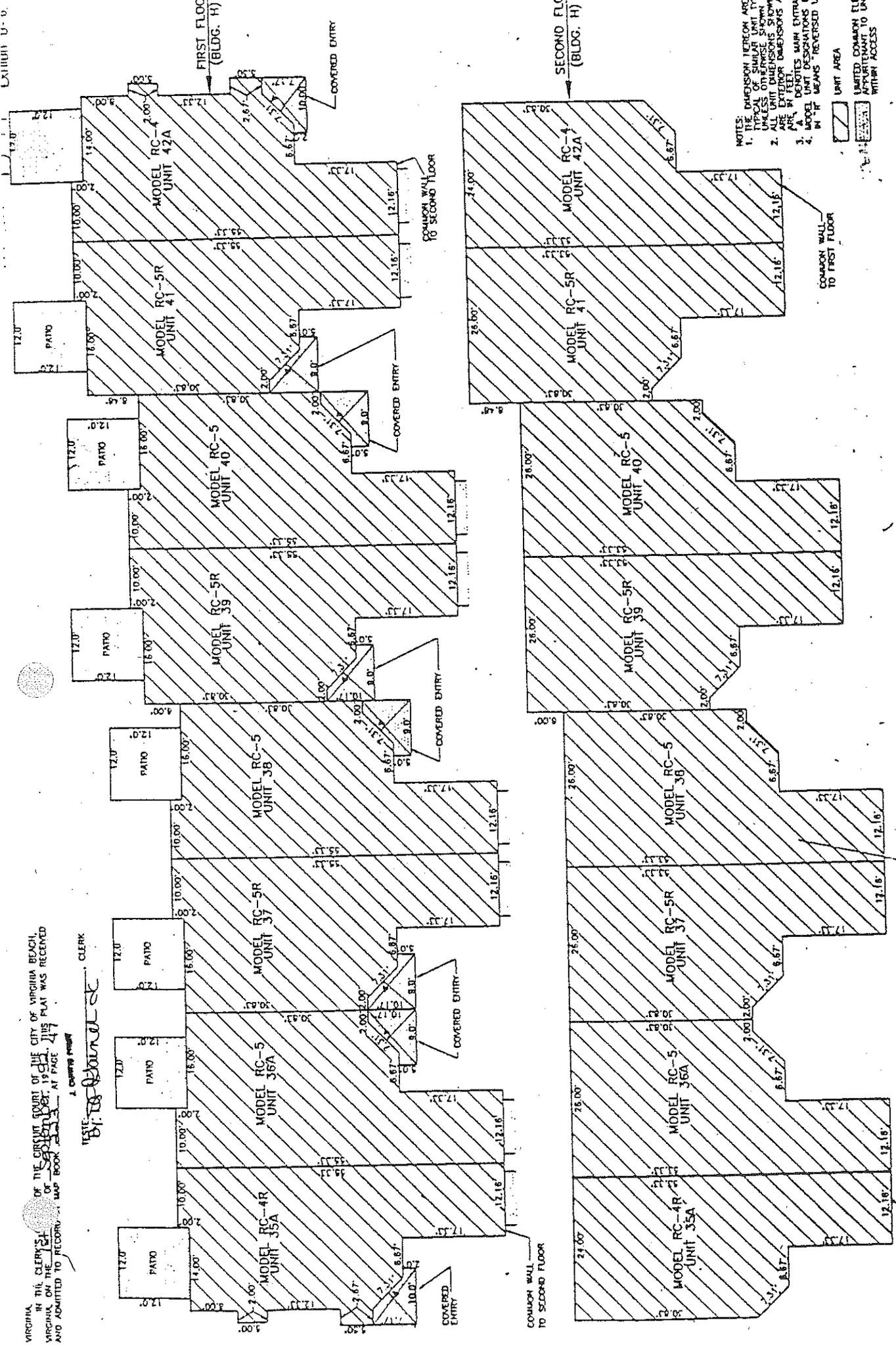
THE UNDERSIGNED CERTIFIES THAT THESE PLANS ARE ACCURATE AND COMPLY WITH THE PROVISIONS OF SECTION 55-78.56(6) OF THE CODE OF VIRGINIA, 1950, AS AMENDED, AND THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON AND ALL COMMON ELEMENTS HAVE BEEN SURVEYED AND INITIALLY COMPLETED.

Richard L. Bowle
 RICHARD L. BOWLE, P.E.

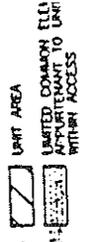
DATE: 08/24/82

VIRGINIA IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH, VIRGINIA, ON THE 1st DAY OF SEPTEMBER, 1953. THIS PLAN WAS RECEIVED AND ADMITTED TO RECORD IN MAP BOOK 233 AT PAGE 477

BY: *Richard L. Rowe* CLERK

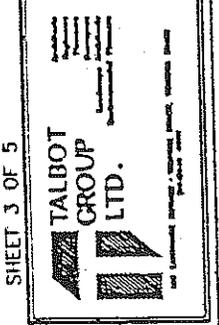


- NOTES:
1. THE DIMENSIONS HEREON ARE TYPICAL OF SIMILAR UNITS UNLESS OTHERWISE SHOWN.
 2. AREA EXTERIOR DIMENSIONS ARE IN FEET.
 3. A DENOTES MAIN ENTRY.
 4. MODEL UNIT DESIGNATIONS IN "R" MEANS REVERSED U.



SUPPLEMENTAL CONDOMINIUM PLANS OF ROYAL COURT ESTATE CONDOMINIUM LYNNHIA, BOROUGH, VA. BEACH.

| | |
|--------------------------|-----------------|
| OWNER: TALBOT GROUP LTD. | DATE: 08/24/53 |
| DESIGNER: R. L. ROWE | DATE: 08/24/53 |
| ENGINEER: R. L. ROWE | DATE: 08/24/53 |
| PROJECT: ROYAL COURT | SCALE: 1" = 10' |
| FILE NO. A-7-477 | |



SHEET 3 OF 5

THE UNDERSIGNED CERTIFIES THAT THESE PLANS ARE ACCURATE AND COMPLY WITH THE PROVISIONS OF SECTION 55-79.58(6) OF THE CODE OF VIRGINIA, 1950, AS AMENDED, AND THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON AND ALL COMMON ELEMENTS HAVE BEEN SUBSTANTIALLY COMPLETED.

Richard L. Rowe
 PROW L. ROWE, P.E.
 DATE: 08/24/53

AMENDMENT TO THE CONDOMINIUM DECLARATION
OF ROYAL COURT ESTATE CONDOMINIUM
CREATING UNITS AND LIMITED COMMON ELEMENTS
ON CONVERTIBLE LAND
(PHASE 8)

This Amendment to the Condominium Declaration of ROYAL COURT ESTATE CONDOMINIUM, is made this 21st day of October, 1992, by ROYAL COURT, INC., a Virginia Corporation, hereinafter called the "Declarant", as developer and owner of the real property situated in the City of Virginia Beach, Virginia, which was subjected to a Condominium regime known as ROYAL COURT ESTATE CONDOMINIUM, pursuant to the Virginia Condominium Act, said Declaration (hereinafter the "Original Declaration") being recorded in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia, in Deed Book 2920, at Page 1434, et seq., as amended; and

WHEREAS, the Declarant did reserve in the Original Declaration the right to create additional Units and Limited common elements on Convertible land pursuant to the Code of Virginia 1950, as amended, Section 55-79.39 et seq.; and

WHEREAS, it is the intention of the Declarant to create seven (7) additional Units with Limited common elements appertaining thereto on the said Convertible land;

NOW, THEREFORE, this Amendment to the Condominium Original Declaration is recorded pursuant to the Virginia Condominium Act and does amend and supplement the Original Declaration in the following respects:

1. The Declarant does hereby create upon a portion of the land designated "Convertible and Withdrawable Land" shown

Map Book 224 pgs 83-88

on the Condominium plat recorded in the aforesaid Clerk's Office as a part of Exhibit B to the Original Declaration, seven (7) additional Units as described and shown on the Supplemental Plats and Plans attached hereto as Exhibit B-7 together with Limited common elements appertaining to said Units. The Convertible land upon which additional Units and Limited common elements are being created is shown on said Exhibit B-7 as "PHASE 8 AREA = 0.581 ACRES."

2. The Units are identified by the numbers 11, 12, 13, 14, 15, 16, and 17. The dimensions of each Unit may be determined from the Plats and Plans.

3. Each Unit and Limited common element created by this Amendment shall be defined and described in a fashion identical to the description of Condominium units and Limited common elements as found in the Original Declaration, as amended, which said description of Units and Limited common elements is hereby incorporated by reference.

4. Henceforth, each Unit, whether created by the Original Declaration or by this Amendment, shall have an undivided percentage interest in the Common elements and liability for Common expenses all of which are allocated as shown on Exhibit D attached hereto and made a part hereof, and shall have an equal vote in the Unit Owners' Association pursuant to Section 2.9 of the Bylaws.

5. All of the real property submitted to the regime which does not constitute a part of any Unit or a Limited

common element as previously defined shall continue to constitute general Common elements and areas.

No provision of this Amendment to the Declaration shall be construed to limit or restrict in any manner the right of the Declarant to withdraw the Withdrawable land or to create additional Units and Limited common elements on the Convertible land as provided in the Original Declaration. It is expressly provided, however, that the land converted by this Amendment shall no longer be withdrawable from the Condominium.

IN WITNESS WHEREOF, the Declarant, ROYAL COURT, INC., a Virginia corporation, has caused this Amendment to be executed pursuant to due authority this 21st day of October, 1992.

ROYAL COURT, INC., a Virginia corporation

By Donald L. Moore
Donald L. Moore, President

STATE OF VIRGINIA,

CITY OF VIRGINIA BEACH, to-wit:

The foregoing instrument was acknowledged before me this 21st day of October, 1992, by DONALD L. MOORE, President of ROYAL COURT, INC., a Virginia corporation, on behalf of said corporation.

Susan J. White
Notary Public

My Commission Expires:

2-28-95

jbh/condo/ryl.cnv8

EXHIBIT D

| <u>Unit number</u> | <u>Size Area in sq. ft.</u> | <u>% Common Element Interest</u> |
|----------------------|-----------------------------|--|
| PHASE 8 - BUILDING C | | |
| 11 | 1,815 | 1.89 |
| 12 | 1,925 | 2.00 |
| 13 | 1,925 | 2.00 |
| 14 | 1,925 | 2.00 |
| 15 | 2,870 | 2.98 |
| 16 | 2,870 | 2.98 |
| 17 | 1,815 | 1.89 |
| PHASE 2 - BUILDING D | | |
| 18 | 2,458 | 2.55 |
| 19 | 2,870 | 2.98 |
| 20 | 2,870 | 2.98 |
| 21 | 2,458 | 2.55 |
| PHASE 6 - BUILDING E | | |
| 21A | 1,815 | 1.89 |
| 22 | 1,925 | 2.00 |
| 23 | 1,925 | 2.00 |
| 24 | 1,925 | 2.00 |
| 25 | 1,925 | 2.00 |
| 26A | 1,815 | 1.89 |

PHASE 5 - BUILDING F

| | | |
|----|-------|------|
| 26 | 1,815 | 1.89 |
| 27 | 1,925 | 2.00 |
| 28 | 1,925 | 2.00 |
| 29 | 1,925 | 2.00 |
| 30 | 1,925 | 2.00 |
| 31 | 1,815 | 1.89 |

PHASE 4 - BUILDING G

| | | |
|----|-------|------|
| 32 | 1,815 | 1.89 |
| 33 | 1,925 | 2.00 |
| 34 | 1,925 | 2.00 |
| 35 | 1,925 | 2.00 |
| 36 | 1,815 | 1.89 |

PHASE 7 - BUILDING H

| | | |
|-----|-------|------|
| 35A | 1,815 | 1.89 |
| 36A | 1,925 | 2.00 |
| 37 | 1,925 | 2.00 |
| 38 | 1,925 | 2.00 |
| 39 | 1,925 | 2.00 |
| 40 | 1,925 | 2.00 |
| 41 | 1,925 | 2.00 |
| 42A | 1,815 | 1.89 |

PHASE 3 - BUILDING I

| | | |
|----|-------|------|
| 42 | 2,458 | 2.55 |
| 43 | 2,399 | 2.49 |
| 44 | 2,399 | 2.49 |
| 45 | 2,458 | 2.55 |

BK 3155PG1905

PHASE 1 - BUILDING J

| | | |
|--------------------|---------------|------|
| 46 | 2,458 | 2.55 |
| 47 | 2,870 | 2.98 |
| 48 | 2,870 | 2.98 |
| 49 | 2,870 | 2.98 |
| 50 | 2,458 | 2.55 |
| TOTALS: | 96,286 sq.ft. | 100% |
| jbh/condo/ryl.cnv8 | | |

RECORDED WITH
CERTIFICATE ANNEXED

92 DEC -1 PM 1:15

92 DEC 1 1992
VIRGINIA BEACH, VA.

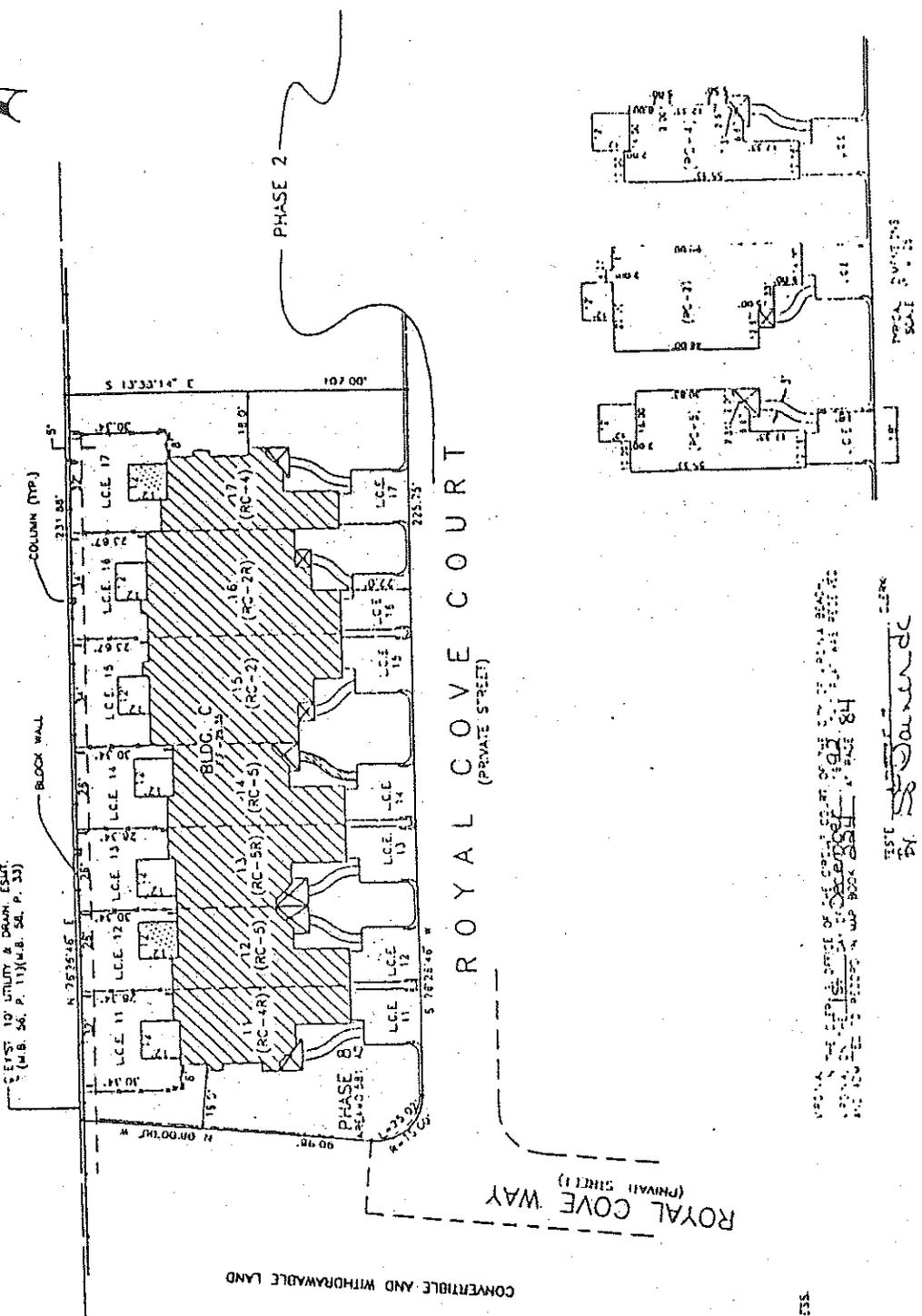
TESTE:

Paula J. ...
CLERK, CIRCUIT COURT



SUBDIVISION OF PROPERTY OF
JOHN W. POTTER
(M.B. 81, P. 19)

ELECT. UTILITY & DRAIN. ESMT.
(M.B. 54, P. 11)(M.B. 54, P. 33)



| BLOC. | MODE. | UNIT | UNIT ADDRESS | L.O.P.N. |
|-------|-------|------|-----------------------|-------------------|
| C | RC-1 | 11 | 1714 ROYAL COVE COURT | 62-1215-2116 |
| C | RC-1 | 12 | 1714 ROYAL COVE COURT | 7408-62-9345-7200 |
| C | RC-1 | 13 | 1714 ROYAL COVE COURT | 7408-62-9345-2190 |
| C | RC-1 | 14 | 1714 ROYAL COVE COURT | 7408-62-9345-2180 |
| C | RC-1 | 15 | 1714 ROYAL COVE COURT | 7408-62-9345-2170 |
| C | RC-1 | 16 | 1714 ROYAL COVE COURT | 7408-62-9345-2160 |
| C | RC-1 | 17 | 1714 ROYAL COVE COURT | 7408-62-9345-2150 |

CONVERTIBLE AND WITHDRAWABLE LAND

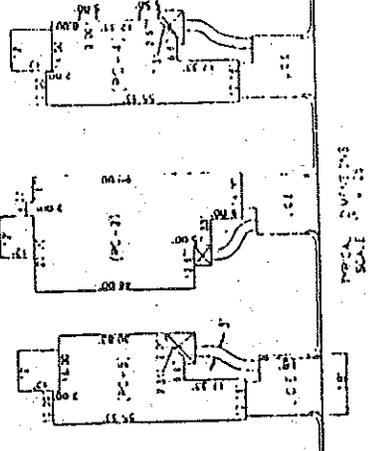
- NOTES
1. PLANNED FLOOR FINISHES BASED ON NOV. 1978.
 2. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
 3. ALL DIMENSIONS AND AREAS ARE APPROXIMATE.
 4. SEE PLANS FOR FURTHER DIMENSIONS.

- LEGEND
- AREA
 - COMMON ELEMENTS
 - UNITED COMMON ELEMENTS APPURTENANT TO UNITS 4 & 5 - N ACCESS
 - APPROXIMATE LOCATION OF CENTERLINE OF COMMON WALL BETWEEN UNITS
 - UNIT COMMON ELEMENT APPURTENANT TO UNIT 12-17

JOHN W. POTTER, A DAILY REGISTERED AND SUPERVISOR, DO NOT SIGN THESE PLANS UNLESS HE HAS BEEN ADVISED BY THE ARCHITECT OF THE EXISTENCE OF ANY UNITS OR COMMON ELEMENTS WHICH HAVE BEEN SUBSTANTIALLY COMPLETED.

DATE: 10.15.78

JOHN W. POTTER, LAND SURVEYOR, NO. 1031



TEST BY: *Stoumand* CLERK

REVISIONS TO BE MADE TO THESE PLANS AS PER THE ATTACHED SHEET 1 & 2.

SHEET 2 OF 6

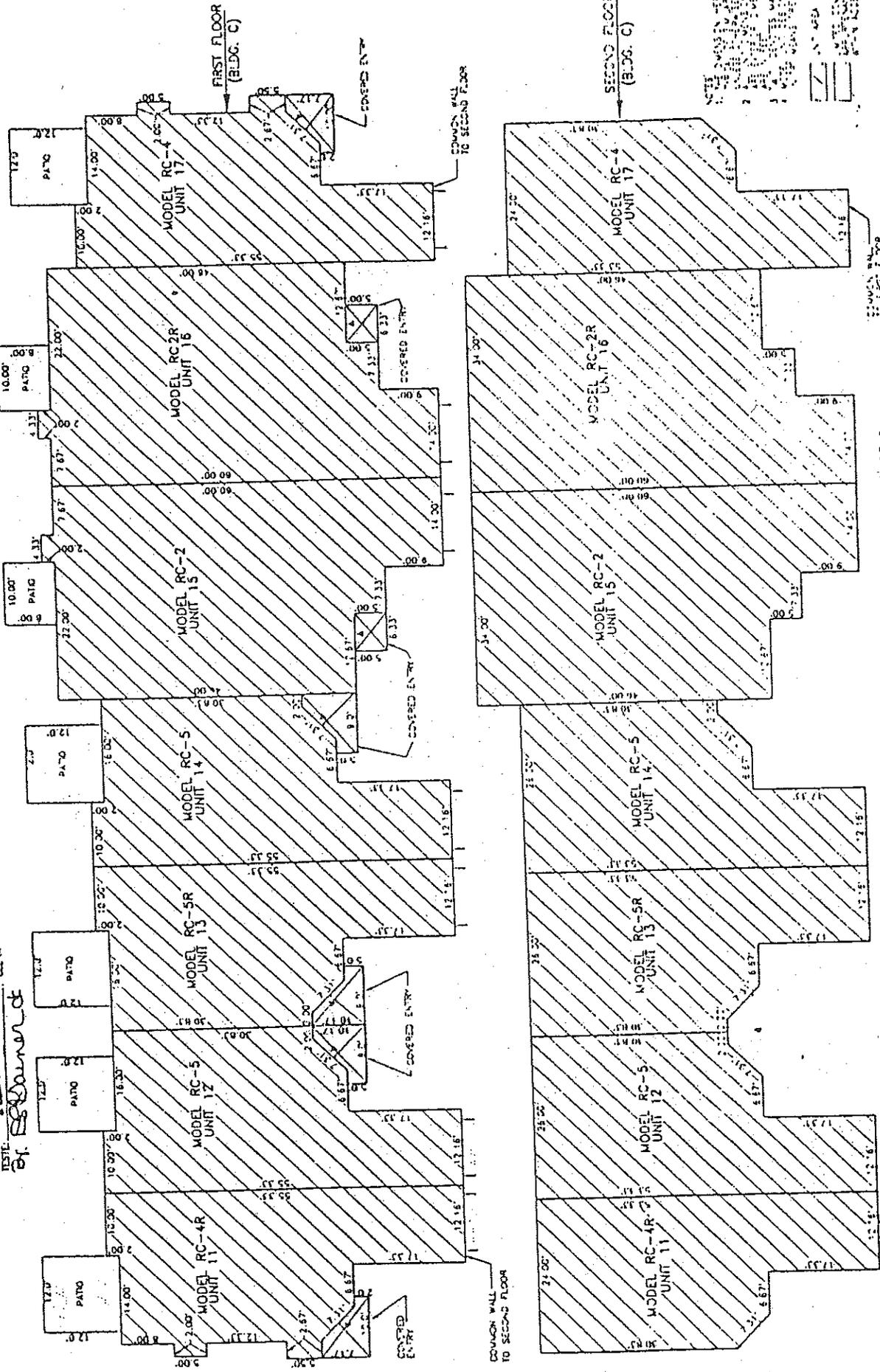


TALBOT GROUP LTD.

SUPPLEMENTAL CONDOMINIUM PLANS OF ROYAL COURT ESTATE CONDOMINIUM

WHEREAS THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BELOW
WHICH IS ON THE 19th DAY OF DECEMBER 1991, HAS RECEIVED
AND ADMITS TO RECORD A MAP BOOK AT PAGE 85

DATE: 12/19/91
BY: *Edward*
CLERK



NOTE: UNITS WITH PATIOS ARE SHOWN WITH PATIOS. UNITS WITH COVERED ENTRIES ARE SHOWN WITH COVERED ENTRIES. UNITS WITH COMMON WALLS TO ADJACENT UNITS ARE SHOWN WITH COMMON WALLS TO ADJACENT UNITS.

CONDOMINIUM PLANS
OF
ROYAL COURT ESTATE CONDOMINIUM
LITTLE ROCK, ARKANSAS

| | |
|-------------|-------------------|
| OWNER | TALBOT GROUP LTD. |
| DESIGNER | TALBOT GROUP LTD. |
| DATE | 10/16/92 |
| SCALE | AS SHOWN |
| PROJECT NO. | 10101 |
| DATE | 10/16/92 |
| BY | <i>Edward</i> |
| CHECKED BY | |
| DATE | |

SHEET 3 OF 6

TALBOT GROUP LTD.

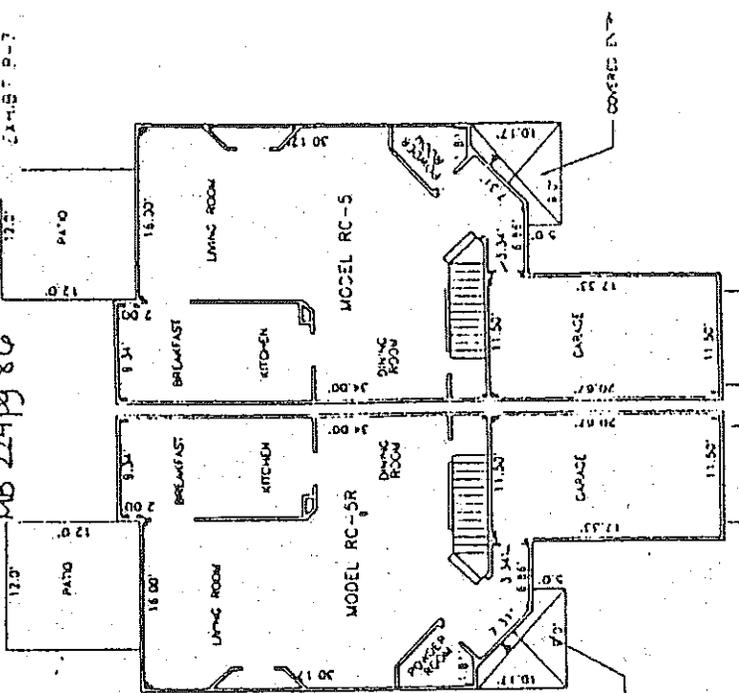
10101



COMMON WALL TO FIRST FLOOR

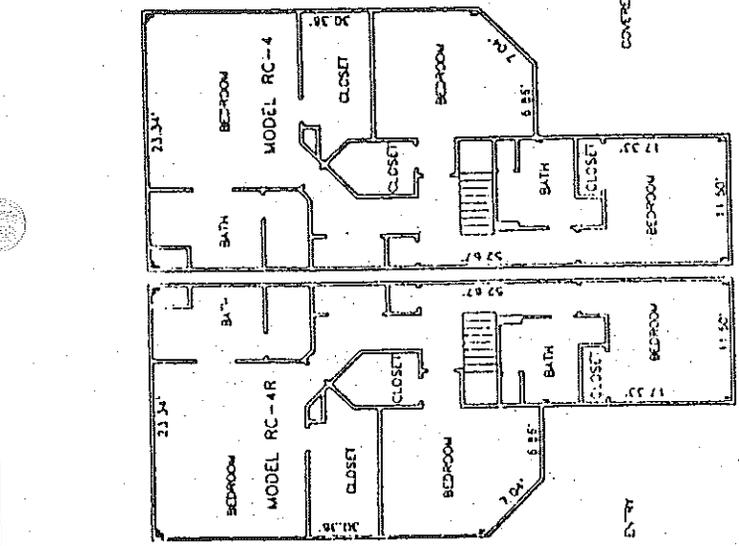
THE REPRODUCED DIMENSIONS ON THESE PLANS ARE APPROXIMATE AND THE PROVISIONS OF SECTION 55-719 (B) OF THE CODE OF VIRGINIA, 1950, AS AMENDED AND THAT ALL DIMENSIONS OF THESE UNITS HAVE BEEN AND ALL COMMON ELEMENTS HAVE BEEN SUBSTANTIALLY COMPLETED.

Edward DATE: 10/16/92



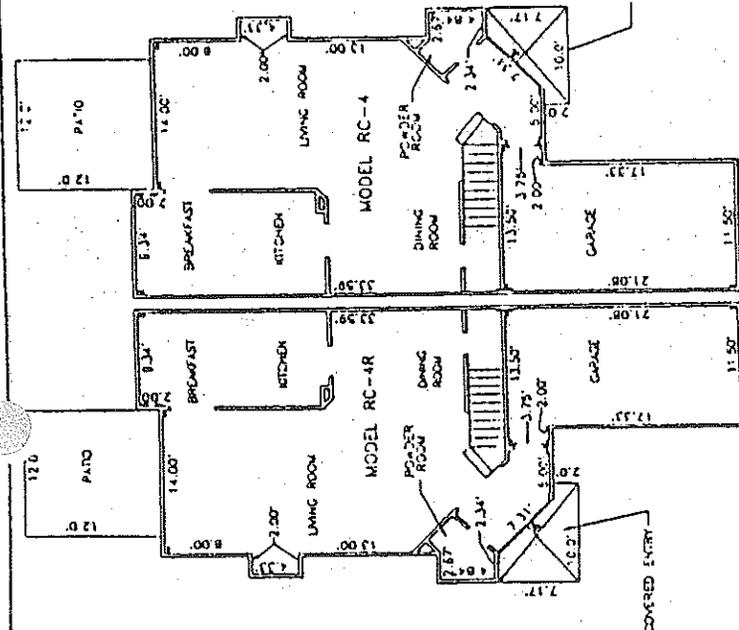
FIRST FLOOR (TYPICAL UNIT PLAN - MODEL RC-5)

MODEL RC-5 CONTAINS A TOTAL FLOOR SPACE OF 1825 SQ. FT.

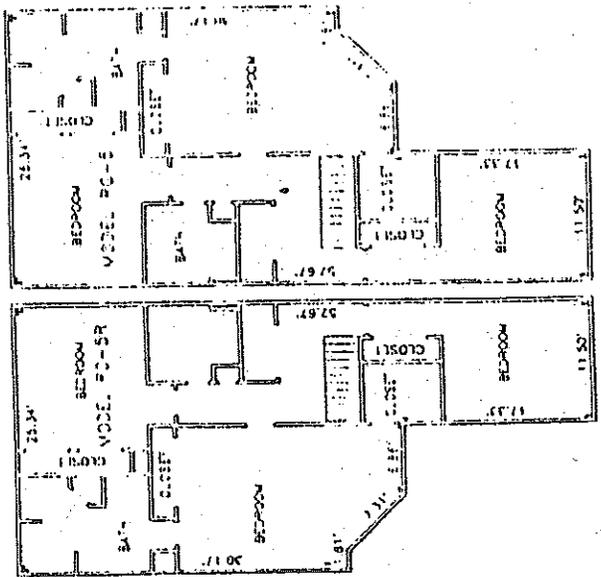


SECOND FLOOR (TYPICAL UNIT PLAN - MODEL RC-4)

MODEL RC-4 CONTAINS A TOTAL FLOOR SPACE OF 1815 SQ. FT.



FIRST FLOOR (TYPICAL UNIT PLAN - MODEL RC-4)



SECOND FLOOR (TYPICAL UNIT PLAN - MODEL RC-5)

THE UNITS SHOWN HEREIN ARE TYPICAL UNITS. THERE MAY BE VARIATIONS IN THE LAYOUT OF THE UNITS. THE DIMENSIONS SHOWN ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE ONLY. THE DIMENSIONS SHOWN ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE ONLY. THE DIMENSIONS SHOWN ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE ONLY.

Robert L. ...
DATE: 4/24/92

- NOTES
1. UNITS COMMON ELEMENTS APPLICABLE TO UNITS WITHIN ACCESS.
 2. A. SERVICE MAN ENTRANCE
 3. THE DIMENSIONS SHOWN ARE TYPICAL OF SIMILAR UNIT UNLESS OTHERWISE SPECIFIED.
 4. ALL UNIT DIMENSIONS SHOWN ARE NET FLOOR DIMENSIONS AND ARE IN FEET.
 5. THE AREA OF THE UNITS SHOWN HEREIN IS SUBJECT TO THE REVISIONS OF THE ARCHITECT'S DRAWINGS AND ANY CHANGES MADE THEREIN. THE DIMENSIONS SHOWN ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE ONLY.
 6. INTERIOR UNIT CONNECTIONS AND PARTITIONS ARE SHOWN FOR THE PURPOSE OF ILLUSTRATION ONLY AND MAY NOT REPRESENT THE INTERIOR FINISHES AS SHOWN.
 7. IN CONNECTION WITH THE DECLARATION, FLOOR SPACE SHALL NOT BE MEASURED AS SHOWN.
 8. MODEL RC-4 DESIGNATING ENGINEER'S MEANS REFERENCED UNIT.

APPROVA THE ABOVE UNIT IS SUBJECT TO THE REVISIONS OF THE ARCHITECT'S DRAWINGS AND ANY CHANGES MADE THEREIN. THE DIMENSIONS SHOWN ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE ONLY.

TEST REPORT NO. 100
BY: S. Sanchez
DATE: 4/24/92

SHEET 4 OF 6



TALBOT GROUP LTD.

CONDOMINIUM PLANS
OF
ROYAL COURT ESTATE CONDOMINIUM

AMENDMENT TO THE CONDOMINIUM DECLARATION
OF ROYAL COURT ESTATE CONDOMINIUM
CREATING UNITS AND LIMITED COMMON ELEMENTS
ON CONVERTIBLE LAND
(PHASE 9)

This Amendment to the Condominium Declaration of ROYAL COURT ESTATE CONDOMINIUM, is made this 19th day of January, 1993, by ROYAL COURT, INC., a Virginia Corporation, hereinafter called the "Declarant", as developer and owner of the real property situated in the City of Virginia Beach, Virginia, which was subjected to a Condominium regime known as ROYAL COURT ESTATE CONDOMINIUM, pursuant to the Virginia Condominium Act, said Declaration (hereinafter the "Original Declaration") being recorded in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia, in Deed Book 2920, at Page 1434, et seq., as amended; and

WHEREAS, the Declarant did reserve in the Original Declaration the right to create additional Units and Limited common elements on Convertible land pursuant to the Code of Virginia 1950, as amended, Section 55-79.39 et seq.; and

WHEREAS, it is the intention of the Declarant to create six (6) additional Units with Limited common elements appertaining thereto on the said Convertible land;

NOW, THEREFORE, this Amendment to the Condominium Original Declaration is recorded pursuant to the Virginia Condominium Act and does amend and supplement the Original Declaration in the following respects:

1. The Declarant does hereby create upon a portion of the land designated "Convertible and Withdrawable Land" shown

MAP BOOK 225 PGS 80-84

on the Condominium plat recorded in the aforesaid Clerk's Office as a part of Exhibit B to the Original Declaration, six (6) additional Units as described and shown on the Supplemental Plats and Plans attached hereto as Exhibit B-8 together with Limited common elements appertaining to said Units. The Convertible land upon which additional Units and Limited common elements are being created is shown on said Exhibit B-8 as "PHASE 9 AREA = 0.535 ACRES."

2. The Units are identified by the numbers 7A, 8, 9, 10, 11A, and 11B. The dimensions of each Unit may be determined from the Plats and Plans.

3. Each Unit and Limited common element created by this Amendment shall be defined and described in a fashion identical to the description of Condominium units and Limited common elements as found in the Original Declaration, as amended, which said description of Units and Limited common elements is hereby incorporated by reference.

4. Henceforth, each Unit, whether created by the Original Declaration or by this Amendment, shall have an undivided percentage interest in the Common elements and liability for Common expenses all of which are allocated as shown on Exhibit D attached hereto and made a part hereof, and shall have an equal vote in the Unit Owners' Association pursuant to Section 2.9 of the Bylaws.

5. All of the real property submitted to the regime which does not constitute a part of any Unit or a Limited

common element as previously defined shall continue to constitute general Common elements and areas.

No provision of this Amendment to the Declaration shall be construed to limit or restrict in any manner the right of the Declarant to withdraw the Withdrawable land or to create additional Units and Limited common elements on the Convertible land as provided in the Original Declaration. It is expressly provided, however, that the land converted by this Amendment shall no longer be withdrawable from the Condominium.

IN WITNESS WHEREOF, the Declarant, ROYAL COURT, INC., a Virginia corporation, has caused this Amendment to be executed pursuant to due authority this 19th day of January, 1993.

ROYAL COURT, INC., a Virginia corporation

By Donald L. Moore
Donald L. Moore, President

STATE OF VIRGINIA,
CITY OF VIRGINIA BEACH, to-wit:

The foregoing instrument was acknowledged before me this 19th day of January, 1993, by DONALD L. MOORE, President of ROYAL COURT, INC., a Virginia corporation, on behalf of said corporation.

Susan L. White
Notary Public

My Commission Expires: 2-28-95

jbh/condo/ryl.cnv9

EXHIBIT D

| <u>Unit number</u> | <u>Size Area in sq. ft.</u> | <u>% Common Element Interest</u> |
|----------------------|-----------------------------|--|
| PHASE 9 - BUILDING B | | |
| 7A | 1,815 | 1.69 |
| 8 | 1,925 | 1.79 |
| 9 | 1,925 | 1.79 |
| 10 | 1,925 | 1.79 |
| 11A | 1,925 | 1.79 |
| 11B | 1,815 | 1.69 |
| PHASE 8 - BUILDING C | | |
| 11 | 1,815 | 1.69 |
| 12 | 1,925 | 1.79 |
| 13 | 1,925 | 1.79 |
| 14 | 1,925 | 1.79 |
| 15 | 2,870 | 2.66 |
| 16 | 2,870 | 2.66 |
| 17 | 1,815 | 1.69 |
| PHASE 2 - BUILDING D | | |
| 18 | 2,458 | 2.28 |
| 19 | 2,870 | 2.66 |
| 20 | 2,870 | 2.66 |
| 21 | 2,458 | 2.28 |

PHASE 6 - BUILDING E

| | | |
|-----|-------|------|
| 21A | 1,815 | 1.69 |
| 22 | 1,925 | 1.79 |
| 23 | 1,925 | 1.79 |
| 24 | 1,925 | 1.79 |
| 25 | 1,925 | 1.79 |
| 26A | 1,815 | 1.69 |

PHASE 5 - BUILDING F

| | | |
|----|-------|------|
| 26 | 1,815 | 1.69 |
| 27 | 1,925 | 1.79 |
| 28 | 1,925 | 1.79 |
| 29 | 1,925 | 1.79 |
| 30 | 1,925 | 1.79 |
| 31 | 1,815 | 1.69 |

PHASE 4 - BUILDING G

| | | |
|----|-------|------|
| 32 | 1,815 | 1.69 |
| 33 | 1,925 | 1.79 |
| 34 | 1,925 | 1.79 |
| 35 | 1,925 | 1.79 |
| 36 | 1,815 | 1.69 |

PHASE 7 - BUILDING H

| | | |
|-----|-------|------|
| 35A | 1,815 | 1.69 |
| 36A | 1,925 | 1.79 |
| 37 | 1,925 | 1.79 |
| 38 | 1,925 | 1.79 |
| 39 | 1,925 | 1.79 |
| 40 | 1,925 | 1.79 |
| 41 | 1,925 | 1.79 |

BK 3177PG1385

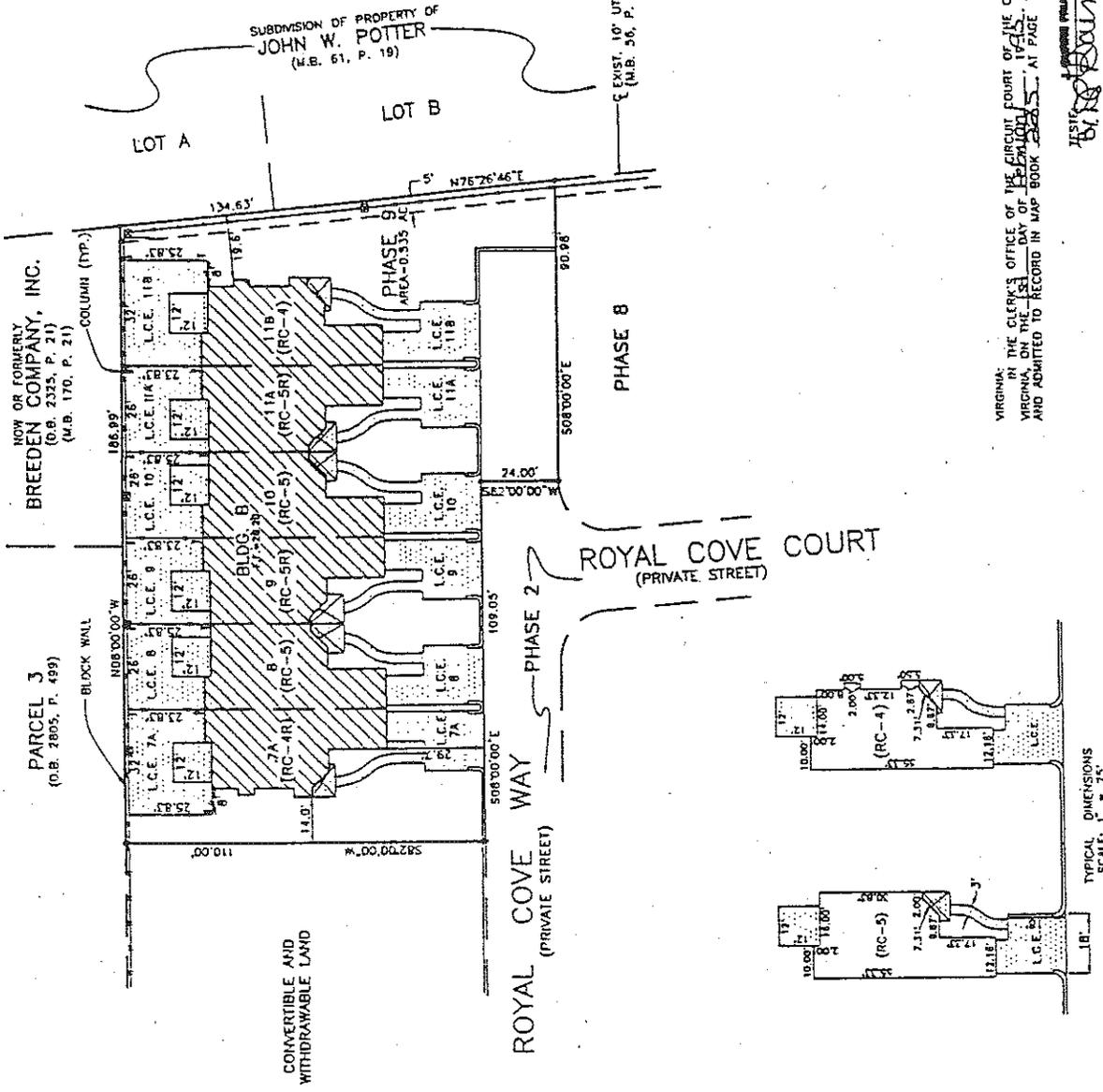
| | | |
|----------------------|-----------------|------|
| 42A | 1,815 | 1.69 |
| PHASE 3 - BUILDING I | | |
| 42 | 2,458 | 2.28 |
| 43 | 2,399 | 2.23 |
| 44 | 2,399 | 2.23 |
| 45 | 2,458 | 2.28 |
| PHASE 1 - BUILDING J | | |
| 46 | 2,458 | 2.28 |
| 47 | 2,870 | 2.66 |
| 48 | 2,870 | 2.66 |
| 49 | 2,870 | 2.66 |
| 50 | 2,458 | 2.28 |
| TOTALS: | 107,616 sq. ft. | 100% |

jbh/condo/ryl.cnv9

RECORDED WITH
CERTIFICATE ANNEXED
93 FEB -1 AM 11: 18

MB 225 PG 1

| BLDG | MODEL | UNIT | UNIT ADDRESS | CPIN |
|------|-------|------|--------------------|-------------------|
| B | RC-4R | 7A | 933 ROYAL COVE WAY | 2408-02-9345-2110 |
| B | RC-5 | 8 | 937 ROYAL COVE WAY | 2408-02-9345-2120 |
| B | RC-5R | 9 | 941 ROYAL COVE WAY | 2408-02-9345-2130 |
| B | RC-5 | 10 | 945 ROYAL COVE WAY | 2408-02-9345-2140 |
| B | RC-5R | 11A | 949 ROYAL COVE WAY | 2408-02-9345-2150 |
| B | RC-4 | 11B | 953 ROYAL COVE WAY | 2408-02-9345-2155 |



ROYAL COURT ESTATE CONDOMINIUM

SUPPLEMENTAL
CONDOMINIUM PLATS
OF

ROYAL COURT ESTATE CONDOMINIUM

LYNNHILL, DORCHES, VA. BEACH, VA.

CLERK
[Signature]

REGISTERED PLANT

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA, BEACH, VIRGINIA, ON THE 18TH DAY OF FEBRUARY, 1931. THIS PLAT WAS RECEIVED AND ADMITTED TO RECORD IN MAP BOOK 225-1 AT PAGE 81

VIRGINIA:

TALBOT GROUP LTD.

SHEET 2 OF 5

TYPICAL DIMENSIONS
SCALE: 1" = 25'

COMMONWEALTH OF VIRGINIA
JIM M. JAMES
0-11-33
1931
0 SURVEYOR

JOHN M. PAYNE, LAND SURVEYOR, NO. 1831
DATE: 01-11-73

- NOTES:
1. F.F. = FINISHED FLOOR ELEVATION BASED ON NOV. 1929, DATUM 0.00 = MEAN SEA LEVEL.
 2. ALL BUILDING DIMENSIONS SHOWN HEREON ARE EXTERIOR DIMENSIONS AND ARE IN FEET.
 3. DIMENSIONS AND AREAS ARE SUPERSEDED BY THE DECLARATION AND IS NOT INTENDED TO IMPLY THAT THE EXTERIOR WALLS, BEARING WALLS AND OTHER COMMON ELEMENTS ARE UNIT AREA.
 4. SEE PLANS FOR EXTERIOR DIMENSIONS.

LEGEND

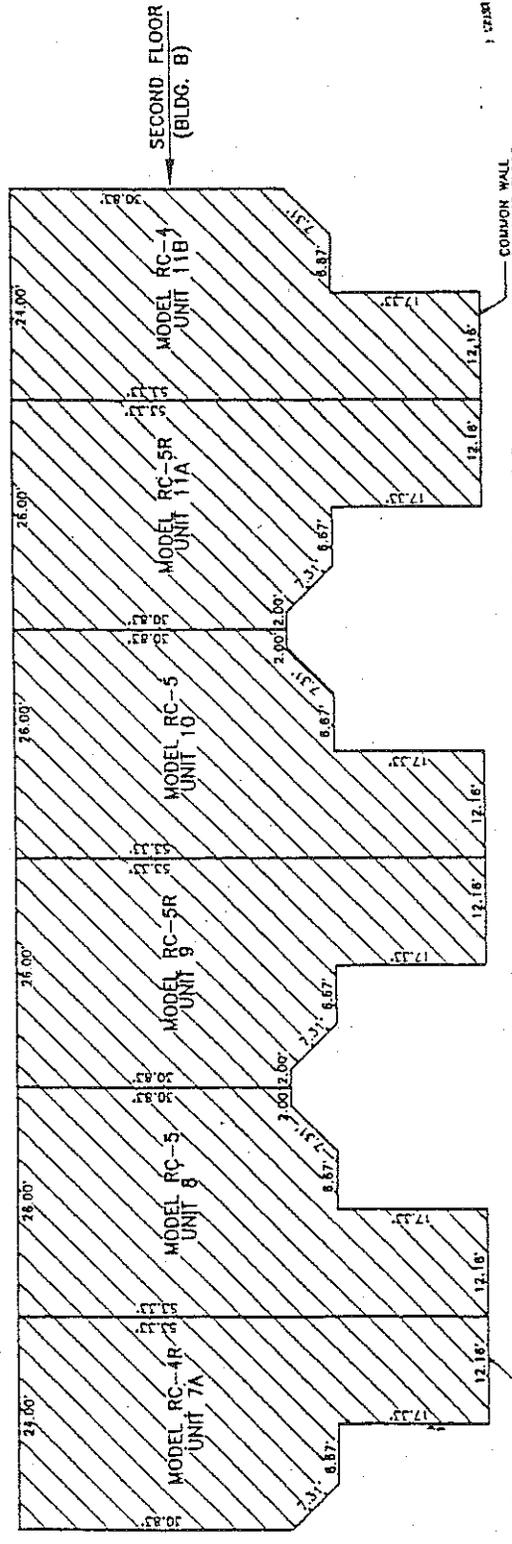
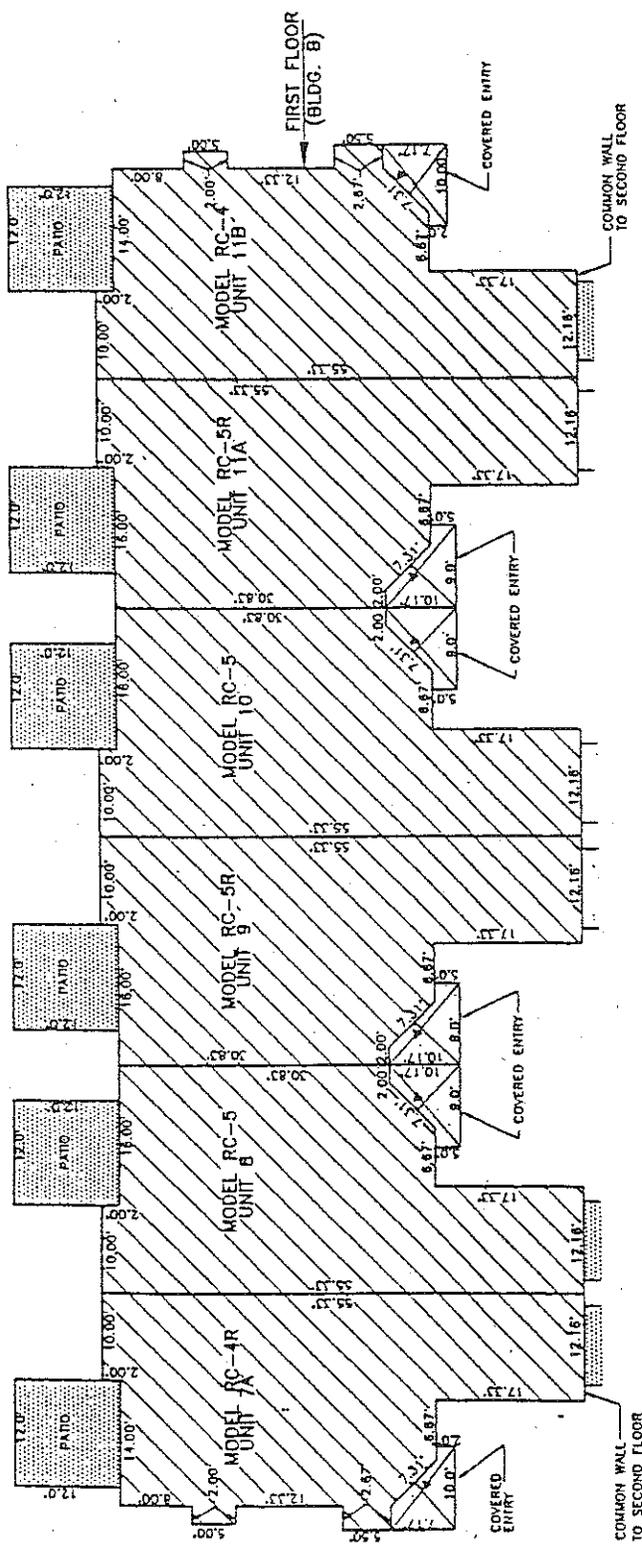
- UNIT AREA
- COMMON ELEMENTS
- LIMITED COMMON ELEMENTS APPURTENANT TO UNITS WITHIN ACCESS.
- APPROXIMATE LOCATION OF CENTERLINE OF COMMON WALL BETWEEN UNITS.
- LIMITED COMMON ELEMENT APPURTENANT TO UNIT INDICATED.
- L.C.E.

JOHN M. PAYNE, A DULY REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THESE PLATS AND RECORDS FULLY COMPLY WITH SECTION 15-1-13 OF THE CODE OF VIRGINIA 1950 AS AMENDED THROUGH 1973. ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

SIGNED: *[Signature]* DATE: 01-11-73

VIRGINIA: BY THE CLERK OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH, VIRGINIA, ON THE _____ DAY OF _____, 19____ THIS PLAN WAS RECEIVED AND ADMITTED TO RECORD IN MAP BOOK _____ AT PAGE _____

LISTED BY Richard L. Bowie CLERK



- NOTES: THE DIMENSIONS HEREON ARE FOR THE UNITS SHOWN UNLESS OTHERWISE SHOWN. ALL UNIT DIMENSIONS SHOWN ARE EXTERIOR DIMENSIONS AND ARE IN FEET AND INCHES. MAIN ENTRANCEWAYS ARE DESIGNATED BY THE MODEL UNIT DESIGNATIONS ENDING IN "R". "R" MEANS "REVERSED UNIT".
- 1. THE DIMENSIONS HEREON ARE FOR THE UNITS SHOWN UNLESS OTHERWISE SHOWN.
 - 2. ALL UNIT DIMENSIONS SHOWN ARE EXTERIOR DIMENSIONS AND ARE IN FEET AND INCHES.
 - 3. MAIN ENTRANCEWAYS ARE DESIGNATED BY THE MODEL UNIT DESIGNATIONS ENDING IN "R".
 - 4. "R" MEANS "REVERSED UNIT".

UNIT AREA
 UNITS EQUIPPED ELEMENT APPLICABLE TO UNITS WITHIN ACCESS

SHEET 3 OF 5

| | |
|-------------------------------------|--------------------------|
| DESIGN BY: <u>TALBOT GROUP LTD.</u> | DATE: <u>11/19/93</u> |
| COMP. CHK. <u>Richard L. Bowie</u> | DATE: <u>11/19/93</u> |
| PROJECT NO. <u>930113A</u> | DATE: <u>11/19/93</u> |
| SCALE: <u>1" = 10'</u> | FILE NO. <u>A-7-4734</u> |

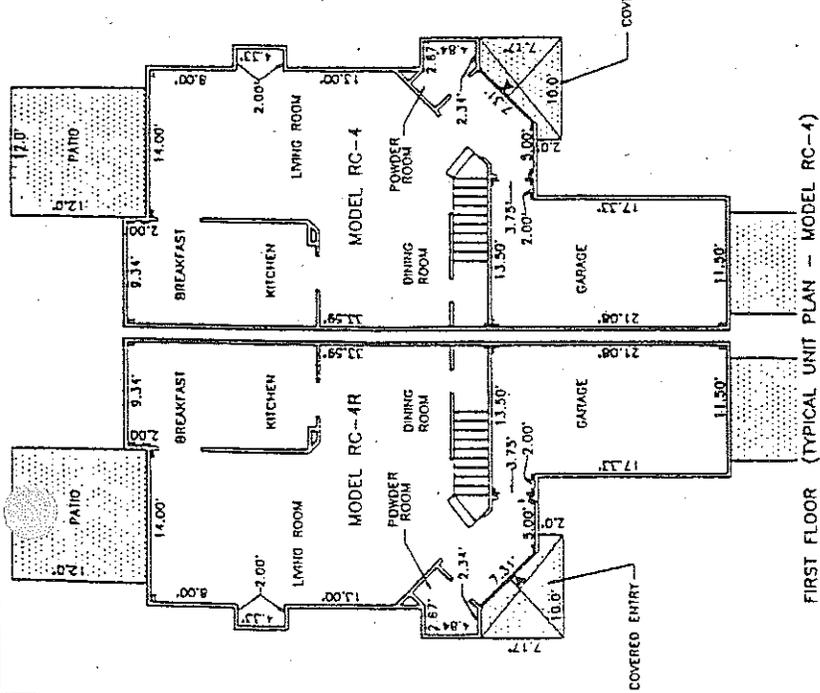
TALBOT GROUP LTD.
 The Commercial Real Estate Professionals



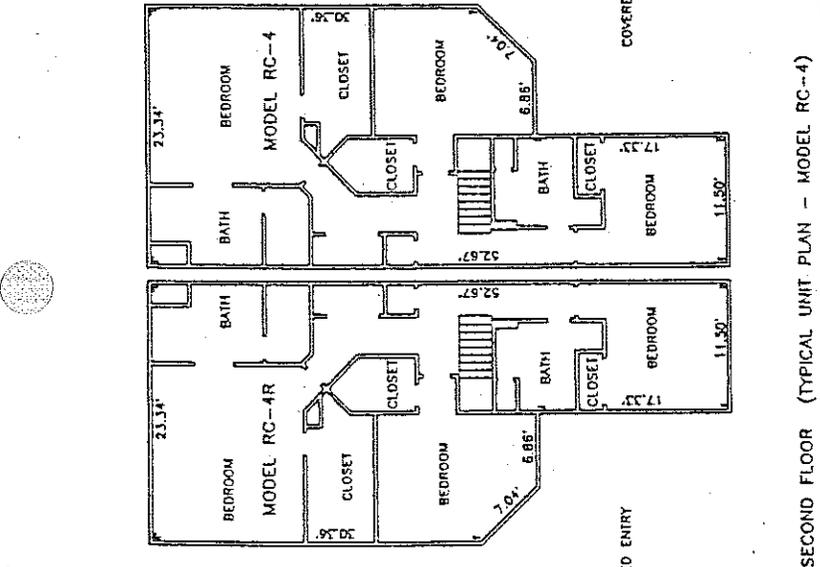
THE UNDERSIGNED CERTIFIES THAT THESE PLANS ARE ACCURATE AND COMPLY WITH THE PROVISIONS OF SECTION 55-79.5B(3) OF THE CODE OF VIRGINIA, 1950, AS AMENDED, AND THAT ALL UNITS OR PORTIONS THEREOF REPECTED HEREON AND ALL COMMON ELEMENTS HAVE BEEN SUBSTANTIALLY COMPLETED.

Richard L. Bowie DATE: 11/19/93
 RICHARD L. BOWIE, P.E.

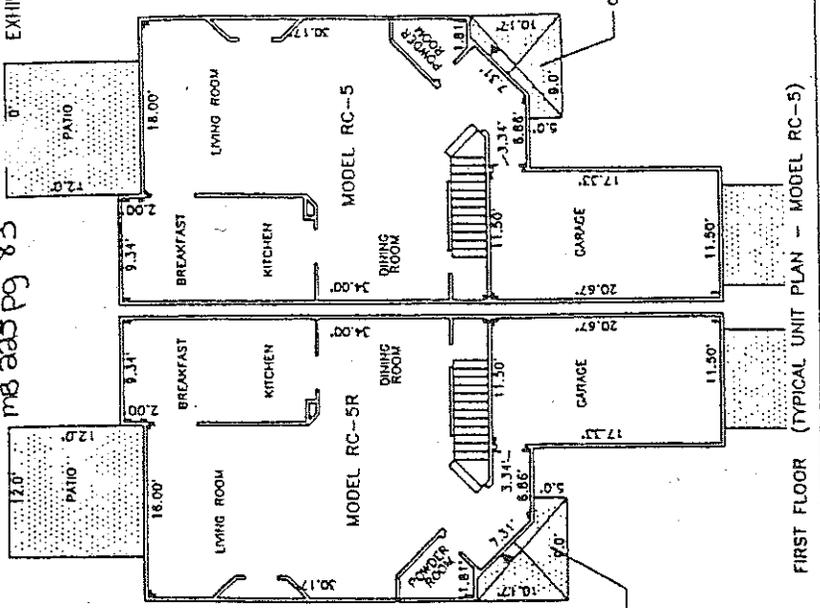
mg 205 pg 83



FIRST FLOOR (TYPICAL UNIT PLAN - MODEL RC-4)



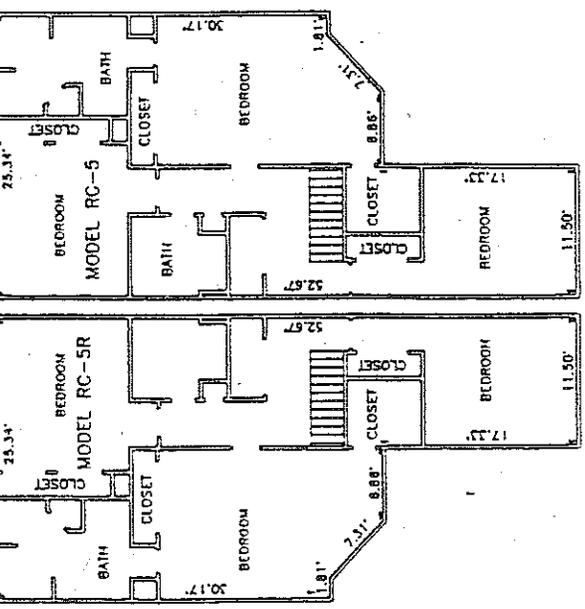
SECOND FLOOR (TYPICAL UNIT PLAN - MODEL RC-4)



FIRST FLOOR (TYPICAL UNIT PLAN - MODEL RC-5)

MODEL RC-5 CONTAINS A TOTAL FLOOR SPACE OF 1925 SQ.FT.

MODEL RC-4 CONTAINS A TOTAL FLOOR SPACE OF 1815 SQ.FT.



SECOND FLOOR (TYPICAL UNIT PLAN - MODEL RC-5)

- NOTES:
1. LIMITED COMMON ELEMENTS APPURTENANT TO UNITS WITHIN ACCESS.
 2. A DENOTES MAIN ENTRANCE.
 3. THE DIMENSIONS HEREON ARE TYPICAL OF SIMILAR UNIT TYPES-UNLESS OTHERWISE SHOWN.
 4. ALL UNIT DIMENSIONS SHOWN ARE INTERIOR DIMENSIONS AND ARE IN FEET.
 5. THE PORTION OF THE IMPROVEMENTS DESIGNATED AS A UNIT IS SUBJECT TO THE DEFINITION OF THE TERM UNIT IN THE DECLARATION, EXTERIOR WALLS AND LOAD BEARING INTERIOR WALLS, COLUMNS AND FLOORS ARE NOT PART OF THE UNIT.
 6. INTERIOR UNIT CONFIGURATION AND PARTITIONS AS DEPICTED ARE FOR THE PURPOSE OF ILLUSTRATION ONLY AND MAY NOT REPRESENT THE INTERIOR OF A UNIT AS ACTUALLY BUILT.
 7. IN ACCORDANCE WITH THE DECLARATION, FLOOR SPACE DOES NOT INCLUDE GARAGE AREA.
 8. MODEL UNIT DESIGNATIONS ENDING IN "R" MEANS "REVERSED UNIT."

THE UNDERSIGNED CERTIFIES THAT THESE PLANS ARE ACCURATE AND COMPLY WITH THE PROVISIONS OF SECTION 55-79.59(6) OF THE CODE OF VIRGINIA, 1950, AS AMENDED, AND THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

Richard L. Bowie DATE: 1/11/83
 RICHARD L. BOWIE, P.E.

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH, VIRGINIA, ON THE 15th DAY OF FEBRUARY, 1983, THIS PLAN WAS RECEIVED AND ADMITTED TO RECORD IN MAP BOOK 2855 AT PAGE 83.

TESTE: *D. S. R. R. R. R. R.* CLERK

SHEET 4 OF 5



TALBOT GROUP LTD.
 THE LARGEST SINGLE-FAMILY HOME BUILDER IN THE SOUTH

CONDOMINIUM PLANS
 OF
 ROYAL COURT ESTATE CONDOMINIUM

DATE: 11/20/82
 DRAWN BY: JML
 CHECKED BY: [blank]
 DATE: 11/20/82
 COMP. CHK. DATE: [blank]
 DATE: [blank]
 DATE: [blank]
 PROJECT NO: 8031213A
 SCALE: 1"=4'
 FILE NO. A-7-1234

LYNNHAVEN BOUGH, VA. BEACH, VA.

FIXED EXPENSES

- REAL ESTATE TAXES (IF PUOI)
- OTHER TAXES OR ASSESSMENTS
- LICENSES AND PERMITS
- INSURANCE PREMIUMS (ATTACH BREAKDOWN)
- UNSUBORDINATED GROUND RENT
- RECREATIONAL OR OTHER FACILITIES RENTAL
- INCOME TAXES

TOTAL EXPENSES:

REPLACEMENT RESERVES

| | | |
|----------|--------|--------|
| 1990 (1) | 19 (2) | 19 (3) |
| | | |
| 1,000 | | |
| | | |
| 6,165 | | |

| | QUANTITY (Where Applicable) | AGE/ LIFE | EST. REMAIN- ING LIFE | EST. REPLAC- EMENT COST | | | |
|---|--------------------------------|--------------|--------------------------|----------------------------|----------|----|----|
| Resurfacing of Streets, Parking, Sidewalks, Tennis Courts, etc. | 3403 sq yd | | 10 yrs | 1,275 | 128 | | |
| Roof | 143 sqs | | 30 yrs | 11,440 | 381 | | |
| Boiler and Chiller Units | | | | | | | |
| Cooling (Chiller) Tower | | | | | | | |
| Heating Converter | | | | | | | |
| Air Control system and Handling Units | | | | | | | |
| Roof Exhaust Fans | | | | | | | |
| Elevators | | | | | | | |
| Water Pumps | | | | | | | |
| Pumps | | | | | | | |
| Sump Pumps | | | | | | | |
| Trash Compactor/Incinerator | | | | | | | |
| Master Switchboard and TV System Controls | | | | | | | |
| Carpeting/Tile (Common areas) | | | | | | | |
| Pool Equipment | | | | | | | |
| Security Gate | | | 15 yrs | 1,000 | 67 | | |
| Painting | | | 15 yrs | 15,960 | 1,064 | | |
| Gen Operating | | | | | 185 | | |
| TOTAL REPLACEMENT RESERVES | | | | | \$ 1,825 | \$ | \$ |
| TOTAL ANNUAL EXPENSES AND REPLACEMENT RESERVES | | | | | \$ 7,990 | \$ | \$ |
| TOTAL ANNUAL NET SURPLUS (Deficit) | | | | | \$ 26 | \$ | \$ |

If the income is less than the expenses and replacement reserves, discuss deficit

Actual funds now held for payment of operating expenses: \$ _____
 in Replacement Reserve Fund: \$ _____

Certified Correct: Organization Harrison & Lear, Inc.
 By Carl A. O'Neil Title Association Manager Date 2/12/90

I certify that I have analyzed the above Statement. In my opinion, except as stated below, the items as set forth in this Budget appear sufficient to maintain the project, including replacement of major items, in a manner adequate to protect its marketability.

Comments on Budget and Reserves: _____

Date _____ 19 _____ Seller: _____
 By _____ Title: _____
 Signature of Seller & Underwriter

ROYAL COURT CONDOMINIUM ASSOCIATION
 Projected Operating Budget 1st Year
 Proposed Monthly Assessment Per Unit

| <u>Unit #</u> | <u>Sq. Footage</u> | <u>% Of Ownership</u> | <u>Monthly Condo Fee</u> |
|----------------------------|--------------------|-----------------------|--------------------------|
| <u>Phase 1, Building J</u> | | | |
| 46 | 2458 | .1817 | \$ 121.00 |
| 47 | 2870 | .2122 | 142.00 |
| 48 | 2870 | .2122 | 142.00 |
| 49 | 2870 | .2122 | 142.00 |
| 50 | <u>2458</u> | <u>.1817</u> | <u>121.00</u> |
| | 13,526 | 1.0000 | \$ 668.00 |
| Total Monthly Assessment | | | \$ 668.00 |
| Annual Fees | | | \$ 8,016.00 |

2/08/90

CORRECTION AMENDMENT TO THE CONDOMINIUM DECLARATION
OF ROYAL COURT ESTATE CONDOMINIUM; CORRECTING UNIT
ADDRESS AS REFLECTED ON EXHIBIT E

This Amendment to the Condominium Declaration of ROYAL COURT ESTATE CONDOMINIUM, is made this 28th day of May, 1992, by ROYAL COURT, INC., a Virginia Corporation, hereinafter called the "Declarant", as developer and owner of the real property situated in the City of Virginia Beach, Virginia, which was subjected to a Condominium regime known as ROYAL COURT ESTATE CONDOMINIUM, (the "Condominium"), pursuant to the Virginia Condominium Act, said Declaration (hereinafter the "Original Declaration") being recorded in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia, in Deed Book 2920, at Page 1434 et seq; and

WHEREAS, the Declarant recorded in the aforesaid Clerk's Office an Amendment to the Original Declaration in Deed Book 3062 at Page 1281, together with plats in Map Book 220 at Page 16, et seq. (the "Phase 5 Amendment"), creating 6 units in Phase 5 of the Condominium; and

WHEREAS, due to a scrivener's error, the addresses of the units were erroneously listed on page 2 of the Supplemental Condominium Plats attached as Exhibit B-4 to the Phase 5 Amendment; and

WHEREAS, the Declarant desires to correct said scrivener's error pursuant to the provisions of Section 55-79.72 of the Code of Virginia, 1950, as amended, which allows the Declarant to unilaterally amend the condominium instruments in the event of such an error;

certificate of acknowledgment thereto annexed, admitted to record. The tax imposed by §§8.1-802 of the Code has been paid, in the amount of \$.....

TESTE: I. CURTIS FRUIT, Clerk

By: D. A. Leonard D. C.

NOW, THEREFORE, this Correction Amendment to the Condominium Original Declaration is recorded pursuant to the Virginia Condominium Act and does amend and supplement the Original Declaration in the following respects:

1. AMENDMENT OF DECLARATION, EXHIBIT B-4.

Page 2 of Exhibit B-4 of the Phase 5 Amendment of the Declaration is deleted in its entirety and the plat page entitled "Corrected Supplemental Condominium Plat of Royal Court Estate Condominium" which is attached hereto as Exhibit B-4 and is incorporated herein by reference, is substituted in its place and stead.

2. CONFIRMATION OF CONDOMINIUM INSTRUMENTS.

Except as modified by this Amendment, all terms and provisions of the Condominium Instruments are hereby expressly ratified and confirmed, and shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed this 28th day of May, 1992.

ROYAL COURT, INC.,
a Virginia corporation

By: Donald L. Moore (SEAL)
Donald L. Moore, President

STATE OF VIRGINIA
CITY OF VIRGINIA BEACH, to-wit:

The foregoing instrument was acknowledged before me in my City and State aforesaid by Donald L. Moore, President of Royal Court, Inc., a Virginia corporation, declarant, this 28th day of May, 1992.

Constance J. Francisco (SEAL)
Notary Public

My commission expires: 10-31-93
ihh/condo/rd a cov

VIRGINIA In the Clerk's Office of the Circuit Court of Virginia Beach 8 day
of June 1992 at 11:38 this instrument was received and upon the

| TRAC | MOBL | UNIT | UNIT ADDRESS | GRN |
|------|-------|------|-----------------------|-------------------|
| 1 | HC 4H | 2A | 1728 ROYAL COVE COURT | 2408-62-9349-2301 |
| 1 | HC-5 | 2F | 1733 ROYAL COVE COURT | 2408-62-9349-2310 |
| 1 | HC 5H | 2G | 1737 ROYAL COVE COURT | 2408-62-9349-2320 |
| 1 | HC-5 | 2J | 1741 ROYAL COVE COURT | 2408-62-9349-2330 |
| 1 | HC 5H | 3D | 1745 ROYAL COVE COURT | 2408-62-9349-2340 |
| 1 | HC-4 | 3E | 1749 ROYAL COVE COURT | 2408-62-9349-2350 |

NOTES:

1. P.L. 1749 ROYAL COVE COURT, BASED ON MAPS 1978 DATED 8/20/78 AND 11/1/78.
2. All building dimensions shown herein are exterior measurements and are in feet.
3. The location of unit area is determined by the DMC PLATING AND IS NOT TO BE CONSIDERED AS THE EXTERIOR WALLS AND OTHER COMMON ELEMENTS ARE UNIT AREAS.
4. SEE PLANS FOR EXTERIOR DIMENSIONS.

LEGEND

- UNIT AREA
- COMMON ELEMENTS
- LIMITED COMMON ELEMENTS APPLICABLE TO UNITS WITH ACCESS
- APPLICABLE LOCATIONS OF EXTERIOR WALLS
- LIMITED COMMON ELEMENTS APPLICABLE TO UNIT HOEKATA

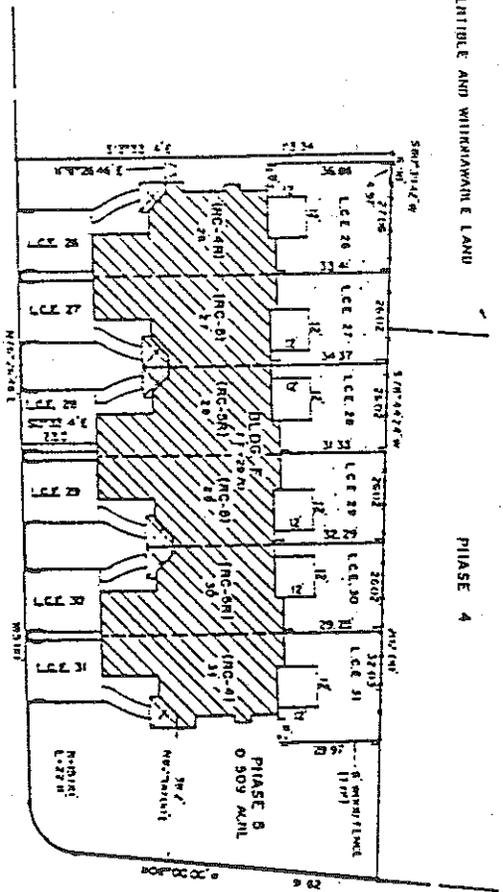
I, JOHN W. FINE, A REAL ESTATE LAND SURVEYOR, DO HEREBY CERTIFY THAT THESE PLANS AND ACCOUNTS AND COPIES WITH SECTION 55-79.24 (1) OF THE CODE OF VIRGINIA, SECTION 13.1-100 AND THAT ALL UNITS OF THIS CONDOMINIUM HAVE BEEN SUBSTANTIALLY COMPLETED.

SIGNED: *John W. Fine* DATE: 08-11-78
 JOHN W. FINE, LAND SURVEYOR, W.M.S.

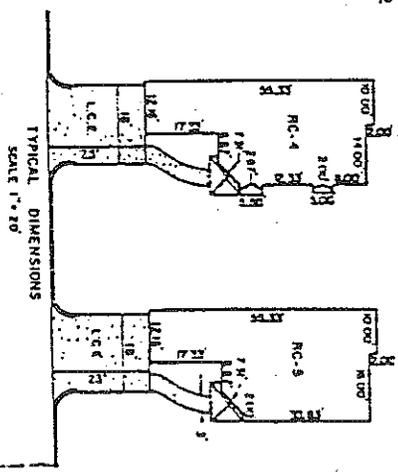
VIRGINIA:
 IN THE CLERK'S OFFICE OF THE SUPREME COURT OF THE CITY OF VIRGINIA BEACH,
 VIRGINIA, ON THE 21st DAY OF August, 1978, THIS PLAT WAS RECEIVED
 AND ADMITTED TO RECORD IN MAP BOOK 221, AT PAGE 83.

18818: *Q. L. Smith* CLERK
 By *John A. C. Gills & C.*

CONVERTIBLE AND WITHDRAWN LAND



ROYAL COVE COURT
 (PRIVATE STREET)
 PHASE 2



TYPICAL DIMENSIONS
 SCALE 1" = 20'



Bilboi & Associates, Ltd.
 1000 North 1st Street, Suite 100, Norfolk, VA 23510
 Telephone: 757-622-1111

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|------------------|-----|
| 1 | 08-11-78 | PRELIMINARY PLAT | JWF |
| 2 | 08-11-78 | FINAL PLAT | JWF |

CONNECTED SUPPLEMENTAL
 CONDOMINIUM PLAT
 OF
 ROYAL COURT ESTATE CONDOMINIUM
 LYNNHURST IN INDEPENDENT VIRGINIA IS A CITY/PLANNED