Manor Club at Ford's Colony

Description of:

The Manor Club at Ford's Colony, A Condominium
Phase I

ALL the certain parcel of land lying, being and situated in the Powhatan Magisterial District of James City County, Virginia; surrounded and contained within the property known as Ford's Colony (formerly Middle Plantation); and commonly known as "The Manor Club at Ford's Colony, A Condominium - Phase I" bounded and more particularly described as follows:

Beginning at a point, said point being on the eastern R/W line of Ford's Colony Drive and being 397'± in a northerly direction from St. Andrews Drive and being the northwesternmost corner of this parcel and a corner to Fairway right-of-way #1, "Additional Nine-Hole Golf Course, Ford's Colony at Williamsburg", thence S 57° 17' 00" E, 480.83' along said golf course right-of-way to a point; thence S 32° 43' 00" W, 236.00' to a point; thence S 57° 17' 00" E, 55.00' to a point; thence S 32° 43' 00" W, 149.89' to a point, said point being a point on the northernmost right-of-way line of St. Andrew's Drive; thence along said right-of-way on a curve to the left having a length of 198.39', a delta of 18° 14' 12", radius = 623.29', chord = 197.55', chord bearing of N 40° 48' 54" W, to a point on said right-of-way; thence N 49° 56' 00" W, 115.00' along said right-of-way to a point; thence N 12° 58' 49" W, 44.81' along said R/W to a point, said point being at the intersection of the rights-of-way of St. Andrews Drive and Ford's Colony Drive; thence along the right-of-way of Ford's Colony Drive on a curve to the left having a length of 181.34', a delta of 31° 58' 12", radius = 325.00', chord = 179.00', chord bearing of N 3° 00' 06" E, to a point; thence N 12° 59' 00" W, 87.00' along said R/W to a point; thence along said R/W on a curve to the right having a length of 84.09', a delta of 19° 16' 16", radius = 250.00', chord = 83.69', chord bearing of N 3° 20' 51" W, to the point of beginning, containing 2.868 acres more or less.

TOGETHER with non-exclusive easements for vehicular and pedestrian traffic across certain roadways as described in and subject to the terms and conditions set forth in that certain Supplemental Declaration of Protective Covenants dated November 9, 1990 made by Realtec Incorporated and Ford's Colony Homeowners Association and recorded in the Clerk's Office of the Circuit Court of James City County, Virginia in Deed Book 494 at page 822, as amended by Amendment dated May 11, 1993 and recorded in Deed Book 618 at page 88. The roadways referred to above are shown on maps and plats recorded in the Clerk's Office of the Circuit Court of James City County, Virginia, in Plat Book 46 at

page 79 (and on other plats referenced on this map) and in Plat Book 40 at page 63 and in Plat Book 31 at pages 61-72. Realtec Incorporated, Ford's Colony Homeowners Association, their successors and assigns, and others also have the right to utilize such easements and the easement areas burdened thereby.

Description of Phase II

All that certain parcel of land located in the Powhatan District of James City County, Virginia and further described as: Beginning at a point, said point being the southwest corner of this parcel and being on the Easterly right-of-way of St. Andrews Drive and a corner to Phase I; thence along the line of Phase I N 32° 43′ 00" E 149.89′ to a point; thence N 57° 17′ 00" W 55.00′ to a point; thence N 32° 43′ 00" E 236.00′ to a point, corner of this Parcel, Phase I, and golf course fairway #1; thence along fairway #1 S 57° 17′ 00" E 169.24′ to a point, corner to this Parcel, fairway #1, and additional land; thence along the additional land S 32° 43′ 00" W 182.45′ to a point; thence S 62° 01′ 00" W 127.00′ to a point; thence S 27° 59′ 00" E 76.50′ to a point; thence S 62° 01′ 00" W 64.92′ to a point; thence S 27° 59′ 00" E 33.27′ to a point; thence S 62° 01′ 00" W 10.53′ to a point; thence S 17° 01′ 00" W 16.68′ to a point; thence S 27° 59′ 00" E 62.00′ to a point; thence S 62° 01′ 00" W 17.75′ to a point, said point being on the easterly right-of-way of St. Andrews Drive; thence along the right-of-way of St. Andrews Drive N 27° 59′ 00" W 143.26′ to a point; thence along a curve to the left having a length of 40.39′ and a radius of 623.29′ to the said point of beginning. Said Parcel contains 1.290 acres and is as shown on a plat prepared by AES Consulting Engineers, dated July 1994.

Description of Phase III:

All that certain Parcel of land located in the Powhatan District of James City County, Virginia described as; beginning at a point on the northerly right-of-way of St. Andrews Drive, said point being a corner to this parcel and Phase II; thence along Phase II, the following courses and distances, N62°01'00"E, 17.75'; N27°59'00"W, 62.00'; N17°01'00"E, 16.68'; N62°01'00"E, 10.53'; N27°59'00"W, 33.27'; N62°01'00"E, 64.97'; N27°59'00"W, 76.50'; N62°01'00"E, 127.00'; N32°43'00"E, 182.45' to a point, corner to this parcel, Phase II, and golf course fairway 1; thence along the golf course the following courses and distances; S57°17'00"E, 144.80'; S01°42'00"E, 240.00'; S10°23'00"W, 77.65' to a point, corner to this parcel, golf course, and "Additional Land", thence along the "Additional Land", N87°38'07"W, 137.66', S02°21'52"W, 42.25'; N87°38'07"W, 33.53'; S02°21'52"W, 15.00'; N87°59'00"W, 65.63', to a point, thence along a curve to the left having a length of 13.47' and a radius of 15.00' to a point; thence S85°10'08"W, 47.05'; S62°01'00"W, 17.77' to a point, said point being on the northerly right-of-way of St. Andrews Drive and a corner to this parcel and "Additional Lands", thence along the northerly right-of-way of St. Andrews Drive N27°59'00"W, 40.13' to the point of beginning. Said Parcel III contains 02.472 acres± and is as shown on a plat prepared by AES Consulting Engineers, dated April 14, 1995.

Description of Phase IV:

All of that parcel of land on St. Andrew's Drive and located within the Powhatan District of James City County, Virginia and identified as Phase IV.

Beginning at a point on the north right-of-way of St. Andrew's Drive and being a corner to Phase IV and Phase III; thence along the line of Phase III, N 62° 01' 00" E 17.77' to a point; thence N 85° 10' 08" E 47.05' to a point; thence on a curve to the right having a length of 13.47' and a radius of 15.00' to a point; thence S 87° 59' 00" E 65.63' to a point; thence N 02° 21' 52" E 15.00' to a point; thence S 87° 38' 07" E 33.53' to a point; thence N 02° 21' 52" E 42.25' to a point; thence S 87° 38' 07" E 137.66' to a point; thence S 10° 23' 00" W 209.35' to a point; thence S 68° 58' 33" W 178.89' to a point on the north right-of-way of St. Andrew's Drive; thence along said road N 27° 59' 00" W 231.84' to the point of beginning and containing 1.232 acres more or less. All as shown on a plat prepared by AES, a professional corporation, dated February 9, 1996 and entitled "Plat of Condominium, Manor Club at Ford's Colony Phase IV".

[Exhibit A-1 to Fifth Amendment to Declaration of Condominium of Manor Club at Ford's Colony, A Condominium (Phase V Amendment)]

All of that parcel of land on St. Andrew's Drive and located within the Powhatan District of James City County, Virginia and identified as Phase V.

Beginning at a point on the north right-of-way of St. Andrew's Drive and being a corner to Phase V and Phase IV; thence along the line of Phase IV, N68°58'33"E 178.89' to a point; thence S31°26'01"E 77.58' to a point; thence S72°43'00"E 38.29' to a point; thence S17°17'00"W 101.09' to a point; thence S61°58'51"W 37.00' to a point; thence S28°01'09"E 88.10' to a point; thence S17°17'00"W 58.14' to a point, thence S28°02'05"E 74.08' to a point, thence S61°58'51"W 60.81'to a point on the north right-of-way of St. Andrew's Drive; thence along said road on a curve to the left having a length of 48.25' and radius of 718.23' to a point; thence along said road N27°59'00"W 352.39' to the point of beginning and containing 1.149 acres more or less. All as shown on a plat prepared by AES, a professional corporation,dated February 9, 1996 and entitled "Plat of Condominium, Manor Club at Ford's Colony Phase V".

Description of the Land Comprising Phase VI:

PROPERTY DESCRIPTION
A PORTION OF THE PROPERTY OF
MARRIOTT OWNERSHIP RESORTS, INC.
PHASE VI

All of that certain parcel of land situated on St. Andrew's Drive and located within the Powhatan District of James City County, Virginia and identified as Phase VI and more fully described as: Beginning at a point on the east right-of-way of St. Andrew's Drive and being a corner to this parcel and Phase V, thence along the line of Phase V, N 61° 58'51"E, 60.81' to a point; thence N 28° 02'05" W, 74.08' to a point; thence N 17° 17'00"E, 58.14' to a point; thence N 28° 01'10"W, 88.10' to a point; thence N 61° 58'51"E, 37.00' to a point; thence N 17° 17'00"E, 101.09' to a point, corner to this parcel, Phase V, and the Ford's Colony Golf Course; thence S 72° 43'00"E, 186.02' to a point; thence S 31° 47'22"E, 95.13' to a point, corner to this parcel, golf course, and the remaining lands of Marriott Ownership Resorts, Inc.; thence S 62° 01'00"W, 187.40' to a point; thence S 17° 01'00"W, 101.15' to a point; thence S 27° 59'12"E, 54.98' to a point; thence S 62° 02'23"W, 18.00' to a point; thence S 28° 01'00'E, 6.00' to a point; thence S 62° 01'00"W, 82.00' to a point on the east right-of-way of St. Andrew's Drive; thence along St. Andrew's Drive on a curve to the left having a length of 85.99' and a radius of 718.23' to the point of beginning and containing 1.254 acres more or less. All as shown on a plat prepared by AES, a professional corporation, dated August 1, 1997 and entitled "Plat of Condominium, Manor Club at Ford's Colony, Phase VI".

Description of the Land Comprising Phase VII:

PROPERTY DESCRIPTION
A PORTION OF THE PROPERTY OF
MARRIOTT OWNERSHIP RESORTS, INC.
PHASE VII

All of that certain parcel of land on St. Andrew's Drive and located within the Powhatan District of James City County, Virginia and identified as Phase VII and more fully described as: Beginning at a point on the east right-of-way of St. Andrew's Drive and being a corner to this parcel and Phase VI, thence N 62° 01'00"E, 82.00' to a point; thence N 28° 01'00"W, 6.00' to a point; thence N 62° 02'23"E, 18.00' to a point; thence N 27° 59'12"W, 54.98' to a point; thence N 17° 01'00"E, 101.15' to a point; thence N 62° 01'00"E, 187.40' to a point, corner to this parcel, Phase VI and the Ford's Colony Golf Course; thence S 31° 47'22"E, 42.75' to a point; thence S 17° 17'00"W, 267.63' to a point; thence S 17° 47'55"W, 667.19' to a point; thence S 55° 45'45"W, 185.10' to a point; thence along a non-tangent curve to the left having a length of 32.42', a radius of 1120.00' and a chord of S48° 28'47"W, 32.42' to a point; thence N42° 21'03"W, 30.00' to a point on the east right-of-way of St. Andrew's Drive; thence along said St. Andrews Drive on a curve to the left having a length of 813.84' and a radius of 718.23' to the point of beginning and containing 2.563 acres more or less. All as shown on a plat prepared by AES, a professional corporation, dated August 1 ___, 1997 and entitled "Plat of Condominium, Manor Club at Ford's Colony, Phase VII".

Description of the Land Comprising Phase VIII

All of that certain parcel of land on St. Andrew's Drive and located within the Powhatan District of James City County, Virginia and identified as Phase VIII and more fully described as:

Beginning at a point on the west right-of-way of St. Andrew's Drive and being a corner to this parcel and Parcel "A"; thence along said right-of-way S 27° 59' 00" E, 140.42' to a point being a corner to this parcel and Additional Lands of Marriott Ownership Resorts Inc.; thence leaving St. Andrew's Drive and along the line of Additional Lands S 45° 33' 56" W, 114.03' to a point; thence on a curve to the left having a length of 65.19', a radius of 139.37' and a chord of N 57° 50' 07" W, 64.60' to a point; thence along another curve to the left having a length of 27.21', a radius of 25.00' and a chord of S 77° 34' 36" W, 25.89' to a point; thence along a non-tangent curve to the right having a length of 39.00', a radius of 28.00' and a chord of S 86° 18' 10" W, 35.92' to a point; thence S 61° 50' 06" W, 57.22' to a point; thence S 14° 17' 32" W, 35.00' to a point; thence S 57° 12' 28" W, 172.73' to a point on the line of Ford's Colony Country Club, Inc., being a corner to this parcel and Additional Lands of Marriott Ownership Resorts, Inc.; thence leaving Additional Lands and along Ford's Colony Country Club, Inc. N 36° 07' 20" W, 325.89' to a point; thence N 82° 12' 00" W, 155.00' to a point, being a corner to this parcel and Parcel "A"; thence leaving Ford's Colony Country Club, Inc. and along Parcel "A" N 37° 11' 11" E, 345.95' to a point; thence N 62° 01' 00" E, 130.00' to a point; thence S 27° 59' 00" E, 381.67' to a point; thence S 72° 59' 00" E, 58.44' to a point; thence N 62° 01' 00" E, 138.67' to the point of beginning and containing 4,440 acres more or less, being a portion of Parcel "B" as shown on a plat by AES Consulting Engineers entitled "Plat Showing Boundary Line Adjustment and Lot Line Extinguishment Between Parcel A and Parcel B Owned by Realtec Incorporated, Powhatan District, James City County, Virginia" dated December 19, 1996 and recorded in P.B. 65, Pg. 89. All as shown on a plat prepared by AES Consulting Engineers, dated October 20, 1999 and entitled "Plat of Condominium, Manor Club at Ford's Colony, Phase VIII".

Together with a right-of-way for vehicular and pedestrian travel over Ford's Colony Drive and the other private roads shown on various plats of the Ford's Colony development to and from Longhill Road and Centerville Road and the property herein described.

BEING a portion of the same real estate conveyed to Marriott Ownership Resorts, Inc., a Delaware corporation, by Deed of Correction from Realtec Incorporated, a North Carolina corporation, dated December 21, 1998 and recorded as Instrument No. 990000642.

TOGETHER WITH AND SUBJECT TO the easements and obligations for: (i) vehicular and pedestrian ingress and egress over the "Access Easement Property" described in that certain Deed and Declaration of Access Easement dated December 21, 1988 and recorded as Instrument No. 990000646 and in Plat Book 71 at page 66 (the "Access Easement") and (ii) pedestrian, bicycle and vehicular ingress and egress over the "Burdened Property" described in that certain Deed and Declaration of Easement recorded in Deed Book 619 at page 79 as corrected by Correction to Deed and Declaration of Easements recorded in Deed Book 631 at page 649.

TOGETHER WITH AND SUBJECT TO easements for utilities and obligations relating thereto as set forth in (i) the Access Easement and (ii) the Reciprocal Utility Easement Agreement dated December 21, 1998 and recorded as Instrument No. 990000647 and in Plat Book 71 at page 67.

Description of the Land Comprising Phase IX

All of that certain parcel of land on St. Andrew's Drive and located within the Powhatan District of James City County, Virginia and identified as Phase IX and more fully described as:

Commencing at a point on the west right-of way of St. Andrew's Drive and being a corner to Phase VIII of Marriott Ownership Resorts, Inc. and Parcel "A", standing in the name of Realtec, Inc.; thence along said right-of-way S27°59'00"E, 140.42' to the point of beginning, being a corner to this parcel and Phase VIII of Marriott Ownership Resorts, Inc.; thence leaving Phase VIII and along St. Andrew's Drive on a curve to the right having a length of 297.79', a radius of 618.23' and a chord of S14°11'02"E, and a chord length of 294.93', to a point; thence leaving St. Andrew's Drive and along the line of Additional Lands, radial to the curve, S89°36'56"W, 15.00' to a point; thence ~~on~~ along a nontangent curve to the right having a length of 142.57', a radius of 69.50' and a chord of N85°50'46"W, and a chord length of 118.86', to a point; thence ~~on~~ along a line, radial to the curve, S62°55'24"W, 120.20' to a point; thence S26°09'40"W, 43.28' to a point; thence S57°12'28"W, 76.91' to a point on the line of Ford's Colony Country Club, Inc., being a corner to this parcel and Additional Lands of Marriott Ownership Resorts, Inc.; thence leaving Additional Lands and along Ford's Colony Country Club, Inc. N36°07'20"W, 253.58' to a point, being a corner to this parcel and Phase VIII; thence leaving Ford's Colony Country Club, Inc. and along Phase VIII N57°12'28"E, 172.73' to a point; thence N14°17'32"E, 35.00' to a point; thence N61°50'06"E, 57.22' to a point; thence along a non-tangent curve to the left having a length of 39.00', a radius of 28.00' and a chord of N86°18'10"E, and a chord length of 35.92', to a point; thence along a curve to the right having a length of 27.21', a radius of 25.00' and a chord of N77°34'36"E, and a chord length of 25.89', to a point; thence on a curve to the right having a length of 65.19', a radius of 139.37' and a chord of S57°50'07"E, and a chord length of 64.60', to a point; thence N45°33'56"E, 114.03' to the point of beginning and containing 2.466 acres, more or less. BEING a portion of Parcel "B" as shown on a plat by AES Consulting Engineers entitled "Plat Showing Boundary Line Adjustment and Lot Line Extinguishment Between Parcel A and Parcel B Owned By Realtec, Incorporated" dated December 19, 1996 and recorded in P.B. 65, Pg. 89. All as shown on a plat prepared by AES Consulting Engineers, dated July 11, 2000 and entitled "Plat of Condominium, Manor Club at Ford's Colony, Phase IX".

Together with a right-of-way for vehicular and pedestrian travel over Ford's Colony Drive and the other private roads shown on various plats of the Ford's Colony development to and from Longhill Road and Centerville Road and the property herein described.

BEING a portion of the same real estate conveyed to Marriott Ownership Resorts, Inc., a Delaware corporation, by Deed of Correction from Realtec Incorporated, a North Carolina corporation, dated December 21, 1998 and recorded as Instrument No. 990000642.

TOGETHER WITH AND SUBJECT TO the easements and obligations for: (i) vehicular and pedestrian ingress and egress over the "Access Easement Property" described in that certain Deed and Declaration of Access Easement dated December 21, 1988 and recorded as Instrument No. 990000646 and in Plat Book 71 at page 66 (the "Access Easement") and (ii) pedestrian, bicycle and vehicular ingress and egress over the "Burdened Property" described in that certain Deed and Declaration of Easement recorded in Deed Book 619 at page 79 as corrected by Correction to Deed and Declaration of Easements recorded in Deed Book 631 at page 649.

TOGETHER WITH AND SUBJECT TO easements for utilities and obligations relating thereto as set forth in (i) the Access Easement and (ii) the Reciprocal Utility Easement Agreement dated December 21, 1998 and recorded as Instrument No. 990000647 and in Plat Book 71 at page 67.

Description of the Land Comprising Phase X

All of that certain parcel of land on St. Andrew's Drive and located within the Powhatan District of James City County, Virginia and identified as Phase X and more fully described as:

Beginning at a point on the west right-of-way of St. Andrew's Drive and being a corner to this parcel and Manor Club at Ford's Colony, Phase IX; thence along St. Andrew's Drive on a curve to the right having a length of 518.30', a radius of 618.23' and a chord of S 23° 37' 58" W, 503.25' to a point; thence along a curve to the left having a length of 41.43', a radius of 1250.00' and a chord of S 46° 42' 03" W, 41.43' to a point; thence along a curve to the right having a length of 38.30', a radius of 25.00' and a chord of S 89° 38' 05" W, 34.66' to a point on the northerly right-of-way of Dogleg Drive; thence along Dogleg Drive N 46° 28' 50" W, 172.68' to a point, being a corner to this parcel and Ford's Colony Country Club, Inc.; thence leaving Dogleg Drive and along Ford's Colony Country Club, Inc. in an easterly direction on a curve to the left having a length of 296.08', a radius of 100.00' and a chord of N 48° 41' 56" E, 199.18' to a point; thence N 36° 07' 20" W, 139.40' to a point, being a corner to this parcel and Phase IX; thence leaving Ford's Colony Country Club, Inc. and along Phase IX N 57° 12' 28" E, 76.91' to a point; thence N 26° 09' 40" E, 43.28' to a point; thence N 62° 55' 24" E, 120.20' to a point; thence along a non-tangent curve to the left having a length of 142.57', a radius of 69.50' and a chord of S 85° 50' 46" E, 118.86' to a point; thence N 89° 36' 56" E, 15.00' to the point of beginning and containing 2.135 acres more or less and being a portion of Parcel "B" as shown on a plat by AES Consulting Engineers entitled "Plat Showing Boundary Line Adjustment and Lot Line Extinguishment Between Parcel A and Parcel B Owned By Realtec, Incorporated" dated December 19, 1996 and recorded in P.B. 65, Pg. 89. All as shown on a plat prepared by AES Consulting Engineers, dated April 11, 2001 and entitled "Plat of Condominium, Manor Club at Ford's Colony, Phase X".

Together with a right-of-way for vehicular and pedestrian travel over Ford's Colony Drive and the other private roads shown on various plats of the Ford's Colony development to and from Longhill Road and Centerville Road and the property herein described.

BEING a portion of the same real estate conveyed to Marriott Ownership Resorts, Inc., a Delaware corporation, by Deed of Correction from Realtec Incorporated, a North Carolina corporation, dated December 21, 1998 and recorded as Instrument No. 990000642.

TOGETHER WITH AND SUBJECT TO the easements and obligations for: (i) vehicular and pedestrian ingress and egress over the "Access Easement Property" described in that certain Deed and Declaration of Access Easement dated December 21, 1998 and recorded as Instrument No. 990000646 and in Plat Book 71 at page 66 (the "Access Easement") and (ii) pedestrian, bicycle and vehicular ingress and egress over the "Burdened Property" described in that certain Deed and Declaration of Easement recorded in Deed Book 619 at page 79 as corrected by Correction to Deed and Declaration of Easements recorded in Deed Book 631 at page 649.

TOGETHER WITH AND SUBJECT TO easements for utilities and obligations relating thereto as set forth in (i) the Access Easement and (ii) the Reciprocal Utility Easement Agreement dated December 21, 1998 and recorded as Instrument No. 990000647 and in Plat Book 71 at page 67.