

Exhibit G

The property described herein is subject to a Special Assessment Lien which requires the payment of an annual installment in addition to, not in lieu of, any ad valorem taxes or other taxes paid to Stafford County Virginia. Buyer will be responsible for payment of the special assessment in accordance with the Declaration of Notice of Special Assessment, a copy of which has been provided to buyer. The amount for 2014 was approximately \$1,500.00. The amount may increase or decrease depending on the terms of the assessment.



STAFFORD COUNTY CIRCUIT COURT

DECLARATION OF NOTICE OF SPECIAL ASSESSMENT¹

This Declaration of Notice of Special Assessment ("Declaration") is made effective the 1st day of December, 2003, by CELEBRATE VIRGINIA CORPORATE CAMPUS, LLC, a Virginia limited liability company, GREENBANK, L.L.C., a Virginia limited liability company, RT. 17 & GREENBANK ROAD, LLC, a Virginia limited liability company, and SILVER CELEBRATE VIRGINIA GOLF L.L.C., a Virginia limited liability company (collectively, the "Landowners") (each a separate Grantor for indexing purposes) and CELEBRATE VIRGINIA NORTH COMMUNITY DEVELOPMENT AUTHORITY, a body corporate and politic (the "Authority") (a Grantee for indexing purposes).

RECITALS:

R-1. Greenbank, L.L.C. is the fee simple owner of that certain real property located in Stafford County, Virginia, containing approximately 84.530 acres of land which corresponds to Stafford County Tax Parcels 44-76, 44-102, 44-102A, 44-103, & 44-103A; Rt. 17 & Greenbank Road, LLC is the fee simple owner of that certain real property located in Stafford County, Virginia, containing approximately 0.975 acres of land which corresponds to Stafford County Tax Parcel 44-76D; Celebrate Virginia Corporate Campus, LLC is the fee simple owner of that certain real property located in Stafford County, Virginia, containing approximately 744.516 acres of land which corresponds to Stafford County Tax Parcels 44-89 and 44-90; and Silver Celebrate Virginia Golf L.L.C., is the fee simple owner of that certain real property located in Stafford County, Virginia,

¹ THE PROPERTY DESCRIBED HEREIN IS SUBJECT TO A SPECIAL ASSESSMENT LIEN WHICH REQUIRES THE PAYMENT OF AN ANNUAL INSTALLMENT IN ADDITION TO, AND NOT IN LIEU OF, ANY AD VALOREM TAXES OR OTHER TAXES PAID TO STAFFORD COUNTY, VIRGINIA. UPON THE SUBDIVISION OF ANY PARCEL SUBJECT TO AN ASSESSMENT LIEN HEREUNDER, SUCH ASSESSMENT LIEN AND THE ANNUAL INSTALLMENT RESULTING THEREFROM SHALL BE THE JOINT AND SEVERAL OBLIGATIONS OF ALL THE PARCELS CREATED BY SUCH SUBDIVISION UNTIL SUCH LIEN HAS BEEN REAPPORTIONED AND DIVIDED AMONGST SUCH PARCELS AS PROVIDED FOR IN THE RATE AND METHOD ATTACHED HERETO AS EXHIBIT C. THE ENTIRE AMOUNT OF THE SPECIAL ASSESSMENT MAY BE PREPAID IN ITS ENTIRETY AT ANY TIME WITHOUT PENALTY.



60125

125

containing approximately 522.333 acres of land which corresponds to Stafford County Tax Parcel 52-1 (collectively, the "Property") as the Property is more particularly described on Exhibit A attached hereto and incorporated herein, which Property is a part of the mixed use project known as Celebrate Virginia North.

R-2. Rt. 17 & Greenbank Road, LLC and Richard F. Olson, the then-current owners of more than fifty-one percent (51%) of the value and acreage of all of the Property, petitioned the Board of Supervisors of Stafford County, Virginia, to create the Celebrate Virginia North Community Development Authority for the purpose of financing, developing and constructing certain public infrastructure as permitted under the Virginia Water and Waste Authorities Act, Section 15.2-5100 et seq. of the Code of Virginia, as amended (the "Act"); and, by Ordinance No. 099-54 adopted on November 4, 1999 (the "Ordinance") the Board of Supervisors of Stafford County, Virginia, created the Celebrate Virginia North Community Development Authority (the "Authority") and the Celebrate Virginia North Community Development Authority Assessment District (the "District").

R-3. The boundaries of the District are more particularly set forth on Exhibit B attached hereto and incorporated herein by reference, and the Property is wholly located within the District.

R-4. The Ordinance established a special assessment lien on the real property located within the District (the "Special Assessment Lien") in an amount not to exceed Thirty-One Million Dollars (\$31,000,000.00) which lien is to be administered pursuant to the Celebrate Virginia North Community Development Authority Rate and Method of Apportionment of Assessments (the "Rate and Method") which is attached hereto as Exhibit C and incorporated herein by reference.

R-5. The Authority was granted the power to assess Special Assessments pursuant to the Rate and Method. The Authority raised its assessment on land in the District from \$28,000,000 to \$31,000,000 on such Special Assessments at its meeting held on October 24, 2003. Exhibit D sets forth the Landowners' request and an excerpt of the minutes of the meeting of the Authority evidencing the Authority's resolution. The assessment imposed on the individual Tax Parcels is as

set forth on Exhibit E which reflects an authorized Special Assessment Lien of Thirty-One Million Dollars (\$31,000,000).

NOW, THEREFORE, each Landowner hereby covenants and declares on behalf of itself and its successors and assigns that from the date this Declaration is recorded, the Property shall be held, conveyed, acquired and encumbered subject to the Special Assessment Lien and upon the terms and provisions set forth in the Rate and Method.

Covenants of Landowner. Each Landowner, for itself and its successors and assigns in title to the Property, agrees as follows:

(a) The Landowner acknowledges that Stafford County or the Stafford County Treasurer's Office may commence foreclosure proceedings for the collection of delinquent special assessments on tax map parcels as provided in the Indenture of Trust by and between the Authority and Wachovia Bank, National Association, as trustee dated as of December 1, 2003 and under state law; and

(b) In order to reduce the likelihood of any prolonged foreclosure actions, the Landowner will waive affirmative defenses to any such foreclosure action pertaining to the formation of the District and its financing structure, including the Rate and Method, the priority of District liens and the foreclosure of liens to collect delinquent special assessments, provided, however, the Landowner may in a separate legal action (and not as an affirmative defense in any foreclosure action) challenge any levy not made in accordance with the terms of the Rate and Method or in accordance with the procedure established in Stafford County with regard to foreclosures generally.

(c) The Authority shall have any and all legal or equitable remedies available to it for a breach by Landowner under this Declaration, and the Landowner shall promptly reimburse the Authority, Stafford County and the Stafford County Treasurer's Office for all costs and expenses associated with any foreclosure or other action hereunder, including reasonable attorney's fees.

The provisions of this Declaration shall run with the land (including all improvements thereon) and bind any and all who may now or hereafter own or acquire any right, title, estate or interest in or to any of such Property. This Declaration may not be amended or modified without the written consent of the Authority, and, to the extent applicable, a corresponding amendment to the Ordinance.

[Signatures on next page.]

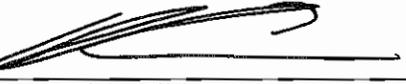
IN WITNESS WHEREOF, the parties hereto have caused this Declaration to be executed
as of the date first set forth above.

CELEBRATE VIRGINIA CORPORATE CAMPUS, LLC,
a Virginia limited liability company

By: 
Name: Paul S. Elkin
Title: Member of Board of Managers

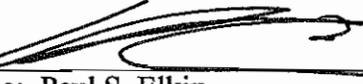
GREENBANK, L.L.C.,
a Virginia limited liability company

By: Silver Finance Company, Manager

By: 
Name: Paul S. Elkin
Title: Vice President/Secretary/Treasurer

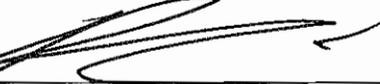
RT. 17 & GREENBANK ROAD, LLC,
a Virginia limited liability company

By: Silver Finance Company, Manager

By: 
Name: Paul S. Elkin
Title: Vice President/Secretary/Treasurer

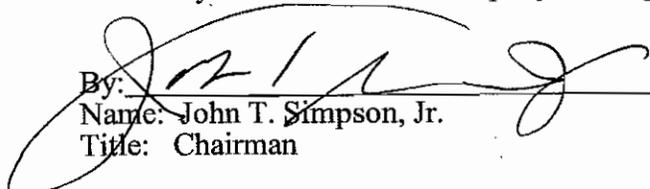
SILVER CELEBRATE VIRGINIA GOLF L.L.C.,
a Virginia limited liability company

By: Silver Finance Company, Manager

By: 
Name: Paul S. Elkin
Title: Vice President/Secretary/Treasurer

CELEBRATE VIRGINIA COMMUNITY DEVELOPMENT
AUTHORITY

By: Silver Finance Company, Manager

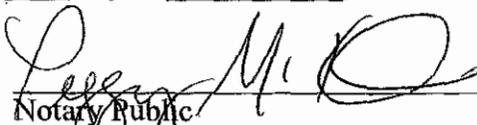
By: 
Name: John T. Simpson, Jr.
Title: Chairman

[Jurats on next pages.]

STATE OF Virginia
COUNTY OF Fredericksburg to-wit:
City

I, the undersigned Notary Public, in and for the state and county aforesaid, do hereby certify that Paul S. Elkin, a Member of the Board of Managers of CELEBRATE VIRGINIA CORPORATE CAMPUS, LLC, whose name is signed to the foregoing, appeared before me and personally acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this 24 day of November, 2003.



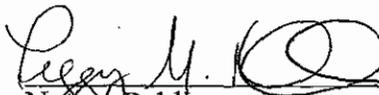
Notary Public

My commission expires: _____
My Commission Expires June 30, 2005

STATE OF Virginia
COUNTY OF Fredericksburg, to-wit:
City

I, the undersigned Notary Public, in and for the state and county aforesaid, do hereby certify that Silver Finance Company, by its Vice President, Paul S. Elkin, Manager of GREENBANK, L.L.C., whose name is signed to the foregoing, appeared before me and personally acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this 24 day of November, 2003.



Notary Public

My commission expires: _____

My Commission Expires June 30, 2005

STATE OF Virginia
COUNTY OF Fredericksburg, to-wit:
City

I, the undersigned Notary Public, in and for the state and county aforesaid, do hereby certify that Silver Finance Company, by its Vice President, Paul S. Elkin, Manager of RT. 17 & GREENBANK ROAD, LLC, whose name is signed to the foregoing, appeared before me and personally acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this 24 day of November, 2003.


Notary Public

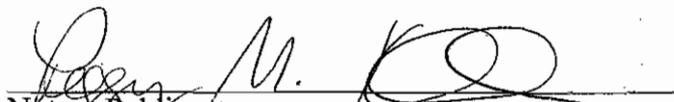
My commission expires: _____

My Commission Expires June 30, 2005

STATE OF Virginia
COUNTY OF Fredericksburg, to-wit:
City

I, the undersigned Notary Public, in and for the state and county aforesaid, do hereby certify that Silver Finance Company, by its Vice President, Paul S. Elkin, Manager of SILVER CELEBRATE VIRGINIA GOLF L.L.C., whose name is signed to the foregoing, appeared before me and personally acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this 24 day of November, 2003.


Notary Public

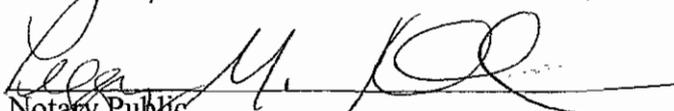
My commission expires: _____

My Commission Expires June 30, 2005

STATE OF Virginia
COUNTY OF Fredericksburg, to wit:
City

I, the undersigned Notary Public, in and for the state and county aforesaid, do hereby certify that that Silver Finance Company, by its Chairman, John T. Simpson, Jr., Manager of CELEBRATE VIRGINIA NORTH COMMUNITY DEVELOPMENT AUTHORITY, whose name is signed to the foregoing, appeared before me and personally acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this 24 day of November, 2003.


Notary Public

My commission expires: _____

My Commission Expires June 30, 2005

EXHIBIT A

Property



REID, BAGBY AND CALDWELL, P.C.
CIVIL ENGINEERS AND LAND SURVEYORS

1210 PRINCESS ANNE STREET
FREDERICKSBURG, VIRGINIA 22401
TELEPHONE: (540) 373-5178
FAX: (540) 373-6281
EMAIL: rbc1210@bom.net

LEGAL DESCRIPTION
TAX MAP 44-102
P.B. 72 PG. 179

BEGINNING AT AN IRON ROD ON THE WESTERN RIGHT-OF-WAY OF WARRENTON ROAD - U.S. ROUTE 17 (R/W VARIES), SAID ROD IS THE NORTHERN-MOST CORNER OF THE NOW OR FORMERLY ALENE PATTON GRAVES PROPERTY (T.M. 44-102A); THENCE WITH SAID GRAVES PROPERTY:

S59°07'35"W 199.06', PASSING OVER A NAIL AT 181.92' TO A POINT IN THE CENTER OF McWHIRT LOOP - ROUTE 700 (30' PRESCRIPTIVE R/W); THENCE WITH THE CENTER OF McWHIRT LOOP:

144.51' ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2546.48', A DELTA OF 03°15'05" AND A CHORD OF N17°27'52"W 144.49' TO A POINT; THENCE N19°05'25"W 131.66' TO A POINT; THENCE DEPARTING SAID CENTERLINE AND WITH THE WESTERN RIGHT-OF-WAY OF THE AFOREMENTIONED WARRENTON ROAD:

N68°12'42"E 68.22', PASSING OVER AN IRON ROD AT 20.00', TO A POINT, 268.38' ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 3539.75', A DELTA OF 04°20'39" AND A CHORD OF S46°17'02"E 268.32' TO THE POINT OF BEGINNING CONTAINING 0.788 ACRES.



REID, BAGBY AND CALDWELL, P.C.
CIVIL ENGINEERS AND LAND SURVEYORS

1210 PRINCESS ANNE STREET
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FAX: (540) 373-6281
EMAIL: rbc1210@lbm.net

LEGAL DESCRIPTION
TAX MAP 44-102A
D.B. 140 PG. 470

BEGINNING AT AN IRON ROD ON THE WESTERN RIGHT-OF-WAY OF WARRENTON ROAD - U.S. ROUTE 17 (R/W VARIES), SAID ROD IS THE NORTHERNMOST CORNER OF THE NOW OR FORMERLY ALENE PATTON GRAVES PROPERTY (T.M. 44-103); THENCE WITH SAID GRAVES PROPERTY:

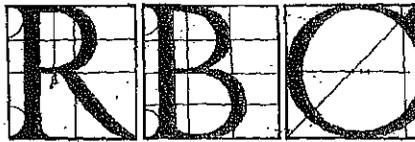
S63°43'35"W 251.12', PASSING OVER AN IRON ROD AT 231.12' TO A POINT IN THE CENTER OF McWHIRT LOOP - ROUTE 700 (30' PRESCRIPTIVE R/W); THENCE WITH THE CENTER OF McWHIRT LOOP:

N14°21'25"W 9.31' TO A POINT,

65.86' ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2546.48', A DELTA OF 01°28'55" AND A CHORD OF N15°05'52"W 65.86' TO A POINT, SAID POINT BEING THE SOUTHERN-MOST CORNER OF THE NOW OR FORMERLY ALENE P. GRAVES PROPERTY (T.M. 44-102); THENCE WITH SAID GRAVES PROPERTY:

N59°07'35"E 199.06', PASSING OVER A NAIL AT 17.14' TO AN IRON ROD ON THE WESTER RIGHT-OF-WAY OF THE AFOREMENTIONED WARRENTON ROAD; THENCE WITH SAID RIGHT-OF-WAY:

88.16' ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3539.75'; A DELTA OF 01°25'37" AND A CHORD OF S50°44'46"E 88.16' TO THE POINT OF BEGINNING CONTAINING 0.423 ACRES.



REID, BAGBY AND CALDWELL, P.C.
CIVIL ENGINEERS AND LAND SURVEYORS

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EMAIL: rbc1210@lbm.net

LEGAL DESCRIPTION
TAX MAP 44-103
D.B. 21 PG. 488

BEGINNING AT A VDOT MONUMENT ON THE WESTERN RIGHT-OF-WAY OF WARRENTON ROAD - U.S. ROUTE 17 (R/W VARIES), SAID MONUMENT IS ALSO THE NORTHERN-MOST CORNER OF THE NOW OR FORMERLY FLOYD J. AND NAOMI WAY PROPERTY; THENCE WITH SAID WAY PROPERTY:

S64°23'38"W 303.70', PASSING OVER AN IRON PIPE AT 289.70' TO A POINT IN THE CENTER OF McWHIRT LOOP - ROUTE 700 (30' PRESCRIPTIVE R/W); THENCE WITH THE CENTER OF McWHIRT LOOP:

N14°21'25"W 78.16 TO A POINT, SAID POINT IS THE SOUTHERN-MOST CORNER OF THE NOW OR FORMERLY ALENE PATTON GRAVES PROPERTY (T.M. 44-102A); THENCE WITH SAID GRAVES PROPERTY:

N63°43'35"E 251.12', PASSING OVER AN IRON ROD AT 20.00', TO AN IRON ROD ON THE WESTERN RIGHT-OF-WAY OF THE AFOREMENTIONED WARRENTON ROAD; THENCE WITH SAID RIGHT-OF-WAY:

87.91' ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3539.75', A DELTA OF 01°25'23" AND A CHORD OF S50°44'39"E 87.91' TO THE POINT OF BEGINNING CONTAINING 0.497 ACRES.



REID, BAGBY AND CALDWELL, P.C.
CIVIL ENGINEERS AND LAND SURVEYORS

1210 PRINCESS ANNE STREET
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TELEPHONE: (540) 373-5178
FAX: (540) 373-6281
EMAIL: rbc1210@lbn.net

LEGAL DESCRIPTION
TAX MAP 44-103A
D.B. 127 PG. 125

BEGINNING AT A VDOT MONUMENT ON THE WESTERN RIGHT-OF-WAY LINE OF WARRENTON ROAD - U.S. ROUTE 17 (R/W VARIES), SAID MONUMENT IS ALSO THE NORTHEASTERN MOST CORNER OF THE ROUTE 17 AND GREENBANK ROAD, L.L.C. PROPERTY; THENCE WITH THE RIGHT-OF-WAY LINE OF ROUTE 17:

S51°27'20"E 133.01' TO AN IRON ROD FOUND; SAID IRON ROD BEING THE NORTHWESTERN MOST CORNER OF THE NOW OR FORMERLY KATHERINE B. PAYNE (T.M. 44-101C); THENCE WITH THE KATHERINE B. PAYNE PROPERTY S63°44'55"W 386.39' PASSING OVER AN IRON ROD FOUND AT 361.83' TO A POINT IN THE CENTERLINE OF McWHIRT LOOP (ROUTE 700, 30' PRESCRIPTIVE R/W); THENCE WITH THE CENTER OF McWHIRT LOOP:

N14°21'25"W 126.49' TO A POINT, SAID POINT IS THE SOUTHEASTERN MOST CORNER OF THE ROUTE 17 AND GREENBANK ROAD, L.L.C. (T.M. 44-103); THENCE WITH THE ROUTE 17 AND GREENBANK ROAD, L.L.C. PROPERTY:

N64°23'38"E 303.70', PASSING OVER AN IRON PIPE FOUND ON LINE 14.00' TO THE POINT OF BEGINNING AND CONTAINING 0.966 ACRES.

Y
N
D
F
IE



COMPANIES

Corporate Offices

P.O. Box 7566
1201 Central Park Boulevard
Fredericksburg, Virginia 22401

540-786-1405
FAX: 540-786-1406

LEGAL DESCRIPTION

TAX MAP 44-76D

P.B. 34 PG. 47-48

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN STAFFORD COUNTY, VIRGINIA CONTAINING 0.975 ACRES AND IDENTIFIED AS PARCEL "1" ON THE SURVEY AND PLAT ENTITLED "PLAT OF SUBDIVISION - VIRGINIA HEARTLAND BANK", DATED OCTOBER 28, 1999, PREPARED BY REID, BAGBY, AND CALDWELL, P.C. WHICH SURVEY AND PLAT IS RECORDED IN THE CLERK'S OFFICE OF STAFFORD COUNTY, VIRGINIA IN PLAT BOOK 34 PAGES 47 AND 48.



REID, BAGBY AND CALDWELL, P.C.
CIVIL ENGINEERS AND LAND SURVEYORS

1210 PRINCESS ANNE STREET
FREDERICKSBURG, VIRGINIA 22401
TELEPHONE: (540) 373-5178
FAX: (540) 373-6281

**LEGAL DESCRIPTION
TAX MAP 44 PARCEL 90
188.986 ACRES
JOB #20175-76
10-28-02**

BEGINNING AT A POINT IN THE CENTER OF ENGLAND RUN AND ON THE NORTHERN RIGHT-OF-WAY LINE OF SANFORD DRIVE STATE RT. #670, SAID POINT BEING ON THE WESTERN PROPERTY LINE OF MID-ATLANTIC REAL ESTATE INVESTMENT, INC. PARCEL (TAX MAP 44-93E); THENCE WITH THE NORTHERN RIGHT-OF-WAY LINE OF SANFORD DRIVE STATE RT. #670, S53°00'24"W A DISTANCE OF 50.18' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00', A DELTA OF 10°24'04", AN ARC LENGTH OF 190.61', A CHORD OF 190.35' AND A CHORD BEARING OF S58°12'26"W TO A POINT; THENCE S63°24'28"W A DISTANCE OF 68.42' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 900.00', A DELTA OF 14°01'03", AN ARC LENGTH OF 220.19', A CHORD OF 219.64' AND A CHORD BEARING OF S70°24'59"W TO A POINT; THENCE S77°25'31"W A DISTANCE OF 112.68' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1675.00', A DELTA OF 6°47'33", AN ARC LENGTH OF 198.57', A CHORD OF 198.46' AND A CHORD BEARING OF S80°49'17"W TO A POINT; THENCE S84°13'04"W A DISTANCE OF 348.90' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 875.00', A DELTA OF 17°20'36", AN ARC LENGTH OF 264.86', A CHORD OF 263.85' AND A CHORD BEARING OF N87°06'38"W TO A POINT; THENCE N78°26'20"W A DISTANCE OF 99.89' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1000.00', A DELTA OF 9°28'04", AN ARC LENGTH OF 165.24', A CHORD OF 165.06' AND A CHORD BEARING OF N73°42'18"W TO A POINT; THENCE N68°58'16"W A DISTANCE OF 414.59' TO A POINT; THENCE LEAVING THE NORTHERN RIGHT-OF-WAY LINE OF SANFORD DRIVE STATE RT. #670 N21°07'11"E A DISTANCE OF 1100.29' TO A POINT IN THE CENTER OF ENGLAND RUN; THENCE WITH THE CENTER LINE OF ENGLAND RUN S79°38'46"W A DISTANCE OF 40.96' TO A POINT; THENCE N46°24'05"W A DISTANCE OF 91.52' TO A POINT; THENCE S51°07'01"W A DISTANCE OF 56.88' TO A POINT; THENCE N35°20'52"W A DISTANCE OF 76.10' TO A POINT; THENCE N52°39'32"E A DISTANCE OF 20.62' TO A POINT; THENCE N28°12'03"W A DISTANCE OF 31.68' TO A POINT; THENCE S77°01'08"W A DISTANCE OF 44.48' TO A POINT;

THENCE S19°21'48"W A DISTANCE OF 32.03' TO A POINT;
THENCE N66°52'29"W A DISTANCE OF 28.58' TO A POINT;
THENCE N35°24'15"W A DISTANCE OF 104.34' TO A POINT;
THENCE N10°59'30"W A DISTANCE OF 218.83' TO A POINT;
THENCE S79°57'28"W A DISTANCE OF 49.39' TO A POINT;
THENCE N37°48'47"W A DISTANCE OF 73.67' TO A POINT;
THENCE LEAVING THE CENTER LINE OF ENGLAND RUN N03°47'43"E A DISTANCE
OF 279.60' TO A POINT; THENCE N41°21'04"W A DISTANCE OF 403.88' TO A POINT;
THENCE S64°52'52"W A DISTANCE OF 65.85' TO A POINT; THENCE N09°23'51"E A
DISTANCE OF 11.58' TO A POINT; THENCE N58°28'21"W A DISTANCE OF 1082.67' TO
A POINT; THENCE N31°25'39"E A DISTANCE OF 465.58' TO A POINT IN THE CENTER
OF ENGLAND RUN; THENCE WITH THE CENTER LINE OF ENGLAND RUN
N28°30'17"E A DISTANCE OF 50.58' TO A POINT;
THENCE N18°59'12"E A DISTANCE OF 56.52' TO A POINT;
THENCE N81°44'57"E A DISTANCE OF 36.53' TO A POINT;
THENCE N25°03'46"E A DISTANCE OF 14.24' TO A POINT;
THENCE N41°35'02"W A DISTANCE OF 44.03' TO A POINT;
THENCE N62°40'26"E A DISTANCE OF 101.55' TO A POINT;
THENCE N26°16'42"E A DISTANCE OF 106.85' TO A POINT;
THENCE N31°05'02"W A DISTANCE OF 24.73' TO A POINT;
THENCE N06°54'33"E A DISTANCE OF 95.74' TO A POINT;
THENCE N14°55'58"E A DISTANCE OF 79.69' TO A POINT;
THENCE N45°44'40"E A DISTANCE OF 68.02' TO A POINT;
THENCE N47°04'27"W A DISTANCE OF 30.94' TO A POINT;
THENCE N48°58'16"E A DISTANCE OF 51.12' TO A POINT;
THENCE N10°27'06"W A DISTANCE OF 39.30' TO A POINT;
THENCE N60°28'13"E A DISTANCE OF 46.05' TO A POINT;
THENCE N20°03'23"W A DISTANCE OF 46.86' TO A POINT;
THENCE N53°00'06"E A DISTANCE OF 55.77' TO A POINT;
THENCE N18°48'04"W A DISTANCE OF 88.57' TO A POINT;
THENCE N05°34'35"E A DISTANCE OF 64.47' TO A POINT;
THENCE N58°02'07"W A DISTANCE OF 16.44' TO A POINT;
THENCE S49°38'07"W A DISTANCE OF 22.59' TO A POINT;
THENCE N16°17'58"W A DISTANCE OF 85.71' TO A POINT;
THENCE N79°24'39"W A DISTANCE OF 18.12' TO A POINT;
THENCE N27°53'23"W A DISTANCE OF 56.27' TO A POINT;
THENCE N11°33'21"E A DISTANCE OF 40.20' TO A POINT;
THENCE N76°22'03"W A DISTANCE OF 40.52' TO A POINT;
THENCE N11°19'48"E A DISTANCE OF 39.94' TO A POINT;
THENCE N45°56'28"W A DISTANCE OF 38.25' TO A POINT;
THENCE N23°54'48"E A DISTANCE OF 47.92' TO A POINT;
THENCE N35°20'59"W A DISTANCE OF 32.63' TO A POINT;
THENCE N00°10'37"E A DISTANCE OF 12.64' TO A POINT; THENCE LEAVING THE
CENTER LINE OF ENGLAND RUN N80°01'31"W A DISTANCE OF 1041.27' TO A POINT;
THENCE N05°27'06"E A DISTANCE OF 1068.60' TO A POINT; THENCE S67°33'33"E A

DISTANCE OF 615.87' TO A POINT; THENCE N84°14'27"E A DISTANCE OF 809.67' TO A POINT; THENCE S14°26'14"E A DISTANCE OF 1104.68' TO A POINT; THENCE N87°59'18"E A DISTANCE OF 173.63' TO A POINT; THENCE S32°16'57"E A DISTANCE OF 1002.12' TO A POINT; THENCE N73°03'56"E A DISTANCE OF 443.91' TO A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF COMMERCE PARKWAY; THENCE ACROSS COMMERCE PARKWAY S16°56'04"E A DISTANCE OF 60.00' TO A POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF COMMERCE PARKWAY; THENCE LEAVING THE RIGHT-OF-WAY LINE OF COMMERCE PARKWAY S73°03'56"W A DISTANCE OF 128.33' TO A POINT; THENCE S35°27'14"E A DISTANCE OF 832.43' TO A POINT; THENCE S18°17'48"E A DISTANCE OF 600.30' TO A POINT; THENCE S36°45'57"W A DISTANCE OF 1581.27' TO A POINT IN THE CENTER OF ENGLAND RUN; THENCE WITH THE CENTER LINE OF ENGLAND RUN S16°43'35"E A DISTANCE OF 91.34' TO A POINT; THENCE S77°10'39"E A DISTANCE OF 98.41' TO A POINT; THENCE N32°26'43"E A DISTANCE OF 29.66' TO A POINT; THENCE S67°34'41"E A DISTANCE OF 39.92' TO A POINT; THENCE S18°40'22"W A DISTANCE OF 34.58' TO A POINT; THENCE S31°52'45"E A DISTANCE OF 16.63' TO A POINT; THENCE N66°51'01"E A DISTANCE OF 32.08' TO A POINT; THENCE S77°41'58"E A DISTANCE OF 40.13' TO A POINT; THENCE N43°03'36"E A DISTANCE OF 52.66' TO A POINT; THENCE S76°06'27"E A DISTANCE OF 45.24' TO A POINT; THENCE S01°30'58"E A DISTANCE OF 49.30' TO A POINT; THENCE N78°06'27"E A DISTANCE OF 44.21' TO A POINT; THENCE N44°12'03"E A DISTANCE OF 41.07' TO A POINT; THENCE N76°31'37"E A DISTANCE OF 102.34' TO A POINT; THENCE N24°45'52"E A DISTANCE OF 64.25' TO A POINT; THENCE S56°43'51"E A DISTANCE OF 64.57' TO A POINT; THENCE N72°30'35"E A DISTANCE OF 44.64' TO A POINT; THENCE S45°28'55"E A DISTANCE OF 230.21' TO A POINT; THENCE N84°13'01"E A DISTANCE OF 42.65' TO A POINT; THENCE S36°20'40"E A DISTANCE OF 55.22' TO A POINT; THENCE S24°02'15"W A DISTANCE OF 91.74' TO A POINT; THENCE S87°17'37"E A DISTANCE OF 25.72' TO A POINT; THENCE S57°29'55"E A DISTANCE OF 161.38' TO A POINT; THENCE N53°04'06"E A DISTANCE OF 50.00' TO A POINT; THENCE N80°20'59"E A DISTANCE OF 40.50' TO A POINT; THENCE S82°05'08"E A DISTANCE OF 253.32' TO A POINT; THENCE S49°35'22"E A DISTANCE OF 117.40' TO A POINT; THENCE S22°31'44"E A DISTANCE OF 85.19' TO A POINT; THENCE S00°34'30"W A DISTANCE OF 44.72' TO A POINT; THENCE S01°19'57"E A DISTANCE OF 63.59' TO A POINT; THENCE S11°25'49"E A DISTANCE OF 42.95' TO THE POINT OF BEGINNING AND CONTAINING 188.986 ACRES.

T;



Corporate Offices

P.O. Box 7566
1201 Central Park Boulevard
Fredericksburg, Virginia 22401

540-786-1405
FAX: 540-786-1406

LEGAL DESCRIPTION
TAX MAP 52-1
P.B. 36 PG. 51-52

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN STAFFORD COUNTY, VIRGINIA CONTAINING 522.333 ACRES AND IDENTIFIED AS "PARCEL 1" ON THE SURVEY AND PLAT ENTITLED "PLAT SHOWING BOUNDARY LINE ADJUSTMENT OF GREENBANK FARM", DATED NOVEMBER 1, 2000, PREPARED BY REID, BAGBY, AND CALDWELL, P.C. WHICH SURVEY AND PLAT IS RECORDED IN THE CLERK'S OFFICE OF STAFFORD COUNTY, VIRGINIA IN PLAT BOOK 36 PAGES 51 AND 52.



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LEGAL DESCRIPTION
TAX MAP 44-89
INSTRUMENT # 010021039

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN STAFFORD COUNTY, VIRGINIA CONTAINING 585.530 ACRES AND IDENTIFIED AS "PARCEL I" ON THE SURVEY AND PLAT ENTITLED "PLAT OF CONSOLIDATION OF VARIOUS PARCELS IN CELEBRATE VIRGINIA", DATED AUGUST 28, 2001, PREPARED BY REID, BAGBY, AND CALDWELL, P.C. WHICH SURVEY AND PLAT IS RECORDED IN THE CLERK'S OFFICE OF STAFFORD COUNTY, VIRGINIA IN INSTRUMENT NO. 010021039.

EXHIBIT B
District Boundary Map

T.M. 44-78D
0.075 ACRES

T.M. 44-102
0.798 ACRES
T.M. 44-102A
0.423 ACRES
T.M. 44-103
0.487 ACRES
T.M. 44-103A
0.966 ACRES

OWNERSHIP/ZONING LEGEND

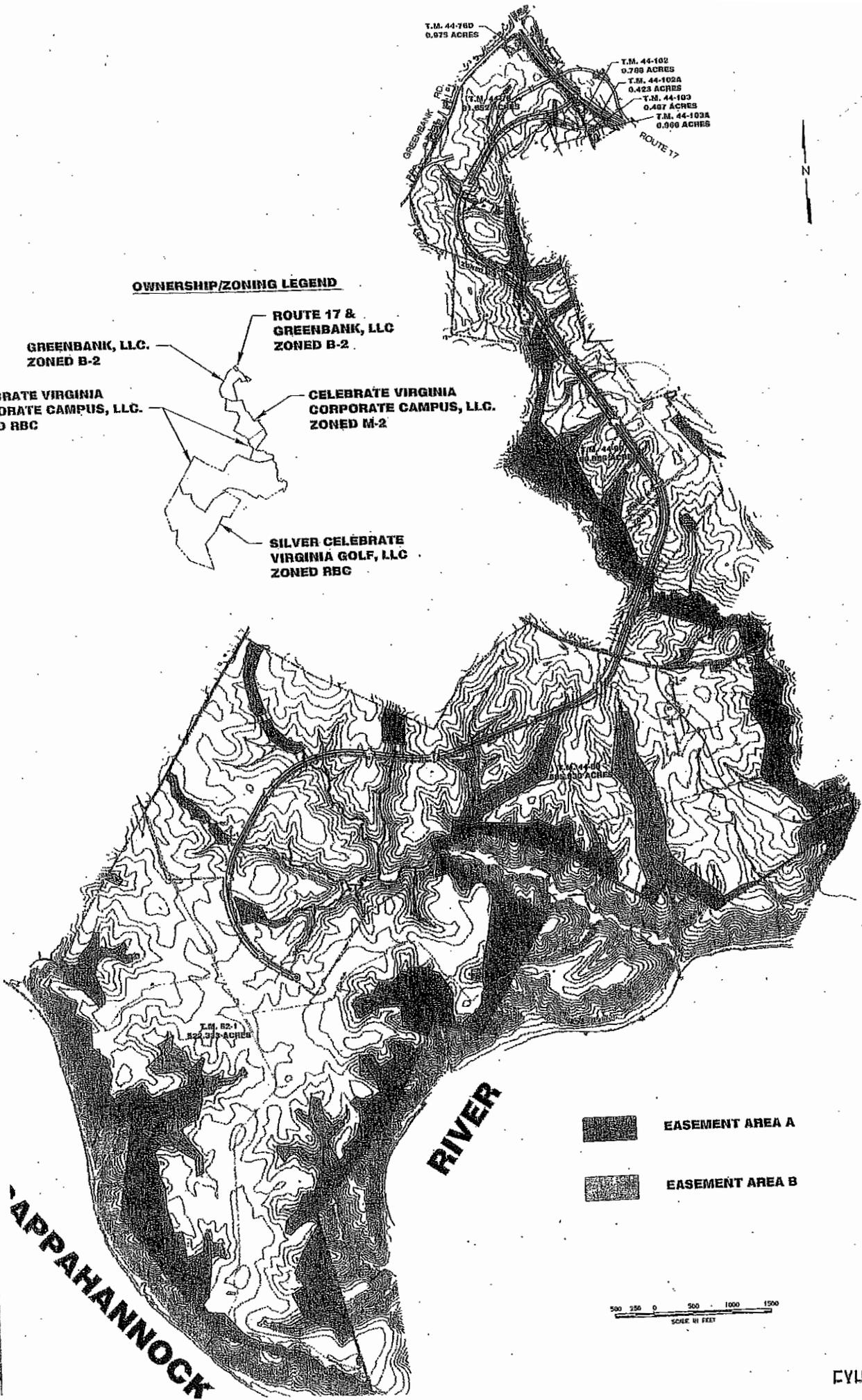
GREENBANK, LLC.
ZONED B-2

ROUTE 17 &
GREENBANK, LLC
ZONED B-2

CELEBRATE VIRGINIA
CORPORATE CAMPUS, LLC.
ZONED RBC

CELEBRATE VIRGINIA
CORPORATE CAMPUS, LLC.
ZONED M-2

SILVER CELEBRATE
VIRGINIA GOLF, LLC
ZONED RBC



EASEMENT AREA A



EASEMENT AREA B

