DEED OF SUBDIVISION, DEDICATION AND VACATION

THIS DEED OF SUBDIVISION, DEDICATION AND VACATION, dated as of the 19th day of July, 2006, between **INTERACTIVE BUILDERS, INC.**, (hereinafter referred to as **"Owner"**); **BB&T-VA COLLATERAL SERVICE CORPORATION, Substitute Trustee** (hereinafter referred to as **"Trustee"**); **BRANCH BANKING & TRUST COMPANY,** successor in interest to One Valley Bank-East, National Association, Beneficiary (hereinafter referred to as **"Beneficiary"**); the **TOWN OF HAMILTON, VIRGINIA,** a municipal corporation (hereinafter referred to as the **"Town"**); and the **BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA,** a body corporate and politic (hereinafter referred to as the **"County"**).

WITNESSETH

WHEREAS, Interactive Builders is the owner and proprietor of certain real property (the **"Interactive Builders Property"**) as shown on that certain plat numbered WC JOB NO. 4859E, dated February 22, 2002, and revised through July 18, 2005 entitled "Subdivision Waiver Plat Property of Interactive Builders, Inc.", prepared by Wolford & Chen, PC, certified land surveyors of Leesburg, Virginia (the **"Plat"**) which Plat is attached hereto; the said Property being situate in Blue Ridge Election District, Loudoun County, Virginia, and having been acquired by deed recorded in Deed Book 1731, at Page 2035 among the land records of Loudoun County, Virginia; and

Prepared by:
Mark Nelis, P.C.
196 N. 21st Street
Purcellville, VA
20132
540-338-5843

Box 54

20070817-0061053
Loudoun County, VA Pgs: 9
08/17/2007 3:30:00PM
Gary M. Clemens , Clerk

Plat 20070817-0061054

WHEREAS, the Interactive Builders Property is subject to the lien of a certain Deed of Trust dated November 23, 1999, and recorded in Deed Book 1731, at Page 2038, of the aforesaid land records (the **"Deed of Trust"**), wherein the Property was conveyed unto Brian F. Kenney and Amy S. Owen, Trustees, in trust, to secure a certain indebtedness, as more specifically set forth therein.

WHEREAS, by Deed of Appointment of Substitute Trustee, recorded immediately prior hereto, BB&T-VA Collateral Service Corporation, Substitute Trustee, was appointed in the place and stead of Brian F. Kenney and Amy S. Owen under the aforementioned Deed of Trust; and

WHEREAS, the Town is the owner and proprietor of certain real property (the **"Town Property"**) as shown on the Plat as "Outlet Lot "A" Well Lot" and having been acquired by deed recorded in Deed Book 2115 at Page 2105.

WHEREAS, it is the desire and intent of Owner to subdivide the Property into lots, and to dedicate, grant, and convey for public use, the streets and thoroughfares in accordance with this Deed and the Plat; and

WHEREAS, it is the desire and intent of the Town to dedicate, grant, and convey for public use, the streets and thoroughfares in accordance with this Deed and the Plat; and

WHEREAS, Owner conveyed and granted to the County and the Town a temporary turnaround easement and an emergency access easement with the recordation of certain documents in Deed Book 2115 at Page 2105 among the aforesaid land records; and

WHEREAS, it is the desire of Owner together with the County and the Town vacate said existing temporary turnaround easement and emergency access easement in accordance with this Deed and the Plat.

SUBDIVISION

NOW THEREFORE, in consideration of the premises and the sum of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged, Owner, together with the Trustees, does hereby subdivide the Property, into two lots and parcels, to be known as Lot A and Lot B, inclusive, in accordance with the Plat which is expressly incorporated herein and made a part of this Deed.

STREET DEDICATION

THIS DEED FURTHER WITNESSETH, that in consideration of the premises and the sum of One Dollar ($1.00) cash in hand paid, receipt of which is hereby acknowledged, Owner does hereby dedicate to the County the 0.20689 acres for public street purposes as so designated on the Plat. This dedication is made in accordance with the statutes made and provided therefor.

THIS DEED FURTHER WITNESSETH, that in consideration of the premises and the sum of One Dollar ($1.00) cash in hand paid, receipt of which is hereby acknowledged, the Town does hereby dedicate to the County the 0.06299 acres for public street purposes as so designated on the Plat. This dedication is made in accordance with the statutes made and provided therefor.

CONFIRMATION OF VACATION OF COUNTY EASEMENT

THIS DEED FURTHER WITNESSETH that in consideration of the premises and the sum of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged, the parties do hereby confirm the VACATION AND TERMINATION of a portion of the Existing 30' Emergency Access Easement and the Existing Temporary Turnaround Easement previously created by instrument recorded in Deed Book 2115, at page 2105, among the land records of Loudoun County, Virginia, as more particularly shown and depicted on the Plat as **"Hereby Vacated."** These vacations automatically result from the dedication of a public street over the easement area, as provided by the terms of the original easement.

TRUSTEES RELEASE AND SUBORDINATION

THIS DEED FURTHER WITNESSETH that in consideration of the premises and the sum of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged, the Trustees, as authorized to act by the Beneficiary, as shown by its execution hereto, do hereby release and discharge from the lien of the Deed of Trust those portions of the Property dedicated for public use.

TO HAVE AND TO HOLD SAID released property unto Owner, its successors and assigns, fully released and discharged from the liens and operations of the Deed of Trust.

It is expressly understood that the release of the portion of the Property from the lien of the Deed of Trust shall not affect in any way the lien of the Deed of Trust upon the other land conveyed thereby and not released hereby, and the Deed of Trust shall remain in full force and effect as to the land conveyed thereby and not released thereby.

THIS DEED is made in accordance with the statutes made and provided in such cases; with the approval of the proper authorities of the Town of Hamilton, Virginia, and the County of Loudoun as shown by the signatures affixed to the Plat, and is with the free consent and in accordance with the desire of the Owner, the owner and proprietor of the land depicted on the Plat, and the Trustees, as aforesaid.

IN WITNESS WHEREOF, the parties hereto have caused this Deed to be executed under seal.

Interactive Builders, Inc.

_____ (SEAL)
James Webb, President

COMMONWEALTH OF VIRGINIA
COUNTY OF Loudoun, to wit:

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that James Webb as President of Interactive Builders, Inc., whose name is signed to the foregoing instrument, appeared before me and personally acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this 11 day of July, 2006.

Anita S. Liggett (SEAL)
Notary Public

My commission expires: April 30, 2010

BB&T-VA COLLATERAL SERVICE CORPORATION,
Substitute Trustee

By: Sen VP
Name: John F. BEATTY
Title: SENIOR VP

~~COMMONWEALTH OF VIRGINIA~~ State OF West Virginia
COUNTY OF Berkeley, to wit:

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that John F Beatty as Sr Vice President of BB&T-VA Collateral Service Corporation, Substitute Trustee, whose name is signed to the foregoing instrument, appeared before me and personally acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this 19 day of July, 2006.

Patricia A. Nisewarner (SEAL)
Notary Public

My commission expires: May 16, 2011

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
PATRICIA A. NISEWARNER
BRANCH BANKING AND TRUST CO.
148 SOUTH QUEEN STREET
MARTINSBURG, WV 25401
My commission expires May 16, 2011

Branch Banking & Trust Company, successor in interest to
One Valley Bank-East, National Association, Beneficiary

BY: _____, (SEAL)
Name: Montie E. Hicks
Title: Vice President

State OF WesT Virginia
~~COMMONWEALTH OF VIRGINIA~~
COUNTY OF Berkeley, to wit:

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that Montie E Hicks as Vice President of Branch Banking and Trust Company, Beneficiary, whose name is signed to the foregoing instrument, appeared before me and personally acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this 19 day of July, 2006.

Patricia A Nisewarner (SEAL)
Notary Public

My commission expires: May 16, 2011

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
PATRICIA A. NISEWARNER
BRANCH BANKING AND TRUST CO.
148 SOUTH QUEEN STREET
MARTINSBURG, WV 25401
My commission expires May 16, 2011

Approved as to legal form:

Town Attorney

Consent by the Town of Hamilton to the dedication and vacations herein.

TOWN OF HAMILTON

By: _____ (SEAL)
Mayor

COMMONWEALTH OF VIRGINIA
COUNTY OF LOUDOUN, to wit:

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that Ray Whitbey as Mayor of the Town of Hamilton whose name is signed to the foregoing instrument and appeared before me and personally acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this 3rd day of January, ~~2006~~ 2007

Notary Public

My commission expires: 2/28/09

The Foregoing Right of Way Is Hereby Accepted the Automatic Vacation of the Easements is Hereby Approved

APPROVED AS TO LEGAL FORM:

APPROVED AS TO FORM:

ASSISTANT COUNTY ATTORNEY

Assistant County Attorney

BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA

By _____ (SEAL)

Name: Scott York

Title: Chairman

COMMONWEALTH OF VIRGINIA
COUNTY OF LOUDOUN, to wit:

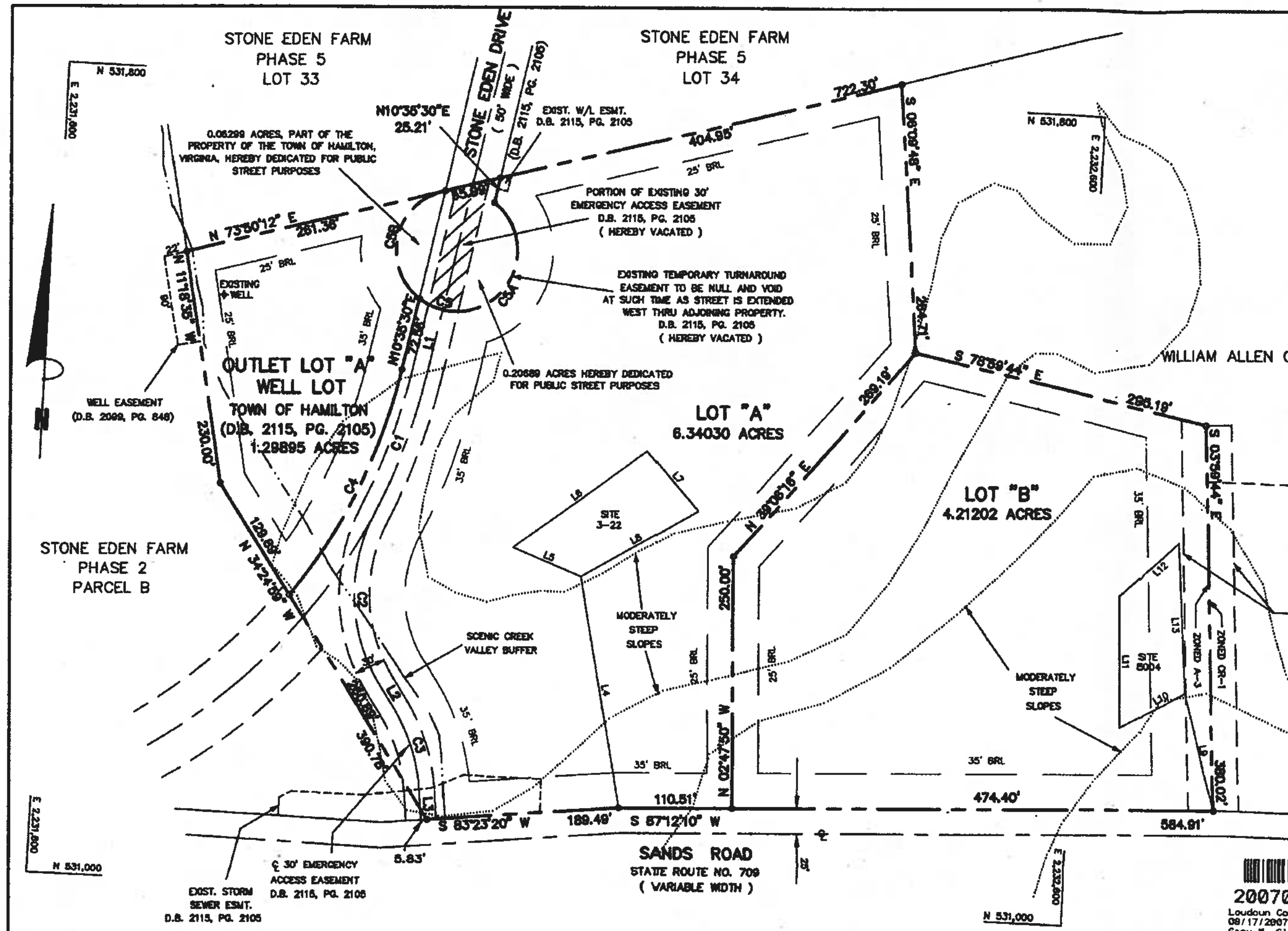
I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that SCOTT K. YORK as CHAIRMAN of the BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA, whose name is signed to the foregoing Deed, appeared before me and personally acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this 20TH day of FEBRUARY, 2007.

My commission expires:

Sandra A. Truslow
Notary Public

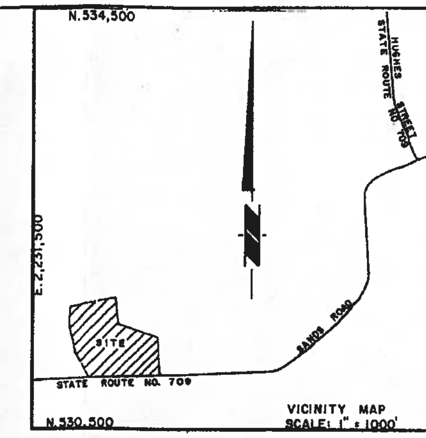
SANDRA A. TRUSLOW
NOTARY PUBLIC
STATE OF VIRGINIA
MY COMM. EXP 4-30-2009



CURVE TABLE						
NUMBER	RADIUS	ARC	DELTA ANGLE	TANGENT	CHORD	CHORD BEARING
C1	575.00	143.47	14°17'45"	72.11	143.10	S 17°44'23" W
C2	175.00	181.13	59°18'14"	99.62	173.16	S 04°45'52" E
C3	175.00	84.93	27°48'19"	43.32	84.10	S 20°30'49" E
C4	550.00	249.73	26°00'55"	127.05	247.59	N 23°35'57" E
C5	60.00	325.42	310°45'05"	-27.50	50.00	N 79°24'30" W
C5A	60.00	188.49	180°00'00"	INFINITY	120.00	S 35°12'58" W
C5B	60.00	136.92	130°45'05"	130.90	109.09	N 10°35'30" E

EASEMENT LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 10°35'30" W	67.44'
L2	S 34°24'59" E	25.25'
L3	S 06°36'40" E	29.93'

DRAINFIELD DIMENSIONS		
NUMBER	DIRECTION	DISTANCE
L4	N 12°11'09" W	232.46'
L5	N 69°41'01" W	73.12'
L6	N 51°39'01" E	162.34'
L7	S 43°20'35" E	76.32'
L8	S 57°34'08" W	131.66'
L9	N 16°34'52" W	119.32'
L10	S 58°56'56" W	71.61'
L11	N 03°11'16" W	130.52'
L12	N 44°20'26" E	78.03'
L13	S 05°23'14" E	149.85'



NOTES:

1. Iron pipe set/or found at all boundary corners unless otherwise shown hereon.
2. This survey has been prepared without the benefit of a title report and therefore may not necessarily show all encumbrances on the property.
3. The boundary information shown hereon is from a survey prepared by this office.
4. Zoning: A-3, Agricultural Residential (Administered under the Revised 1993 Loudoun County Zoning Ordinance) Scenic Creek Valley Buffer

   Lot Requirements
   Size: Three (3) acres minimum
   Width: Three hundred (300) feet minimum for lots fronting on Class I Roads; two hundred (200) feet minimum for lots fronting on Class II or III Roads; and fifty (50) feet minimum for lots fronting on a private access easement.
   Length/Width Ratio: 3.5:1 maximum
   Yards: No building shall located within twenty-five (25) feet of any property line nor within one hundred (100) feet from the right-of-way of any arterial road, seventy-five (75) feet from the right of way of any collector road, and thirty-five (35) feet from any other road right-of-way, private access easement, and any prescriptive easement.

   Building Requirements
   Lot Coverage: Eight (8) percent maximum, based on gross acreage, excluding agricultural structures
   Building Height: Thirty five (35) feet maximum, except no restriction for buildings used exclusively for agricultural

   Scenic Creek Valley Buffer: See Section 5-1000, 1993 Loudoun County Zoning Ordinance.
5. In all areas within the AR-1, AR-2, JLMA-20, TR-10, A-3 or A-10 Zoning Districts, agricultural activities are the preferred land uses. Owners of land within AR-1, AR-2, JLMA-20, TR-10, A-3 or A-10 Zones are hereby notified that agricultural activities shall be given preference by the County when conflicts arise concerning the compatibility of such farm uses with adjacent or nearby non-farm activities. The County shall not restrict or interfere with farming activities in AR-1, AR-2, JLMA-20, TR-10, A-3 or A-10 Zones. The farming activities, including such effects as noise, odors, and machinery traffic, shall not be recognized or accepted by the County as valid or proper cause for complaints from adjacent or nearby residential neighbors.
6. The lots shown hereon will be served by wells and drainfields approved by the Loudoun County Health Department.
7. The property shown hereon lies within the Subdivision Jurisdictional Limits of the Town of Hamilton. All of the property lies within the area of applicability of the Revised 1993 Loudoun County Zoning Ordinance.
8. Portions of the property are subject to the Steep Slope Standards of the Revised 1993 Loudoun County Zoning Ordinance Section 5-1508. Approval of a location clearance permit is required prior to any use in these areas involving land disturbing activities.
9. Structures subject to the Revised 1993 Loudoun County Zoning Ordinance minimum yard requirements which are not shown on the Plat will be removed, unless satisfactory alternate agreements have been approved by the Director.
10. The Circuit Court of Loudoun County issued an opinion dated March 30, 2004, incorporated into a Decree entered on June 14, 2004, ruling that the River and Stream Corridor Overlay District, Mountainside Development Overlay District and Limestone Conglomerate Overlay District adopted on January 6, 2003, are void. Accordingly, this plat has been reviewed and approved under the Floodplain Overlay District, Mountainside Development Overlay District and Scenic Creek Valley Buffer regulations in effect prior to the January 6, 2003 zoning revisions. The June 14, 2004 decision may be the subject of an appeal, and future development on the subject property may be affected by the outcome of the pending litigation.

20070817-0061054
Loudoun County, VA Pgs: 1
08/17/2007 3:30:00PM
Gary M. Clemens, Clerk

Filed with Instrument Number:
20070817006l053

SURVEYOR'S CERTIFICATE

I, Jeffrey H. Wolford, Sr., a duly authorized Land Surveyor in the Commonwealth of Virginia, do hereby certify that a part of the property shown hereon is now in the name of Interactive Builders, Inc., a Virginia Corporation, and is a part of the same property acquired by them from Robert S. Brown and Carol J. Brown, husband and wife, by deed dated November 17, 1999, and recorded in Deed Book 1731, Page 2035, last adjusted by deed of boundary line adjustment recorded in Deed Book 2383, Page 785, and that a part of the property shown hereon is now in the of Town of Hamilton, Virginia and is the same property acquired by them from Interactive Builders, Inc., a Virginia Corporation, by deed dated October 1, 2001 and recorded in Deed Book 2115, Page 2105, the aforesaid deeds being recorded among the land records in the Clerk's Office of the Circuit Court of Loudoun County, Virginia.

I further certify that this property lies wholly within the bounds of the original tract and that monumentation will be set in accordance with the Land Subdivision and Development Ordinance of Loudoun County, Virginia.

Given under my hand this 14th day of March, 2002. *[signature]*
Jeffrey H. Wolford, Sr.
Certified Land Surveyor

OWNER'S CERTIFICATE

The undersigned owner does hereby certify that the Subdivision Waiver of land located at the current western terminus of Stone Eden Drive and on the north side of Sands Road, State Route No. 709, in Blue Ridge Election District, Loudoun County, Virginia, being the same property described in the foregoing Surveyor's Certificate, is made with their free consent and in accordance with their desires in accordance with Section 15.2-2264 of the Code of Virgina, as amended. The undersigned owner further acknowledges that monumentation must be set in accordance with the requirements of the Subdivision Ordinance of the Town of Hamilton, Virginia.

State of Virginia
County of Loudoun
To Wit: Subscribed and Sworn to before me in my State and County aforesaid this 8th day of August, 2006

Notary Public: Debbie S. Jordan

My Commission Expires: January 31, 2007

[signature]
James S. Webb, President
Interactive Builders, Inc.
17341 Pickwick Drive, Unit C-D
Purcellville, Virginia 20132

[signature] Jeffrey H. Wolford Sr.
7 27 06

TOWN OF HAMILTON APPROVAL BLOCK

APPROVED FOR RECORDATION UNDER THE TOWN OF HAMILTON SUBDIVISION ORDINANCE

[signature] — ZONING ADMINISTRATOR — Date: 8/15/07

[signature] — CHAIRMAN - PLANNING COMMISSION — Date: 8/15/07

[signature] — MAYOR — Date: 8/15/07

[signature]
Mayor
Town of Hamilton
53 East Colonial Highway
Hamilton, Virginia 20158

LORI M. KYTE
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7087561
My Commission Expires July 31, 2011

State of Virginia
County of Loudoun
To Wit: Subscribed and Sworn to before me in my State and County aforesaid this 15th day of August, 2007

Notary Public: *[signature]*

My Commission Expires: 7/31/2011

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10/22/02	Per comment letter dated May 17, 2002	JHW
2	7/18/05	Per comment letter dated 8/9/04 & revised 6/22/05	MCW

SUBDIVISION WAIVER PLAT
PROPERTY OF
INTERACTIVE BUILDERS, INC.
(PIN 419-36-4220-000)
(TAX MAP 45, PARCEL 1)
BLUE RIDGE ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA
SCALE: 1" = 100' DATE: FEBRUARY 22, 2002

WOLFORD & CHEN, P.C.
ENGINEERS - SURVEYORS - LAND PLANNERS
PO BOX 431 (39 FT. EVANS RD., N.E.) LEESBURG, VA. 20178
PHONE: (703) 777-3461, METRO 478-1940, FAX (703) 777-8236

SHEET 1 OF 1 WC JOB NO. 4859E