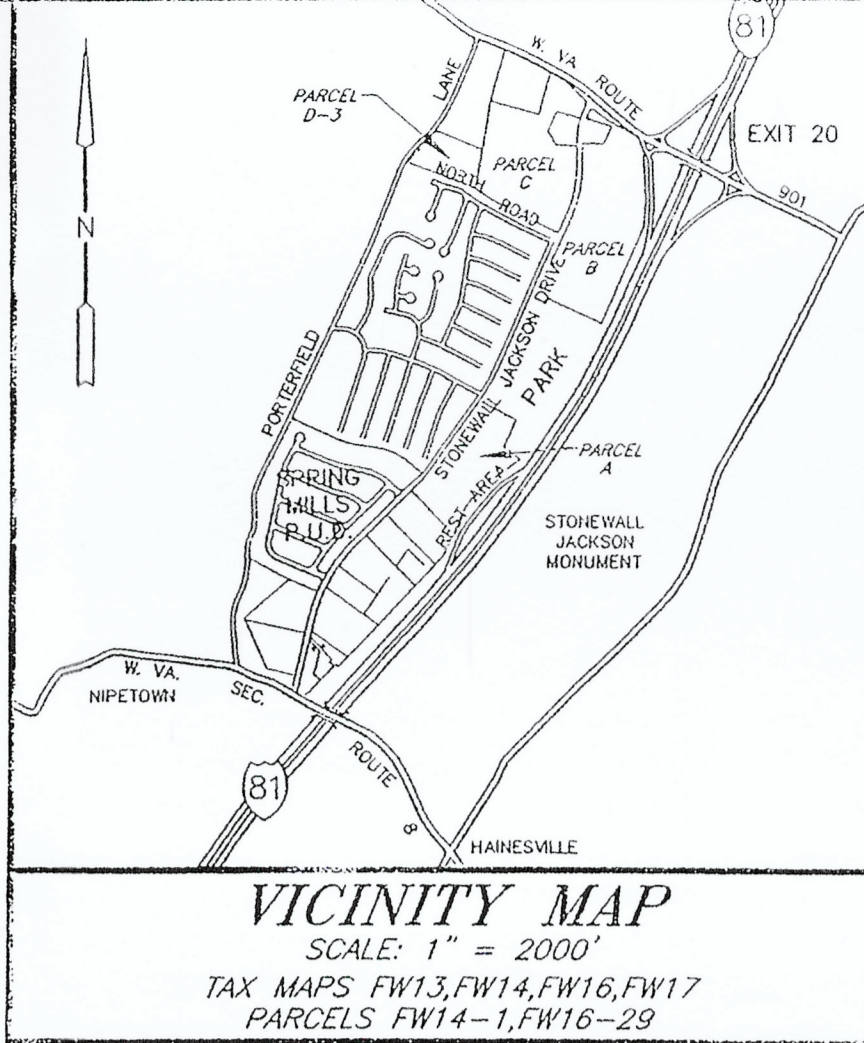


| CURVE TABLE | | | | | | |
|-------------|-----------|---------|---------|---------|-------------|---------|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT | BEARING | CHORD |
| C1 | 08°18'59" | 670.00' | 97.25' | 48.07' | S24°40'39"W | 47.15' |
| C2 | 12°48'59" | 730.00' | 163.22' | 81.95' | S34°12'25"W | 162.88' |
| C3 | 49°37'40" | 80.00' | 51.97' | 27.74' | S34°22'54"W | 50.36' |

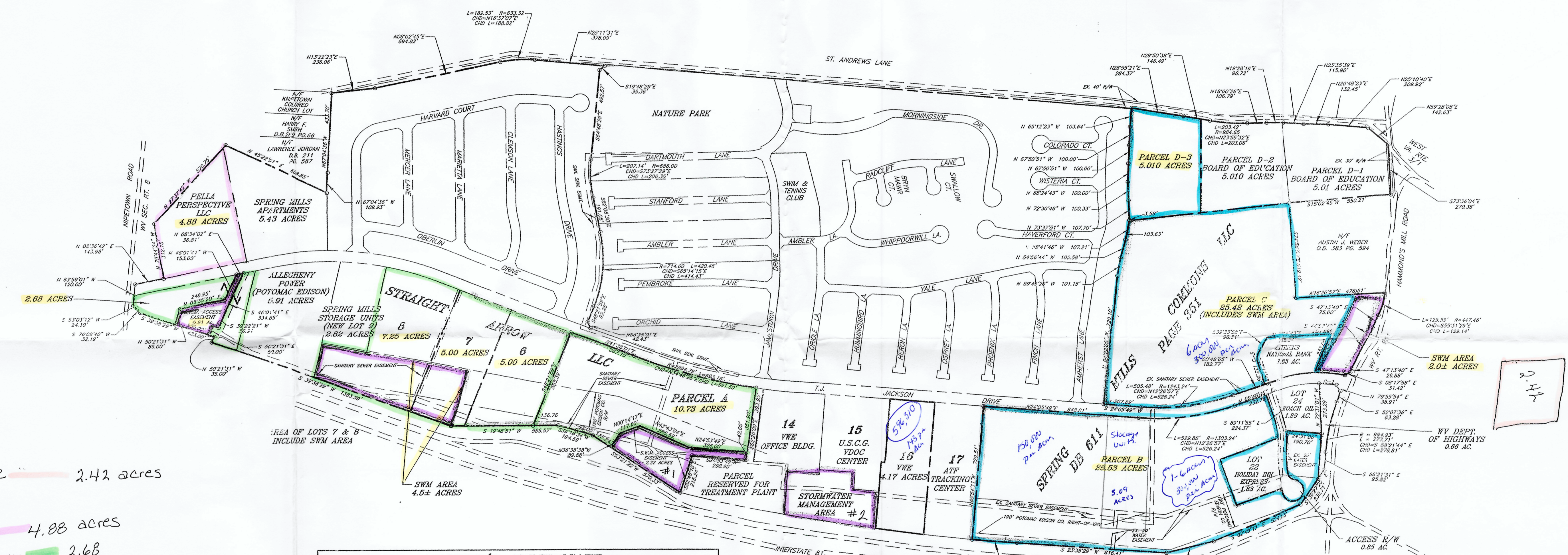
NOTES:
 1. THE PURPOSE OF THIS CORRECTION PLAT IS TO CORRECT AND UPDATE THE OUTLINE OF PARCELS A - D AND LOTS 6 - 9.
 2. THIS CORRECTION PLAT SUPERCEDES ALL PREVIOUSLY RECORDED PLATS FOR SPRING MILLS PUD.



FOX & ASSOCIATES, INC.
 ENGINEERS • SURVEYORS • PLANNERS

80 WORMANS MILL COURT
 HAGERSTOWN, MD 21740
 PHONE: (301) 793-6503
 FAX: (301) 293-6009

981 MT. AETNA ROAD
 HAGERSTOWN, VA 21740
 PHONE: (301) 793-6503
 FAX: (301) 793-1553



North Side of 901 — 2.42 acres
 Pella — 4.88 acres
 Straight Arrow — 2.68, 7.25, 5.00, 5.00, 10.73, 30.66, - 4.5 SWM, 26.16
 Sp. Mills Commons — 26.53, 25.42, 5.010, 56.96, - 2.00 SWM, 54.96

OWNER'S CERTIFICATE

THE UNDERSIGNED FEE SIMPLE OWNER HEREBY CERTIFY THAT THE SUBDIVISION OF SPRING MILLS PUD IS SITUATED IN ARDEN MAGISTERIAL DISTRICT, BERKELEY COUNTY, WEST VIRGINIA, BEING A PORTION OF SAID LAND CONVEYED TO VAN WYK ENTERPRISES, INC. BY DEED RECORDED IN DEED BOOK 448, PAGE 104, IN THE OFFICE OF THE CLERK OF COUNTY COURT OF BERKELEY COUNTY, WEST VIRGINIA, BEING A PORTION OF SAID LAND CONVEYED TO STRAIGHT ARROW, LLC, BY DEED RECORDED IN DEED BOOK 611, PAGE 360, IN THE OFFICE OF THE CLERK OF COUNTY COURT OF BERKELEY COUNTY, WEST VIRGINIA, ALSO BEING A PORTION OF SAID LAND CONVEYED TO SPRING MILLS COMMONS, LLC BY DEED RECORDED IN DEED BOOK 611, PAGE 351, IN THE OFFICE OF THE CLERK OF COUNTY COURT OF BERKELEY COUNTY, WEST VIRGINIA, ALSO BEING THE LANDS CONVEYED TO PELLA PERSPECTIVE, LLC BY DEED RECORDED IN DEED BOOK 611, PAGE 346, IN THE OFFICE OF THE CLERK OF COUNTY COURT OF BERKELEY COUNTY, WEST VIRGINIA, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS OF SAID LAND.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, MORTGAGES, TRUSTS, EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT THE FOLLOWING: ONE AND ALL PARTIES AND INTERESTS THERETO HAVE HERETO AFFIXED THEIR SIGNATURES, INDICATING THEIR ASSENT TO THIS PLAN OF SUBDIVISION.

DATE _____ VAN WYK ENTERPRISES, INC.
 DATE _____ SPRING MILLS COMMONS, LLC
 DATE _____ STRAIGHT ARROW, LLC
 DATE _____ PELLA PERSPECTIVE, LLC

2.42
 4.88
 26.16
 54.96
 88.42

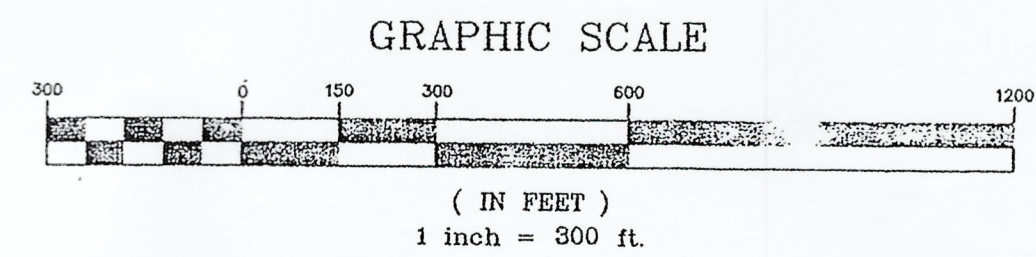
- SWM areas to be deeded to associations
- 0.91 - across from apts
 - 4.5 - Pond east of storage units
 - 2.22 - Pond #1
 - 2.0 - Pond by 901 + Bank
 - ? - Pond #2 - could not find acreage

SURVEYOR'S CERTIFICATE

I, RUSSELL E. TOWNSLEY, A DULY REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF WEST VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS PART OF THE SAME LAND IN THE NAME OF VAN WYK ENTERPRISES, INC., PELLA PERSPECTIVE LLC, STRAIGHT ARROW, LLC AND SPRING MILLS COMMONS, LLC.

I, FURTHER CERTIFY THAT THE LOTS ARE PROPERLY AND ACCURATELY DESCRIBED AND ARE WITHIN THE BOUNDS OF SAID LAND, THAT THE MONUMENTS AND MARKERS HAVE BEEN PLACED AS SHOWN HEREON AND ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 703 OF THE BERKELEY COUNTY SUBDIVISION ORDINANCE

DATE 3-28-05
 WEST VIRGINIA No. 939 L.S.



OWNERS

VAN WYK ENTERPRISES, INC.
 SPRING MILLS COMMONS, LLC
 STRAIGHT ARROW, LLC
 PELLA PERSPECTIVE LLC
 300 FOX CROFT AVENUE
 MARTINSBURG, WEST VIRGINIA 25401
 TEL.: (304) 263-8993

CORRECTION PLAT
SPRING MILLS PUD

SITUATE AT SPRING MILLS ROAD & INTERSTATE 81
 FALLING WATERS
 BERKELEY COUNTY, WEST VIRGINIA

SCALE: 1" = 300'

PROJECT NO. 99-50019
 DRAWING NO. 0-9777
 DATE: MARCH 2, 2005
 DRAWN BY: J. FRITZ
 CHECKED BY: R. TOWNSLEY

SHEET 1 OF 1