



See also YR015

CERTIFICATE OF AUTHENTICITY

THIS IS TO CERTIFY THAT THE FOLLOWING ELECTRONIC RECORDS ARE TRUE AND ACCURATE REPRODUCTIONS OF THE ORIGINAL RECORDS OF JAMES CITY COUNTY GENERAL SERVICES DEPARTMENT- STORMWATER DIVISION; WERE SCANNED IN THE REGULAR COURSE OF BUSINESS PURSUANT TO GUIDELINES ESTABLISHED BY THE LIBRARY OF VIRGINIA AND ARCHIVES; AND HAVE BEEN VERIFIED IN THE CUSTODY OF THE INDIVIDUAL LISTED BELOW.

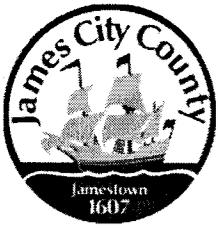
BMP NUMBER: YR005

DATE VERIFIED: April 6, 2012

QUALITY ASSURANCE TECHNICIAN: Leah Hardenbergh

Leah Hardenbergh

LOCATION: WILLIAMSBURG, VIRGINIA



Stormwater Division

MEMORANDUM

DATE: March 10, 2010
TO: Michael J. Gillis, Virginia Correctional Enterprises Document Management Services
FROM: Jo Anna Ripley, Stormwater
PO: 270712
RE: Files Approved for Scanning

General File ID or BMP ID: YR005

PIN: 1440100018

Subdivision, Tract, Business or Owner

Name (if known):

Kiskiack Golf Course

Property Description:

Parcel 1 Hankins Land Trust

Site Address:

8250 Croaker Road

(For internal use only)

Box 9

Drawer: 5

Agreements: (in file as of scan date)

Y

Book or Doc#:

779

Page:

622-623

114

529

Comments

As of 3/10/10, Owner or Responsible Party: CNL Income Traditional VA Golf LLC; was previously known as The Bluffs Golf Course; This is a combined file with YR005 and YR015

YR015
YR005

COPY

DECLARATION OF COVENANTS

INSPECTION/MAINTENANCE OF RUNOFF CONTROL FACILITY

THIS DECLARATION, made this 1st day of March, 1996, between Carolinas Golf Group LLC and all successors in interest, hereinafter referred to as the "COVENANTOR(S)," owner(s) of the following property: The Bluffs Golf Course
8250 Croaker Road Williamsburg, VA 23188 DB114 PG 529, and James City County, Virginia, hereinafter referred to as the "COUNTY."

WITNESSETH:

We, the COVENANTOR(S), with full authority to execute deeds, mortgages, other covenants, and all rights, titles and interests in the property described above, do hereby covenant with the COUNTY as follows:

1. The COVENANTOR(S) shall provide maintenance for the runoff control facility, hereinafter referred to as the "FACILITY," located on and serving the above-described property to ensure that the FACILITY is and remains in proper working condition in accordance with approved design standards, and with the law and applicable executive regulations.
2. If necessary, the COVENANTOR(S) shall levy regular or special assessments against all present or subsequent owners of property served by the FACILITY to ensure that the FACILITY is properly maintained.
3. The COVENANTOR(S) shall provide and maintain perpetual access from public right-of-ways to the FACILITY for the COUNTY, its agent and its contractor.
4. The COVENANTOR(S) shall grant the COUNTY, its agent and its contractor a right of entry to the FACILITY for the purpose of inspecting, operating, installing, constructing, reconstructing, maintaining or repairing the FACILITY.
5. If, after reasonable notice by the COUNTY, the COVENANTOR(S) shall fail to maintain the FACILITY in accordance with the approved design standards and with the law and applicable executive regulations, the COUNTY may perform all necessary repair or maintenance work, and the COUNTY may assess the COVENANTOR(S) and/or all property served by the FACILITY for the cost of the work and any applicable penalties.
6. The COVENANTOR(S) shall indemnify and save the COUNTY harmless from any and all claims for damages to persons or property arising from the installation, construction, maintenance, repair, operation or use of the FACILITY.
7. The COVENANTOR(s) shall promptly notify the COUNTY when the COVENANTOR(S) legally transfers any of the COVENANTOR(S)' responsibilities for the FACILITY. The COVENANTOR(S)' shall supply the COUNTY with a copy of any document of transfer, executed by both parties.
8. The covenants contained herein shall run with the land and shall bind the COVENANTOR(S) and the COVENANTOR(S)' heirs, executors, administrators, successors and assignees, and shall bind all present and subsequent owners of property served by the FACILITY.
9. This DECLARATION shall be recorded in the County Land Records.

Book 779
Pages 622 + 623

IN WITNESS WHEREOF, the COVENANTOR(S) have executed this DECLARATION OF COVENANTS as of this 22nd day of MARCH, 1996.

COVENANTOR(S)

Stuart M. Frantz

ATTEST:

Jacqueline A. Sklarson

COVENANTOR(S)

ATTEST:

COMMONWEALTH OF VIRGINIA NORTH CAROLINA
CITY/COUNTY OF WAKE

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do certify that Stuart M. Frantz, whose name is signed as such to the foregoing writing bearing date 22nd day of MARCH, 1996 this day sworn the same before me in my jurisdiction aforesaid.

GIVEN under my hand this 22nd day of March, of 1996.

Anne C. Young
Notary Public

My Commission expires: 07-26-97

Approved as to form:

Les P. Rogers

0261U.Wpf
Revised 9/92

Date Record Created:

WS_BMPNO:

Print Record

Created By:

YR005

PRINTED ON
Wednesday, March 10, 201
1:26:25 PM

WATERSHED YR
 BMP ID NO 005
 PLAN NO SP-128-95
 TAX PARCEL (14-4)(1-19)
 PIN NO 14440100019
 CONSTRUCTION DATE 7/1/1996
 PROJECT NAME The Bluffs - 18 Hole Golf Course
 FACILITY LOCATION Lower Large Lake 2
 CITY-STATE Williamsburg, Va. 23188
 CURRENT OWNER Hankins Land Trust 1 2 3 (Patten & Watkins Truste)
 OWNER ADDRESS 403 Holly Point Road
 OWNER ADDRESS 2
 CITY-STATE-ZIP CODE Yorktown, Va. 23692
 OWNER PHONE
 MAINT AGREEMENT Yes
 EMERG ACTION PLAN No

MAINTENANCE PLAN

SITE AREA acre

LAND USE

old BMP TYP

JCC BMP CODE

POINT VALUE

SVC DRAIN AREA acres

SERVICE AREA DESCRI

IMPERV AREA acres

RECV STREAM

EXT DET-WQ-CTRL

WTR QUAL VOL acre-ft

CHAN PROT CTRL

CHAN PROT VOL acre-ft

SW/FLOOD CONTROL

GEOTECH REPORT

No

172

Multifamily Resid

Wet Pond

A2 Wet Pond

10

243

Golf Course Area

64.00

UT of Skimino Creek

Yes

26.16

No

0

Yes

Yes

CTRL STRUC DESC

CTRL STRUC SIZE inches

OTLT BARRL DESC

OTLT BARRL SIZE inch

EMERG SPILLWAY

DESIGN HW ELEV

PERM POOL ELEV

2-YR OUTFLOW cfs

10-YR OUTFLOW cfs

REC DRAWING

CONSTR CERTIF

INTERNAL RATING

MISC/COMMENTS

Parcel 2. TOD El. 62.4. ES El. 60.6. Slope drains @ both d/s toes. I/M 779 p 622

CMP Riser

18

CMP Barrel

12

Yes

61.41

51.71

10.42

16.19

No

No

Inspected by:

3

Get Last BMP No

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Additional Comments:

