

Attach Exhibits as follows:

Exhibit A – Amendments to Declaration of Condominium

Exhibit B-1 – The Land

Exhibit B-2 – Tax Map #'s

Exhibit C – Percentage Interests

Exhibit D – Survey Plat

Exhibit E – Plans

Exhibit F – Amended and Restated Articles of Incorporation

Exhibit G – Amended and Restated Bylaws

EXHIBIT A**Amendments to Declaration of Condominium**

Amendment Number 1 to Condominium of Hathaway Tower, dated February 25, 1976, and recorded in the Clerk's Office on May 4, 1976 in Deed Book 484 at page 540

Amendment Number 2 to Declaration of Condominium of Hathaway Tower, dated October 19, 1976, and recorded in the Clerk's Office on December 8, 1976 in Deed Book 498 at page 594

Amendment Number 3 to Declaration of Condominium of Hathaway Tower, dated January 30, 1978, and recorded in the Clerk's Office on February 9, 1978 in Deed Book 529 at page 414

Amendment to the Declaration of Condominium of Hathaway Tower, a Condominium, dated December 5, 2006 and recorded in the Clerk's Office on December 15, 2006 as Instrument #06-42980.

Amendment to the Declaration of Condominium of Hathaway Tower a Condominium dated November 2, 2009, and recorded in the Clerk's Office on November 19, 2009 as Instrument #090025651

Amendment to the Declaration of Condominium of Hathaway Tower a Condominium dated July 18, 2012, and recorded in the Clerk's Office on July 23, 2012 as Instrument #120014188

Amendment to the Declaration of Condominium of Hathaway Tower a Condominium dated May 6, 2013, and recorded in the Clerk's Office on May 20, 2013 as Instrument #130010734

Amendment to the Declaration of Condominium of Hathaway Tower a Condominium dated November 18, 2013, and recorded in the Clerk's Office on November 25, 2013 as Instrument #130026197

Amendment to the Declaration of Condominium of Hathaway Tower a condominium dated November 18, 2013, and recorded in the Clerk's Office on November 25, 2013 as Instrument #130026198

Amendment to the Declaration of Condominium of Hathaway Tower a Condominium dated November 16, 2015, and recorded in the Clerk's Office on December 29, 2015 as Instrument #150024554

Amendment to the Declaration of Condominium of Hathaway Tower a Condominium dated November 21, 2016, and recorded in the Clerk's Office on December 7, 2016 as Instrument #160023869

Amendment to the Declaration of Condominium of Hathaway Tower a Condominium dated November 21, 2016, and recorded in the Clerk's Office on December 7, 2016 as Instrument #160023870

EXHIBIT B-1

Land

All that certain piece or parcel of land, lying and being in the City of Richmond, Virginia, containing 4.00 acres, as more particularly shown on the plat of survey entitled, "4.00 Acre Parcel of Land on West Line of Hathaway Road, Richmond, Va.", dated February 21, 1972, made by Bremner, Youngblood, Sharp, Inc., Consulting Engineers

EXHIBIT B-2

Tax Map #s for
Hathaway Tower, A Condominium

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C0040544113	C0040544138	C0040544042	C0040544078
C0040544114	C0040544139	C0040544043	C0040544079
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C0040544010	C0040544022	C0040544058	C0040544094
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C0040544122	C0040544024	C0040544060	C0040544096
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C0040544132	C0040544035	C0040544071	C0040544107
C0040544012	C0040544036	C0040544072	C0040544108

EXHIBIT C
Percentage Interests

<u>Apartment Number</u>	<u>Area – Square Feet</u>	<u>Percentage Interest in the Common Elements</u>
101	1729	.76%
102	1729	.76%
103	1379	.60%
104	1561	.68%
108	1480	.65%
109	1379	.60%
111	1729	.76%
201	1729	.76%
202	1729	.76%
203	1379	.60%
204	1561	.68%
205	1729	.76%
206	1729	.76%
207	1423	.62%
209	1379	.60%
210	1561	.68%
211	1729	.76%
212	1729	.76%
301	1729	.76%
302	1729	.76%
303	1379	.60%
304	1561	.68%
305	1729	.76%
306	1729	.76%
307	1423	.62%
308	1480	.65%
309	1379	.60%
310	1561	.68%
311	1729	.76%
312	1729	.76%
401	1729	.76%
402	1729	.76%
403	1379	.60%
404	1561	.68%
405	1729	.76%
406	1729	.76%
407	1423	.62%
408	1480	.65%
409	1379	.60%
410	1561	.68%
411	1729	.76%
412	1729	.76%
501	1729	.76%
502	1729	.76%
503	1379	.60%

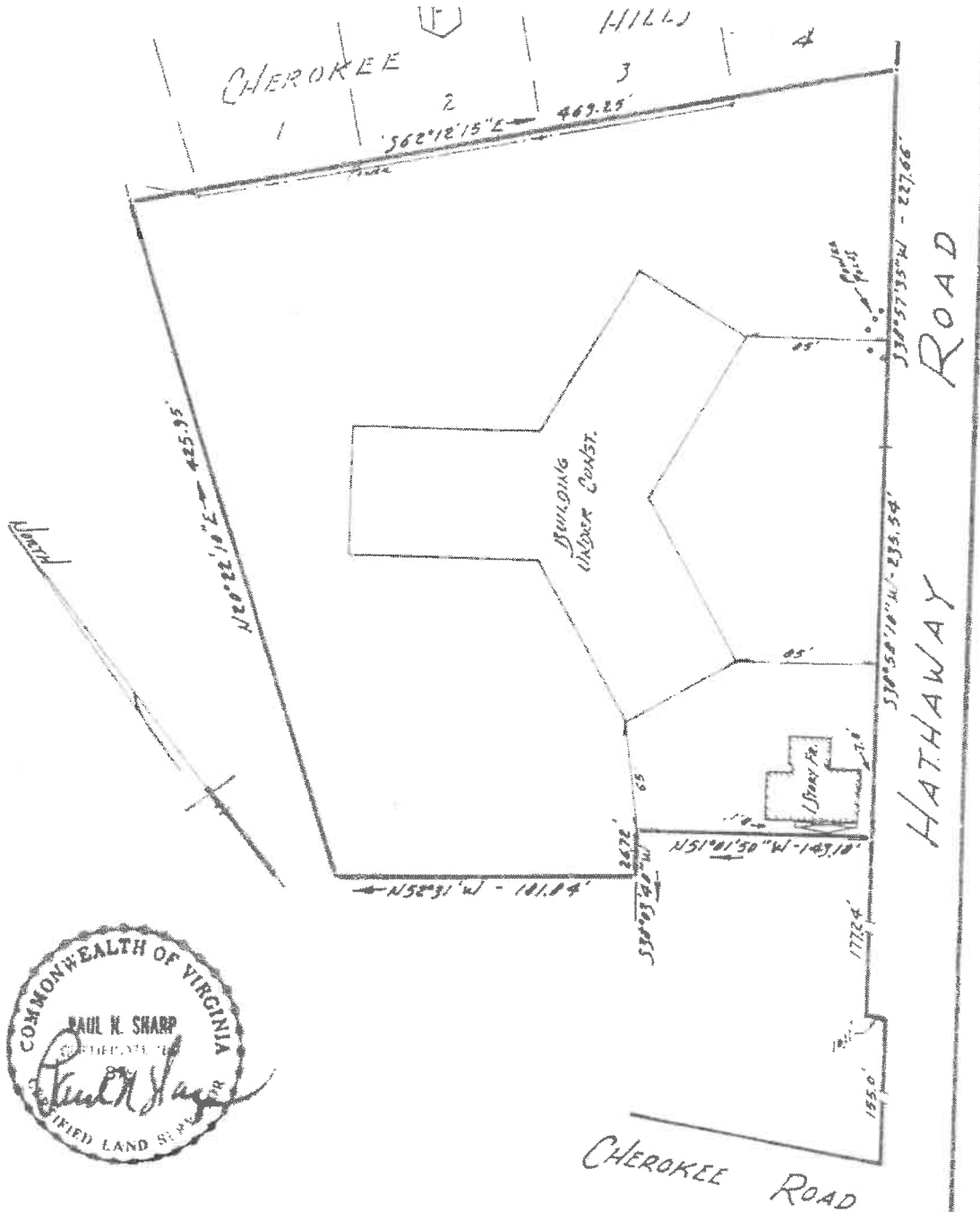
EXHIBIT C
Percentage Interests
(continued)

<u>Apartment Number</u>	<u>Area -- Square Feet</u>	<u>Percentage Interest in the Common Elements</u>
504	1561	.68%
505	1729	.76%
506	1729	.76%
507	1423	.62%
508	1480	.65%
509	1379	.60%
510	1561	.68%
511	1729	.76%
512	1729	.76%
601	1729	.76%
602	1729	.76%
603	1379	.60%
604	1561	.68%
605	1729	.76%
606	1729	.76%
607	1423	.62%
608	1480	.65%
609	1379	.60%
610	1561	.68%
611	1729	.76%
612	1729	.76%
701	1729	.76%
702	1729	.76%
703	1379	.60%
704	1561	.68%
705	1729	.76%
706	1729	.76%
707	1423	.62%
708	1480	.65%
709	1379	.60%
710	1561	.68%
711	1729	.76%
712	1729	.76%
801	1729	.76%
802	1729	.76%
803	1379	.60%
804	1561	.68%
805	1729	.76%
806	1729	.76%
807	1423	.62%
808	1480	.65%
809	1379	.60%
810	1561	.68%
811	1729	.76%
812	1729	.76%
901	1729	.76%
902	1729	.76%
903	1379	.60%
904	1561	.68%
905	1729	.76%
906	1729	.76%
907	1423	.62%
908	1480	.65%
909	1379	.60%
910	1561	.68%
911	1729	.76%
912	1729	.76%
1001	1729	.76%
1002	1729	.76%
1003	1379	.60%
1004	1561	.68%
1005	1729	.76%
1006	1729	.76%

EXHIBIT C
Percentage Interests
(continued)

<u>Apartment Number</u>	<u>Area – Square Feet</u>	<u>Percentage Interest in the Common Elements</u>
1007	1423	
1008	1480	.62%
1009	1379	.65%
1010	1561	.60%
1101	1729	.68%
1103	1379	.76%
1107	1423	.60%
1108	1480	.62%
1109	1379	.65%
1110	1561	.60%
1201	1729	.68%
1203	1379	.76%
1204	1561	.60%
1205	1729	.68%
1207	1423	.76%
1208	1480	.62%
1209	1379	.65%
1210	1561	.60%
		.68%
105	1729	0.76%
106	1729	0.76%
110	1561	0.68%
112	1729	0.76%
208	1480	0.65%
1011	1729	0.76%
1012	1729	0.76%
1102	1729	0.76%
1104	1561	0.68%
1105	1729	0.76%
1106	1729	0.76%
1111	1729	0.76%
1112	1729	0.76%
1202	1729	0.76%
1206	1729	0.76%
1211	1729	0.76%
1212	1729	0.76%

EXHIBIT D
Survey of Land



Improvements on 4th Acre Parcel
on West line of Hathaway Road.
Richmond, Virginia

BESAWER, YOUNGBLOOD, SHARP, INC. CONSULTING ENGINEERS 5719 MECHANICSVILLE PIKE, MECHANICSVILLE, VA. 23111	
DATE: JUL 6, 1972	SCALE: 1" = 80'
DRAWN BY: [Signature]	CHECKED BY: [Signature]
JOB No. 11096	

EXHIBIT E Plans

CERTIFICATE OF ARCHITECT FOR HATHAWAY TOWER

CERTIFICATE OF ARCHITECT made this 1st day of February, 1972.

I, Thomas A. Gresham, of Richmond, Virginia, certify as follows:

1. I am an architect authorized to practice in the State of Virginia.
2. This certificate is made as to Hathaway Tower, a condominium located at 2916 Hathaway Road, Richmond, Virginia.
3. The following exhibits to the Declaration of Condominium:

EXHIBIT

NO.	TITLE	BUILDING PLAN SHEET
B-1	Plot Plan	1
B-2	Basement Floor Plan	3
B-3	Ground Floor Plan	4
B-4	First Floor Plan	5
B-5	Typical Floor Plan Floors 2-12 Inclusive	6
B-6	Exterior Elevations A, B & C	13
B-7	Exterior Elevations D, E & F	14
B-8	Exterior Elevations G, H & I	15
B-9	Wall Sections	20

Assuming the correctness of Exhibit A, together with the wording of the Declaration, constitute a correct representation of the improvement of the condominium as it now exists, there can be determined from them the identification, location, dimensions and size of the common elements and of each unit.

Certificate of Registration
No. 1227-State of Virginia

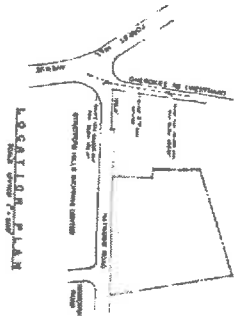

Architect



PLOT PLAN
SCALE 1" = 20'

DATE: 7/13/66
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]
PROJECT: HATHAWAY TOWERS
SHEET: 39 OF 74

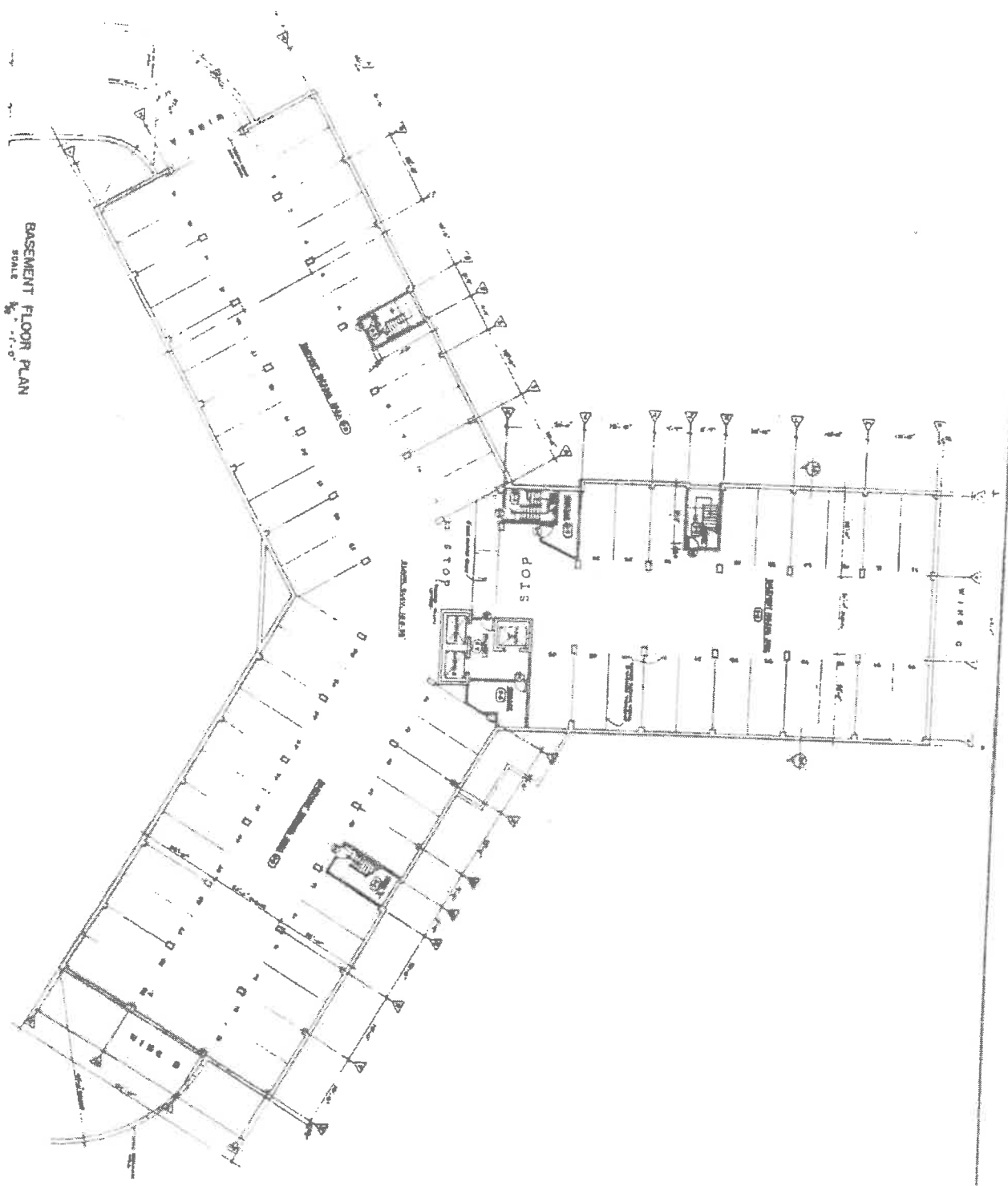
NO.	DESCRIPTION	DATE	BY	CHECKED	APPROVED
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2	FINAL PLAN	7/13/66	[Signature]	[Signature]	[Signature]
3	CONSTRUCTION SET	7/13/66	[Signature]	[Signature]	[Signature]
4	AS-BUILT PLAN	7/13/66	[Signature]	[Signature]	[Signature]
5	REVISION 1	7/13/66	[Signature]	[Signature]	[Signature]
6	REVISION 2	7/13/66	[Signature]	[Signature]	[Signature]
7	REVISION 3	7/13/66	[Signature]	[Signature]	[Signature]
8	REVISION 4	7/13/66	[Signature]	[Signature]	[Signature]
9	REVISION 5	7/13/66	[Signature]	[Signature]	[Signature]
10	REVISION 6	7/13/66	[Signature]	[Signature]	[Signature]
11	REVISION 7	7/13/66	[Signature]	[Signature]	[Signature]
12	REVISION 8	7/13/66	[Signature]	[Signature]	[Signature]
13	REVISION 9	7/13/66	[Signature]	[Signature]	[Signature]
14	REVISION 10	7/13/66	[Signature]	[Signature]	[Signature]
15	REVISION 11	7/13/66	[Signature]	[Signature]	[Signature]
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19	REVISION 15	7/13/66	[Signature]	[Signature]	[Signature]
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21	REVISION 17	7/13/66	[Signature]	[Signature]	[Signature]
22	REVISION 18	7/13/66	[Signature]	[Signature]	[Signature]
23	REVISION 19	7/13/66	[Signature]	[Signature]	[Signature]
24	REVISION 20	7/13/66	[Signature]	[Signature]	[Signature]



HATHAWAY TOWERS
HATHAWAY ROAD
RICHMOND, VIRGINIA

BROWN & GRESHAM AIA
ASSOCIATED ARCHITECTS
50 EAST CARY STREET RICHMOND, VIRGINIA

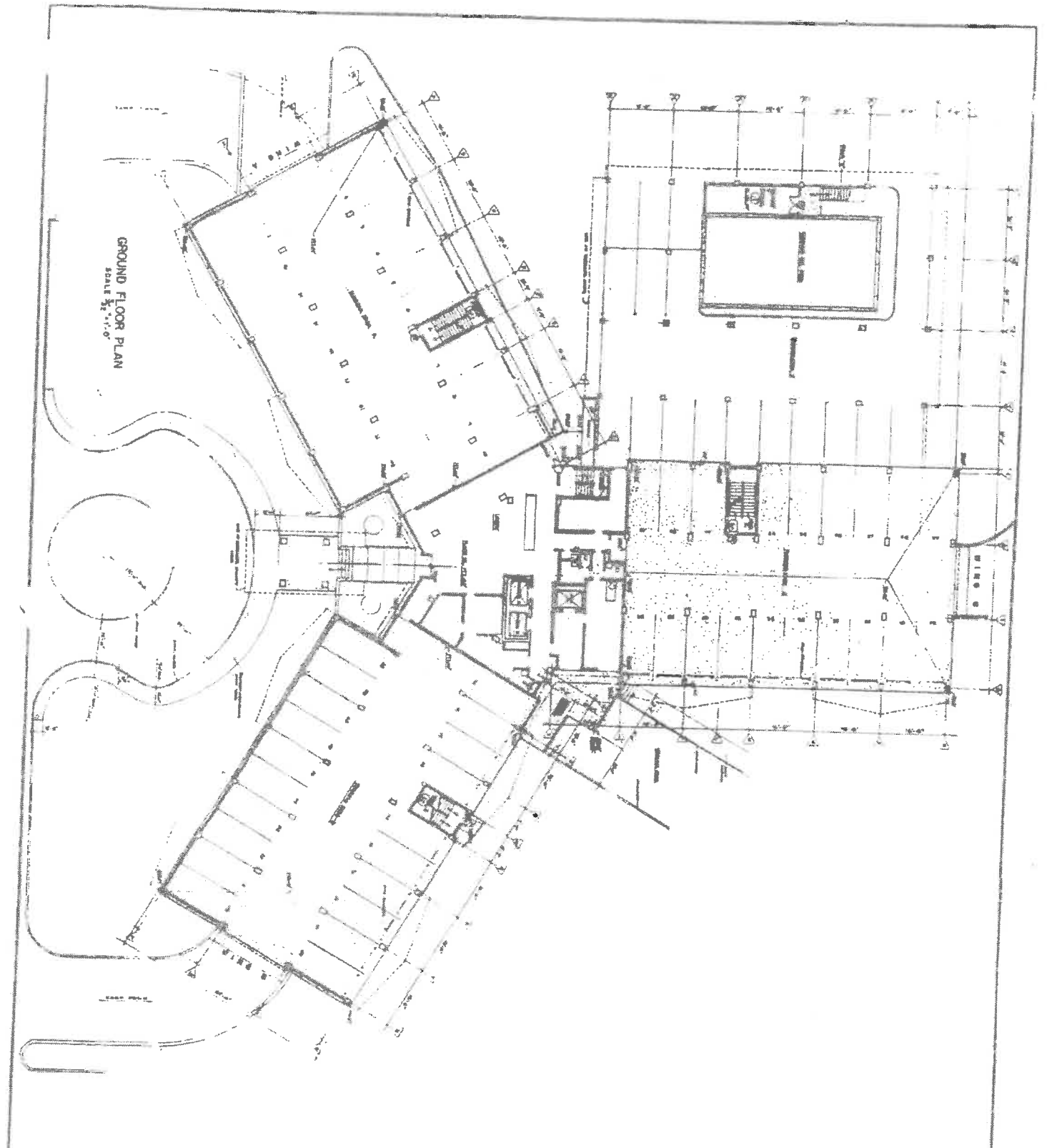
BASEMENT FLOOR PLAN
SCALE 1/8" = 1'-0"



3

HATHAWAY TOWERS
HATHAWAY ROAD
RICHMOND VIRGINIA

BROWN & GRESHAM AIA
ASSOCIATED ARCHITECTS
100 EAST BONY STREET RICHMOND, VIRGINIA

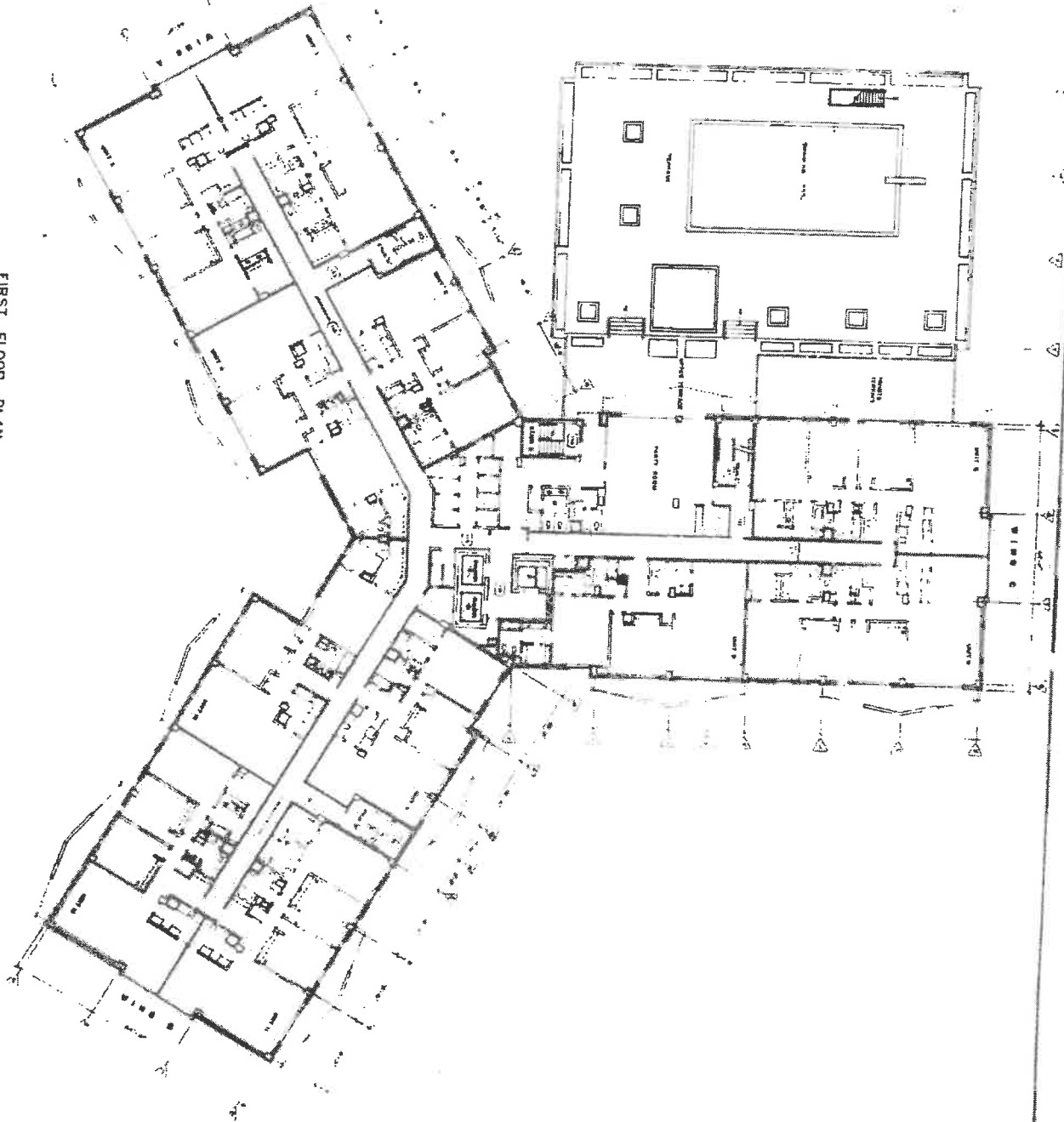


HATHAWAY TOWERS
HATHAWAY ROAD
RICHMOND, VIRGINIA

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BROWN & GRESHAM AIA
ASSOCIATED ARCHITECTS
100 EAST GARY STREET, RICHMOND, VIRGINIA

FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



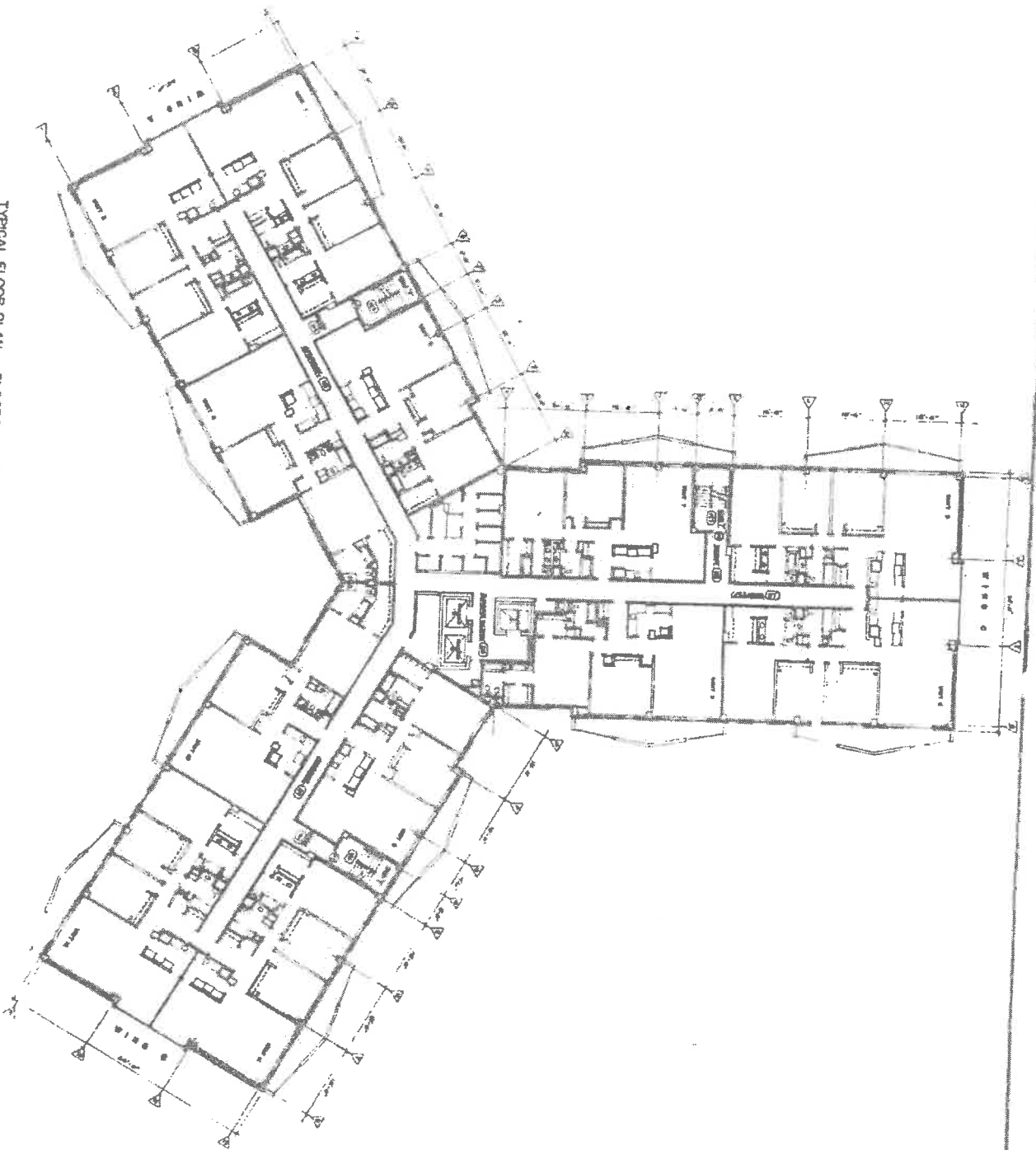
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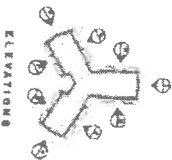
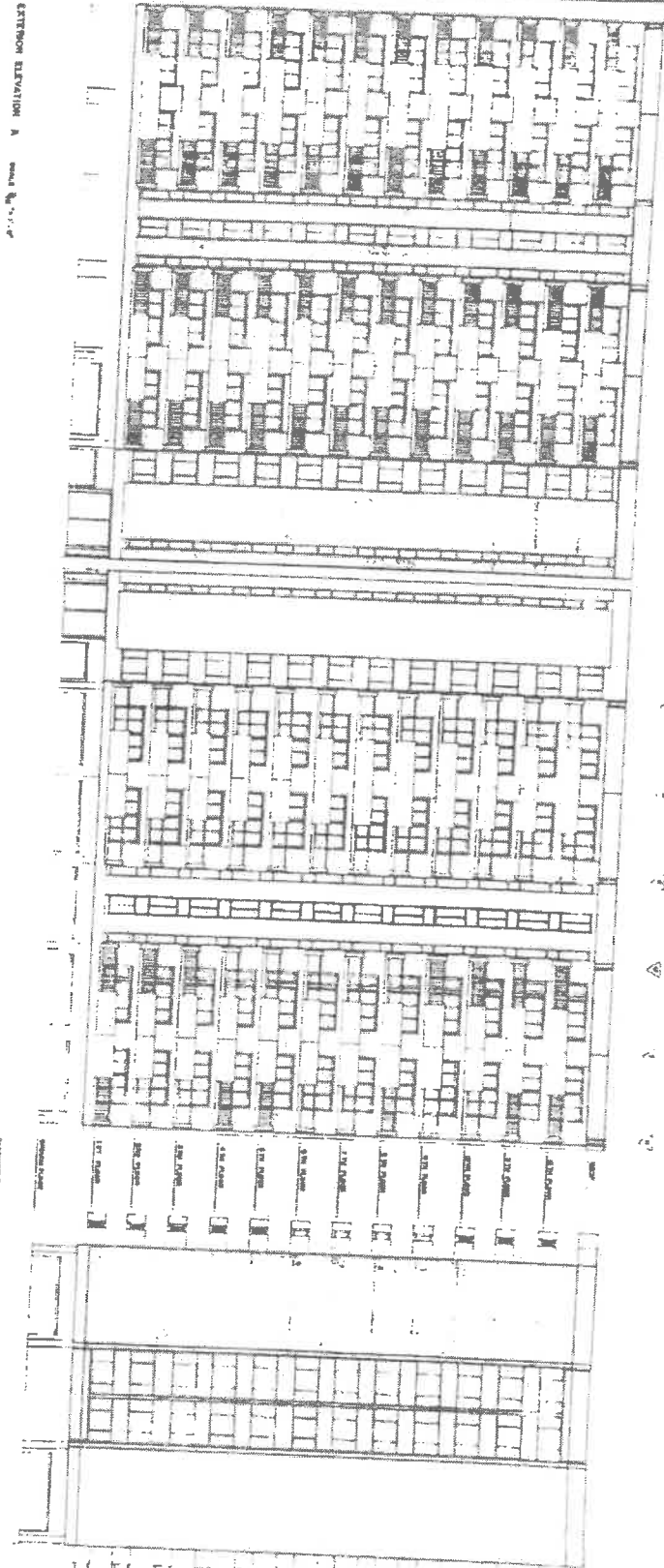
HATHAWAY TOWERS
HATHAWAY ROAD
RICHMOND, VIRGINIA

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BROWN & GRESHAM AIA
ASSOCIATED ARCHITECTS
100 EAST BARRY STREET RICHMOND, VIRGINIA

TYPICAL FLOOR PLAN
FLOORS 2 THRU 12 INCLUSIVE
SCALE 3/8" = 1'-0"

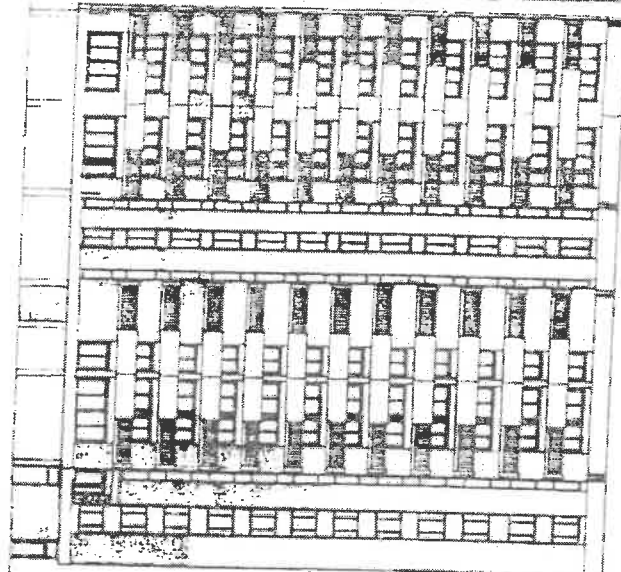




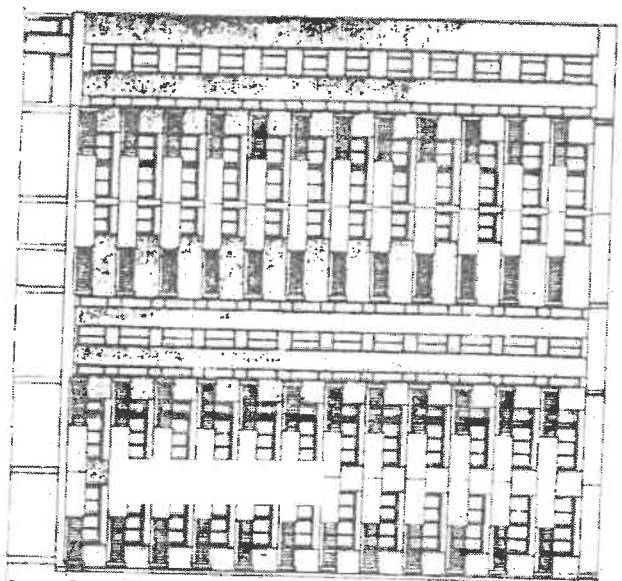
HATHAWAY TOWERS
HATHAWAY ROAD
RICHMOND, VIRGINIA

BROWN & GRESHAM AIA
ASSOCIATED ARCHITECTS
100 EAST BAY STREET RICHMOND, VIRGINIA

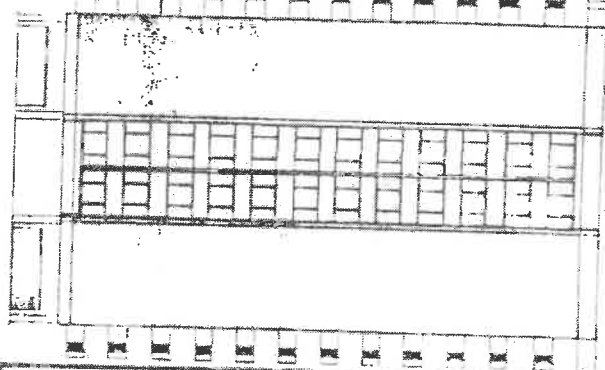
EXTENSION ELEVATION 3



EXTENSION ELEVATION 4



EXTENSION ELEVATION 5



6



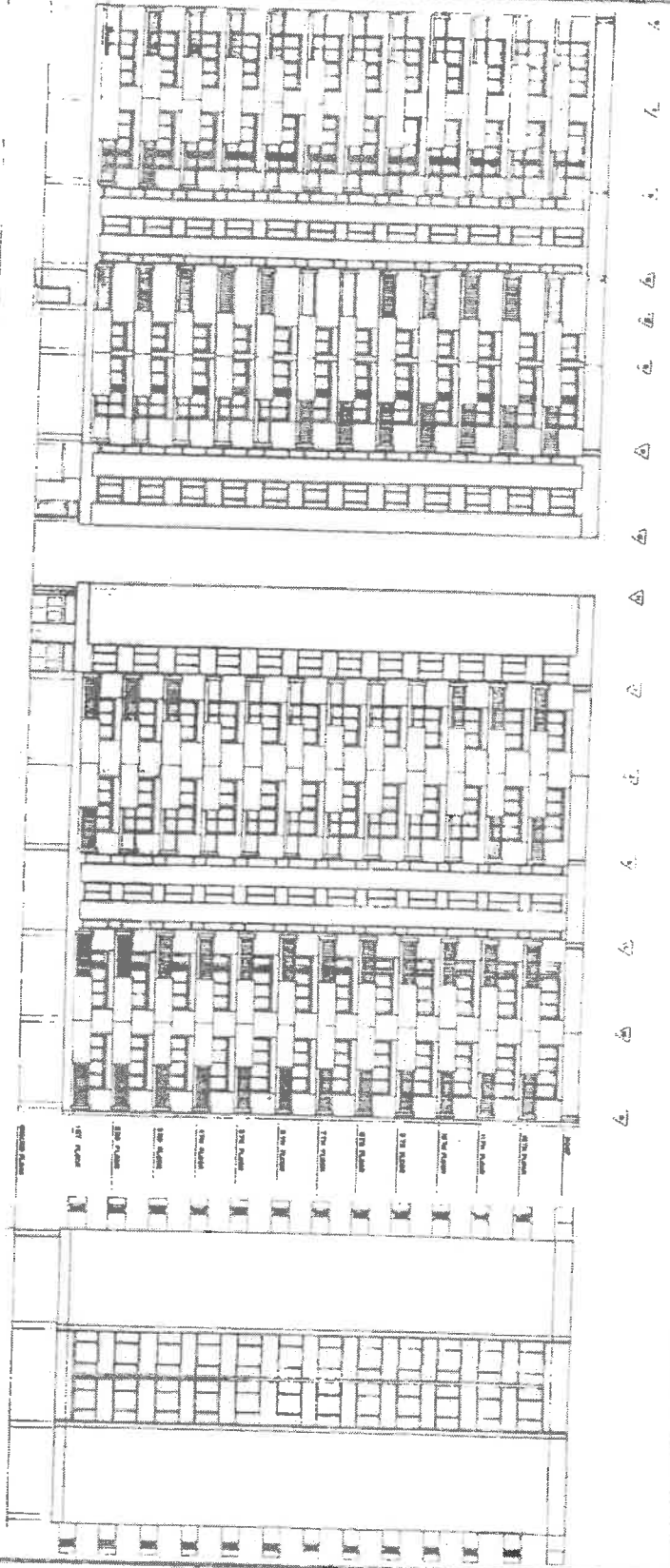
HATHAWAY TOWERS
HATHAWAY ROAD
RICHMOND, VIRGINIA

BROWN & GRESHAM AIA
ASSOCIATED ARCHITECTS
100 EAST BART STREET RICHMOND, VIRGINIA

EXTENSION ELEVATION 3 SCALE 1/8" = 1'-0"

EXTENSION ELEVATION 4 SCALE 1/8" = 1'-0"

EXTENSION ELEVATION 5 SCALE 1/8" = 1'-0"



HATHAWAY TOWERS
HATHAWAY ROAD
RICHMOND, VIRGINIA

BROWN & GRESHAM AIA
ASSOCIATED ARCHITECTS
100 EAST EASY STREET RICHMOND, VIRGINIA

