

PROFFERS



THESE PROFFERS made this 28 day of OCT,
 FREDERICK D. HIRSH and MARY A. HIRSH, husband and wife, together with
 their successors, heirs and assigns, the "OWNERS".

RECITALS

A. Owners are the owners of certain property located in James
 City County, Virginia , containing approximately 3 acres, more or less,
 commonly known as 8618 Richmond Road (hereinafter referred to as the
 "Property") and more particularly described as Parcel Number (1-6F)
 on James City County Real Estate Tax Map Number (12-1).

B. All of the property is currently zoned A-1, Agricultural in
 Stonehouse District. Owners have applied to re-zone all of the Property
 from (A-1) to (B-1), with proffers.

C. James City County (the "County") may be unwilling to re-zone
 because of possible impact on the surrounding areas.

D. Owners for themselves and their successors and assigns desire
 to offer to the County certain conditions on the development of the
 Property for the protection of the community that are intended to
 mitigate possible impacts from the development on the surrounding area.

Now, therefore, for and in consideration of the approval by the
 Board of Supervisors of the County of the requested re-zoning, and
 pursuant to Division 12, Section 20-328 and Section 20-329, Owners
 agree that they will meet and comply with all of the following conditions
 for the development of the Property.

I. There shall be only one commercial building containing no more than 6,000 square feet of gross floor area.

The building shall be used only for the making, sales and teaching of ceramics, and a shop for construction work and storage of building materials with no exterior storage.

II. The northern portion of the property shall contain a single residence for a caretaker(s).

III. An undisturbed buffer shall be provided adjacent to Route 60. Such buffer shall be a minimum width of 160 feet, measured from the northern edge of right-of-way of Route 60. The commercial structure shall be located a minimum of 170 feet from the northern edge of the right-of-way of Route 60.

IV. The commercial building shall not have more than ten (10) spaces. The parking area (on the east side) shall be graveled and not be illuminated.

V. The building shall be wood stained natural.

VI. The sign shall be ground mounted no larger than fourteen (14) square feet and shall not be illuminated.

VIRGINIA: City of Williamsburg and County of

to Wit:

In the Clerk's Office of the Circuit Court of the City of Williamsburg, County of James City the

_____ was admitted to the Court with certificate annexed and

Tested at _____ o'clock

Ward, Clerk

Deputy Clerk
STATE OF VIRGINIA
COUNTY OF JAMES CITY

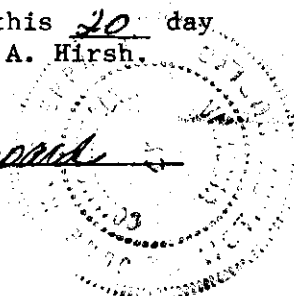
Frederick D. Hirsh
FREDERICK D. HIRSH

Mary A. Hirsh
MARY A. HIRSH

The foregoing instrument was acknowledged before me this 20 day of DEC, 1991, by Frederick D. Hirsh and Mary A. Hirsh.

My Commission Expires

June 30, 1994
Notary Public



COMMONWEALTH OF VIRGINIA



(14-0-025 7/91)

OFFICIAL RECEIPT
WILLIAMSBURG/JAMES CITY COUNTY CIRCUIT
DEED RECEIPT

DATE: 02/11/92 TIME: 12:59:11 ACCOUNT: 095CLR920001815 RECEIPT: 92000002968
CASHIER: CHB REG: WB04 TYPE: PROFRS PAYMENT: FULL PAYMENT
INSTRUMENT : 920001815 BOOK: 0 PAGE: 0 RECORDED: 02/11/92 AT 12:59
GRANTOR NAME : HIRSH, FREDERICK D ETUX EX: N LOCALITY: CO
GRANTEE NAME : JAMES CITY CO EX: N PERCENT: 100%
AND ADDRESS :
RECEIVED OF : JAMES CITY CO DATE OF DEED: 00/00/00
CHECK : \$13.00

DESCRIPTION 1: PROFFERS 3 AC 8618 RICHMOND RD
2:

CONSIDERATION:	.00	ASSUMPTION:	.00	MAP:	
CODE DESCRIPTION		PAID	CODE DESCRIPTION	PAID	
301 DEEDS		12.00	145 VSLF	1.00	
TOTAL TENDERED :				13.00	
TOTAL AMOUNT PAID:				13.00	
TOTAL CHANGE AMT :				.00	

CLERK OF COURT: HELENE S. WARD

DC-18 (5/86)

COUNTY ATTORNEY
JCC - BLDG. C

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