

These proffers are made this the 14th day of May, 1996 by Frances M. White, her heirs, successors and assigns (Owner), owner of 17 +/- acres (the Property) located on Greensprings Road (Rt. 614) in James City County, Virginia being a part of the property commonly known as Mainland Farm and identified on the James City County tax map as a part of parcel 1-3, map 46-1 and more particularly shown on the attached conceptual plan prepared by DJG dated October 27, 1995. This property is the subject of rezoning application No. Z-20-95 currently pending before the James City County Board of Supervisors and as a part of this application the Owner hereby proffers the following:

1. There shall be a greenbelt buffer, exclusive of any lots, established and dedicated to a homeowners association which shall be established by the Owner and approved as to form by the County Attorney. The greenbelt buffer shall be 175 feet in width as measured from the centerline of Greensprings Road and shall include a conservation easement requiring that existing vegetation shall remain undisturbed except as approved by the Director of Planning, which approval shall not be unreasonably withheld, for the access road, sight distance, drainage and utility improvements, signs, bike and pedestrian paths. Within the 175 foot conservation easement, a 12-foot easement shall be dedicated to the County by the Owner for the purpose of constructing a bike/pedestrian path. All clearing within the greenbelt for any purpose, with the exception of the removal of dead, dying or diseased vegetation and the aforementioned bike/pedestrian path shall be confined to an area generally not greater than 60 feet in width and aligned with Rt. 1102 "The Maine".
2. The total number of lots in the proposed subdivision shall not exceed thirty four (34).
3. If required by the County Subdivision Agent at the time of final subdivision approval the subdivision plat shall include A) a bikeway and pedestrian connection to the adjacent property on the Northwest of the Property (Fieldcrest section V), and B) a bikeway and pedestrian connection to property to the South deeded to the County by Frances M. White as identified in Deed Book _____, Page _____. These connections shall be twelve (12) feet in width and dedicated to the County for "bike/pedestrian paths".
4. The Owner shall pay the County the sum of \$1,000 for each lot included on each subdivision plat of the Property payable prior to the approval of such final subdivision plat for the lots on the Property for use by the County for the purpose of constructing two additional lanes to Alternate Rt. 5.
5. In accordance with recommendations of the Area Drainage Study prepared by the County the development will utilize the existing "Beaver Pond" as a regional BMP. The homeowners

association, as established in 1. above, shall include responsibility for payment to the County of it's prorata share of the maintenance of the regional BMP based on the projects post development runoff impact on the BMP.

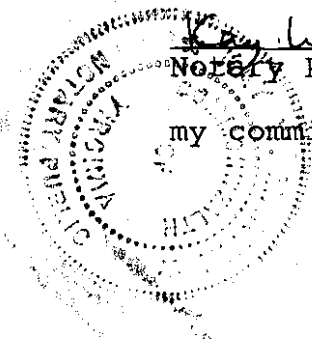
Frances M. White
Frances M. White

State of Virginia, City/County of James City _____:

The above was acknowledged before me on this 8th day of May, 1996

Kay H. Martin
Notary Public

my commission expires: October 31, 1996



BOOK 788 PAGE 250

VIRGINIA: City of Williamsburg and County of James City, to wit:
In the Clerk's Office of the Court of the City of Williamsburg and County of James City the 2nd day of May, 1996. This Proffer was presented and annexed and admitted to record at 1:15 o'clock
Teste: Helene S. Clerk
by Deborah Deputy Clerk

COMMONWEALTH OF VIRGINIA



OFFICIAL RECEIPT
WILLIAMSBURG/JAMES CITY COUNTY CIRCUIT
DEED RECEIPT

DATE: 05/20/96 TIME: 13:15:03 ACCOUNT: 330CLR960006752 RECEIPT: 96000011672
CASHIER: CHB REG: WB04 TYPE: OTHER PAYMENT: FULL PAYMENT
INSTRUMENT : 960006752 BOOK: 0 PAGE: 0 RECORDED: 05/20/96 AT 13:15
GRANTOR NAME : WHITE, FRANCES M EX: N LOCALITY: CO
GRANTEE NAME : JAMES CITY COUNTY VA EX: N PERCENT: 100%
AND ADDRESS :
RECEIVED OF : JCCO DATE OF DEED: 05/14/96

CHECK : \$13.00
DESCRIPTION 1: PROFFERS MAINLAND FARM

CONSIDERATION:	.00	ASSUME/VAL:	.00	MAF:	
CODE DESCRIPTION		PAID	CODE DESCRIPTION		PAID
301 DEEDS		12.00	145 VSLF		1.00
		TENDERED :			13.00
		AMOUNT PAID:			13.00
		CHANGE AMT :			.00

**SE RETURN TO:
TY ATTORNEY
BLDG. C**

CLERK OF COURT: HELENE S. WARD

13.1