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WINDSORMEADE MARKETPLACE PROFFERS

THESE PROFFERS are made as of this 3rd day of October, 2003, by C. C. CASEY LIMITED COMPANY, a Virginia limited liability company (together with its successors and assigns, "Casey") (index as a "grantor"), and the **COUNTY OF JAMES CITY, VIRGINIA** (the "County") (index as the "grantee").

RECITALS

R-1. Casey is the owner of certain real property in James City County, Virginia, being more particularly described on EXHIBIT A attached hereto and made a part hereof (the "Property").

R-2. The Property is subject to the New Town Proffers (the "New Town Proffers"), dated December 9, 1997, of record in the Clerk's Office of the Circuit Court for the City of Williamsburg and County of James City, Virginia (the "Clerk's Office") as document no. 980001284.

R-3. The New Town Proffers provide for development of the Property in accordance with (i) a conceptual master land use plan entitled, "NEW TOWN PLAN" prepared by Cooper, Robertson & Partners and AES Consulting Engineers, dated July 23, 1997, and revised December 8, 1997 (the "New Town Master Plan"), and (ii) design guidelines entitled "NEW TOWN DESIGN GUIDELINES, JAMES CITY COUNTY, VIRGINIA" prepared by Cooper, Robertson & Partners dated September 3, 1997 (the "New Town Design Guidelines").

Prepared by:
Kaufman & Canoles, P.C.
1200 Old Colony Lane
Williamsburg, VA 23185

R-4. In furtherance of the vision embodied in the New Town Master Plan and New Town Design Guidelines, Casey has applied for a rezoning of the Property from R-8, Rural Residential, with proffers to MU, Mixed-Use, with proffers. The rezoning of the Property to MU, with proffers, is in fact consistent both with the land use designation for the Property on the County's Comprehensive Plan and the statement of intent for the MU zoning district set forth in Section 24-514 of the County's Zoning Ordinance in effect on the date hereof (the "Zoning Ordinance").

R-5. Casey has submitted an update to the Community Impact Statement previously filed with the County's Director of Planning which satisfies the requirements of Section 24-515(c) of the Zoning Ordinance and the New Town Proffers, which update to the Community Impact Statement includes, without limitation, an updated Fiscal Impact Study which has been reviewed and accepted by the County in connection with the rezoning request referenced above. The update to the Community Impact Statement, as well as the Community Impact Statement, are on file with the County's Director of Planning.

R-6. Pursuant to subsection 2(b) of the New Town Proffers, there has been established a Design Review Board ("DRB") for development of the property subject to the New Town Proffers.

R-7. Pursuant to the New Town Proffers, the DRB is charged with the responsibility of rendering a written advisory recommendation to the County's Planning Commission and to the County's Board of Supervisors as to the general consistency with the New Town Master Plan and the New Town Design Guidelines of any proposed master plans and guidelines in future rezonings of the property subject to the New Town Proffers.

R-8. Casey has submitted to the DRB, and the DRB has approved in writing, as consistent with both the New Town Master Plan and the New Town Design Guidelines, a conceptual master plan of development for the Property entitled "Master Plan for Rezoning of WindsorMeade Marketplace" prepared by AES Consulting Engineers and dated January 30, 2003.

R-9. Casey has submitted a revised conceptual master plan of development entitled "Master Plan For Rezoning, Windsormeade Marketplace, Section 11, New Town West, Owner: C. C. Casey Limited Company" prepared by AES Consulting Engineers and dated June 02, 2003, revised August 29, 2003, revised September 2, 2003 (the "Marketplace Master Plan"), consistent with the "Master Plan for Rezoning of WindsorMeade Marketplace", dated January 30, 2003 approved by the DRB, the New Town Master Plan, and the New Town Design Guidelines. A copy of the Marketplace Master Plan is on file with the County's Director of Planning.

R-10. Casey has submitted to the DRB, and the DRB has approved in writing, as consistent with both the New Town Master Plan and the New Town Design Guidelines, design guidelines for the Property entitled "WindsorMeade Marketplace Design Guidelines", dated May 1, 2003 (the "Marketplace Guidelines"). A copy of the Marketplace Guidelines is on file with the County's Director of Planning.

R-11. Pursuant to the New Town Proffers, a Phase I Archaeological Study recommending no further treatment or further study for the Property, entitled "A Phase I Archaeological Survey of the Casey Property, James City County, Virginia", dated July 30, 1990, prepared for the Casey Family c/o Virginia Landmark Corporation by the William and Mary Archaeological Project Center, has been submitted to, and reviewed and approved by, the County Director of Planning.

R-12. Casey has caused a small whorled pogonia survey to be conducted on the Property in 1996 and 2001 revealing that no small whorled pogonias or small whorled pogonia habitat exist on the Property. The reports generated from these surveys are entitled "SEARCHES FOR THE SMALL WHORLED POGONIA, ISOTRIA MEDEOLOIDES, ON THE CASEY TRACT, CHISEL RUN WATERSHED, WILLIAMSBURG/JAMES CITY COUNTY, VIRGINIA SPRING/SUMMER 1996" (the "1996 Report") and "SEARCHES FOR THE SMALL WHORLED POGONIA, ISOTRIA MEDEOLOIDES, ON THE WINDSORMEADE PROPERTY JAMES CITY COUNTY, VIRGINIA JULY 2001" (the "2001 Report"). The 1996 Report and the 2001 report were prepared by Dr. Donna M. E. Ware of the College of William & Mary for Williamsburg Environmental Group, Inc. Dr. Ware will write a letter to the County stating that no small whorled pogonias or small whorled pogonia habitat exist on the Property. A copy of the 1996 Report, 2001 Report, and the letter from Dr. Ware will be on file with the County's Director of Planning.

R-13. The provisions of the Zoning Ordinance, Section 24-1, *et seq.*, may be deemed inadequate for protecting and enhancing orderly development of the Property. Accordingly, Casey, in furtherance of its application for rezoning, desires to proffer certain conditions which are specifically limited solely to those set forth herein in addition to the regulations provided for by the Zoning Ordinance for the protection and enhancement of the development of the Property, in accordance with the provisions of Section 15.2-2296 *et seq.* of the Code of Virginia (1950), as amended (the "Virginia Code") and Section 24-16 of the Zoning Ordinance.

R-14. The County constitutes a high-growth locality as defined by Section 15.2-2298 of the Virginia Code.

NOW, THEREFORE, for and in consideration of the approval by the Board of Supervisors of the County of the rezoning of the Property as set forth above and the Marketplace Master Plan, the Marketplace Guidelines and all related documents described herein, and pursuant to Section 15.2-2296, et seq., of the Virginia Code, Section 24-16 of the Zoning Ordinance and the New Town Proffers, Casey agrees that all of the following conditions shall be met and satisfied in developing the Property.

PROFFERS:

1. Application of New Town Proffers, Master Plan and Design Guidelines. Unless otherwise specifically noted herein, these Proffers shall supercede and amend and restate in their entirety the New Town Proffers, the New Town Master Plan and the New Town Design Guidelines, but only as to the Property.

2. New Town Owner's Association. Casey shall (i) organize an owner's association or associations in accordance with Virginia law in which all owners of the Property, by virtue of their property ownership, shall be members of an association, or (ii) execute a supplemental declaration and record it in the Clerk's Office submitting all or a portion of the Property to an existing owner's association comprised of owners of property within the New Town Master Plan and amendments thereto. Any articles of incorporation, bylaws, declarations, or supplemental declarations (together, the "Governing Documents") creating and governing such association(s) shall be submitted to and reviewed by the County Attorney for consistency with this Proffer.

3. Development Process and Land Use.

(a) Development. The Property shall be developed in one or more phases generally in accordance with the Marketplace Master Plan and the Marketplace Design Guidelines, including, but not limited to, the land uses, densities and design set forth therein; however, all of such development shall be expressly subject to such changes in configuration, composition and location as required by all other governmental authorities having jurisdiction over such development.

(b) DRB Authority, Duties and Powers. All subdivision plats, site plans, landscaping plans, architectural plans and elevations and other development plans for the Property shall be submitted to the DRB for review and approval in accordance with the manual entitled "NEW TOWN DESIGN PROCEDURES JAMES CITY COUNTY", as the same may be amended by the DRB from time to time, and such other rules as may be adopted by the DRB from time to time, for general consistency with the Marketplace Master Plan and Marketplace Guidelines. Evidence of DRB approval of plans required to be submitted to the County for approval shall be provided with any submission to the County Department of Development Management of such plans. The County shall not be required to review any subsequent development plans not receiving the prior approval of the DRB. In reviewing applications, development plans and specifications, the DRB shall consider the factors set forth in the Marketplace Master Plan and/or the Marketplace Guidelines. The DRB shall advise of either (i) the DRB's recommendation of approval of the submission, or (ii) the areas or features of the submission which are deemed by the DRB to be materially inconsistent with the applicable Marketplace Guidelines and/or the Marketplace Master Plan and the reasons for such finding and suggestions for curing the inconsistencies. The DRB may approve development plans that do not strictly comply with the Marketplace Master Plan and/or the Marketplace Guidelines, if

circumstances, including, but not limited to, topography, natural obstructions, hardship, economic conditions or aesthetic or environmental considerations, warrant approval. All structures and improvements and open space, wetlands and other natural features on the Property shall be constructed, improved, identified for preservation, left undisturbed or modified, as applicable, substantially in accordance with the plans and specifications as finally approved by the DRB.

(c) Procedures for Changes to Marketplace Master Plan and Marketplace Guidelines. Applications to change the Marketplace Master Plan and/or the Marketplace Guidelines are to be made to the Planning Commission or the Board of Supervisors, as appropriate, as hereinafter provided and in accordance with the Zoning Ordinance.

In accordance with Section 24-518 of the Zoning Ordinance, all of such amendments shall be subject to the approval of the County Planning Commission if, after reviewing written confirmation from the County's Director of Planning, the Planning Commission concludes that the changes do not significantly alter the character of the land uses or other features or conflict with any conditions placed on the approval of the rezoning.

No amendment of the Marketplace Master Plan and/or Marketplace Guidelines which significantly alters the character of land uses or other material features or conflicts with any conditions placed on approval of the rezoning as determined by the County's Director of Planning, and, if applicable under Section 24-518 of the Zoning Ordinance, the Planning Commission, shall be effective unless approved by the County Board of Supervisors.

Any change or amendment shall apply after its effective date but shall not require modification or removal of any previously approved construction.

(d) Limitation of Liability. Review of and recommendations with respect to any application and plans by the DRB is made on the basis of aesthetic and design considerations only and the DRB shall not have any responsibility for ensuring the structural integrity or soundness of approved construction of modifications, nor for ensuring compliance with building codes or other governmental requirements, or ordinances or regulations. Neither the Casey, the County, the DRB nor any member of the DRB shall be liable for any injury, damages or losses arising out of the manner or quality of any construction on the Property.

(e) Land Use. As a result of the rezoning sought in connection with these Proffers, "Table 1, Land Use and Density Tabulation: Residential, West Side" and "Table 2, Land Use and Density Tabulation: Non-Residential, West Side" shown on page 2 of the New Town Master Plan are hereby amended to reflect the densities and land uses specified in EXHIBIT B attached hereto. Except as hereby amended, the Tables and Charts on page 2 of the New Town Master Plan shall remain unchanged.

4. Traffic Study and Road Improvements.

(a) In accordance with the requirements of Section 4 of the New Town Proffers, Casey has submitted to the County an updated traffic study entitled "TRAFFIC STUDY FOR PROPOSED S. L. NUSBAUM SHOPPING CENTER AT MONTICELLO AVENUE/WINDSORMEADE WAY, JAMES CITY COUNTY, VIRGINIA", dated May 28, 2003, prepared by DRW Consultants, Inc., Midlothian, Virginia (the "Traffic Study"), which is on file with the County's Director of Planning.

(b) The following entrance and road improvements shall be completed (or bonded pursuant to the County Code) for the Monticello Avenue/WindsorMeade Way intersection when warranted as determined by VDOT:

- (i) A second eastbound left turn lane on Monticello Avenue
- (ii) A westbound right turn lane on Monticello Avenue
- (iii) On WindsorMeade Way, a minimum of three lanes approaching Monticello Avenue (two left turn lanes and one right turn lane) and two lanes departing Monticello Avenue.

A traffic signal shall be designed and installed (or bonded pursuant to the County Code) when warranted as determined by VDOT at the Monticello Avenue/WindsorMeade Way intersection, which traffic signal shall include, subject to VDOT approval, traffic signal preemption equipment meeting VDOT design standards and acceptable to the James City County Fire Department. Any costs incurred in designing, installing, or bonding the aforementioned traffic signal shall be less the \$10,000.00 previously proffered in paragraph 5 of the “WindsorMeade Proffers” recorded in the Clerk’s Office at Instrument No. 010020618.

A traffic signal shall be designed and installed (or bonded pursuant to the County Code) when warranted as determined by VDOT at the WindsorMeade Way/Crossover 2 intersection, which traffic signal shall include, subject to VDOT approval, traffic signal preemption equipment meeting VDOT design standards and acceptable to the James City County Fire Department.

5. Water Conservation. The owner’s association to be established pursuant to paragraph 2 shall be responsible for establishing, as to the Property, water conservation standards to be submitted to and approved by James City Service Authority (the “JCSA”). The standards shall address such water conservation measures as limitations on installation and use of irrigation systems and irrigation wells, the use of approved landscaping materials and the use of water conserving fixtures and appliances to promote water conservation and minimize the use of public water resources. Design features, including the use of drought tolerant grasses and plantings, a water conservation plan, and drought management plan shall be implemented to reduce the total

irrigated area of the Property in order to accomplish the limitation on use of public water and groundwater. The standards shall be approved by the JCSEA prior to approval of the first site plan for development of the Property or any portion thereof.

6. Subdivision. Notwithstanding anything in these Proffers to the contrary, the failure by Casey, its successors or assigns, to comply with one or more of the conditions of these Proffers in developing any portion(s) of the Property which failure does not in any way, in whole or in part, apply to the remainder of the Property or portion(s) thereof owned by a separate owner(s) will not affect the ability of such separate owner(s) to develop the remainder of the Property or such portion(s) in accordance with these Proffers and other applicable provisions of the County's Zoning Ordinance.

MISCELLANEOUS PROVISIONS

7. Successors and Assigns. This Proffer Agreement shall be binding upon and shall inure to the benefit of the Casey and the County, and their respective heirs, successors and/or assigns. Any obligation(s) of Casey hereunder shall be binding upon and enforceable against any subsequent owner or owners of the Property or any portion thereof.

8. Severability. In the event that any clause, sentence, paragraph, section or subsection of these Proffers shall be judged by any court of competent jurisdiction to be invalid or unenforceable for any reason, including a declaration that it is contrary to the Constitution of the Commonwealth of Virginia or of the United States, or if the application thereof to any owner of any portion of the Property or to any government agency is held invalid, such judgment or holding shall be confined in its operation to the clause, sentence, paragraph, section or subsection hereof, or the specific application thereof directly involved in the controversy in which the

judgment or holding shall have been rendered or made, and shall not in any way affect the validity of any other clause, sentence, paragraph, section or provision hereof.

9. Conflicts. In the event there is a conflict between: (1) these Proffers, the Marketplace Guidelines, and/or the Marketplace Master Plan; and (2) the New Town Proffers, the New Town Master Plan and/or the New Town Guidelines, then these Proffers, the Marketplace Guidelines and the Marketplace Master Plan shall govern. In the event that there is any conflict between these Proffers and the Zoning Ordinance, the conflict shall be resolved by the County's Zoning Administrator subject to the appeal process to the Board of Supervisors and the Courts or as otherwise provided by law.

10. Signature by the County. The County's Director of Planning has executed these Proffers solely for purpose of confirming the filings and submissions described herein and confirming approval by the Board of Supervisors of the rezoning of the Property with these Proffers by resolution dated October 14, 2003

11. Headings. All section and subsection headings of Conditions herein are for convenience only and are not a part of these Proffers.

12. Conditions Applicable Only To The Property. Notwithstanding anything in these Proffers to the contrary, the failure to comply with one or more of the conditions herein in developing the Property shall not affect the rights of Casey and its successors in interest to develop its other property in accordance with the other applicable provisions of the County Zoning Ordinances.

WITNESS the following signatures, thereunto duly authorized:

C. C. Casey Limited Company

By:

Robert T. Casey
Robert T. Casey

Its: Secretary

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF James City, to wit:

The foregoing instrument was acknowledged before me this 7th day of October, 2003 by Robert T. Casey as Secretary of C. C. Casey Limited Company, a Virginia limited liability company, on its behalf.

Monica R. Smith
NOTARY PUBLIC

My Commission Expires July 31, 2007

My commission expires: _____



THE COUNTY OF JAMES CITY, VIRGINIA

By: 
O. Marvin Sowers

Its: Director of Planning

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF James City, to wit:

The foregoing instrument was acknowledged before me this 15th day of October, 2003 by O. Marvin Sowers as Director of Planning for the County of James City, Virginia, on its behalf.


NOTARY PUBLIC

My commission expires: October 31, 2005.

APPROVED AS TO FORM:

By: *Leo P. Rogers*
Leo P. Rogers

Its: Deputy County Attorney

COMMONWEALTH OF VIRGINIA
~~CITY~~/COUNTY OF James City, to wit:

The foregoing instrument was acknowledged before me this 15th day of October, 2003 by Leo P. Rogers as Deputy County Attorney for the County of James City, Virginia.

Mary Frances Rieger
NOTARY PUBLIC

My commission expires: October 31, 2005.

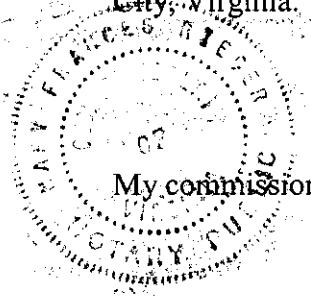


EXHIBIT A

All those certain lots, parcels or tracts of land, situate and lying in the Powhatan District of James City County, Virginia, containing 34.13 acres more or less and being a portion of the same property as shown on a map entitled "Master Plan For Rezoning, Windsormeade Marketplace, Section 11, New Town West, Owner: C. C. Casey Limited Company", prepared by AES Consulting Engineers and dated June 02, 2003, revised August 29, 2003, and being the properties designated as a portion of James City County Tax Map Parcels #(38-3)(1-2), #(38-3)(1-5), #(38-3)(1-6), (38-3)(1-7), #(38-3)(1-8), and a Portion of Tax Map Parcel #(38-3)(1-34), and a parcel formerly owned by the Commonwealth of Virginia.

Said parcels are more particularly described by metes and bounds as follows:

All of James City County Tax Map Parcels #(38-3)(1-2), #(38-3)(1-5), #(38-3)(1-6), (38-3)(1-7), #(38-3)(1-8) and a Portion of Tax Map Parcel #(38-3)(1-34) Owned by C. C. Casey Limited Company:

Beginning at a point on the northerly right-of-way line of Monticello Avenue Extended, State Route #321, said point being $S28^{\circ}41'04''W$, 358.65' from the intersection of the westerly right-of-way line of State Route #199 and the northerly right-of-way line of said Monticello Avenue Extended, State Route #321, a corner to the property described hereon and the property now or formerly standing in the name of the Commonwealth of Virginia; thence leaving said corner of the property now or formerly standing in the name of the Commonwealth of Virginia and lying along the right-of-way line of Monticello Avenue Extended, State Route #321, $S46^{\circ}23'51''W$, 530.33' to a point; thence along a curve to the right, having a radius of 869.93' and an arc length of 91.40' to a point; said point being at the intersection of the northerly right-of-way line of said Monticello Avenue Extended, State Route #321 and the easterly right-of-way line of what is now known as Old News Road; thence leaving said right-of-way line of Monticello Avenue Extended, State Route #321 and lying along the easterly right-of-way line of what is now known as Old News Road, $N34^{\circ}54'22''W$, 480.33' to a point; thence $N33^{\circ}17'29''W$, 275.90' to a point; thence along a curve to the left, having a radius of 400.00' and an arc length of 62.99' to a point; thence $N42^{\circ}18'49''W$, 9.79' to a point; thence along a curve to the left, having a radius of 251.53' and an arc length of 40.04' to a point; said point being a corner to the properties described hereon and the remaining portion of James City Tax Map Parcel #(38-3)(1-34) now or formerly standing in the name of C. C. Casey Limited Company; thence along the line of the remaining portion of James City Tax Map Parcel #(38-3)(1-34) now or formerly owned by C. C. Casey Limited Company and an existing 40' private right-of-way, $N43^{\circ}12'19''E$, 178.71' to a point; thence leaving said 40' private right-of-way and continuing along the line of the remaining portion of James City County Tax Map Parcel #(38-3)(1-34), now or formerly owned by C. C. Casey Limited Company, $N36^{\circ}30'08''W$, 123.42' to a point; thence along a curve to the right, having a radius of 790.50' and an arc length of 214.79' to a point; thence along a curve to the right, having a radius of 587.50' and an arc length of 101.13' to a point; thence $N11^{\circ}04'18''W$, 34.77' to a point; thence along a curve to the right, having a radius of 787.50' and an arc length of 246.68' to a point; thence along a curve to the right, having a radius of 1387.50' and an arc

length of 46.69' to a point; thence N89°13'21"E, 746.48' to a point; thence N63°40'56"E, 565.00' to a point on the westerly right-of-way line of State Route #199, a corner to the properties described hereon and the remaining portion of James City County Tax Map Parcel #(38-3)(1-34) now or formerly owned by C. C. Casey Limited Company; thence leaving said corner of the remaining portion of James City Tax Map Parcel #(38-3)(1-34) now or formerly standing in the name of C. C. Casey Limited Company and lying along the westerly right-of-way line of State Route #199, S08°18'36"E, 171.61' to a point; thence S04°50'02"W, 654.04' to a point; thence along a curve to the left, having a radius of 903.51' and an arc length of 235.65' to a point, said point being a corner to the property described hereon, the property now or formerly standing in the name of the Commonwealth of Virginia and the intersection of the right-of-way line State Route #199 and Monticello Avenue Extended, State Route #321; thence along the line of the property now or formerly owned by the Commonwealth of Virginia, S28°41'04"W, 358.65' to the aforesaid point of beginning. The properties described above contain an aggregate area of 34.13 acres more or less.

Less and except any portion of that certain piece or parcel of land contained within the above metes and bounds description that is located within the Right Of Way lines for WindsorMeade Way shown on that certain plan entitled "WindsorMeade Way Road Construction Plan" prepared by AES Consulting Engineers, dated May 2002, revised June 20, 2003, revised August 28, 2003.

Parcel Formerly Owned by the Commonwealth of Virginia and Now Owned by C. C. Casey Limited Company:

Beginning at a point at the intersection of the westerly right-of-way line of State Route #199 and the northerly right-of-way line of Monticello Avenue Extended, State Route #321; thence lying along the northerly right-of-way line of said Monticello Avenue Extended, State Route #321, S46°23'51"W, 276.71' to a point, a corner to the property described hereon and the properties now or formerly owned by C. C. Casey Limited Company; thence leaving said corner of the properties now or formerly owned by C. C. Casey Limited Company and lying along the property owned by the Commonwealth of Virginia, N28°41'04"E, 358.65' to a point, said point being on the westerly right-of-way line of State Route #199; thence lying along the westerly right-of-way line of State Route #199, S13°36'06"E, 71.92' to the aforesaid point of beginning. The property described above contains an area of 0.35 acres more or less.

EXHIBIT B

CASEY NEW TOWN WEST SIDE
REVISED RESIDENTIAL LAND USE AND DENSITY TABULATION
(INCLUDES BERRY PROPERTY)

SECTION	PERMITTED USE	SECTION AREA IN ACRES	DEVELOPABLE AREA	MAXIMUM DWELLING UNITS (D.U.)	DENSITY D.U./ACRE
11	E, G, C, D, M (CE) (CG) (GI), I, J	34.48	33.00	0	0
12	A, B, C, D, I, J	44.11	39.50	209	4.7
VUMH	A, B, C, D, M, (I D C E), E, I, J	105.93	85.20	343	3.2
Subtotal		184.52	157.70	552	

CASEY NEW TOWN WEST SIDE
REVISED NON-RESIDENTIAL LAND USE AND DENSITY TABULATION
(INCLUDES BERRY PROPERTY)

SECTION	PERMITTED USE	SECTION AREA	DEVELOPABLE AREA	MAXIMUM NON-RESIDENTIAL SQUARE FOOTAGE	DENSITY SF/ACRE
11	E, G, C, D, M (CE) (CG) (GI), I, J	34.48	33.00	200,000	5,799
12	A, B, C, D, I, J	44.11	39.50	0	0
VUMH	A, B, C, D, M, (I D C E), E, I, J	105.93	85.20	34,100	322
Subtotal		184.52	157.70	234,100	

NOTE: RESIDENTIAL UNITS AND NON-RESIDENTIAL SQUARE FOOTAGE NOT UTILIZED WITHIN THE PARTICULAR SECTIONS INDICATED, MAY BE TRANSFERRED TO OTHER SECTIONS OF THE NEW TOWN MASTER PLAN IF APPROVED BY THE DRB AND THE OWNERS OF THE AFFECTED SECTIONS.

#6042614 v7

VIRGINIA: CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY
This document was admitted to record on 2009.03
at 9:27 AM/PM. The taxes imposed by Virginia Code
Section 58.1-801, 58.1-802 & 58.1-814 have been paid.
STATE TAX LOCAL TAX ADDITIONAL TAX

\$ _____ \$ _____ \$ _____
TESTE: BETSY B. WOOLRIDGE, CLERK
BY: Betsy B. Woolridge Clerk

COMMONWEALTH OF VIRGINIA



OFFICIAL RECEIPT
WILLIAMSBURG/JAMES CITY COUNTY CIRCUIT
DEED RECEIPT

DATE: 10/20/02 TIME: 05:25:05 ACCOUNT: BR001R080032004 RECEIPT: 06000044877
 CHECKED: 145 REG: 1104 TYPE: OTHER PAYMENT: FULL PAYMENT
 INSTRUMENT : 080062004 BOOK: PAGE: RECORDED: 10/20/02 AT 09:20
 GRANTEE: C. J. CAREY LIMITED COMPANY EX: N 100: 00
 GRANTEE: COUNTY OF JAMES CITY EX: N POT: 100X
 LAND ADDRESS :
 RECEIVED OF : 1000 DATE OF DEED: 10/02/02
 CHECK : \$14.00
 DESCRIPTION : WINDSORMEADE MARKETPLACE PROFFERS PAGES: 0
 NAMES: 0
 CONSIDERATION: .00 ASSUMED: .00 MAP:
 CODE DESCRIPTION PAID CODE DESCRIPTION PAID
 001 06200 14.00 145 0620 1.50
 TENDERED : 14.00
 AMOUNT PAID: 14.00
 CHANGE AMT : .00

CLERK OF COURT: BETSY E. WOOLRIDGE