

Tax Parcel: 1340100008

Prepared By: Vernon M. Geddy, III, Esquire (VSB No: 21902)
Geddy, Harris, Franck & Hickman
1177 Jamestown Road
Williamsburg, VA 2318

PROFFERS

THESE PROFFERS are made this 28 day of June, 2023 by ANDREA A. GRESHAM and EDMOND C. BRAXTON, JR. (together with their successors in title and assigns, the "Owner") and Wedding Co. of Williamsburg, LLC, a Virginia limited liability company ("Applicant").

RECITALS

A. Owner is the owner of a parcel of land located in James City County, Virginia, with an address of 4097 Rochambeau Drive and being Tax Parcel No. 1340100008, containing 14.55± acres and being more particularly described on Schedule A hereto (the "Property").

B. The Property is now zoned A-1. Applicant, with the consent of Owner, has applied to rezone the Property from A-1 to A-1, with proffers, and for a Special Use Permit to use the Property as an event facility.

C. Wedding Co. of Williamsburg, LLC has contracted to purchase the Property contingent upon approval of the requested special use permit and rezoning. Upon taking title to the Property, Wedding Co. of Williamsburg, LLC shall be an "Owner" as defined herein.

D. Applicant has submitted to the County a master plan entitled "SPECIAL USE PERMIT FOR THE OVERLOOK AT ROCHAMBEAU" prepared by AES Consulting

Engineers dated March 22, 2023 (the "Master Plan") for the Property in accordance with the County Zoning Ordinance.

E. Owner desires to offer to the County certain conditions on the development of the Property not generally applicable to land zoned A-1 in the form of the following Proffers.

NOW, THEREFORE, for and in consideration of the approval of the requested rezoning, and pursuant to Section 15.2-2303 of the Code of Virginia, 1950, as amended, and the County Zoning Ordinance, Owner agrees that it shall meet and comply with the following condition in developing the Property. If the requested rezoning is not granted by the County, these Proffers shall be null and void.

CONDITION

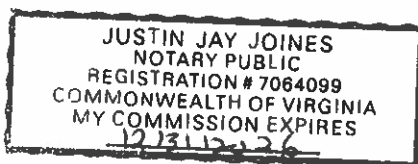
1. Limitation on Use of Cottages. The cottages shown on the Master Plan located on the Property shall be used solely as an accessory use to the primary use of the Property as an event venue, may be occupied only by those attending an event on the Property and shall not be used as a dwelling unit or as a short-term rental to members of the general public not attending an event on the Property.

WITNESS the following signatures.

Andrea A. Gresham
Andrea A. Gresham

STATE OF Virginia
CITY/COUNTY OF James City

The foregoing instrument was acknowledged before me this 28 day of June, 2023, by Andrea A. Gresham.



Justin Joines

JUSTIN JAY JOINES
NOTARY PUBLIC
REGISTRATION # 7064099
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
12/31/2026

Justin Jay Joines
NOTARY PUBLIC

My Commission Expires: 12/31/2026
Notary Registration No. 7064099

Edmond C. Braxton, Jr.
Edmond C. Braxton, Jr.

STATE OF Virginia
CITY/COUNTY OF James City

The foregoing instrument was acknowledged before me this 28 day of June, 2023, by Edmond C. Braxton, Jr.

Justin Jay Joines
NOTARY PUBLIC

My Commission Expires: 12/31/2026
Notary Registration No. 7064099

JUSTIN JAY JOINES
NOTARY PUBLIC
REGISTRATION # 7064099
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
12/31/2026

WEDDING CO. OF WILLIAMSBURG, LLC


By: Jessica Aiken
Title: Owner

STATE OF Virginia
CITY/COUNTY OF James City

The foregoing instrument was acknowledged before me this 28th day of June, 2023, by Jessica Aiken, as owner of Wedding Co. of Williamsburg, LLC, a Virginia limited liability company, on behalf of the company.

Noah Levi Sherk
NOTARY PUBLIC

My Commission Expires: 11/30/26
Notary Registration No. 7785823

 Noah Levi Sherk
Notary Public
Commonwealth of Virginia
Reg #7785823
My Commission Expires
11/30/26

Schedule A

ALL of a certain tract of land, situate in the County of James City, Virginia, the same being a part of the H J. Bowles tract, which '1s shown and designated as 17.55 acres on a certain plat entitled, "SARAH BRAXTON PLAT OF SURVEY, 17 55 ACRES ON ROUTE 168 1N JAMES CITY COUNTY, VIRGINIA," dated December 1, 1962, and recorded in the Clerk's Office of Williamsburg/James City County Circuit Court in Plat Book 22, page 52, and more fully described as follows: beginning at an oak on Breitling Academy Road (north side) at Moore and Braxton's corner boundary; thence a northerly course along Moore and Braxton's line to the Niani Swamp; thence with a continuous line, westerly, along said swamp, to Ferguson's line; thence along Ferguson's line, a southerly course to Breitling Academy Road, to a brim oak; thence an easterly course along said Breitling Academy Road to the point of beginning, containing twenty acres, more or less.

LESS AND EXCEPT all that certain lot, piece, or parcel of land situate in James City County, Virginia, shown and designated as Parcel A on a certain plat entitled, "A PLAT OF SURVEY, PARCEL A, 3.00 ACRES, A PORTION OF THE PROPERTY OF SOUTHERLY BRAXTON ESTATE, STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA," dated February 23, 1996, made by The Woodson Company, and recorded in the aforesaid Clerk's Office in Deed Book 781, page 130, which was conveyed from Octavia Fenton Braxton, the grantor, to Odessa L. Braxton and Trenton D. Strong, Sr. by deed dated March 26, 1996, and recorded in the aforesaid Clerk's Office in Deed Book 781, page 127.

INSTRUMENT 202307365
RECORDED IN THE CLERK'S OFFICE OF
WMSBG/JAMES CITY CIRCUIT ON
JULY 14, 2023 AT 11:59 AM
ELIZABETH E. O'CONNOR, CLERK
RECORDED BY: SPA



OFFICIAL RECEIPT
WILLIAMSBURG/JAMES CITY COUNTY CIRCUIT
DEED RECEIPT

DATE : 07/14/2023 **TIME :** 11:59:42 **CASE # :** 830CLR202307365
RECEIPT # : 23000016271 **TRANSACTION # :** 23071400021
CASHIER : SPA **REGISTER # :** D590 **FILING TYPE :** OTHER **PAYMENT :** FULL PAYMENT
INSTRUMENT : 202307365 **BOOK :** **PAGE :** **RECORDED :** 07/14/2023 **AT :** 11:59
GRANTOR : GRESHAM, ANDREA A **EX :** N **LOC :** CO
GRANTEE : WEDDING CO OF WILLIAMSBURG LLC **EX :** N **PCT :** 100%
RECEIVED OF : JAMES CITY COUNTY
ADDRESS :
CASH : \$0.00
DESCRIPTION 1 : PROFFERS H J BOWLES TRACT 17.55 AC **PAGES :** 004 **OP :** 0
NAMES : 0
CONSIDERATION : \$0.00 **A/VAL :** \$0.00 **PIN OR MAP :** 1340100008

ACCOUNT CODE	DESCRIPTION	PAID
035	VIRGINIA OUTDOOR FOUNDATION	\$0.00

TENDERED : \$ 0.00
AMOUNT PAID : \$ 0.00