

Parcel Nos: 4730100036, 4730100037, 4730100039

Prepared by:  
Andrew M. Franck (VSB #48293)  
Geddy, Harris, Franck & Hickman, LLP  
1177 Jamestown Road  
Williamsburg, Virginia 23185

Return to:  
James City County Attorney  
101-C Mounts Bay Road  
Williamsburg, Virginia 23185

### FIRST AMENDMENT TO PROFFERS

THIS FIRST AMENDMENT TO PROFFERS is made this 28th day of November, 2017 by JTR PROPERTIES LLC, a Virginia limited liability company (together with its successors and assigns, the "Owner"), to be indexed as "Grantor." JAMES CITY COUNTY, a political subdivision of the Commonwealth of Virginia, to be indexed as "Grantee."

### RECITALS

A. Owner is the owner of three contiguous tracts or parcels of land located in James City County, Virginia (the "Property"), now zoned R2 - General Residential, and subject to Proffers dated February 13, 2008, which Proffers are recorded in the Clerk's Office of the Circuit Court for the City of Williamsburg and County of James City as Instrument No. 080020381 (the "Existing Proffers"). The Property is more particularly described in the Existing Proffers.

B. Owner desires to amend Condition 1 of the Existing Proffers as set forth below. All capitalized terms used herein not otherwise defined shall have the definition set forth in the Existing Proffers.

### AMENDMENTS TO CONDITIONS

1. The last sentence of Condition 1 (Master Plan) of the Existing Proffers is hereby amended to read as follows: "All residential dwelling units on the Property shall be offered for sale or rental by the developer thereof."

2. Except as specifically amended herein, the Existing Proffers remain unchanged and in full force and effect.

WITNESS the following signature and seal.

JTR PROPERTIES LLC

By: Sterling M. Nichols (SEAL)

Title: owner



COMMONWEALTH OF VIRGINIA

(CITY/COUNTY OF Williamsburg), to-wit:

The foregoing instrument was acknowledged this 28<sup>th</sup> day of November, 2017, by Sterling M. Nichols as owner of JTR Properties LLC.

Trittie Ann Mountcastle  
NOTARY PUBLIC

My commission expires: 1/31/19  
Registration No.: 7639488

INSTRUMENT 180002012  
RECORDED IN THE CLERK'S OFFICE OF  
WMSBG/JAMES CITY CIRCUIT ON  
January 25, 2018 AT 10:21 AM  
MONA A. FOLEY, CLERK  
RECORDED BY: JLZ