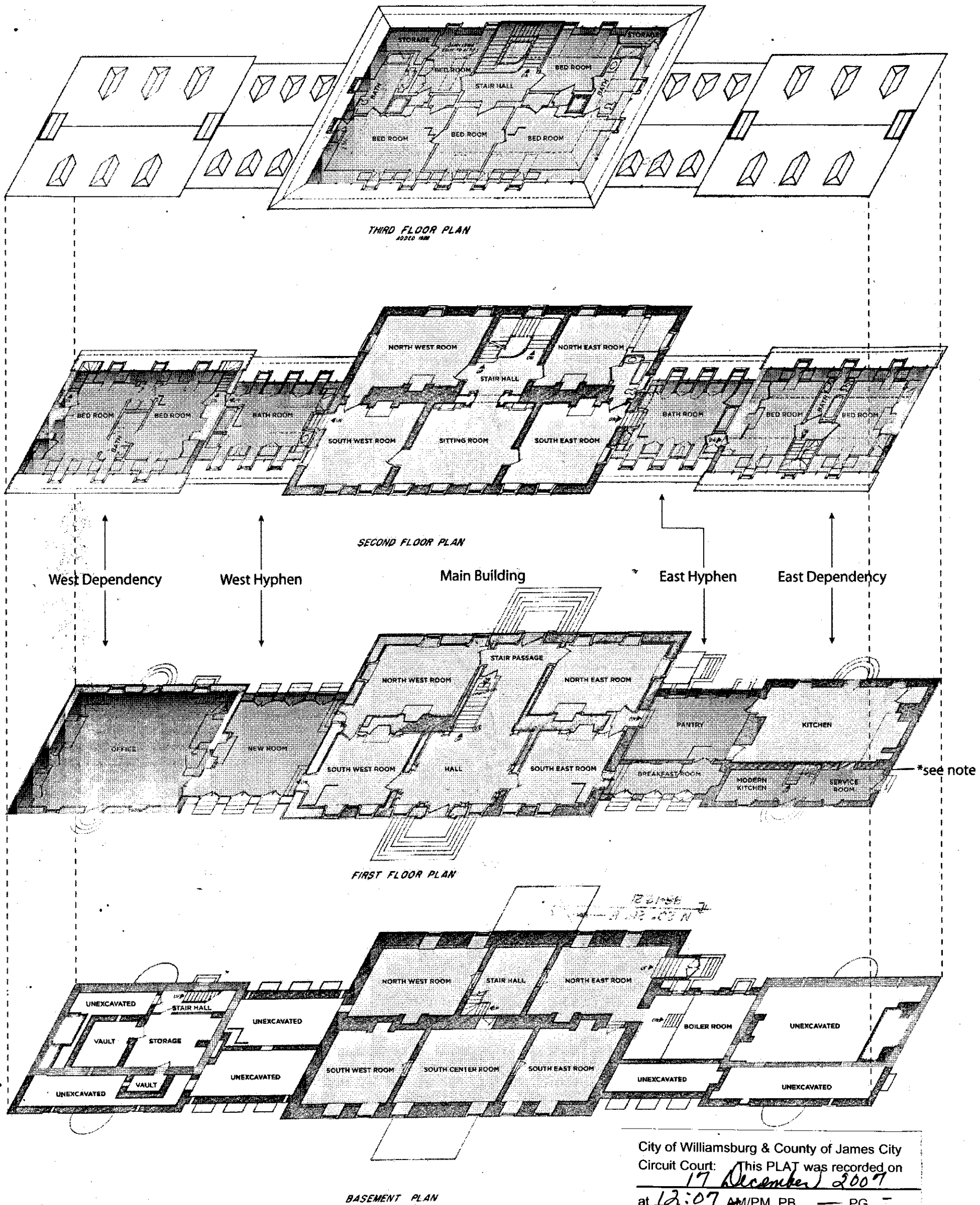


# #070034660



City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
17 December 2007  
 at 12:07 AM/PM. PB      PG       
 DOCUMENT # 070034660  
 BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

**EXHIBIT B:**

**CARTER'S GROVE MANSION**  
**DIAGRAM**

- 18th Century Original
- 20th Century Modifications to Original
- 20th Century Additions

\*Kitchen partition wall consists of both 18th- and 20th-century materials

**Mansion Exterior:** The 18th- and 20-century exterior architectural elements including without limitation the brick masonry, wood trim, roof, roof lines, color, building materials, walls, windows, doors, and the six sets of exterior stone steps.

**Mansion Interior Features:** The 18th- and 20th-century interior architectural elements including without limitation paneling, woodwork, mantels, windows, window frames, doors, door frames, stairs,

3 Large/Small Plat(s) Recorded  
 herewith as # 070034660

#070034660

CARTER'S GROVE  
James City County, VA  
Owner: Colonial Williamsburg Foundation

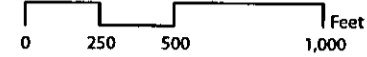


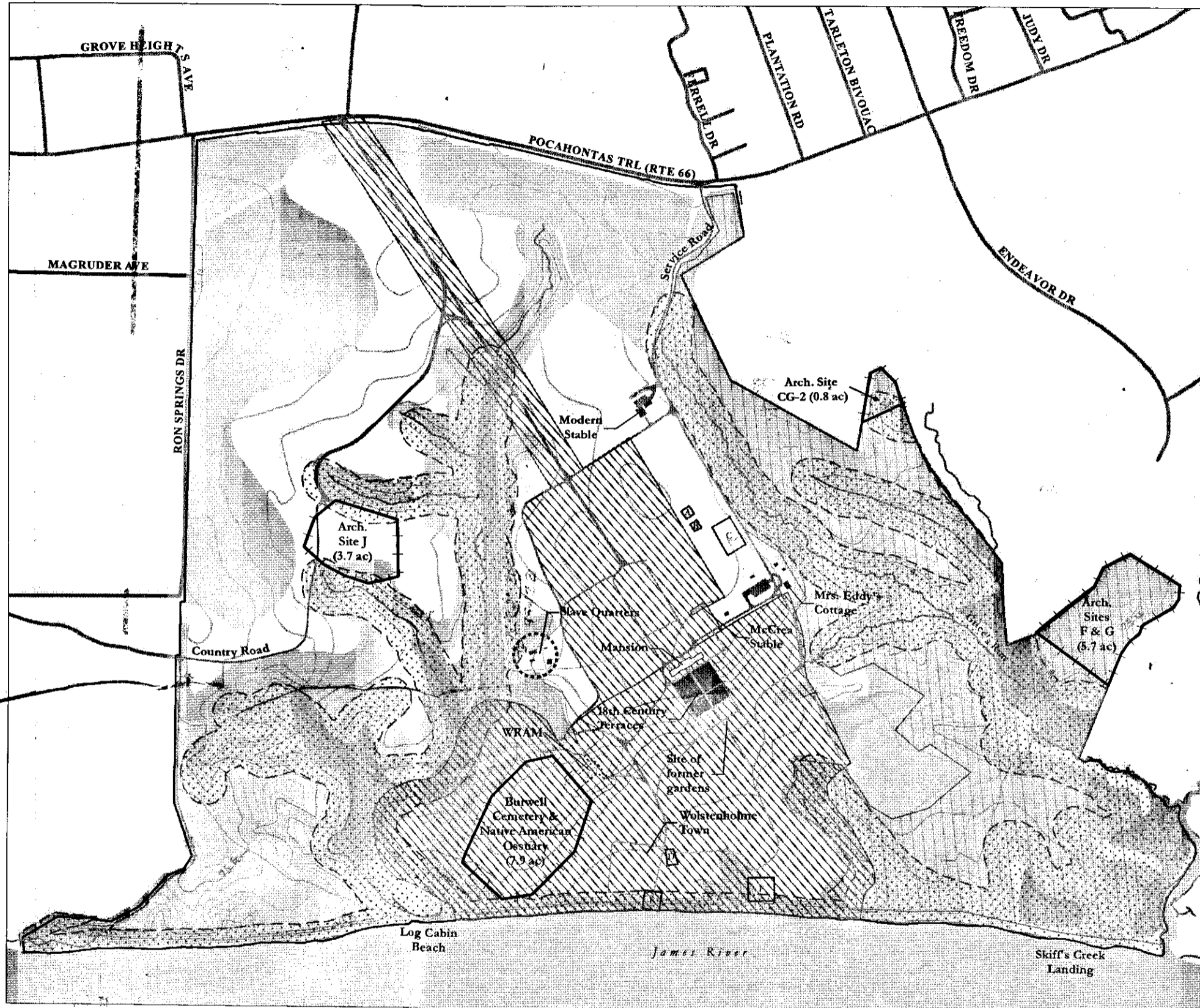
EXHIBIT C  
MAP 1: RESOURCE PROTECTION\*

HISTORIC RESOURCES

- Mansion**
  - Façade and 18<sup>th</sup> century interior architecture protected according to Secretary's Standards for Preservation
  - Rehabilitation of 20<sup>th</sup> century interiors generally permitted per Secretary's Standards for Rehabilitation
- McCrea Stable**
  - Cannot be destroyed; treatment according to Secretary's Standards for Rehabilitation
- 18<sup>th</sup> Century Terraces**
  - No disturbance
- Archaeological Sites**
  - No disturbance within site boundaries unless and until professional archaeological excavation occurs
  - 25-year right of access to CW for research and excavation (owner notification and site restoration required)
- Grave Sites**
  - No disturbance
- Slave Quarters**
  - No new construction within memorialized site; reconstruction of existing structures allowed
  - Demolition of existing structures permitted

NATURAL RESOURCES

- Protected Mansion Viewshed**
  - Open space and scenic landscape protected
  - Most construction prohibited
- Riparian Buffer Area (approximate)**
  - Most construction prohibited and vegetative cover to be maintained within 100 ft of streams and wetlands (with some exceptions)
- Forested Land**
  - Written "Forest Management Plan" and consistency with BMP's required for any harvesting activity
- Grice's Run Natural Area**
  - Significant natural community protected; soil disturbance generally prohibited
- Wetlands**
- Streams**



Page 43 of 51

\*The Restrictions provided in the text of the Easement control and the Restrictions summarized in this Exhibit are provided only for the convenience of the reader.  
page 43 of 51

3 Large/Small Plat(s) Recorded  
herewith as # 070034660

Prepared by:  
D. R. HORNE & COMPANY  
December 13, 2007  
City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
17 December 2007  
at 12:07 PM, PB PG  
DOCUMENT # 070034660  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

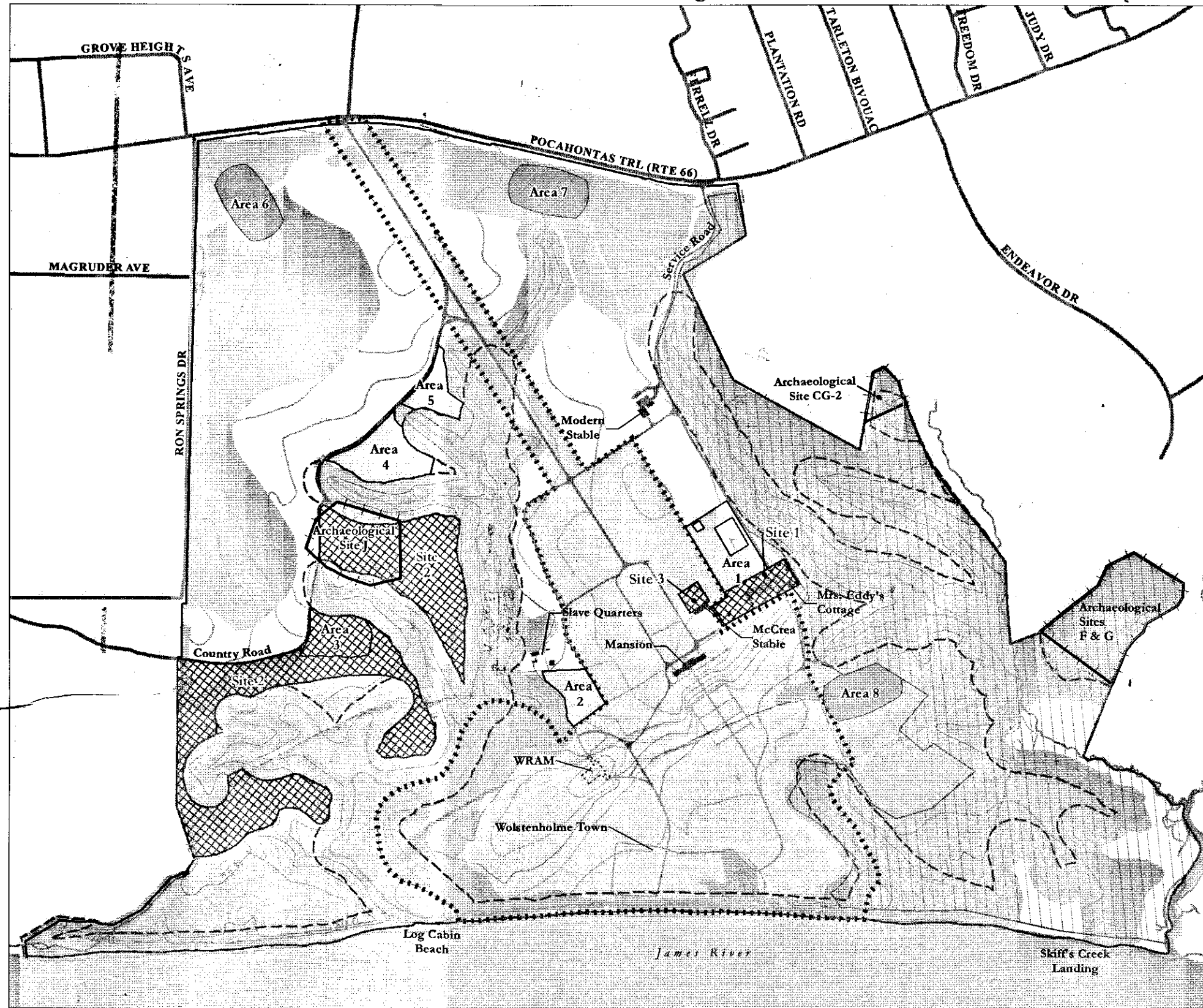
#070034660

CARTER'S GROVE  
James City County, VA  
Owner: Colonial Williamsburg Foundation

EXHIBIT C

MAP 2: DEVELOPMENT RESTRICTIONS\*

0 250 500 1,000 Feet



General Restrictions:

Maximum total impervious surface coverage = 174,644 SF (4+ acres)  
No subdivision

Protected Mansion Viewshed

— Most construction prohibited

Potential Building Sites: Additional construction for certain residential, recreational, maintenance, "charitable/educational/interpretive", "industrial/commercial" and/or agricultural uses permitted

Site 1 (\*1.6 acres)

- One (1) primary residence – Mrs. Eddy's Cottage OR its replacement; max 4,500 SF, 35' max height
- Support buildings; max 2,000 SF, 30' max height
- Construction subject to design review and approval by VBHR

Site 2 (\*21.5 acres)

- Two (2) primary residences; max 4,500 SF each, 35' max height
- Support buildings; max 2,000 SF in the aggregate, 35' max height
- Farm buildings; max 4,500 SF each, 35' max height, with the exception of one (1) riding ring at max 15,000 SF, 45' max height
- Permissible Recreational Structures
- No construction in Archaeological Site J until excavation

Site 3 (\*0.3 acre)

- Support buildings architecturally compatible with McCrea Stable
- Construction subject to design review and approval by VBHR

Potential Recreation Areas: Additional construction for limited, non-commercial recreational use permitted, as indicated below

- Permissible Recreational Structures (various size limits)
- Structures allowed in Remaining Land Area (except for pier/boathouse)

Area 1 (\*2.0 acres) and Area 2 (\*1.2 acres)

- Rec. facilities; 25' max height and subject to approval by VBHR

Area 3 (\*1.7 acres), Area 4 (\*2.4 acres) and Area 5 (\*1.2 acres)

- Rec. facilities; 35' max height and subject to approval by VOF
- Two (2) Farm Structures in Area 4, max 5,500 SF in the aggregate, 35' max height
- One (1) Farm Structure in Area 5, max 12,000 SF, 35' max height

Special Use Areas 6, 7 and 8 (\*2 acres each): One farm building allowed in each; max 8,000 SF

Grice's Run Natural Area (94 acres)

- No construction, timber removal or soil disturbance (except for permitted archaeological research), with minor exceptions

Remaining Land Area (area of property not within boundaries above)

- Farm Structures; max 4,500 SF floor area, 35' max height
- Two (2) secondary residences near Farm Structures, max. 2,500 SF, 35' max height
- One pier, dock or boathouse permitted on James River outside Riparian Buffer

Riparian Buffer Zone

Forested Land

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on

at 12:07 PM, PG 17 December 2007

DOCUMENT # 070034660  
BETSY B. WOOLRIDGE, CLERK

Betsy B. Woolridge Clerk

Prepared by:  
D. R. HORNE & COMPANY  
December 13, 2007

\*The Restrictions provided in the text of the Easement control and the Restrictions summarized in this Exhibit are provided only for the convenience of the reader.

3 Large/Small Plat(s) Recorded  
herewith as # 070034660