

PROFFERS

RZ 2001-SU-033 STANLEY-MARTIN HOMEBUILDING, L.L.C.

February 28, 2002

Pursuant to Section 15-2.2303A of the 1950 Code of Virginia, as amended, the undersigned applicant and owners, for themselves and their successors or assigns (hereinafter referred to as "Applicant"), hereby proffer the following conditions provided the Subject Property is rezoned as proffered herein.

- 1. Conceptual/Final Development Plan.** Development of the property shall be in conformance with the plan entitled "The Village at Mount Gilead" ("CDP/FDP"), consisting of seven (7) sheets prepared by The BC Consultants, Inc., revised as of October 26, 2001. The CDP portion of the CDP/FDP shall constitute the entire plan relative to the points of access, the total number of units, type of units and general location of residential lots and common open space areas, location of earthworks and buffering. A privacy yard, having a minimum of two hundred (200) square feet, shall be provided on each lot. The minimum yards for the lots shall be in accordance with the illustrative on Sheet 3. In addition, the houses shall front on Mt. Gilead Road, Wharton Lane, internal private streets or open space. No house driveways shall connect directly to Mt. Gilead Road or Wharton Lane. All house driveways shall connect directly to private streets or alleyways. The Applicant shall have the option to request Final Development Plan Amendments ("FDPAs") from the Planning Commission for portions of the plan in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance.
- 2. Minor Deviations.** Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the FDP may be permitted where it is determined by the Zoning Administrator that such are in substantial conformance with the approved FDP. The Applicant shall have the right to make minor adjustments to the lot lines of the proposed lots at the time of subdivision plan submission based upon final house locations and building footprints, provided such changes are in substantial conformance with the FDP and do not increase the number of units or decrease the amount of open space, peripheral setbacks, access or parking spaces, without requiring approval of an amended FDP.
- 3. Energy Saver.** All homes on the property shall meet the thermal guidelines of the Virginia Power Energy Saver Program for energy-efficient homes or its equivalent, as determined by the Department of Public Works and Environmental Services ("DPWES") for either electric or gas energy systems, as applicable.
- 4. Tree Preservation.** The Applicant shall conform to the limits of clearing and grading shown on the CDP/FDP, subject to modifications for the necessary installation of trails, utility lines and stormwater management facilities as approved by DPWES. If any trails, utility lines, or stormwater management facilities are required to be located within the area

protected by the limits of clearing and grading, they shall be located and installed in the least disruptive manner feasible, considering cost and engineering, as determined by DPWES, and subject to County Urban Forester approval. All areas of tree save depicted on the CDP/FDP shall be protected by tree protection fencing in the form of four (4) foot high, 14-gauge welded wire, attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart. Prominent signs shall be placed on the fencing stating "TREE SAVE AREA - DO NOT DISTURB" to prevent construction personnel from encroaching on these areas. This fencing type shall be shown on the Phase I and II erosion and sediment control sheets. The tree protection fencing shall be made clearly visible to all construction personnel, and shall be installed immediately after root pruning has taken place and prior to any clearing and grading activities on the site, including the demolition of any existing structures. The installation of tree protection fencing shall be performed under the supervision of a certified arborist. Prior to the commencement of any clearing, grading or demolition activities, the Applicant's certified arborist shall verify in writing to the Urban Forestry Division that the tree protection fencing has been properly installed.

5. **Recreational Facilities.** At the time of subdivision plan approval, pursuant to Section 6-110 of the Zoning Ordinance, the Applicant shall contribute the sum of \$955 per approved dwelling unit for the total number of dwelling units on the record plat, to the Fairfax County Park Authority ("Park Authority") for use on recreational facilities in the general vicinity of the Subject Property, subject, however, to a credit for expenditures for the tot lot, gazebo, trails, sidewalks (excluding sidewalks required by the Public Facilities Manual) and benches.
6. **Road Dedication/Construction.** At the time of subdivision plan approval, or upon demand by Fairfax County, whichever occurs first, right-of-way along the Mt. Gilead Road and Wharton Lane frontages of the site, necessary for public street purposes and as shown on the CDP/FDP, shall be dedicated and conveyed to the Board of Supervisors ("Board") in fee simple. The Applicant shall also construct road widening with curb gutter and sidewalk along the Wharton Lane frontage of the Subject Property as shown on the CDP/FDP. The Applicant shall provide a minimum eighteen (18) foot wide pavement section for Mt. Gilead Road. Mt. Gilead Road and Wharton Lane shall be kept open at all times to traffic by the public during construction.
7. **Density Credit.** All density and intensity of use attributable to land areas dedicated and conveyed to the Board pursuant to these proffers shall be subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and density hereby reserved to be applied to the residue of the Subject Property.
8. **Homeowners' Association.** The Applicant shall establish a Homeowners' Association ("HOA") for the proposed development to own, manage and maintain the open space areas and all other community-owned land and improvements.

13. Earthwork Preservation.

- a. The Civil War earthworks area shown on the CDP/FDP as "Extent of Earthworks to be preserved" (the "Earthworks Area") shall be preserved. However, prior to subdivision plan approval, the Applicant shall conduct a Phase II archeological survey on the mounds within the Earthworks Area that extend southward from the main trench to determine whether these mounds are of civil war origin. If the Phase II survey determines that these mounds are not of civil war origin, they shall be removed by the Applicant, subject to procedures approved in advance by the Park Authority. In which case, the Earthworks Area shall be reconfigured to delete the area which includes these mounds.

- b. The limits of the clearing line around the Earthworks Area shall be strictly protected during construction with tree protection fencing as specified in Proffer No. 4 hereinabove. Prominent signs shall be placed on the fencing stating "HISTORIC EARTHWORKS AREA - DO NOT DISTURB" to prevent construction personnel from encroaching on the Earthworks Area. The limits of clearing and grading shall be strictly adhered to and there shall be no permitted encroachments for trails, utility lines or stormwater management facilities. However, provisions for draining the trench portion of the earthworks may be undertaken if prior approval is obtained from the Park Authority and DPWES. An arborist does not need to verify the placement of the earthworks preservation fence; however, the Applicant shall notify the Park Authority five (5) days in advance of any clearing and grading activities to permit the Park Authority to inspect the earthworks preservation fence and ensure its proper location. Selective clearing of trees, underbrush, etc., shall be conducted within the Earthworks Area as determined in consultation with the Park Authority, and subject to Park Authority prior approval. After removal of said vegetation, the earthworks shall be stabilized with a vegetative ground cover approved by the Park Authority. A modified split rail fence shall be provided around the Earthworks Area after completion of this work, subject to Park Authority approval. After said selective clearing is accomplished and the ground cover work is completed, the Applicant shall dedicate in fee simple to the Park Authority, the open space area bounded by Lots 23 through 31, Mt. Gilead Road and the private street. The Park Authority shall thereafter maintain the open space area except that the HOA shall perform the maintenance on the gazebo. In addition, an easement shall be recorded over this entire open space area containing the earthworks that permits the public the right to access the site to view the earthworks. The form of the easements shall be subject to approval by the County Attorney. The Applicant shall install historic markers for the earthworks in a location, design and text to be coordinated with the Park Authority. Future homeowners shall be notified of the HOA's maintenance responsibilities for the gazebo within the HOA documents, which will be made available by the Applicant for review prior to entering into a contract of sale.

9. **Private Streets.** All private streets shall be constructed with materials and depth of pavement standards consistent with the Public Facilities Manual ("PFM"), street standard TS-5A, as determined by DPWES. The HOA shall be responsible for the maintenance of all private streets within the development. The HOA documents shall expressly state that the HOA shall be responsible for the maintenance of the private streets serving the development.
10. **Centreville Area Road Fund Contribution.** At the time of subdivision plan approval for each section, the Applicant shall contribute One Thousand Seven Hundred Seventy-Eight Dollars and No Cents (\$1,778.00) per dwelling unit shown on said approved subdivision plan for said section to the Board. Said funds shall be utilized as determined by the Board for road improvements within the Centreville area that will benefit the residents of the immediate area. Said contribution amounts shall be adjusted by increases to the Construction Cost Index from the *Engineering News Record* from the date of Board approval of this rezoning application to the date of subdivision plan approval.
11. **Stormwater Management Pond Landscaping.** In order to restore a natural appearance to the proposed stormwater management pond, the landscape plan submitted as part of the first submission and all subsequent submissions of the subdivision and construction plans shall show the maximum feasible amount of landscaping that will be allowed in the planting areas of the pond, in keeping with the planting policies of Fairfax County and the Applicant shall install said landscaping in accordance with said plan.
12. **Archeological Survey.** Prior to any land disturbing activities, the Applicant shall conduct a Phase I archeological survey of the property which shall be submitted to the Fairfax County Park Authority Cultural Resource Protection Group. Ninety (90) days prior to the beginning of on-site development activities, the Applicant shall grant permission to the Fairfax County Park Authority Cultural Resource Protection Group and his agents, at their own risk and expense, to enter the Subject Property to perform any necessary tests or studies, to monitor the property at the time of initial clearing and grading and to recover artifacts, provided that such testing, studies, and removal do not unreasonably interfere with or delay the Applicant's construction schedule. If based on the Phase I survey, the Fairfax County Park Authority Cultural Resource Protection Group concludes that a Phase II and/or Phase III archeological study is warranted in certain areas of the site, the Applicant shall either avoid disturbance of these areas (except as provided in Proffer No. 13 below) or retain a qualified archaeological consultant, who shall be approved by the Fairfax County Park Authority Cultural Resource Protection Group, to perform such study(ies). Access to the property shall be provided to the Fairfax County Park Authority Cultural Resource Protection Group for a period of four (4) months from the date of notification as established above. This time period may be extended if mutually agreed to by the Applicant and the Fairfax County Park Authority Cultural Resources Protection Group.

14. **Architectural Treatment.** The building elevations for the proposed dwelling units shall be generally in character with the illustrative elevations shown on Sheet 6 of the CDP/FDP, or of a comparable quality, as determined by DPWES. However, with regard to units fronting on Wharton Lane (Units 4 to 13), no more than three (3) of these units shall have brick or fieldstone front walls above the first floor elevation. With regard to units fronting on Mt. Gilead Road (Units 1, 2 and 3), no more than one (1) of these units shall have a brick or fieldstone front wall above the first floor elevation. The other units fronting on Mt. Gilead Road and Wharton Lane shall have siding front walls above the first floor elevation. The units with brick or fieldstone front walls above the first floor elevation referenced above, will not be placed side by side. This commitment does not preclude brick or fieldstone below the first floor level or use of brick or fieldstone to support front porch columns on units having siding front walls above the first floor elevation. Fences are precluded in the front yards of all units fronting on Mt. Gilead Road or Wharton Lane. This proffer is subject to the caveat that architectural treatments within the Historic District are subject to final review and approval by the Fairfax County Architectural Review Board ("ARB") prior to issuance of building permits. The ARB ruling at that time could modify the architectural treatments provided herein.
15. **Landscaping.** Landscaping for the site shall be in substantial conformance with the Landscape Plan (Sheet 2 of the CDP/FDP) and the landscaping shown within the amenity areas (Sheets 4 and 5 of the CDP/FDP) including the size and quantity of landscaping, subject to minor adjustments approved by DPWES.
16. **Affordable Dwelling Units.** At the time of subdivision plan approval, the Applicant shall contribute to the Fairfax County Housing Trust Fund a sum equal to one half of one percent (.5%) of the projected sales price of the homes to be built on-site, as determined by the Department of Housing and Community Development and DPWES in consultation with the Applicant to assist the County in its goal to provide affordable dwellings elsewhere in the County.
17. **Blasting.** There shall be no blasting on Saturdays or Sundays. In the event blasting is necessary on other days, before any blasting occurs on the Subject Property, the Applicant shall:
 - a. Insure that the Fairfax County Fire Marshal has reviewed the blasting plans prior to blasting;
 - b. Follow all safety recommendations, including the use of blasting mats, made by the Fire Marshal;
 - c. To determine the pre-blast conditions of nearby structures, and subject to receiving permission from the applicable property owners, the Applicant shall retain professional inspection consultants to perform a pre-blast survey of each house or residential building, to the extent that any of these structures are located within two hundred fifty (250) feet of the blast site and perform a pre-blast survey of St. John's Church, its Historic Chapel and the Church's cemetery. The Church shall be given

a copy of such survey by the Applicant. In addition, the Applicant shall retain qualified inspection consultants approved by DPWES to do pre-blast and post-blast surveys of wells located within five hundred (500) feet of the blasting site where access is granted by the property owner to implement this proffer (the "Inspected Wells"). The qualified inspectors shall check the flow rate for each of the Inspected Wells immediately before and immediately after blasting and conduct a pre-blast assessment of bacterial contamination, followed by a post-blast bacterial assessment two (2) months after blasting within five hundred (500) feet of the Inspected Wells. The results of these surveys shall be set forth in written survey summaries prepared by the inspection consultants for each house, St. John's Church, its Historic Chapel and its cemetery, and the Inspected Wells, all as described above;

- d. The Applicant's inspection consultants will be required to give a minimum of five (5) days written notice of the scheduling of each pre-blast survey;
- e. Require that the professional inspection consultants place seismographic instruments prior to blasting to monitor the shock waves. These seismographic instruments will be placed at St. John's Church, its Historic Chapel and its cemetery, and at other appropriate locations as determined by said consultants. The Applicant shall provide seismographic monitoring records to the Fire Marshal and to St. John's Church;
- f. Signs shall be placed at the property lines of the site prior to blasting advising of blasting activities;
- g. Notify in writing, St. John's Church, as well as residents within two hundred fifty (250) feet of the blast site, ten (10) days prior to blasting;
- h. Have the same professional inspection consultants who prepared the written pre-blast survey prepare a written post-blast survey of St. John's Church, its Historic Chapel and its cemetery, to determine each item's status. The Church shall be given a copy of such survey by the Applicant;
- i. Upon receipt by the Applicant of a claim of actual damage resulting from said blasting, the Applicant shall respond within five (5) days by meeting at the site of the alleged damage to confer with the property owner. Any verified claims for damage due to blasting shall be expeditiously resolved. With regard to verified claims, the Applicant shall have its professional inspection consultants prepare a written analysis of the damages and a proposed repair scheme within thirty (30) days of the meeting at the site. The property owner shall be given a copy of such report. If allowed by County or State regulations, the Applicant shall repair any damage to, or at its sole discretion, may replace any Inspected Well(s) determined by the inspector to have been damaged as a result of blasting on the property, or the Applicant shall pay for hook-up of public water to serve any house whose well has been damaged by blasting on the property;

- j. The Applicant shall require in its contracts with blasting subcontractors that they maintain liability insurance for property damages, in a minimum amount of \$3 million per incidence of damage, to cover the costs of repairing any damages to St. John's Church, its Historic Chapel and its cemetery and that the blasting subcontractors are bonded. However, this provision shall not relieve the Applicant from potential liability; and
 - k. The Applicant shall implement control measures as needed to prevent the unreasonable spreading of dust and other small debris beyond the boundaries of the property.
18. **Wells/Fuel Tanks.** The Applicant shall cap and abandon all wells on-site and remove and properly abandon fuel tanks (home heating oil) on-site in accordance with Health Department regulations.
19. **Geotechnical Study.** Prior to subdivision plan approval, if required by DPWES and in accordance with the provisions of the Public Facilities Manual, the Applicant shall submit a geotechnical study of the application property to the Geotechnical Review Board and shall incorporate appropriate engineering practices as recommended by the Geotechnical Review Board and DPWES into the design to alleviate potential structural problems, to the satisfaction of DPWES.
20. **Garages.** All houses shall have two (2) car garages. Garages will be used only for purposes which will not interfere with the intended purposes of the garages, which are the parking of vehicles and the location of certain utilities. A restrictive covenant to that effect, approved by the County Attorney and running to the HOA and Fairfax County, shall be recorded among the land records of Fairfax County in conjunction with or prior to the recordation of the Deed of Dedication and Subdivision and within the HOA documents. Prior to entering into a contract of sale, prospective purchasers shall be notified by the Applicant in writing of this covenant requirement.
21. **Signs.** No temporary signs (including "popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance or Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on- or off-site by the Applicant or at the Applicant's direction to assist in the initial sale of homes on the property. The Applicant shall direct its agents and employees involved in marketing and/or home sales for the property to adhere to this proffer.
22. **Construction.**
- a. The Applicant will install appropriate signage on Wharton Lane and at the intersection of Mt. Gilead Road and Wharton Lane warning of construction activity. All construction vehicles will be parked on-site during construction.
 - b. Construction activity will be limited to 7:00 a.m. to 9:00 p.m. Monday through Friday. Construction activity will be limited to 7:00 a.m. to 5:00 p.m. on Saturdays.

The Applicant's site superintendent will work with St. John's Church to prevent excessive outside noise on Saturdays that might conflict with weddings at the Historic Chapel. No construction activities will be permitted on Sundays. This proffer applies to the original construction only and not to future additions and renovations by homeowners.

- c. The Applicant will inspect Mt. Gilead Road and Wharton Lane on a regular basis as required by DPWES to ensure that mud, rocks, nails and other construction debris is removed and the Applicant shall wash those roads as required by VDOT and DPWES. The Applicant will also construct a vehicle dirt rack at the entrance to the property as required by DPWES and subject to approval by VDOT.
23. **Trail.** The Applicant shall construct a trail adjacent to the stormwater management pond as shown on the CDP/FDP. This trail shall be a four (4) foot wide sidewalk or a six (6) foot wide asphalt trail, as determined by DPWES. The Applicant shall also extend the proposed trail on Mt. Gilead Road off-site to the north to connect to the existing trail in Englewood Mews that is immediately to the north of the common property line, provided the necessary easement is granted by the owner of that property at no cost to the Applicant. The Applicant shall actively seek such permission. If the Applicant has not been able to obtain said easement, he will provide documentation of his efforts to DPWES prior to site plan approval. In that event, the Applicant shall provide an escrowed fund to cover the cost of said off-site extension, if determined appropriate by DPWES.
24. **Purchase Notification.** Prior to entering into a contract of sale on the initial sale of each house, prospective purchasers shall be notified in writing by the Applicant of the St. John's Church proposal to seek Fairfax County approval for expansion of the Church through the legislative process, and the Church's intention to continue utilizing the church bell on Sundays and other special occasions. This notification shall also be provided in the HOA documents for this subdivision.
25. **Roof Elevation.** The highest roof elevation on the Subject Property shall be lower than the highest elevation of the roof of the existing Historic Chapel at St. John's Church as specified in the profile (Cross Section B) prepared by The BC Consultants entitled "The Village at Mt. Gilead" and dated August 7, 2001. Roof elevations shall be verified when each dwelling is framed and roof trusses are in place. Verification shall be performed by a civil engineer licensed in the Commonwealth of Virginia. Verification shall be submitted to the Zoning Administration Division of Fairfax County. The close-in of each dwelling shall not occur until the verification for that particular dwelling has been submitted to Zoning Administration.
26. **Staging Area.** The development staging area and the construction trailer for the site shall be located on the rear half of the site away from Wharton Lane. Construction parking shall not occur on Wharton Lane. The Applicant shall provide provisions in contracts with subcontractors that prohibit subcontractors from parking on Wharton Lane.

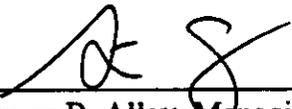
27. **Alley Signs.** The Applicant shall place signs in the alleys that state that parking is not permitted at any time in the alleys. A restrictive covenant to that effect, approved by the County Attorney and running to the HOA and Fairfax County, shall be recorded among the land records of Fairfax County in conjunction with or prior to the recordation of the Deed of Dedication and Subdivision. Prior to entering into a contract of sale, prospective purchasers shall be notified by the Applicant in writing of this covenant requirement. The Applicant shall also erect and maintain a sign at the entrance to the alley that connects directly to Mt. Gilead Road (i.e. the alley between Units 31 and 33) stating that this alley is not a through street and its use is limited to residents only.
28. **Counterparts.** These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

[SIGNATURES ON THE FOLLOWING PAGE]

**APPLICANT/CONTRACT PURCHASER OF TAX
MAP 54-4 ((1)) PARCELS 13 AND 14; TAX MAP 54-4
((3)) PARCELS 2 AND 3; OWNER OF TAX MAP 54-4
((1)) PARCELS 15, 16 AND 17; AND TAX MAP 54-4
((3)) PARCEL 1**

STANLEY-MARTIN HOMEBUILDING, L.L.C.

By:



Steven B. Alloy, Managing Member

OWNERS OF TAX MAP 54-4 ((1)) PARCEL 13

Laura R. Marcy

Alvin N. Marcy

OWNERS OF TAX MAP 54-4 ((1)) PARCEL 14

Richard A. Burgess, III

Karen J.C. Burgess

OWNER OF TAX MAP 54-4 ((3)) PARCEL 2

Donald D. Smith

OWNER OF TAX MAP 54-4 ((3)) PARCEL 3

Margaret G. Covington

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Steven B. Alloy, Managing Member

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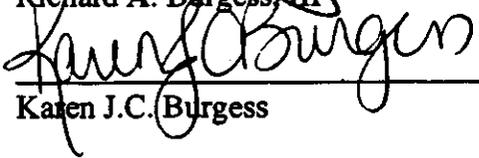
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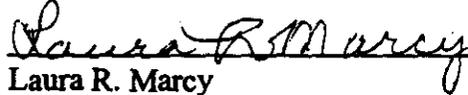
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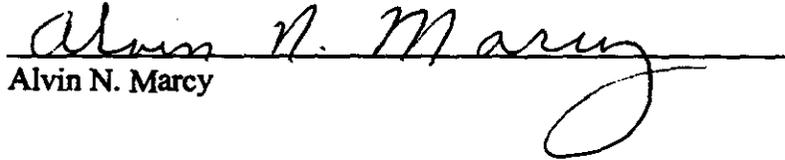
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