

PROFFER STATEMENT

Applicant: Ra-Amit, LLC

Owner: Ra-Amit, LLC

Property: Tax Map 38-20, including approximately 4.988 acres +/-

Current Zoning District: B-3, General Office

Proposed Zoning District: B-2, Urban Commercial

Date: April 22, 2022

1. General Requirements.

(a) The following Proffer Statement (the “proffers”) are being made pursuant to Sections 15.2-2298, et al. of the Code of Virginia (1950), as amended, and Section 28-164, et al. of the County Zoning Ordinance. The proffers provided herein are the only proffered conditions offered for the Property, and any prior proffers to which the Property may be subject or otherwise previously proffered are hereby superseded by these proffers, and further said prior proffers are hereby void and of no further force and effect. In addition, these proffers are conditioned upon and become effective only in the event the Applicant’s reclassification application is approved (including through applicable appeal periods) by the Stafford County Board of Supervisors (“County”) and these proffers are accepted by the County.

(b) These proffers shall run with the Property and be binding upon all future assignees, successors, grantees, or lessees thereof, except as may be otherwise specifically set forth herein.

2. Allowable Uses. The permitted use of the Property is a hotel/motel contained within the existing two-story structure on the Property and consisting of not more than thirty-five (35) lodging units. The term “lodging units” as used herein shall mean any hotel/motel room offered to the public for transient occupancy and shall not include any hotel/motel manager’s office, common meeting rooms or areas, restaurant or dining areas, or other hotel/motel common recreational areas.