

PROFFER STATEMENT

Applicant: BELMONT PARK LLC (the “Applicant”)

Owner: BELMONT PARK LLC; Glen. H. Cropp; Robert Burton; Marie B. Mitchell; Gloria P. Chittum; Michael T. Payne; Frank C. Harris; Athene P. Harris, Trustees of the Frank C. Harris and Athene P. Harris Living Trust; GOLDEN INVESTMENT EMPIRE CORP.; ALPAMAYO CORPORATION; Thurman Campbell; Shirley Jeane Campbell; Kenneth G. Mills; Grace F. Mills; Mark Bredesen; Saeid Asgharina; and Sam Yadzani (collectively, the “Owner”)

Property: Twenty-eight (28) parcels, located in Stafford County, Virginia, containing a total of 163.2 acres subject to this rezoning, with a list of all applicable tax map parcels shown on attached **Exhibit A** (collectively the “Property”)

Project Name: Varsity Training Center at Belmont Park (the “Project”)

Rezoning Request: From A-1, R-1 & M-1 to B-2

CUP Request: B-2 with CUP for vehicle fuel sales and convenience store on Tax Map Parcels 44-123A, 44-213B, 44-123D, & 44-123E, consisting of 3.2455 acres (collectively the “CUP Parcels”)

Date: January 10, 2022

File No.: RC20153239
CUP20153240

1. General Requirements.

(a) The following proffers are being made pursuant to Sections 15.2-2298 and 15.2-2303, and 15.2-2303.4, et al. of the Code of Virginia (1950), as amended, and Section 28-161, et seq. of the Stafford County Zoning Ordinance (the “Proffers”). If the Proffers are approved (including applicable appeal periods) by the Stafford County Board of Supervisors (the “County”), any and all prior proffers affecting or encumbering the Property (as generally defined herein and shown on the Master Plan) are hereby superseded by the Proffers, and said prior proffers will be of no further legal force and effect. In addition and notwithstanding the foregoing, the Proffers are conditioned upon and become effective only in the event the Applicant’s rezoning application No. RC20153239 and associated conditional use permit application No. CUP20153240 are approved (including through applicable appeal periods).

(b) Subject to the terms hereunder, the Property will generally be developed in accordance with the attached masterplan titled “Varsity Training Center at Belmont Park”, dated January 10, 2022, and prepared by Timmons Group, which is marked as **Exhibit B** (the “Master Plan”).

(c) The Property may be developed for any and all B-2 zoning district uses, except for the following uses:

1. Club/lodge/fraternal organization;
2. Indoor flea market;
3. Plant and tree nursery;
4. Adult business;
5. Marina;
6. Outdoor flea market; and
7. Theater with 3,500 or more seats.

2. **Final Development Plan.** For the purposes of the final site plan for the Project, proposed parcel lines, parcel sizes, building envelopes and footprints, access points, building sizes, building locations, interparcel connection points, waste facilities, parking areas, recreational and open space areas, public road locations, private driveways, road and travelway locations, buffers, RPAs and wetland areas, utility locations, storm water management facilities, and dimensions of any undeveloped areas shown on the Master Plan may be relocated and/or amended from time to time by the Applicant to address final development, engineering, and design requirements and/or compliance with federal or state agency regulations including, but not limited to, VDOT, DEQ, Army Corps of Engineers, etc., and compliance with the requirements of the County’s applicable development regulations and design standards manual.

3. **Transportation.** The Applicant, subject to necessary County and VDOT approvals for the development of the Project, agrees to provide the following transportation proffers:

(a) **[Need to add in after TIA is complete]**

4. **Future Public Utility Connections.** The Applicant agrees to allow adjoining property owners to connect to public utilities extended to and constructed on the Property subject to feasible right of way area and so long as such connection does not adversely impact the Applicant’s development of the Property. Notwithstanding the foregoing, this Proffer Section 5 does not prohibit the Applicant from charging a reasonable access fee for allowing any such connection.

[AUTHORIZED SIGNATURES TO FOLLOW]

APPLICANT ACKNOWLEDGMENT & CONSENT

MID-ATLANTIC REAL ESTATE INVESTMENTS, INC.,
a Virginia corporation

By: _____
Kevin Sills, President

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged on this the ___ day of _____,
20___, by Kevin Sills, President of MID-ATLANTIC REAL ESTATE INVESTMENTS, INC.,
a Virginia corporation, on behalf of the company.

Notary Public

My Commission expires: _____
Notary Registration Number: _____

OWNER ACKNOWLEDGMENT & CONSENT

ALPAMAYO INVESTMENT CORP.,
a Florida Profit Corporation

By: _____
Julia Sanchez, CEO

STATE OF _____
CITY/COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged on this the ___ day of _____,
20___, by Julia Sanchez, CEO of ALPAMAYO INVESTMENT CORP., a Florida Profit
Corporation, on behalf of the company.

Notary Public

My Commission expires: _____
Notary Registration Number: _____

OWNER ACKNOWLEDGMENT & CONSENT

GOLDEN INVESTMENT EMPIRE CORPORATION,
a Florida Profit Corporation

By: _____
Miriam Sanchez, CEO

STATE OF _____
CITY/COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged on this the ____ day of _____,
20____, by Miriam Sanchez, CEO of GOLDEN INVESTMENT EMPIRE CORPORATION, a
Florida Profit Corporation, on behalf of the company.

Notary Public

My Commission expires: _____
Notary Registration Number: _____

OWNER ACKNOWLEDGMENT & CONSENT

John P. Harris, III

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this ___ day of _____,
20___, by John P. Harris, III.

Notary Public

My Commission expires: _____
Notary Registration number: _____

OWNER ACKNOWLEDGMENT & CONSENT

Frank C. Harris, Trustee of the
Frank C. Harris and Athene P. Harris Living Trust

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this ___ day of _____,
20___, by Frank C. Harris, Trustee of the Frank C. Harris and Athene P. Harris Living Trust.

Notary Public

My Commission expires: _____

Notary Registration number: _____

OWNER ACKNOWLEDGMENT & CONSENT

Athene P. Harris, Trustee of the
Frank C. Harris and Athene P. Harris Living Trust

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this ____ day of _____,
20____, by Athene P. Harris, Trustee of the Frank C. Harris and Athene P. Harris Living Trust.

Notary Public

My Commission expires: _____

Notary Registration number: _____

OWNER ACKNOWLEDGMENT & CONSENT

Gloria P. Chittum

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this ___ day of _____,
20___, by Gloria P. Chittum.

Notary Public

My Commission expires: _____

Notary Registration number: _____

OWNER ACKNOWLEDGMENT & CONSENT

Glenn H. Cropp

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this ___ day of _____,
20___, by Glenn H. Cropp.

Notary Public

My Commission expires: _____
Notary Registration number: _____

OWNER ACKNOWLEDGMENT & CONSENT

Rita C. Payne

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this ___ day of _____,
20___, by Rita C. Payne.

Notary Public

My Commission expires: _____
Notary Registration number: _____

OWNER ACKNOWLEDGMENT & CONSENT

Michael T. Payne

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this ____ day of _____,
20____, by Michael T. Payne.

Notary Public

My Commission expires: _____
Notary Registration number: _____

OWNER ACKNOWLEDGMENT & CONSENT

Estate of Robert G. Burton

By: _____
Ollie Burton, Executor

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this ___ day of _____, 20___, by
Ollie Burton, Executor of the Estate of Robert G. Burton.

Notary Public

My Commission expires: _____
Notary Registration number: _____

OWNER ACKNOWLEDGMENT & CONSENT

Thurman Campbell

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this ___ day of _____,
20___, by Thurman Campbell.

Notary Public

My Commission expires: _____
Notary Registration number: _____

OWNER ACKNOWLEDGMENT & CONSENT

Grace F. Mills

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this ___ day of _____,
20___, by Grace F. Mills.

Notary Public

My Commission expires: _____

Notary Registration number: _____

OWNER ACKNOWLEDGMENT & CONSENT

Kenneth G. Mills

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this ____ day of _____,
20____, by Kenneth G. Mills.

Notary Public

My Commission expires: _____
Notary Registration number: _____

OWNER ACKNOWLEDGMENT & CONSENT

Sam Yadzani

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this ____ day of _____,
20____, by Sam Yadzani.

Notary Public

My Commission expires: _____

Notary Registration number: _____

OWNER ACKNOWLEDGMENT & CONSENT

Mark Bredesen

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this ____ day of _____,
20____, by Mark Bredesen.

Notary Public

My Commission expires: _____
Notary Registration number: _____

OWNER ACKNOWLEDGMENT & CONSENT

Saeid Asgharinia

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this ____ day of _____,
20____, by Saeid Asgharinia.

Notary Public

My Commission expires: _____
Notary Registration number: _____

EXHIBIT A

Tax Map	Owner
44-91	Belmont Park LLC
44-93E	Belmont Park LLC
44-93A	Glenn H. Cropp
44-144	Robert Burton & Marie B. Mitchell
44-144B	Gloria P. Chittum
44-144C	Michael T. Payne
44-138A	Frank C. Harris & Athlene P. Harris Living Trust
44-132	Golden Investment Empire Corp.
44-130	Alpamayo Corporation
44-13A	Alpamayo Corporation
44-129	Alpamayo Corporation
44-129A	Alpamayo Corporation
44-131	Alpamayo Corporation
44-124	Alpamayo Corporation
44-125	Alpamayo Corporation
44-124A	Alpamayo Corporation
44C-3-3	Thurman Campbell & Shirley Jeane Campbell
44C-3-4	Thurman Campbell & Shirley Jeane Campbell
44C-3-5	Thurman Campbell & Shirley Jeane Campbell
44C-3-6	Thurman Campbell & Shirley Jeane Campbell
44C-3-7	Thurman Campbell & Shirley Jeane Campbell
44C-3-8	Thurman Campbell & Shirley Jeane Campbell
44C-3-9	Thurman Campbell & Shirley Jeane Campbell
44-92	Kenneith H.G. Mills & Grace F. Mills
44-123A	Mark Bredesen & Saeid Asgharina
44-123B	Sam Yadzani
44-123D	Sam Yadzani
44-123E	Mark Bredesen & Saeid Asgharina

Exhibit B

Master Plan

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