

**VOLUNTARY PROFFER & PROFFER AMENDMENT STATEMENT**

Applicant: Matan Acquisitions II, LLC, a Maryland limited liability company (the “Applicant”)

Owners: R Income Properties, LLC, a Virginia limited liability company (the “Owner”)

Property: Tax Map Parcel 38-80 (the “Property”)

Project Name: “Venture Business Park”

Reclassification: From B-2 to M-1 to include Tax Map Parcels 38-80, containing a total of approximately 31.7091 acres, all as shown on the attached generalized development plan (“GDP”) titled “Venture Business Park Generalized Development Plan” prepared by Bagby, Foroughi and Goodpasture, PLLC, and dated January 19, 2022.

Date: January \_\_, 2022

File No.: RC \_\_\_\_\_

---

**1. General Requirements.**

(a) The following voluntary and amended proffers are being made pursuant to sections 15.2-2298 and 15.2-2303, et seq. of the Code of Virginia (1950), as amended, and section 28-161, et seq. of the Stafford County Zoning Ordinance (collectively the “Proffers”). The Proffers provided herein are the only proffered conditions offered in this rezoning application, and any prior proffers in which the Property may be subject to (whether of record or not), including without limitation Ordinances R07-479, R07-423, R07-423(R), R21-60, R021-12, O10-26, and O08-01, are hereby superseded and replaced by these Proffers; and further, all said prior proffers will be void and of no further force and effect regarding the Property upon the Stafford County Board of Supervisors’ (the “County”) approval of the Applicant’s above-referenced Reclassification No. \_\_\_\_\_.

(b) Subject to the terms hereunder, the Property will be developed in general accordance with the GDP, which is attached hereto and marked as **Exhibit A**. For purposes of the final site planning for the Property, all parcel or lot lines, parcel or lot sizes, building envelopes, building sizes, public road locations, private driveway, entrances, parking areas, interparcel connection areas, travel way locations, access areas, utility locations, storm water management facilities, waste facilities, dimensions of undeveloped areas and other proposed improvements shown on the GDP may be amended or adjusted by the Applicant to fulfill requirements of final engineering, planning, and design of the Property or to comply with applicable County development and design requirements or state agency regulations including, but not limited to, VDOT, DEQ, etc. Changes consistent with the original intent of the GDP will

be permitted. Where it is necessary to determine if changes are consistent with the original intent of the GDP, the same will be referred to the County Zoning Administrator for determination thereof.

**2. Land Use.**

(a) **Use.** The Property may be developed in phases and developed for all uses allowed under the M-1 zoning district except for the following uses:

- Aquaculture;
- Commercial kennels;
- Convenience center;
- Convenience store;
- Hotel;
- Motor vehicle rental;
- Public parking lot; and
- Veterinary clinic.

(b) **Architecture & Materials.** The architectural design of the Project shall be in general accordance with the attached architectural renderings titled “Venture Business Park,” prepared by Powers Brown Architecture and dated January 19, 2022, marked as **Exhibit B**, which are incorporated herein by this reference (collectively the “Renderings”). The Renderings are illustrative only and do not depict the final elevations and design for the Project. In this regard, the Renderings depict (1) a commitment to a general type, character, and quality of architectural design, details and materials; and (2) the general types of architectural and decorative elements and features.

*[Remainder of Page Intentionally Left Blank & Authorized Signatures to follow]*

**APPLICANT ACKNOWLEDGMENT & CONSENT**

MATAN ACQUISITIONS II, LLC,  
a Virginia limited liability company

By: Matan Companies, LLP,  
a Maryland limited liability limited partnership,  
Manager

By: Matan GP, LLC,  
a Maryland limited liability company,  
General Partner

By: \_\_\_\_\_  
Mark C. Matan, Manager

STATE/Commonwealth of \_\_\_\_\_,  
CITY/COUNTY OF \_\_\_\_\_, to wit:

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2022,  
by Mark C. Matan, Manager of Matan Acquisitions GP, LLC, a Maryland limited liability  
company, as General Partner of Matan Companies, LLP, a Maryland limited liability partnership,  
which is the Manager of Matan Acquisitions II, LLC, a Maryland limited liability company, on  
behalf of said companies.

\_\_\_\_\_  
Notary Public

My Commission expires: \_\_\_\_\_  
Notary Registration number: \_\_\_\_\_  
SEAL:

**OWNER ACKNOWLEDGMENT & CONSENT**

**R INCOME PROPERTIES, LLC**

By: \_\_\_\_\_  
Ed Wilbourn III, Manager

STATE/Commonwealth of \_\_\_\_\_,  
CITY/COUNTY OF \_\_\_\_\_, to wit:

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2022,  
by Ed Wilbourn III, as Manager of R Income Properties, LLC.

\_\_\_\_\_  
Notary Public

My Commission expires: \_\_\_\_\_

Notary Registration number: \_\_\_\_\_

SEAL:

**EXHIBIT A**

Generalized Development Plan

**EXHIBIT B**

Renderings

14343908.2 045964.00001