

D R A F T

For Discussion Purposes  
Only

**PROFFER STATEMENT**

Applicant: MID-ATLANTIC REAL ESTATE INVESTMENTS, INC. (the “Applicant”)

Owner: MID-ATLANTIC REAL ESTATE INVESTMENTS, INC.; ALPAMAYO INVESTMENT CORP.; GOLDEN INVESTMENT EMPIRE CORPORATION; John P. Harris, III; William H. Harris; Frank C. Harris and Athene P. Harris, Trustees of the Frank C. Harris and Athene P. Harris Living Trust; Gloria P. Chittum; Parish M. Cropp; Glenn H. Cropp; Linda C. Fines; Rita C. Payne; Michael T. Payne; Estate of Robert G. Burton; Joyce M. Hall; Dona Banks; Pamela Banks; Carl Cox, II; Carolyn Ann Payne; Melissa Ferrara; Gloria Payne; Kenneth Payne, Jr.; Alfred E. Payne; John Payne; David Payne; Shirley Jeane Campbell; Thurman Campbell; Grace F. Mills; Kenneth G. Mills; Sam Yadzani; Saeid Asgharina; and Mark Bredesen (collectively, the “Owner”)

Property: Thirty-two (32) parcels, located in Stafford County, Virginia, containing a total of 179.7 acres subject to this rezoning, which includes portions of property owned by VDOT to be acquired, with a list of all applicable tax map parcels shown on attached Exhibit A (collectively the “Property”)

Project Name: Belmont Park (the “Project”)

Rezoning Request: From A-1, R-1 & M-1 to B-2, UD-5, R-3 & R-5 (all as shown on GDP)

Date: March 20, 2020

File No.: RC20\_\_\_\_\_

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**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 provided herein are the only proffered conditions offered in this rezoning application and are being provided in accordance with Section 15.2-2303.4, et al., of the Code of Virginia 1950, as amended (the “Proffers”). If the Proffers are approved, any prior proffers in which the Property (as generally defined above and shown on the Master Plan) may be subject to or previously offered with this application or otherwise previously proffered are hereby superseded by these proffers, and said prior proffers

are thus of no further legal force and effect (collectively “Prior Proffers”). In addition and notwithstanding the foregoing, the Proffers are conditioned upon and become effective only in the event the Applicant’s rezoning application No. RC20\_\_\_\_\_ and associated conditional use permit application No. CUP20\_\_\_\_\_ are approved (including through applicable appeal periods) by the Stafford County Board of Supervisors (the “County”).

(b) Except as otherwise provided herein, the Property will be generally developed in accordance with that certain master plan entitled “Belmont Park Generalized Development Plan – Master Plan,” dated October 3, 2019, prepared by Timmons Group, attached hereto, incorporated by this reference and marked as Exhibit B (the “Master Plan”) and will include:

- i. No more than 303 residential multifamily units (the “MF Units”) to be located in Areas 8 and 9, all as generally depicted on the Master Plan; and
- ii. No more than 412 residential, age-restricted units to include up to 214 townhome units and up to 198 multifamily units (collectively the “Age-Restricted Units”) to be located in Areas 10, 11 and 12 of the Property, all as generally depicted on the Master Plan (the MF Units and the Age-Restricted Units to be collectively referred herein as the “Residential Units”); and
- iii. Up to 435,400 square feet of commercial retail space, that will include restaurants, and up to 162,500 square feet of commercial office space to be located only in Areas 3–9 of the Property, all as generally depicted on the Master Plan (collectively the “Commercial Project”); and
- iv. One convenience center with vehicle fuel sales (“Convenience Center”); and
- v. A 100 bed assisted living facility (“Assisted Living Facility”); and
- vi. A VDOT commuter lot (“Commuter Lot”).

(c) For purposes of the Master Plan, proposed parcel lines, parcel sizes, building envelopes and footprints, access points, building sizes, building locations, public road locations, dumpster locations and waste facilities, parking areas, recreational areas, private driveway, road and travel way locations, interparcel connectors, RPAs and wetland areas, utility locations, storm water management facilities, and dimensions of 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 development regulations and design standards manual. In the event there is a need to materially relocate and/or amend any of the aforesaid, the County’s zoning administrator shall first approve any such requested relocation and/or amendment.

2. **Cash Contribution.** For purposes of this rezoning, the Applicant agrees to pay cash proffers for the Residential Units in the aggregate amount of \$448,037.02, all as described more particularly below. For purposes of the schools cash proffer, the current school attendance zones affecting the Property are Rocky Run Elementary School, Gayle Middle School, and Stafford High School. The public safety cash proffer noted below are applicable to Station 12, Berea, which is currently the fire and rescue station serving the Property. For the purpose of calculating these cash proffers, the number of applicable Residential Units has been reduced to reflect the 130 by-right single family detached units that could be developed under the existing A-1 and R-1 zoning, which by-right units are exempted under applicable state code.

The foregoing cash proffer contributions, paid by the Applicant to the County, shall be allocated based on the following public facilities:

**MF Units:**

- (a) **Public Safety:** \$784.62 per unit for 303 units (for a total of \$237,739.86).

**Age-Restricted Units:**

- (a) **Public Safety:** \$510.43 per unit for 412 units (for a total of \$210,297.16).

These cash proffers are also subject to annual increases to be calculated on a yearly basis commencing three (3) years after the date of final County approval of this proffer statement. Such increases shall be calculated by multiplication of the Marshall-Swift Index and not the Consumer Price Index of the Department of Labor Statistics for the current year by the original per Unit cash proffer amount. The aforesaid proffer payments shall occur only prior to the issuance of a final certificate of occupancy by the County for each Residential Unit as described above in this Section 2.

3. **Age-Restricted Covenants.** All Age-Restricted Units constructed within the applicable areas of the Property shall be age-restricted and qualify as “housing for older persons” in accordance with the criteria set forth in Code of Virginia Section 36-96.7, et al., as amended. Further, the Applicant, prior to the issuance of a certificate of occupancy for the first Age-Restricted Unit, shall prepare and record restrictive covenants that define the qualification for initial and subsequent occupancy of any Age-Restricted Unit associated with the applicable areas of the Property and shall further restrict households to include at least one (1) person who is age 55 years or older. Additionally, a covenant shall be placed on the applicable areas of the Property that further prohibits any resident 18 years or younger to reside within any Age-Restricted Unit for a period of time exceeding thirty (30) days within any six (6) month period. Notwithstanding the foregoing restrictions, any Age-Restricted Unit may be occupied by a physically or mentally disabled individual who is 18 years of age or older and is the child of an age-restricted occupant. All such covenants described herein shall be recorded among the land records of Stafford County, Virginia, and encumber those certain applicable areas of the Property prior to the occupancy of any Age-Restricted Unit.

4. **Additional Covenants.** Prior to the issuance of the first certificate of occupancy for the MF-Units and Age-Restricted Units, the Applicant, shall further encumber the MF-Units and Age-Restricted Units portions of the Property with certain declaration of conditions, covenants, restrictions, and easements (the “Restricted Covenants”). The Restricted Covenants shall generally be established to (a) protect the value and desirability of those said uses; (b) facilitate the planning and development of those uses in a unified and consistent manner; and (c) provide for the installation, maintenance, and repair for all landscaping, on-site amenities, open space, environmentally sensitive areas, any cemeteries or other cultural resources being preserved on those applicable areas of the Property, and other common areas. Each the MF-Units and Age-Restricted Units shall establish their respective homeowner’s association (“HOA”) as a non-stock corporation under the laws of Virginia that will provide and ensure oversight and structure for services provided, quality standards, intercampus relationships, and common area maintenance. Each HOA shall be established prior to the recording of the Restrictive Covenants affecting the MF-Units and Age-Restricted Units.

5. **Amenities:** The Residential Units will include a clubhouse, pool and outdoor amenities.

[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**

\_\_\_\_\_  
William H. Harris

COMMONWEALTH OF VIRGINIA,  
CITY/COUNTY OF \_\_\_\_\_, to wit:

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, by William H. Harris.

\_\_\_\_\_  
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**

\_\_\_\_\_  
Parish M. Cropp

COMMONWEALTH OF VIRGINIA,  
CITY/COUNTY OF \_\_\_\_\_, to wit:

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, by Parish M. Cropp.

\_\_\_\_\_  
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**

\_\_\_\_\_  
Linda C. Fines

COMMONWEALTH OF VIRGINIA,  
CITY/COUNTY OF \_\_\_\_\_, to wit:

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, by Linda C. Fines.

\_\_\_\_\_  
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**

\_\_\_\_\_  
Joyce M. Hall

COMMONWEALTH OF VIRGINIA,  
CITY/COUNTY OF \_\_\_\_\_, to wit:

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, by Joyce M. Hall.

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

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

**OWNER ACKNOWLEDGMENT & CONSENT**

\_\_\_\_\_  
Dona Banks

COMMONWEALTH OF VIRGINIA,  
CITY/COUNTY OF \_\_\_\_\_, to wit:

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, by Dona Banks.

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

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

**OWNER ACKNOWLEDGMENT & CONSENT**

\_\_\_\_\_  
Pamela Banks

COMMONWEALTH OF VIRGINIA,  
CITY/COUNTY OF \_\_\_\_\_, to wit:

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, by Pamela Banks.

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

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

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

**OWNER ACKNOWLEDGMENT & CONSENT**

\_\_\_\_\_  
Carl Cox, II

COMMONWEALTH OF VIRGINIA,  
CITY/COUNTY OF \_\_\_\_\_, to wit:

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, by Carl Cox, II.

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

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

**OWNER ACKNOWLEDGMENT & CONSENT**

\_\_\_\_\_  
Carolyn Ann Payne

COMMONWEALTH OF VIRGINIA,  
CITY/COUNTY OF \_\_\_\_\_, to wit:

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, by Carolyn Ann Payne.

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

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

**OWNER ACKNOWLEDGMENT & CONSENT**

\_\_\_\_\_  
Melissa Ferrara

COMMONWEALTH OF VIRGINIA,  
CITY/COUNTY OF \_\_\_\_\_, to wit:

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, by Melissa Ferrara.

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

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



**OWNER ACKNOWLEDGMENT & CONSENT**

\_\_\_\_\_  
Gloria Payne

COMMONWEALTH OF VIRGINIA,  
CITY/COUNTY OF \_\_\_\_\_, to wit:

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, by Gloria Payne.

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

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

**OWNER ACKNOWLEDGMENT & CONSENT**

\_\_\_\_\_  
Kenneth Payne, Jr.

COMMONWEALTH OF VIRGINIA,  
CITY/COUNTY OF \_\_\_\_\_, to wit:

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, by Kenneth Payne, Jr..

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

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

**OWNER ACKNOWLEDGMENT & CONSENT**

\_\_\_\_\_  
Alfred E. Payne

COMMONWEALTH OF VIRGINIA,  
CITY/COUNTY OF \_\_\_\_\_, to wit:

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, by Alfred E. Payne.

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

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

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

**OWNER ACKNOWLEDGMENT & CONSENT**

\_\_\_\_\_  
John Payne

COMMONWEALTH OF VIRGINIA,  
CITY/COUNTY OF \_\_\_\_\_, to wit:

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, by John Payne.

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

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

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

**OWNER ACKNOWLEDGMENT & CONSENT**

\_\_\_\_\_  
David Payne

COMMONWEALTH OF VIRGINIA,  
CITY/COUNTY OF \_\_\_\_\_, to wit:

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, by David Payne.

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

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

**OWNER ACKNOWLEDGMENT & CONSENT**

\_\_\_\_\_  
Shirley Jeane Campbell

COMMONWEALTH OF VIRGINIA,  
CITY/COUNTY OF \_\_\_\_\_, to wit:

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, by Shirley Jeane Campbell.

\_\_\_\_\_  
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 Asgharina

COMMONWEALTH OF VIRGINIA,  
CITY/COUNTY OF \_\_\_\_\_, to wit:

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, by Saeid Asgharina.

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

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

## EXHIBIT A

Tax Map Parcel #	Current Zoning	Known as:
44-91	A-1	n/a
44-93E	A-1	n/a
44-124	R-1	675 Warrenton Road
44-124A	R-1	n/a
44-125	R-1	681 Warrenton Road
44-129	R-1	665 Warrenton Road
44-129A	R-1	n/a
44-130	R-1	661 Warrenton Road
44-130A	R-1	n/a
44-131	R-1	669 Warrenton Road
44-132	R-1	655 Warrenton Road
44-144	A-1	66 Hewitt Lane
44-144B	A-1	64 Sanford Drive
44-93A	A-1	102 Sanford Drive
44-144C	A-1	31 Hewitt Lane
44-138A	R-1	n/a
44-137A	R-1	627 Warrenton Road
44-135	R-1	n/a
44-136	R-1	n/a
44-136A	R-1	n/a
44C-3-3	A-1	n/a
44C-3-4	A-1	n/a
44C-3-5	A-1	n/a
44C-3-6	A-1	n/a
44C-3-7	A-1	n/a
44C-3-8	A-1	n/a
44C-3-9	A-1	n/a
44-92	A-1	150 Sanford Drive
44-123A	R-1	691 Warrenton Road
44-123B	M-1	701 Warrenton Road
44-123D	M-1	n/a
44-123E	M-1	697 Warrenton Road

**EXHIBIT B**

Master Plan

**EXHIBIT C**

Renderings