

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 and 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, consisting of approximately 163.2 acres are subject to this rezoning application, with a list of all applicable Stafford County Tax Map Parcels as shown on the attached **Exhibit A** (collectively the “Property”)

Project Name: Belmont Park (the “Project”)

Current Zoning: A-1, R-1 and M-1 (as applicable)

Rezoning Request: M-1, M-2 and B-2 (as applicable)

CUP Request: A Conditional Use Permit on thirteen (13) Stafford County Tax Map Parcels as shown on attached **Exhibit B**, consisting in the aggregate of approximately 3.1 acres (collectively the “CUP Parcels”)

Date: November , 2022

File No.: RC20153239
CUP20153240

1. General Requirements.

- (a) The following proffers are voluntary and reasonable in accordance with Sections 15.2-2298, 15.2-2303 and 15.2-2303.4, et al. of the Code of Virginia (1950, as amended), and Section and Section 28-161, et seq. of the Stafford County Zoning Ordinance (the “Proffers”). The headings for the Proffers set forth below have been prepared for convenience or reference only and will not control or affect the meaning or be taken as an interpretation of any provision of the Proffers. The Proffers are the only conditions offered in this rezoning application. 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County Board of Supervisors (the “County”), any and all prior proffers affecting or encumbering the Property are hereby superseded by the Proffers, and said prior proffers will be of no further legal force and effect.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 master plan titled "Belmont Park", dated October 3, 2022, and prepared by Timmons Group, which is marked as **Exhibit C** (the "Master Plan").
- (c) The Property may be developed for any and all B-2, M-1 and M-2 zoning district uses, except for the following uses:

For B-2 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.

For M-1 & M-2 Uses:

- 1. Motor vehicle rental;
- 2. Commercial kennels;
- 3. Aquaculture; and
- 4. Railroad sidings.

- 2. **Final Development Plan.** For the purposes of the final site plan(s) 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 GDP may be relocated and/or adjusted 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) Reconfiguration of the VDOT Park and Ride Lot access road and provide a roundabout (or other traffic control as approved by VDOT) at the main intersection internal to the lot, all as generally shown on the GDP.
- b) Construct right turn lanes at the site entrances on US Route 17 and Sanford Drive if warranted and approved by VDOT, all as generally shown on the GDP.
- c) Retiming of the traffic signal operations along US Route 17 if approved by VDOT.

[AUTHORIZED SIGNATURES TO FOLLOW]

APPLICANT ACKNOWLEDGMENT & CONSENT

BELMONT PARK LLC,
a Virginia limited liability company

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 Belmont Park LLC, a Virginia limited liability company, 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

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 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	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

List of CUP Parcels

Tax Map	Owner
44-132 (portion)	Golden Investment Empire Corp
44-130	Alpamayo Corporation
44-130A	Alpamayo Corporation
44-129	Alpamayo Corporation
44-129A	Alpamayo Corporation
44-131 (portion)	Alpamayo Corporation
44-124 (portion)	Alpamayo Corporation
44-125	Alpamayo Corporation
44-124A	Alpamayo Corporation
44-123A	Mark Bredesen & Saeid Asgharinia
44-123B	Sam Yadzani
44-123D	Sam Yadzani
44-123E	Mark Bredesen & Saeid Asgharinia

Exhibit C

“GDP”

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