

VOLUNTARY PROFFER STATEMENT

Applicant: NorthPoint Development, LLC, a Missouri limited liability company (the “Applicant”)

Owners: Accokeek Creek, LLC, a Virginia limited liability company; Augustine South Associates LLC, a Virginia limited liability company; and Linda D. Beuchert & Patrick V. Beuchert, Jr. (the “Owners”).

Property: Tax Map Parcels 38-68 (portion), 38-69 (portion), 38-70 (portion), 38-70A, 38-78, 38-77A, and 29-78A (the “Property”).

Project Name: “Austin Ridge Logistic Center”

Reclassification: From A-1 to M-1 to include Tax Map Parcels 38-68 (portion), 38-69 (portion), 38-70 (portion), 38-70A, 38-78, 38-77A, and 29-78A, containing a total of approximately 187.72 acres, all as shown on the attached generalized development plan (“GDP”) titled “GENERALIZED DEVELOPMENT PLAN AUSTIN RIDGE LOGISTICS CENTER HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA ” prepared by Bowman Consulting and dated April 2022, as last revised May 3, 2022.

Date: May 9, 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application, and any prior proffers in which the Property may be subject to (whether of record or not) are hereby superseded and replaced by these Proffers; and further, all said prior proffers will be void and of no further force and effect regarding the Property upon the Stafford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, waste disposal 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 shall be developed for up to four (4) facilities to include (and not limited to except as provided below under Section 2(b)) warehouse, office, storage, distribution, assembly center, and related accessory uses totaling approximately 2,056,000 square feet, all as generally depicted on the GDP (the “Facilities”).

(b) **Prohibited Uses.** 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.

Architecture & Materials. The architectural design of the Project shall be in general accordance with the attached architectural renderings titled “Austin Ridge Conceptual Elevation (Crossdock)” and “Austin Ridge Conceptual Elevation (Rear-Load),” prepared by studioNorth and dated March 28, 2022, marked as **Exhibit B**, which are incorporated herein by this reference (collectively the “Elevations”). The Elevations are illustrative only and do not depict the final elevations and design for the Project. In this regard, the Elevations 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.

3. **Transportation.**

The following transportation in-kind proffers shall be provided as the Project is developed, all as generally shown on the GDP and described below:

- (a) Construction of one 150 foot westbound left turn lane with 150 feet of storage along Courthouse Road;
- (b) Installation of variable width concrete median along Courthouse Road;
- (c) Extension of Austin Ridge Drive to allow for connection to Route 630; and

- (d) Gated emergency access from the future extension of Centreport Road with KNOX Box for emergency personnel access.

*[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK
SIGNATURES TO FOLLOW]*

APPLICANT ACKNOWLEDGMENT & CONSENT

NORTHPOINT DEVELOPMENT, LLC,
a Missouri limited liability company

By: _____
Nathaniel Hagedorn, Manager

STATE/Commonwealth of _____,
CITY/COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this ___ day of _____, 2022,
by Nathaniel Hagedorn, Manager of NorthPoint Development, LLC, a Missouri limited liability
company, on behalf of said company.

Notary Public

My Commission expires: _____
Notary Registration number: _____

SEAL:

OWNER ACKNOWLEDGMENT & CONSENT

ACCOKEEK CREEK, LLC,
a Virginia limited liability company

By: _____
Andrew Garrett, Manager

STATE/Commonwealth of _____,
CITY/COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this ____ day of _____, 2022,
by Andrew Garrett, Manager of Accokeek Creek, LLC, a Virginia limited liability company, on
behalf of the company.

Notary Public

My Commission expires: _____
Notary Registration number: _____

SEAL:

OWNER ACKNOWLEDGEMENT & CONSENT

Augustine South Associates, LLC,
a Virginia limited liability company

By: Andrew S. Garrett, Inc., Manager

By: _____
Andrew S. Garrett, President

STATE/Commonwealth of _____,
CITY/COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this ___ day of _____, 2022,
by Andrew S. Garrett, President of Andrew S. Garrett, Inc., as Manager for Augustine South
Associates, LLC, a Virginia limited liability company, on behalf of the company.

Notary Public

My Commission expires: _____
Notary Registration number: _____

SEAL:

OWNER ACKNOWLEDGEMENT & CONSENT

By: _____
Linda D. Beuchert

By: _____
Patrick V. Beuchert, Jr.

STATE/Commonwealth of _____,
CITY/COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this ____ day of _____, 2022,
by Linda D. Beuchert, and Patrick V. Beuchert, Jr.

Notary Public

My Commission expires: _____
Notary Registration number: _____

SEAL:

EXHIBIT A

Generalized Development Plan

EXHIBIT B

Elevations

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