



Susan S. Smith
Paralegal
D: 804.771.9526
ssmith@hirschlerlaw.com

Hirschler Fleischer | hirschlerlaw.com
2100 East Cary Street | Richmond, VA 23223
P: 804.771.9500 | F: 804.644.0957

September 13, 2019

BY HAND

Mr. Jonathan W. Brown
Senior Planner
Land Use Administration
ADU Program Manager
900 East Broad Street, Suite 511
Richmond, Virginia 23219

Re: Rezoning 5.999 Acres along Jahnke Road

Dear Jonathan:

Enclosed please find the signed original revised proffers.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Susan S. Smith
Paralegal

/sss
Enclosures

PROFFERED CONDITIONS

The property owner and the contract purchaser, together the “applicants” in this rezoning case, pursuant to Section 15.2-2298 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of the City of Richmond, for themselves and their successors or assigns, proffer that the property under consideration will be developed according to the following proffers if, and only if, the rezoning request submitted herewith is granted with only those conditions agreed to by the applicants, or their agent. In the event this request is denied or approved with conditions not agreed to by the applicants or their agent, the proffers shall immediately be null and void and of no further force or effect. As used herein, the term “Property” shall mean that land shown on the survey titled “5.999 Acres of Land Lying Along Jahnke Road” prepared by Timmons Group dated February 28, 2019, and attached hereto as Exhibit A (the “Plat”).

Applicable to the Property:

1. Conceptual Master Plan. Development of the Property shall be in general conformance with the conceptual master plan attached hereto as Exhibit B (the “Master Plan”), which Master Plan is conceptual in nature and may vary in detail.
2. Elevations. Development of the Property shall be in general conformance with the architectural elevations shown on Exhibit C attached hereto (“Elevations”), unless otherwise requested and specifically approved at the time of plan of development review. The exterior materials shown on the Elevations shall be controlled by Proffer 3 below.
3. Exterior Materials. Any building developed on the Property shall have exposed exterior walls (above finished grade but exclusive of trim) of brick, cultured stone, vinyl (a minimum of 0.044 millimeters nominal thickness as evidenced by manufacturer’s printed literature), or a combination of the foregoing, unless different materials are otherwise requested and specifically approved with respect to the exposed portion of any such walls at the time of plan of development review. Roof materials may be dimensional or architectural asphalt shingle, unless otherwise requested and specifically approved at the time of plan of development review. Standing seam metal, or an equivalent material, may also be used on some roofing areas for aesthetic or focal purposes.
4. Plant Species. Landscaping planted by the owner will consist of native, non-invasive species.
5. Treescape and Sidewalk. Trees shall be provided in the front yard along the sidewalk for the length of the Property’s frontage on Jahnke Road. A five (5’) foot sidewalk shall also be constructed along the Property’s frontage on Jahnke Road as shown on the Master Plan
5. Severance. The unenforceability, elimination, revision or amendment of any

proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

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

**[CONTRACT PURCHASER SIGNATURE PAGE TO BREEDEN PROPERTY
PROFFERS]**

BREEDEN INVESTMENT PROPERTIES,
INC.,
a Virginia corporation

By:  _____
Jeffrey P. Geiger, Attorney-in-Fact

**[PROPERTY OWNER SIGNATURE PAGE TO BREEDEN PROPERTY
PROFFERS]**

By: *Daniel J. Bliley*
DANIEL J. BLILEY, in his individual
capacity and as Attorney-in-Fact for:
Jonathan H. Bliley,
Eric A. Bliley,
Ceclia B. Duke,
Joseph W. Bliley, IV,
Margaret B. Wilkins,
Norbert M. Bliley,
Patricia S. Bliley, Trustee of the Nicholas M.
Bliley Revocable Trust Agreement Dated
May 29, 1996,
Catherine B. Wright, and
Daniel J. Bliley

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