

1207 SCHOOL STREET

File No: 9742

Proffered Conditions

The undersigned, 1207 School Street, LLC, a Virginia limited liability company, as owner of parcels designated Tax Parcel Nos. N0000475022 and N0000475020, voluntarily agrees for itself, its agents, personal representatives, successors and assigns that in the event the Property is rezoned to Mixed-Use Business District (B-7) then the use of the subject Property shall be in substantial conformance with the following conditions. In the event the above-referenced rezoning is not granted as applied for by Spy Rock Development, LLC. (the "Applicant"), then these proffers shall be withdrawn and are null and void.

1. Maximum Residential Units. The number of dwelling units on the property at any time shall not exceed two hundred (200).
2. Development Plan. The property shall be developed in substantial conformance with the attached Sheet C-2, entitled "Conceptual Plan" by AES Engineering (the "Concept Plan"). In connection with review and approval of the Plan of Development, the Director of Planning and Development Review shall be authorized to approve changes in materials and other designs of the proposed development of the Property, provided that such changes are in substantial conformance with the Concept Plan.
3. These proffers are in addition to any applicable City of Richmond laws, policies, and requirements and in no way alter or abrogate such laws, polices, and requirements.

Executed this 1st day of November, 2016.

1207 SCHOOL STREET, LLC,
a Virginia limited liability company

By: _____

Name: BRIAN BUKNETTE

Its: OFFICER



Susanne
Reg# - 7684188

My Comm. Expires - June 30th, 2020