

STATEMENT OF PROFFER

June 13, 2014

Historic Manor LP hereby voluntarily proffer, as the applicant and owner of the property (the "Property") respectively, which is the subject of this rezoning request, that the development of the Property shall be in strict accordance with the following conditions set forth in this submission:

The Property shall only be used for one or more of the following generally permitted uses as listed in the B-6 Mixed-Use Business District contained within the Zoning

Ordinance of the City of Richmond Division 24.

- a) Any Permitted principal and accessory uses of the B-6 Zoning except the listed exclusions listed below.

Future Development on property:

- a) Any Future Development on the 510 North Adams Street Lot will be limited to three-stories in height.

Use Exclusions:

The following land uses shall be excluded from the property:

- a) Night Club/Dance Club Facilities in Commercial/Retail Spaces.

Operating Hours:

The operating hours of the ground floor retail space shall not open before 6:00 am and shall close no later than 11:00pm.

Noise levels from any music shall be limited to inside the building and inaudible beyond the building. These proffers shall be enforceable in the event of transfer of the property to other parties.

Historic Manor LP.

By: 