

4818, 4824, 4830, 4838, 4850, 4870 and 4890 Walmsley Blvd.

Rezoning Case 2023-\_\_\_\_\_

### PROFFER STATEMENT

The undersigned, as respective owners of parcels designated Tax Parcel Nos. C0080745024, C0080745026, C0080745028, C0080745030, C0080745031, C0080745032, C0080745033 (collectively, the “Property”), each 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-6) 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granted as applied for by Crescent Preservation & Development Co., LLC (the “Applicant”), then these proffers shall be withdrawn and are null and void.

1. Development Plan. The Property shall be developed in general conformance with the attached Exhibit A, entitled “Rezoning Plan for Walmsley Boulevard Site” dated January 5, 2023 prepared by VHB (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 the location and extent of features of the proposed development of the Property, provided that such changes are in general conformance with the Concept Plan.

2. Prohibited Uses. No portion of the Property will be used for the following purposes:

a) Entertainment, cultural and recreational uses, including theaters, art galleries, museums, bowling alleys, amusement centers, and other commercial recreation facilities located within completely enclosed buildings.

b) Grocery Store.

c) Hotels.

d) Boarding kennel.

e) Professional, business and vocational schools.

f) Radio and television broadcasting studios and offices, including accessory antennas.

g) Nightclubs.

h) Retail sales of liquor.

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 20th day of June, 2023.

KCH TOTAL MANAGEMENT, LLC  
a Virginia limited liability company

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