

PROFFERED CONDITION
Church Hill North Holdings, LLC
July 28, 2016

The property owners and applicant 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 proffer if, and only if, the rezoning request submitted herewith is granted with only this condition agreed to by the owners and applicant. In the event this request is denied or approved with conditions not agreed to by the owners and applicant, the proffer shall immediately be null and void and of no further force or effect.

1. Conceptual Master Plan and Elevations. Development of the Property shall be in general conformance with (i) the conceptual master plan entitled “25th Street Grocery, City of Richmond – Virginia, Conceptual Layout – Option A” dated July 27, 2016, prepared by Timmons Group, and (ii) the elevations entitled “Jim’s Local Market Richmond, Virginia” and “Jim’s Local Market, Nine Mile Road and N. 25th Street, Richmond Virginia” dated March 29, 2016, prepared by Freeman Morgan Architects, attached hereto. The final plans shall be reviewed for general conformance to the master plan attached hereto and approved by the Director of Planning and Development Review through the plan of development review process.

[SEE ATTACHED SIGNATURE PAGES]

SIGNATURE PAGE TO ATTACHED PROFFERED CONDITION

CHURCH HILL NORTH HOLDINGS, LLC,
a Virginia limited liability company

By: _____
Steven A. Markel, Manager