

Voluntary Proffer Statement

Applicant:	Owner:	Project Name:
Par 5 Development Group, L.L.C.	Charles Lee Merryman	Dollar General Route 208
2075 Juniper Lake Road	19365 Cypress Ridge Terrace	Tax Parcel # 70-A-68
West End, NC 27376	Leesburg, Virginia 20176	5715 Fenton Road

Date: March 27, 2017

Project Number: R16-0008

I. General Information

- II.** Par 5 Development Group, L.L.C., (the "Applicant") and Charles Lee Merryman (the "Owner"), request a zoning reclassification for Assessor's Parcel 70-A-68 (the "Property"), consisting of approximately 3.53 acres from the A-3, Agricultural Zoning District to the C-1, Commercial Zoning District and hereby proffer that the use and development of the subject Property shall be in substantial conformance with the following conditions. In the event the above-referenced zoning reclassification is not approved as applied for by the Applicant and Owner, the below-described proffers shall be withdrawn and are automatically null and void and of no further force and effect. In the event the zoning reclassification is approved, the reclassification and the proffers shall take effect and shall thereafter apply to the subject parcel identified above.

Characteristics of Development

A. *Type and Intensity of Development*

The Property shall be developed in conformance with the Generalized Development Plan (GDP) titled "Rezoning Application Dollar General Route 208 Tax Map: 70-A-68" dated Oct 25, 2016 and last revised April 10, 2017, except minor changes in the GDP shall be allowed, subject to approval by the County's Zoning Administrator, for purposes of minor adjustments for location of buildings, structures or roads due to engineering reasons.

B. *Architectural Design*

Unless otherwise approved by the County's Zoning Administrator, the building(s) on the Property shall be in general conformance with the architectural elevation and signage exhibit produced by C.L. Helt, Architect Inc. titled "DOLLAR GENERAL FOR RHETSON COMPANIES SPOTSYLVANIA VA", dated 9-20-16 and by Dualite Sales and Service, Inc. titled "DOLLAR GENERAL 2009 Logo" dated 6-19-09.

Applicant and Owner make these proffers voluntarily, in support of the Rezoning Application.

Tax Map: 70-A-68

Spotsylvania County, Virginia

Rezoning Application
Dollar General Route 208
April 11, 2017

Jawid A. Grew
Applicant Vice President
Par 5 Development Group, LLC

4/13/2017

Date

State
COMMONWEALTH OF North Carolina CITY/COUNTY OF Moore to wit:

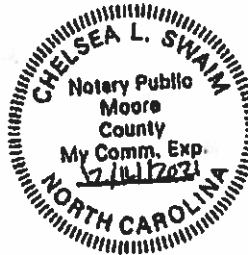
The foregoing instrument was acknowledged before me by Jawid Encinosa

Vice President (insert title) of Par 5 Development Group, LLC, the Applicant, this 13th day
of April, 2017.

My commission expires: 12/14/2021

[Signature] Notary Public

261635400628 Registration Number



Rezoning Application
Dollar General Route 208
April 11, 2017

Charles Lee Merryman
Owner

4/20/17
Date

COMMONWEALTH OF Virginia CITY/COUNTY OF Loudoun, to wit:

The foregoing instrument was acknowledged before me by Charles Lee Merryman, the Owner, this 20

day of April, 2017

My commission expires: July 31, 2019
Audra Wallace Notary Public
7633117 Registration Number

