

PROFFER STATEMENT

Owner & Applicant's Name: SRSF Investments, LLC ("Owner and Applicant")
10709 Spotsylvania Avenue, Suite 101B
Fredericksburg, VA 22408

Representative: Jennifer M. Simmons, Managing Member of SRSF Investments,
LLC

Project Name: SRSF Law Building ("Project")

GDP Name: Generalized Development Plan
SRSF Investments, LLC
T.M. # 47-A-148
9134 Courthouse Road, Courtland Magisterial District,
Spotsylvania County, Virginia
Prepared by Freeland Engineering, P.C. dated 6/19/2018 as last
revised 5/10/2019, attached as Exhibit A (the "GDP")

Rezoning Request: From RU to Mixed Use 4 (MU-4)

Date: November 12, 2018, last revised May 10, 2019

Rezoning Case File Number: R18-0009

Tax Map Parcel: 47-A-148
9134 Courthouse Road, Courtland Magisterial District,
Spotsylvania County, Virginia (the "Property")
1.8 acres

I. GENERAL INFORMATION

The Owner and Applicant, its successors and assigns, hereby agrees that the development of the Property, subsequent to approval of the rezoning application to which these proffers are attached, will be in conformance with the GDP and the following proffered conditions (the "Proffers") pursuant to §15.2-2303, et al. of the Code of Virginia (1950) as amended, and §23-4.6.3, et al. of the Zoning Ordinance of Spotsylvania County (1995) as amended. The Proffers are the only conditions offered in this rezoning application, and any prior proffers affecting the Property, whether by prior proffer offers or through the impact statement accompanying this application, are hereby superseded by these Proffers. All previous proffers associated with the Property, whether of record or not, are hereby void and of no further force and effect. The Proffers

will be effective only upon Spotsylvania County's (the "County") full and final approval of rezoning application R17-0008 submitted by the Owner and Applicant to reclassify the Property from RU to MU-4 to allow the renovation and expansion of the existing home to a law office.

II. Land Use

A. **General Development.** The Property will be developed in conformance with the GDP. Notwithstanding the foregoing, all parcel lines, parcel sizes, building envelopes, building sizes, public road locations, private driveway and travelway locations, utility locations, storm water management facilities, and dimensions of undeveloped areas shown on the GDP may be reasonably adjusted for purposes of the final site plans to allow the Owner and Applicant to address final development, engineering and design requirements, fulfill compliance with state and federal agency regulations including, but not limited to, DHR, VDOT, DEQ, DCR, Army Corps., and compliance with the requirements of the County's development regulations and design standards manual. Notwithstanding the foregoing, any said adjustments to the GDP shall be subject to the approval of the County, and in no event shall approved adjustments to the GDP relieve the Owner and Applicant from providing any of the below proffers.

B. **Alternative Development Standards.** The property will be developed in accordance with the requirements of the MU-4 district except for the following:

1. The following development standards apply, which are an alternative to what is found in Spotsylvania County Code, section 23-6.28.4.e, to:
 - a. Allow a lot width of 110.05 feet, instead of 110 feet.
 - b. Allow a lot area of 79,902 square feet, instead of 21,780 square feet.
 - c. Allow an existing detached home to remain in its present location, which does not meet the primary street build-to zone requirement to have 70% of the structure's frontage within a setback of 5 to 45 feet from the front property line.
2. The following development standard applies, which is an alternative to what is found in Spotsylvania County Code, section 23-6.28.7.c, to allow parking access with 90 degree parking.

III. Transportation. The Owner and Applicant, subject to necessary County and VDOT approvals for the development of the project, will:

A. Dedicate approximately 1,249 square feet (+/-) of right-of-way area along Courthouse Road in the area designated on the GDP.

B. Convey all right-of-way described in Section III.A. to the County upon the final site plan approvals for the Project, in accordance with applicable County requirements and procedures.

C. Provide an interparcel connection in the general area shown on the GDP, final location to be determined at site plan approval for neighboring property, TM #47-A-147.

The Owner and Applicant make these Proffers voluntarily, in support of its rezoning application.

WITNESS the following signature:

OWNER & APPLICANT:

SRSF Investments, LLC, a Virginia limited liability company

By: Jennifer M. Simmons
Jennifer M. Simmons, Managing Member

Date: May 10, 2019

COMMONWEALTH OF VIRGINIA

~~CITY~~/COUNTY OF Spotsylvania

The foregoing was subscribed, sworn to and acknowledged before me this 10th day of May, 2019, by Jennifer M. Simmons, Managing Member of SRSF Investments, LLC, a Virginia limited liability company, on behalf of said company.

My Commission Expires: Feb. 29, 2020

Victoria Paige Young
Notary Public
Notary ID: 7681050

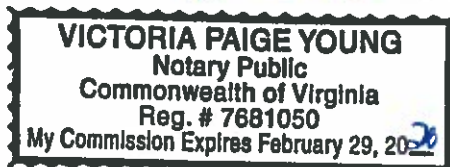


EXHIBIT A

Generalized Development Plan