



June 10, 2026

**By Email**

The City of Charlottesville

The County of Albemarle, Virginia

Re: Ground Lease Agreement among The Rector and Visitors of the University of Virginia (“Landlord”), the City of Charlottesville, Virginia (“City”), and the County of Albemarle, Virginia (“County”, and, together with the City, “Tenant”), dated October 3<sup>rd</sup>, 1997 (UVA Lease Number 207-L0131), with respect to certain real property described therein and currently designated as County of Albemarle Tax map Parcel number 060000000030F0 (the “Ground Lease”)

Capitalized terms used but not defined in this letter shall have the meaning set forth in the Ground Lease. Landlord has installed within the Premises a modular unit located at 2304 Ivy Road, Charlottesville, VA 22903, as described in greater detail in the Exhibits attached hereto (the “Modular Unit”).

The Modular Unit constitutes part of the Premises and an Improvement and will be used, operated, insured and maintained by Tenant pursuant to the Ground Lease. All other terms and conditions of the Ground Lease applicable to the Premises and Improvements will apply to the Modular Unit and to Tenant’s use and occupancy thereof. Title to the Modular Unit will remain vested in Landlord. Tenant accepts the Modular Unit in its current condition, without any representation or warranty from Landlord.

Please sign below to signify your agreement to the above. This letter agreement shall be effective as of the date of the last signature below.

LANDLORD:

THE RECTOR AND VISITORS OF THE  
UNIVERSITY OF VIRGINIA

By: \_\_\_\_\_

Name:

Title:

Date:

- Exhibits:     A     Modular Unit Description
- B     Modular Unit Plans
- C     Site/Location Map



Reviewed and Approved  
As to Legal Form and Sufficiency:

By: \_\_\_\_\_  
Richard Naddeo  
Senior Assistant University Counsel and  
Associate University Counsel

Date: \_\_\_\_\_

Seen and Agreed:

CHARLOTTESVILLE-UVA-ALBEMARLE COUNTY EMERGENCY COMMUNICATIONS CENTER

TENANT:

THE CITY OF CHARLOTTESVILLE, VIRGINIA

By: \_\_\_\_\_  
Name:  
Title:  
Date:

Approved as to form:  
Sau Chan – Deputy City Attorney

THE COUNTY OF ALBEMARLE, VIRGINIA

By: \_\_\_\_\_  
Name:  
Title:  
Date:

**Exhibit A**

Modular Unit Description

- One (1) modular unit described as:  
UPD Modular Annex, Facility #0623, 36' x 60' modular police station to include block, level anchor on abs pads, vinyl skirt, ramps and decks
- Manufacturer:           Boxx Modular, installation Faulconer
- Serial Number(s):       W.O.#2880913 P053374
- Size/Configuration:     36' x 60' (see attached plans)
- Current Location:       2304 Ivy Road, Charlottesville, VA 22903.

**Exhibit B**

Modular Unit Plans  
(attached)

**Exhibit C**

Site/Location Map  
(attached)