

PROFFER STATEMENT

ZMA No. **ZMA 201500006 Shadwell Estates**

Tax Map and Parcel Number(s): **07900-00-00-023F0**

Owner(s) of Record: **Country Inns Extraordinaire, Inc**

Date of Proffer Signature: **February 21, 2017**

28.05 acres to be rezoned from PRD to **PRD**

Country Inns Extraordinaire, Inc, is the owner (the "Owner") of Tax Map and Parcel Number **07900-00-00-023F0** (the "Property") which is the subject of rezoning application ZMA No. **ZMA 201500006** a project known as "**Shadwell Estates**" (the "Project").

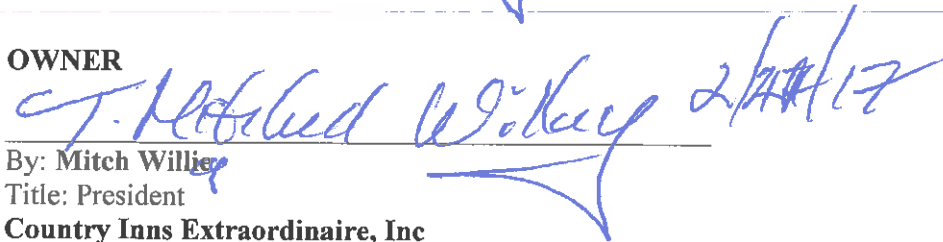
Pursuant to Section 33.3 of the Albemarle County Zoning Ordinance, the Owner hereby voluntarily proffers the conditions listed below which shall be applied to the Property if it is rezoned to the zoning district identified above. These conditions are proffered as a part of the requested rezoning and the Owner acknowledges that the conditions are reasonable.

1. The PRD is to be modified to a maximum of 7 lots plus open space. The open space, stream buffer will be protected by a tree preservation easement and deed restrictions in the HOA documents and will be recorded with the first plat.
2. DCR review of the dam and any requirements from the inspection for improvements will be done prior to recording of the first subdivision plat.

OWNER

 2/21/17
Country Inns Extraordinaire, Inc

OWNER

 2/21/17
By: **Mitch Wilkey**
Title: **President**
Country Inns Extraordinaire, Inc