Original Proffers _X___

Amendment _____

DRAFT PROFFER STATEMENT

ZMA Number and Name: 2025-00001

Parcel Numbers: 04500-00-00-15800
04500-00-00-15700
04500-00-00-16600
04500-00-00-16700

Owners:

Parcel No. 04500-00-00-16700
Station Lane Holdings LLC
15 Nottingham Drive,
Ithaca, NY 14850

Parcel Nos. 04500-00-00-15700, 04500-00-00-15800, 04500-00-00-16600
Piedmont Realty Holdings III LLC
6535 Woodbourne Ln.
Crozet, VA 22932

Date of Proffer Signature: Draft Revision 11/25/2025

TMP 45-157: 0.954 acres to rezoned from Commercial Office to Neighborhood Model District
TMP 45-158: 1.01 acres to rezoned from Commercial Office to Neighborhood Model District
TMP 45-166: 1.01 acres to rezoned from Commercial Office to Neighborhood Model District
TMP 45-167: 0.75 acres to rezoned from Commercial Office to Neighborhood Model District
3.234 acres total to be rezoned from Commercial Office to Neighborhood Model District

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Piedmont Realty Holdings III LLC is the owner of Albemarle County tax parcels 04500-00-00-15700, 04500-00-00-15800, and 04500-00-00-16600. Station Lane Holdings LLC is the owner of Albemarle County tax parcel 04500-00-00-16700. Piedmont Realty Holdings III LLC and Station Lane Holdings LLC (together, the "Owners") seek to rezone Albemarle County tax parcels 04500-00-00-15700, 04500-00-00-15800, 04500-00-00-16600, and 04500-00-00-16700 (together, the "Property") from Commercial Office (CO) to Neighborhood Model District (NMD). The Property is the subject of rezoning application ZMA No. 2025-00001, a project known as "600 Rio Rd W" (the "Project").

Pursuant to Section 33 of the Albemarle County Zoning Ordinance (Chapter 18 of the Albemarle County Code), the Owners hereby voluntarily proffer the conditions listed below, which shall be applied to the development of the Property if it is rezoned to the requested zoning district, Neighborhood Model District. These conditions are proffered as a part of the requested rezoning and the Owners specifically deem the following proffers reasonable and appropriate, as conclusively evidenced by the signature below.

1. **RIGHT OF WAY RESERVATION:** For a period of ten (10) years from the date of approval of this rezoning, approximately 7,146 square feet of the Property as shown on Sheet 4 of 10 of the Application Plan, prepared by Shimp Engineering, dated February 17, 2025 and last revised November 25, 2025 shall be reserved for dedication to the County for public access .
    a. The Right of Way Reservation shall be dedicated upon the demand of Albemarle County.
    b. Upon such request for dedication, the Owners agree to dedicate the reserved area to the County at no cost to the County or the Virginia Department of Transportation. The Owners shall be responsible for all costs associated with the dedication including survey work and plat preparation.
    c. If no such request for dedication is made within the 10-year reservation period, the reservation shall expire and be of no further force or effect, and the Owners may use the area in a manner consistent with applicable zoning and regulations.

(Signature Page Immediately Follows)

WITNESS the following signatures:

STATION LANE HOLDINGS LLC

Owner of Albemarle County Parcel No. 04500-00-00-16700

_____

PIEDMONT REALTY HOLDINGS III LLC

Owner of Albemarle County Parcel Nos. 04500-00-00-15700, 04500-00-00-15800, 04500-00-00-16600

_____

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF_____, to wit:

The foregoing instrument was acknowledged before me this ____day of _____2025 by name of owner.

My Commission expires: _____ _____
Notary Public