

Enclosure 2

PROFFER STATEMENT

Addendum #1

Lake Anna Planned Unit Development

Date of Proffer Addendum: 7/7/2025
Project Name: Lake Anna Planned Unit Development ("Development")
Owner: LA Resort, LLC
Tax Map #: 30-21 (A-B-1-2-3-4) ("Property")

This Addendum #1 is entered into as of July 7th, 2025.

The Term "Owner" as referenced within this document shall include within its meaning the owner, or owners, of record of the Property, or properties, and their successors in interest.

The Owner acknowledges that no increase or decrease in residential condominium building density shall be permitted without the Board of Supervisors' approval.

The Owner hereby voluntarily proffers the conditions listed herein, which shall be applied to the above-referenced property owned by LA Resort, LLC, provided that the Louisa County Board of Supervisors accepts these proffers and approves an increase in the residential condominium density. Per the accepted Proffer Statement dated 1/17/2022, the Density of the Development's residential condominium use is limited to a maximum of 96 residential dwelling units.

Proffer Statement Addendum #1 Additional Conditions:

1. For every additional residential dwelling unit approved above 96 residential dwelling units, the Owner shall make a monetary contribution of Five-Hundred Dollars (\$500) to the Fluvanna & Louisa Housing Foundation. Said contribution shall be paid within thirty (30) days of the date this Addendum is entered.
2. For every additional residential dwelling unit approved and an occupancy permit issued above 96 residential dwelling units, the Owner shall make a monetary contribution of Five-Thousand Sixty Dollars (\$5,060) to the Fluvanna & Louisa Housing Foundation. Said contribution shall be paid at the time of each unit closing.
3. For every additional residential dwelling unit approved above 96 residential dwelling units, the Owner shall make a monetary contribution of Five-Hundred Dollars (\$500) to the Foundation of Lake Anna Emergency Services. Said contribution shall be paid within thirty (30) days of the date this addendum is entered.
4. For every additional residential dwelling unit approved above 96 residential dwelling units, the Owner shall make a monetary contribution of One Thousand Eleven-Hundred Eleven Dollars (\$1,111) to the Louisa County Fire & EMS specifically to facilitate AED placement in fire, EMS, and police vehicles. Said contribution shall be paid within thirty (30) days of the date this Addendum is entered.

The undersigned Owner hereby proffers that the use and development of the Property shall be in conformance with the proffers and conditions herein above. This document shall supersede all other conditions that be found in conflict. The Owner agrees that all proffers shall be binding to the property, which means the proffers shall be transferred to all future property successors of the land.

Owner: LA Resort, LLC

By: 
Michael D. Grossman, Manager

Agreed and Accepted: The County of Louisa, Virginia

Louisa County Board of Supervisors
Mineral District
By Duane A. Adams, Chairman

Date: _____