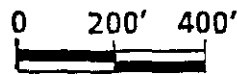


COUNTY OF HENRICO PLANNING OFFICE

TOWNHOUSES FOR SALE
C-15C-92



Pt. 86 - BI - 9
THREE CHOPT DISTRICT

JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

May 19, 1992

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-15C-92

Pemberton Oaks Corporation
c/o Marcus M. Weinstein
3951-A Stillman Pkwy.
Glen Allen, Virginia 23060

Gentlemen:

The Board of Supervisors at its meeting on May 13, granted your request to amend proffered conditions on Conditional Rezoning Case C-32C-88, being Parcel 86-B1-9.

The following substitute proffered conditions accepted by the Board of Supervisors, further regulates the use of your property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

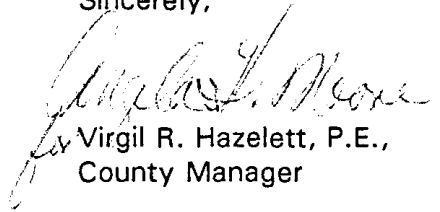
1. Use. The principal structures constructed on the Property shall only be for condominium for sale units and/or residential townhouse for sale units.
2. Ownership. No more than one (1) condominium unit or residential townhouse for sale unit shall be sold to the purchaser thereof unless two (2) such condominium units or residential townhouse for sale units are to be joined to form one (1) residential living unit.
4. Master Plan. Subject to the provisions of proffer number 5, the Property shall be developed, buffered and landscaped in substantial conformance with, and reflecting the general intent of the building elevation photograph and the layout plan entitled "Illustrative Master Plan for Pemberton Oaks", dated May 3, 1988, prepared by Higgins Associates, Inc., Land Planners, copies of which were filed with Zoning Case C-32C-88, and/or the photograph and conceptual master plan filed herewith as Exhibit A and B respectively, or any combination thereof, unless otherwise requested and specifically permitted or if required by the Planning Commission at the time of Plan of Development review or by any other applicable governmental body.
5. Density and Floor Area. No more than 276 condominium units and/or residential townhouse for sale units shall be constructed on the Property in the aggregate and every condominium unit and/or residential townhouse for sale unit shall have a minimum of 1,000 square feet of finished floor area.
8. Access. No driveway serving individual dwellings or buildings, other than the principal access drive for the condominium and/or residential townhouse for sale development, shall have direct access to Pemberton Road. No vehicular access shall be permitted to Ceres Road or Winokur Road unless specifically required by any governmental body having jurisdiction with respect thereto.

Pemberton Oaks Corporation
c/o Marcus M. Weinstein
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All other proffers accepted with Zoning Case C-32C-88 not specifically amended hereby shall remain in full force and effect with respect to the Property.

The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered condition in the Conditional Zoning Index.

Sincerely,



Virgil R. Hazelett, P.E.,
County Manager

cc: Clerk, Board of Supervisors
Director, Real Estate Assessment
Conditional Zoning Index
Mr. Jay M. Weinberg, Esquire