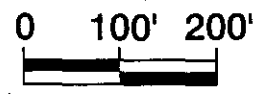


90-A-6A & 57

AMENDMENT OF PROFFERED CONDITIONS

TUCKAHOE DISTRICT

C-7C-97



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

March 18, 1997

Virgil R. Hazelett, P.E.
County Manager

Re: **Conditional Rezoning Case C-7C-97**

**Toys "R" Us - Delaware, Inc.
461 From Road
Paramus, NJ 07652**

Gentlemen:

The Board of Supervisors at its meeting on March 12, 1997, granted your request to amend proffered conditions on Conditional Rezoning Case C-75C-80, being Parcels 90-A-57 & 6A.

The following substitute proffered condition accepted by the Board of Supervisors, further regulates the use of your property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance).

Except as otherwise amended hereby, all proffers contained in Case C-75C-80 shall remain in full force and effect and shall by this reference thereto be made a part hereof as if fully set forth herein.

Proffer 3 of Case C-75C-80 shall be deleted in its entirety and replaced with the following:

3. Other than the building currently existing on the Property (the "Existing Building"), any building hereinafter constructed on the Property shall have exposed exterior walls (above finished grade but exclusive of trim and accent materials, doors, windows and items of a similar nature) consisting entirely of brick, unless different architectural materials are specifically approved by the Planning Commission during Plan of Development review for such building.

Any revision to the exterior of the Existing Building shall be in substantial conformance with those certain plans submitted to the Planning Office, dated February 24, 1997 and entitled "Richmond, Va. (West), Toys "R" Us, "C" Remodel" and prepared by Lehman Architectural Partnership (the "Plans"), subject to modifications necessary to achieve consistency with other provisions of these proffers and the County Code, and except as may otherwise be requested or approved by the Planning Commission at the time of Plan of Development review.

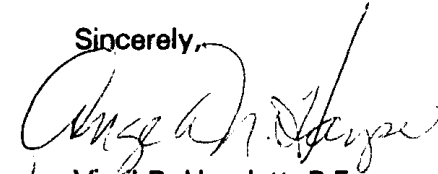
Prior to requesting a building permit for alteration of the exterior of the Existing Building pursuant to the Plans, a landscaping plan shall be submitted for review and approval by the Planning Commission.

Toys "R" Us - Delaware, Inc.
March 18, 1997
C-7C-97

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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,



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

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