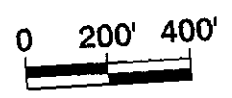


AMEND PROF. CONDITIONS

AMEND PROFFERED CONDITIONS
C-34C-98



PT. OF 163-A-19D
 VARINA DISTRICT
 HENRICO COUNTY PLANNING OFFICE

2 12.659 Ac.
 3 3.392 Ac.
 22.161 Ac.
 FLOOD PLAIN

19C
 15.944 Ac.

18
 5.73 Ac.

B-3
 17
 2 pts.
 9.383 Ac.

14B
 12.119 Ac.

17A
 2.877 Ac.

14A
 2.193 Ac.

16
 2.50 Ac.

19F
 6.439 Ac.

19H
 5 Ac.

19D
 11.12 Ac.

21
 1.641 Ac.

23
 10.49 Ac.

24
 12.13 Ac.

25
 7.10 Ac.

43
 7.49 Ac.

M-1C

M-1

M-1C

R-3

B-3

B-3

B-3

C-1

RICHMOND INTERNATIONAL AIRPORT

NEW HOTEL

NEW HOTEL

CHURCH OF OUR SAVIOR

AUDUBON DR.

SOUTH AIRPORT DRIVE

WILLIAMSBURG

SANDSTON ROAD

FROM I-64 TO I-64

International Centre Drive

BMP

AMEND PROF. CONDITIONS

R-3

B-3

B-3

B-3

C-1

RICHMOND INTERNATIONAL AIRPORT

NEW HOTEL

NEW HOTEL

CHURCH OF OUR SAVIOR

AUDUBON DR.

SOUTH AIRPORT DRIVE

WILLIAMSBURG

SANDSTON ROAD

FROM I-64 TO I-64

International Centre Drive

BMP

AMEND PROF. CONDITIONS

R-3

B-3

B-3

B-3

C-1

RICHMOND INTERNATIONAL AIRPORT



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

July 14, 1998

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-34C-98

Mr. O. Brooks Pollock, Jr.
Hotel Holdings Associates
P&T Associates
300 Southport Circle, Suite 102
Virginia Beach, VA 23452

Dear Mr. Pollock:

The Board of Supervisors at its meeting on July 8, 1998, granted your request to amend proffered conditions on Conditional Rezoning Cases C-67C-89, being Part of Parcel 163-A-19D.

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

6. Deleted.
11. Height Limitation. No building or any portion thereof constructed on the property shall exceed forty-five (45) feet in height.
14. Added.
Hotels shall not be considered a retail business use for purposes of this limitation.
16. Added:
Elevation and Site Plan: the property shall be developed in substantial conformance with the site plan dated March 1998, entitled "Airport Sleep Inn Hotel" and the accompanying building elevations, filed herewith, subject to changes as may be requested by the county or owner and approved at the time of plan of development review. Exterior facades shall be of brick or other masonry to a minimum height of four (4) feet from grade level. These plans are by Dean E. Hawkins, ASLA.
17. Added.
Hotel Use: Any hotel, motel or lodging facility constructed on the property shall be operated for occupancy by transient guests only, rather than as a long-term residence for independent housekeeping. No guest shall be permitted to occupy the same room in excess of twelve (12) consecutive weeks. Any outdoor recreational

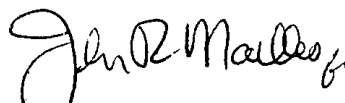
Mr. O. Brooks Pollock, Jr.
Hotel Holdings Associates
P&T Associates
July 14, 1998

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amenities shall not include playground equipment, play fields or other facilities primarily associated with children's play.

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: Director, Real Estate Assessment
Conditional Zoning Index
Mr. Dean E. Hawkins, ASLA
Mr. James W. Theobald, Esquire



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

June 18, 1998

Re: Conditional Rezoning Case C-35C-98

Mr. Bruce Pollock, Jr.
Hotel Holdings Associates and
P&T Associates
300 Southport Circle, Suite 102
Virginia Beach, VA 23452

Dear Mr. Pollock:

The Board of Supervisors at its meeting on June 10, 1998, granted your request to amend proffered conditions on Conditional Rezoning Case C-67C-89, being Part of Parcel 163-A-19D.

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

6. Deleted.
11. Amended. Height Limitation. No building or any portion thereof constructed on the Property shall exceed the greater of (3) stories or forty (40) feet in height.
14. Amended with addition.

Retail Restriction. Neither Applicant nor its successors or assigns shall request or accept Certificates of Occupancy for retail business uses in excess of an aggregate of 80,000 square feet of retail floor area on the Property. **Hotels shall not be considered a retail business use for purposes of this limitation.**

16. Added:

Elevation and Site Plan: The Property shall be developed in substantial conformance with the site plan dated April 20, 1998, entitled "Extended Stay America, Interior Corridor Prototype - 104 Units, Typical Site Configuration Diagram for Interior Corridor Building" and the elevations prepared by Richard R. Rekau, Architect dated March 7, 1998, entitled "Extended Stay America, Efficient Studios, ESA Management, Inc." copies of which are labeled Exhibit A and Exhibit B, respectively, and filed herewith, subject to such changes as may be requested by the County or

Mr. Bruce Pollock, Jr.
Hotel Holdings Associates and
P&T Associates
June 18, 1998

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owner and approved at the time of Plan of Development review. The exterior facades of the first floor shall be of brick as shown on the elevation.

17. Added:

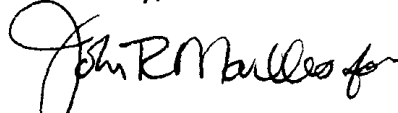
Hotel Use. Any hotel, motel or lodging facility constructed on the Property shall be operated for occupancy by transient guests only rather than as a long-term residence. Guests shall not be permitted to move in their own furniture or major appliances, to obtain separate utilities or phone service, or to redecorate rooms. No guest shall be permitted to occupy the same room in excess of twelve (12) consecutive weeks. No room shall be occupied by more than two (2) people. Any outdoor recreational amenities shall not include playground equipment, play fields or other facilities primarily associated with children's play.

18. Added:

Treatment of BMPs. Landscaping and/or security fencing, or a combination thereof, shall be provided around the existing BMP facility on the Property in a manner as determined at the time of Plan of Development Review.

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: Director, Real Estate Assessment
Conditional Zoning Index
Mr. James W. Theobald, Esquire