

O-2 to O-3C
9.95 Ac.



Parham Estates

Westbriar

Mimosa Park

Tuckahoe Park

Mark Leav



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

January 31, 2006

Koll Bren Fund V, LP
c/o KBS Realty Advisors
125 Summer Street
Boston, MA 02110

Re: Conditional Rezoning Case C-74C-05

Dear Sir:

The Board of Supervisors at its meeting on January 24, 2006, granted your request to conditionally rezone property from O-2 Office District to O-3C Office District (Conditional), Parcel 757-753-9760 described as follows:

All that certain lot or parcel of land lying and being situate in Henrico County, Virginia and being more particularly described as follows:

Beginning at a ½ inch rod set along the north line of Parham Road, said rod set being 255.80 feet northeast from the east line of Mayland Drive, thence N 31°00' 45" W, 359.28 feet to a point; thence S 60°25'25"W, 295.03 feet to a point; thence N 37° 17'34"W, 50.46 feet to a point; thence N 60°25'53"E, 300.55 feet to a point; thence N 31°00'45"W, 262.86 feet to a point; thence S 60°25'25"W, 330.54 feet to a point; thence N 37°17'40"W, 162.25 feet to a point; thence N 58°59'15"E, 348.19 feet to a point; thence N 29°44'23"W, 217.37 feet to a point; thence N 30°05'03"W, 100.36 feet to a point; thence N 47°15'38"E, 104.88 feet to a point; thence S 55°24'03"E, 499.46 feet to a point; thence S 58°49'00"E, 237.86 feet to a point; thence S 25°55'20"W, 64.82 feet to a point; thence S 28°42'40"E, 493.30 feet to a point; thence S 61°05'10"W, 322.42 feet to a point; thence S 61°05'08"W, 30.02 feet to a ½ inch rod set, being the point and place of beginning, containing 9.9533 acres.

The Board of Supervisors accepted the following proffered conditions, dated December 8, 2005 which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Uses.** Only the following uses shall be allowed on the Property:
 - a. Any use permitted in O-2 Office District in the Henrico County Zoning Ordinance.

- b. Trade or business school as permitted in the O-3 Office District in the Henrico County Zoning Ordinance, provided that no such use shall occupy more than 20,000 square feet of building space, in the aggregate.
 - c. Retail and service facilities in the office building as permitted in the O-3 Office District in the Henrico County Zoning Ordinance, provided that such retail and service facilities do not occupy more than 10% of the floor area of the building, there shall be no entrances directly from the street or parking lot to these businesses, and no signs or other evidence visible from the outside of the building for these businesses shall be permitted.
2. **Building and sign regulations.** The maximum height of any building, the minimum yard setback of any building and any sign located on the Property shall be regulated as if the Property was zoned O-2 Office District.
 3. **Severance.** The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

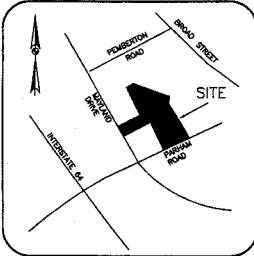
The Planning Department has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,



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

pc: Andrew M. Condlin, Esq.
Jennifer Mullen, Esq.
Director, Real Estate Assessment
Conditional Zoning Index



VICINITY MAP
NOT TO SCALE

STATEMENT OF ENCROACHMENTS
NO ENCROACHMENTS FOUND.



VIRGINIA ASSOCIATION
OF INSURANCE AGENTS
D.B.

20' LANDSCAPE EASEMENT
D.B. 1717 PG. 873

PARCEL 7
1.2877 AC.

PARCEL 6
0.9124 AC.

PARCEL 5
1.1696 AC.

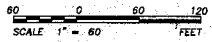
PARCEL 3
2.7987 AC.

PARCEL 2
0.3417 AC.

PARCEL 1
2.9643 AC.

MAYLAND DRIVE
34.5' CURVE TO CORNER

TM 85-1-17
HENRICO COUNTY SCHOOL BOARD
DB 620 PG 408



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UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

NO.	DATE	REVISION
1	7-23-98	PER COMMENTS
2	8-13-98	PER COMMENTS

POINT OF BEGINNING
PARCEL 4
APPROX. LOCATION
VEPCO easement
FOR CROSSING
POWER LINE
D.B. 340A PG. 1482

DRAWN BY: DATE: JOB NO.: SHEET:
WCA 7/21/98 13348 2 OF 2

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