

PROFFER STATEMENT

June 30, 2020

RZ/FDP 2019-HM-016

Christopher Land, LLC

Pursuant to Section 15.2-2303 (A), Code of Virginia (1950, as amended), and Section 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner and the applicant for themselves and their successors and/or assigns (collectively referred to as the "Applicant") in this rezoning application proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Map as Tax Map Reference 25-1-4 Parcels 8B, 9A and 14C (the "Property") will be in accordance with the following conditions (the "Proffered Conditions"), if, and only if, said rezoning application RZ/FDP 2019-HM-016 for the PDH-2 Zoning Districts is granted by the Board of Supervisors of Fairfax County, Virginia (the "Board"). In the event that the Proposed Development is denied, these Proffers will be immediately null and void and will have no force or effect on the Property.

The Applicant, for themselves, successors, and assigns hereby agree that the rezoning application was filed subsequent to the implementation of Virginia Code 15.2-2303.4 on July 1, 2016 (the "Proffer Legislation") and as modified on July 1, 2019. Wherefore, the Property being located in a "non-exempt" area (as defined in the Proffer Legislation), the Applicant includes reasonable proffers that address the direct impacts from the proposed development of the Property. These Proffered Conditions will be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board, in accordance with applicable County and State statutory procedures.

The Proffered Conditions are:

I. GENERAL

1. Substantial Conformance. Subject to the provisions of Article 16 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance"), the Proposed Development of the Property will be in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP), titled "The Reserve at Spring Lake," prepared by Urban Ltd, consisting of Twenty Five (25) sheets, dated August 26, 2019 and revised June 12th, 2020. The Property will be developed in 2 phases as shown on sheets 6-9 of the CDP/FDP. Phase 1 with all the land in 25-1-4 Parcels 8B and 9A and small portion of 25-1-4 Parcel 14C will be developed shortly after the Rezoning and Final Subdivision Plans are approved. Phase 2 will remain as the primary residences of the current owner of parcel 14C for an undetermined period of time and will be developed in the future.

2. Development Plan. The proffered portion of the CDP/FDP must be the entire plan shown on sheets 6, 7, 8 or 9 relative to the points of access, the maximum number and type of dwelling units, the amount and location of open space, the general location and arrangement of the buildings, and the building setbacks. The Applicant has the option to request a final Development Plan Amendment (FDPA) for elements other than the CDP elements from the Planning Commission for all or a portion of the CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance with respect to the remaining elements.
3. Construction Hours. The hours of permitted outdoor construction activities, including the construction, repair, maintenance, remodeling or demolition, grading or other improvement of property, is regulated by the Fairfax County Noise Ordinance. Under Par. (b) of Sect. 108.1-4-1 of the Noise Ordinance, construction activity is prohibited before 7 a.m. on Monday through Friday and before 9 a.m. on Saturday, Sunday and a Federal holiday. In addition, all construction activity must cease at 9 p.m.

The staging and parking of construction vehicles must occur on the Property, including personal vehicles utilized by construction workers. The hours of construction must be posted in English and Spanish and must be limited to the hours between 7 a.m. and 9 p.m. Monday through Friday and 9 a.m. to 3 p.m. on Saturday, Sunday and Federal Holidays. The site superintendent must notify all employees and subcontractors of these hours of operation and must ensure that the hours of operation are respected by all employees. This proffer applies to the original construction only and not to future additions and renovations by homeowners.

4. Architectural Design. The character of the architectural design and building materials for the Residential Development must be in substantial conformance with the elevations shown on sheet 3 of the CDP/FDP. The primary building materials within the Residential Development will be a combination of brick, stone and siding supplemented with trim and detail features modifications may be made with final architectural designs. The Applicant commits to stone or brick water table as standard on the front elevation, with water table defined as 24" above grade, vinyl, Hardie Plank, or similar siding. Trim will be PVC or better. Thirty (30) year architectural shingles on the roofs and all exterior doors will have lever hardware. Bay windows, patios, chimneys, areaways, stairs, mechanical equipment, and other similar appurtenances may encroach into the minimum yards as noted on the "lot typical" as shown on the CDP/FDP. Decks, porches (including covered screened in porches) or sunrooms may be permitted in the yards as noted on the "lot typical" on sheet 2 of the CDP/FDP. Deck modifications including, but not limited to, lattice work, pergolas, trellis, and overhang planter boxes may also be constructed as described in the notes on the "lot typical". The restrictions and limitations of this proffer will be disclosed to Purchasers as part of the Purchasers' contract and further disclosed in the homeowner's association documents. The Applicant reserves the right to adjust the architectural design details of the residential buildings, including but not limited to, the building materials, articulation and fenestration, as part of final architectural design and engineering without requiring approval of a Proffered Condition Amendment (PCA).

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5. Phasing. Following the approval of the appropriate FDP and Subdivision Plan, the Applicant must, at time of development, construct the streets, provide pedestrian improvements, construct private amenities, and construct publicly accessible facilities on the Property in conjunction with the development of each new phase in a manner that reflects the intent of that shown on sheets 6, 7, 8, or 9 contained in the CDP/FDP. Each phase of the project must comply with the minimum parking requirements of Article 11 of the Zoning Ordinance.

II. RECREATION FACILITIES

6. On-Site Recreation Facilities. Pursuant to Section 16-404 of the Zoning Ordinance regarding developed recreational facilities, the Applicant will provide recreational facilities to serve the property as shown on the CDP/FDP. Pursuant to Section 16-404, recreational facilities including, but not limited to, trails, on and/or off site sitting areas, or similar facility and similar features may be used to fulfill this requirement. The siting and installation of such recreational facilities will not interfere with tree save areas. At the time of the issuance of the first Residential Use Permit ("RUP"), the Applicant will demonstrate that the value of any proposed recreational amenities is equivalent to a minimum of \$1,900 per dwelling unit for the new homes to be built on Phase 1 of the site. Upon demonstration that the proposed facilities do not have sufficient value, the Applicant will contribute funds in the amount needed to achieve the overall required amount of \$1,900 per unit for the new homes to be built with the Proposed Residential Development for off-site recreational facilities intended to serve the future residents, as determined by FCPA in consultation with the Supervisor for the Hunter Mill District. Phase 2 will be required to meet the same conditions as Phase 1 at the time of development.
7. Off-Site Recreation. The Applicant will contribute the total sum of \$36,613 to the Fairfax County Park Authority for improvements to parks in the vicinity of the Property, in consultation with the Hunter Hill District Supervisor. These amounts are further broken down to \$28,163.85 for Phase 1 and \$8,449.15 for Phase 2. Such amount will be calculated from 3.17 net new residences multiplied by \$893 further multiplied by the proposed 26 lots less 13 existing lots by right (totaling 13 new lots). Such contribution will be made provided that no park facility improvement will include any operating expense of an existing public facility, such as ordinary maintenance or repair, or any capital improvement to an existing public facility, such as a renovation or technology upgrade, that does not expand the capacity of such facility. For purposes of this proffer, the term "public park" will include playgrounds and other recreational facilities. The Applicant will contribute \$1,408.19 prior to the issuance of each new RUP. Phase 2 will be required to meet the same conditions as Phase 1 at the time of development.
8. Pedestrian Bridge. If an agreement is reached with the Spring Lake Estates West Section 2 HOA, the Applicant will construct a pedestrian bridge under either layout option (base or alternate) as shown on sheets 6-9. The bridge will be constructed prior to bond release of the Property. The bridge will be maintained as determined in the agreement. If agreement is not reached with the Spring Lake Estates West Section 2 HOA by a time certain of approval of

the Subdivision Plan for Phase 1, then the obligation to provide the pedestrian bridge and associated trail leading to bridge will cease.

III. SCHOOLS

9. A. Contribution. The Applicant will contribute the total sum of \$85,834 to Fairfax County to transfer to the Fairfax County School Board. This contribution will be further broken down to \$66,016.15 for Phase 1 and \$19,817.85 for phase 2. Such amount will be calculated from a contribution of \$12,262 per student multiplied by the proposed developments net generation of 7 new students (4 high school students, 1 middle school student and 2 elementary student). Such contribution is to be utilized for capital improvements or capacity enhancements to schools within the pyramid that serves the Proposed Residential Development, provided that such funds are used for construction of new primary and secondary public schools or expansion of existing primary and secondary public schools, to include all buildings, structures, parking, and other costs directly related thereto. The Applicant will make said contributions in equal amounts of \$3,301.31 prior to the issuance of each new RUP. Phase 2 will be required to meet the same conditions as Phase 1 at the time of development. Following approval of this application and prior to the Applicant's payment of the amount set forth in this proffer, if Fairfax County should modify the ratio of students per unit or the amount of contribution per student, the Applicant must pay the modified contribution amount to reflect the then-current ratio and/or contribution.

B. Notification. The applicant shall notify Fairfax County Public Schools when a subdivision plan is filed for the property and when completion of construction is anticipated.

IV. ENERGY CONSERVATION

10. Energy Conservation. The dwelling units in the Residential Development will be constructed to achieve either condition A or B below. Prior to Bond Release, the Applicant will submit documentation to the DPD and LDS that all units met either condition A or B.

A. Certification in accordance with the National Green Building Standard (NGBS) ICC/ASHRAE-700-2015 using the ENERGY STAR® Qualified Homes path for energy performance, to be demonstrated through a final field inspection report obtained from a home energy rater certified through the Home Innovation Research Labs, conducted prior to the issuance of a RUP, and to be submitted to the Environment and Development review Branch of the Department of Planning and Development ("DPD"). Provided that such inspection demonstrates that each dwelling unit has attained the certification, the final report will be submitted to DPD as part of the Bond Release process.

B. Certification in accordance with the Earth Craft House Program, to be demonstrated through certification testing accomplished prior to the issuance of a RUP for each dwelling, and to be submitted to DPD and LDS prior to the issuance of the RUP for

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each dwelling. The Certification testing requirement will be met by emailing the building inspector, the preliminary inspection report of a third party inspector prior to the issuance of a RUP. Provided that such inspection demonstrates that each dwelling unit has attained the certification, the final report will be submitted to DPD as part of the Bond Release process.

V. GARAGE CONVERSION

11. Garage Conversion. Any conversion of garages for the Residential Development that will preclude the parking of vehicles within the garage will be prohibited. Such restriction being included as a covenant recorded among the land records of Fairfax County, in a form approved by the County Attorney prior to the sale of any lots that will run with the land to the benefit of the HOA and the Board of Supervisors, disclosed in the HOA documents, and given to prospective purchasers, in writing, prior to entering into a contract of sale. Garages will be designed to accommodate two (2) vehicles with minimum interior dimensions of 20 feet by 20 feet measured from drywall to drywall.

VI. HOME OWNERS ASSOCIATION

12. Establishment of HOA. The Applicant will establish a HOA in accordance with Sect. 2-700 of the Zoning Ordinance for the purpose of, among other things, establishing the necessary residential covenants governing the design and operation of the approved development and to provide a mechanism for ensuring the ability to complete the maintenance obligations and other provisions noted in these proffer conditions. The HOA will be responsible for the maintenance of the common areas and the enforcement of the restrictions on the Property. Maintenance responsibilities will include, but not limited to, walkways with ingress/egress easements, roadways, snow removal, storm water management facilities and common area maintenance. Initial and subsequent homeowners will be made aware of these maintenance responsibilities in the HOA documents. As an alternative to establishing a HOA, the Applicant may annex the Property into one of the adjoining HOA's. If the Property is annexed into one of the adjoining HOA's, the Applicant will submit a copy of the annexation documentation to Land Development Services (LDS) prior to recordation of Record Plat approval. The establishment of the HOA will be part of the recording of the Record Plat.
13. Best Management Practice ("BMP") Maintenance. The Applicant for the Residential Development will provide the HOA, after establishment, with written materials describing proper maintenance of the approved BMP facilities, if these facilities are on site. If the property is developed with the alternate layout as depicted on sheets 7 and 9 of the CDP/FDP, then the applicant will provide the HOA with the agreement for the maintenance of Spring Lake and conditioned below.
14. Spring Lake. If the Property is developed under the base option as shown on sheets 6 and 8 of the CDP/FDP, the Applicant will provide maintenance to the portion of the lake that is located within the Property. This maintenance shall include regular inspections, vegetative

management along the lake edge in compliance with County regulations, debris and litter control, insect control, and lake edge stabilization.

If the Property is developed under the alternate option as shown on sheets 7 and 9, then a restoration and maintenance agreement will be established as described in the second paragraph of Proffer 16.

Under either development option (base or alternate), the Applicant will negotiate in good faith with the two (2) adjacent HOAs (Spring Lake Estates West Section 1 & 2) to enter into a fair share maintenance agreement for the use and maintenance of the onsite and offsite trails surrounding the lake. If an agreement cannot be achieved regarding use and maintenance of the trails by the second submission of the Final Subdivision Plan, then the future HOA is relieved of any obligations to enter into an agreement to maintain the trail systems surrounding Spring Lake except for those located within the Property.

15. Disclosure. Prior to entering into a contract of sale for the Residential Development, prospective purchasers will be notified in writing by the Applicant of the maintenance responsibility for roadways, walkways with ingress/egress easements, common area landscaping, stormwater management facilities (or pond), any tree save areas on specific lots, the restrictions in RPA areas and any other open space amenities, and will acknowledge receipt of this information in writing. The initial deeds of conveyance and HOA governing documents will expressly contain these disclosures. Additionally, the Applicant will provide a separate disclosure to the prospective purchasers of lots 1 and 2 outlining the purchaser's responsibility for the cost and maintenance of the driveway serving lots 1 and 2. The separate disclosure shall be provided to the prospective purchaser prior to entering into a contract of sale. The homeowner association covenants will contain clear language delineating the tree save areas and RPA areas as shown on the CDP/FDP. The covenants will prohibit the removal of the trees except those trees which are dead, diseased, noxious or hazardous as determined by the Urban Forest Management Division of DPWES ("UFMD") and will outline the maintenance responsibility of the homeowner's association and individual homeowners. The initial deeds of conveyance and HOA governing documents will expressly contain these disclosures.

VII. STORMWATER MANAGEMENT

16. Storm Water Management and Best Management Practices. If the property is developed under the base option depicted on sheets 6 and 8 of the CDP/FDP and in accordance with the current Fairfax County Storm Water Ordinances and Fairfax County Public Facilities Manual, as reviewed and approved by LDS, the Applicant for the Residential Development will implement stormwater management (SWM) techniques to control the quantity and quality of storm water runoff from the Property. The stormwater management techniques may include but not limited to the following: rain gardens, dry ponds, filtera systems, infiltration ditches, bay filters, storm tech chambers underground systems and drainage swales. Stormwater management facilities/Best Management Practices ("BMP") will be provided as generally depicted on the CDP/FDP. The Applicant reserves the right to pursue

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additional or alternative stormwater management measures, provided those measures are in substantial conformance with the CDP/FDP. Applicant also reserves the right to pursue Nutrient Credits to meet the water quality requirements in accordance with Section 124-4-5-B of the Fairfax County Stormwater Management Ordinance. Furthermore, Applicant commits that at least 75% of the required phosphorus nutrient reductions are achieved on-site.

The Applicant will negotiate in good faith with the two (2) adjacent HOA's (Spring Lakes Estates West, Section 1 and 2) to enter into an agreement for the restoration of Spring Lake. The restoration will include the replacement of the existing dam embankment or installation of a new embankment adjacent to the existing embankment, replacement of the outflow structure and spillway system and installation of two upstream sediment trap forebays. The improvements will be proposed in accordance with the applicable requirements of Fairfax County while understanding that waivers at time of Subdivision Plan as outlined in the Conceptual Spring Lake Proposed Condition Analysis prepared by Urban, LTD and dated March 3rd, 2020 may be required given the site constraints. The agreement will also outline the maintenance responsibilities of Spring Lake, the dam and outflow structure. Simultaneously, the Applicant will work with Spring Lakes Estates West, Section 1 and 2 HOA's and Fairfax County in the drafting of a public / private cost sharing agreement between the Applicant, the Spring Lakes Estates West, Section 1 and 2 HOA's and Fairfax County for the reconstruction and maintenance of Spring Lake. If the public / private cost sharing agreement is agreed upon by the parties, then the Applicant will have the option to develop the Property under the alternate plan as depicted on sheets 7 and 9 of the CDP/FDP. If an agreement is achieved, then the Applicant will not be obligated to make a Prorata Share contribution but will apply a like amount of funds to the restoration of Spring Lake. If no agreement has been reached at the time of first submission of the Final Subdivision Plan, then the Applicant may proceed with developing the Property under the base option as depicted on sheets 6 and 8 of the CDP/FDP

VIII. TREE PRESERVATION AND LANDSCAPING

17. Tree Inventory and Condition Analysis. The Applicant for the Residential Development will submit a Tree Inventory and Condition Analysis, included as part of the first plan submission and all subsequent plan submissions. The Tree Inventory and Condition Analysis will be prepared by a Certified Arborist or a Registered Consulting Arborist, and will include such elements of PFM 12-0507 that are deemed appropriate to the Property, as determined by UFMD.
18. Tree Preservation Plan. The Applicant for the Residential Development will submit a Tree Preservation Plan and Narrative as part of the first plan submission and all subsequent plan submissions. The Tree Preservation Plan and Narrative will be prepared by a Certified Arborist or a Registered Consulting Arborist, and will include such elements of PFM 12-0509 that are deemed appropriate to the Property, as determined by UFMD.

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19. Landscape Plan. A Landscape Plan must be submitted concurrently with the first Subdivision Plan for the Property that shows, at a minimum, landscaping in conformance with the Landscape Design shown on the CDP/FDP. Adjustments to the type and location of vegetation and the design of landscaped areas and streetscape improvements/plantings must be reviewed in consultation with DPD, and as approved by UFMD.
20. Project Arborist/Pre-Construction Meeting. Prior to the pre-construction meeting for the Residential Development, the Applicant will have the approved limits of clearing and grading appropriately marked, with a continuous line of flagging. The Applicant will retain the services of a Certified Arborist or a Registered Consulting Arborist ("Project Arborist") to attend the pre-construction meeting with such responsibilities as to review the limits of clearing and grading with an UFMD representative and to determine where adjustments to the clearing limits can be made to increase the area of the tree preservation and/or to increase the survivability of trees at the limits of clearing and grading, wherein such adjustments will be implemented.
21. Tree Protection Fencing. The Applicant for the Residential Development will provide appropriate tree protection devices, based on site conditions and proposed construction activities, as reviewed and approved by UFMD. Tree protection fencing will consist of four-foot high welded wire attached to six-foot steel posts driven 18 inches into the ground and spaced no further than 10 feet apart, or, in the alternative, super silt fence.
22. Tree Preservation Measures. Tree preservation measures will be clearly identified, labeled, and detailed on the Erosion and Sediment Control Plan sheets and Tree Preservation Plan for Residential Development. Tree preservation measures may include, but are not limited to, the following: root pruning, crown pruning, mulching, watering, or other similar measures. Provided on the plan will be specifications detailing how preservation measures will be implemented. Tree preservation activities will be completed during implementation of Phase 1 of the Erosion and Sediment Control Plan.
23. Site Monitoring. The Applicant's Project Arborist for the Residential Development will be present on site during implementation of the Phase 1 Erosion and Sediment Control Plan, and monitor any construction activities conducted within or adjacent to the areas of trees to be preserved. Construction activities include, but may not be limited to, clearing, root pruning, and tree implementation of the Phase 2 Erosion and Sediment Control Plan. The Project Arborist will visit the site on a regular basis to continue monitoring tree preservation measures, and to ensure that all activities are conducted as identified in the Tree Preservation Plan, approved by UFMD. Written reports will be submitted to UFMD and Site Development and Inspection Division site inspector detailing site visits. A monitoring schedule and Project Arborist reports will be described and detailed in the Tree Preservation Plan.
24. Invasive Plants. During the preconstruction meeting, the Applicant for the Residential Development, in conjunction with the County Arborist, will identify invasive plants that are on the subject property. The Applicant will coordinate with the site inspector for the removal of such identified invasive plants. The Applicant reserves the right to use hand tools,

machines, and/or chemical means to remove the invasive plants, as determined to be appropriate by UFMD. Applicant acknowledges that trees identified on sheet 6 are not to be harmed in the removal activity.

XIV. ARCHAEOLOGICAL

25. The Applicant will conduct a Phase I archeological study on the property prior to any land disturbance and provide the results of said study to the Archaeology and Collections Branch of the Fairfax County Park Authority (ACB) for review and approval. The study must be conducted by a qualified archaeological professional approved by ACB. If the Phase I study concludes that an additional Phase II study of the Property is warranted, the Applicant must complete said study and provide the results to ACB. If the Phase II study concludes that additional Phase III evaluation and/or recovery is warranted, the Applicant must also complete said work in consultation and coordination with ACP; however, that process will not be a precondition of site plan approval but rather will be carried out in conjunction with site construction. At the completion of any cultural resource studies, the Applicant must provide two (2) copies (one hard copy, one digital copy) of the archaeology report as well as field notes, photographs, and artifacts to the Park Authority's Resource Management Division within thirty (30) days of completion of the study.

XV. TRANSPORTATION.

26. Private Streets. Private streets must be constructed as shown on the CDP/FDP. The private streets shown on the CDP/FDP must be constructed of materials and depth of pavement consistent with the Public Facilities Manual (PFM) standards. Additionally, the private street width will meet the dimensions identified on the CDP/FDP and Plate 4-7 of the PFM. A public access easement in a form acceptable to the County Attorney must be recorded over all private streets internal to the development at the time of Record Plat recordation. Public access easements must also be recorded over internal trails and sidewalks. The public access easement for the private streets shall also permit emergency access in a form acceptable to the County Attorney. This proposed project will be served by private street that will be maintained by the future homeowners of this project. The applicant will disclose this to a future homeowner and a replacement reserve will be required as part of the HOA dues of this Property. The Applicant will contribute \$20,000 towards the private street reserve. This contribution will be made to the HOA prior to the applicant's request for bond release.

XVI. AFFORDABLE HOUSING

27. Housing Trust Fund. The Applicant must contribute, at the time of issuance of each building permit for a residential home in the amount of Five Thousand Dollars (\$5,000.00) to either, at its election and in accordance with this proffer, Habitat for Humanity of Northern Virginia (Habitat) or the Fairfax County Housing Trust Fund (HTF). If the Applicant elects to contribute to Habitat and not to the HTF, then the Applicant will not receive a building permit until the Applicant provides to the Department of Housing and Community Development (i) documentation evidencing Habitat's receipt the funds; and (ii) a written

acknowledgment from Habitat that such funds must be used on a housing project within Fairfax County, Virginia that serves low and moderate income households. Phase 2 will be required to meet the same conditions as Phase 1 at the time of development.

XVII. NOISE STUDY

28. Noise Study. The Applicant commits to meeting the Comprehensive Plan guidance which ensures that no new residential use will be exposed to vehicle transportation generated noise levels in excess of 45 decibels for interior areas and 65 decibels for backyard recreation areas. The applicant will provide an acoustical analysis to the Department of Planning and Development and LDS for review and Comments by second submission of the Subdivision Plans. If the noise study concludes that new residential buildings will be affected by noise levels that require mitigation, then the noise contours will be shown on the Subdivision Plan to ensure that the appropriate noise mitigation is provided for the affected units; and appropriate mitigation measures will be identified on the building plans for the affected units.
29. Resource Protection Area/Environmental Quality Corridor. The southern portion of the Property, as well as the west central portion of the Property, contains a Resource Protection Area (RPA) and Environmental Quality Corridor (EQC). This established RPA and EQC boundary must be delineated and approximately labeled on the Subdivision Plan, and any final determination regarding the location of the temporary plastic orange fencing in non-treed areas and tree protection fencing in areas of trees to protect the RPA and EQC will be subject to review and approval by LDS and UFMD. Only those encroachments shown on the CDP/FDP and encroachments for Spring Lake restoration and/or utility installation may be permitted. The Applicant must provide for revegetation, to the extent possible, in areas of encroachment associated with the development of the Property where required pursuant to the Chesapeake Bay Preservation Ordinance as will be determined with the Subdivision Plan to be reviewed and approved by LDS and UFMD. The Applicant must also prepare and submit a Water Quality Impact Assessment (WQIA) at time of Subdivision Plan that demonstrates that the water quality benefits exceed the detriments.

XVIII. ESCALATION

30. Escalation. All monetary contributions required by these proffers except for Proffer 9 (schools contribution) will be adjusted upward or downward based on the percentage change in the annual rate of inflation with a base year of 2022, and change effective each January 1 thereafter, as calculated by referring to the Consumer Price Index for all urban customers (CPI-U), (not seasonally adjusted) as reported by the United States Department of Labor, Bureau of Labor Statistics occurring subsequent to the date of final Subdivision Plan approval and up to the date of payment. In no event will an adjustment increase exceed the annual rate of inflation as calculated by the CPI-U.

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SIGNATURES TO FOLLOW ON THE NEXT PAGE:

11/14 ANITA

APPLICANT/ CONTRACT PURCHASER OF TAX MAP 25-1-4 Parcels 8B, 9A, and part of 14C

CHRISTOPHER LAND, LLC

By: Christopher Management, Inc. its Manager

By:  _____
Name: E. John Regan, Jr.
Title: ~~Executive Vice~~ President


12/14 

TITLE OWNER OF TAX MAP 25-1-4 Parcel 8B and 9A
ELOISE S. OURS TRUST

Brian P. Ours

Brian Ours, Trustee

TITLE OWNER OF TAX MAP 25-1-4 Parcel 14C
JOHN T. & TONYA L. HUTSON

John T. Hutson 7/3/2020
John T. Hutson

Tonya L. Hutson 7/3/2020
Tonya L. Hutson

14/14 John T. Hutson