

**PROFFER STATEMENT FOR THE APPLICATION OF  
J3 PROPERTIES, LLC**

**Dated: November 25, 2019**

Pursuant to Virginia Code § 15.2-2298 and Blacksburg Zoning Ordinance § 1160, J3 PROPERTIES, LLC, the owner(s) of the property that is the subject of this Application (Tax Parcel #193-3-1) will be developed in accordance with the following voluntarily proffered conditions.

1. The property shall be developed in substantial conformance, as determined by the Zoning Administrator, with the submitted rezoning application entitled Uptown Phase III Planned Residential Development (the "Application") dated August 1, 2019 and revised September 20, 2019.
2. The building shall be either EarthCraft Multi-Family Certified or National Green Building Standard Certified.
3. An evergreen buffer shall be planted along the southern property line. Evergreen trees shall be a minimum of eight (8) feet in height at the time of planting and shall be spaced a maximum of twelve (12) feet on center.
4. Onsite Management shall be provided to all residents during normal business hours 9:00 AM to 5:00 PM and 24 hours 7 days a week on call emergency maintenance services.
5. A resident and guest parking policy shall be adopted for the building which shall issue parking permits/stickers to residents and visitor passes for visitors. Parking passes shall be visibly displayed in a location determined by the parking policy.
6. Residents shall be required to state in an affidavit that their income is one and a half (1.5X) times the monthly rent for the unit at the time of unit rental. Guarantors on the lease are not permitted.
7. All leases shall be rented by the unit, not by the bedroom.

The undersigned hereby warrants that all of the owners of a legal interest in the subject property have signed this proffer statement, that they have full authority to bind the property to these conditions, that the proffers contained in this statement are not "unreasonable" as that term is defined by Virginia Code § 15.2-2303.4, and that the proffers are entered into voluntarily. In the attached Exhibit A the owner has explained the following:

- a) How each proffered condition addresses an impact specifically attributable to the proposed new residential development; and/or

b) Whether there are any offsite proffers and how they benefit the project.

Should any provision of this proffer statement be determined to be invalid by a court of competent jurisdiction, that determination shall not affect the validity of the remainder of the provisions in this document.

**J3 PROPERTIES, LLC**

By: [Signature]

Printed Name: Justin Boyle

Title: Managing Member

STATE OF Virginia

COUNTY OF Montgomery

Acknowledged before me this 6<sup>th</sup> day of December, 2019.

[Signature]

Notary Public

My Commission Expires: 3/31/21  
Registration No.: 367042

