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## VOLUNTARY PROFFER STATEMENT

I hereby voluntarily proffer that the development of the property owned by me proposed for reclassification under this application shall be in strict accordance with the conditions set forth below.

The following conditions (add additional sheets if necessary) are voluntarily proffered for the reclassification of property identified as Tax Map Number(s) 25-45A, 26E\*F\*G\*PT\*J, 25\*45E,  
Block Number \_\_\_\_\_, Account Number(s) 253066200, 253067100, 254001810.

1. A maximum of 497 total dwelling units may be constructed within the RU-18 zoned portion of the property. This shall include 168 age-restricted Active Adult units which are limited to residents age 55 or older in accordance with HUD standards and 329 single-family attached townhome units.
2. The residential buildings shall be developed in substantial conformance with the architectural elevations included in the Pattern Book dated July 11, 2025, prepared by Land Planning Solutions.
3. The developer shall make the road improvements as outlined in the approved Traffic Impact Study, prepared by VHB dated August 13, 2025
4. The applicant will convey the existing District Office building and the surrounding +/-2.3 acres of property within 30 days of subdivision plat approval. This conveyance will be in lieu of the schools impact to advance capacity for this proposed development, which are calculated to be \$4,708,322.87. The property's appraised value is \$6,270,000. The applicant and City of Suffolk will complete a development agreement for the land within the +/-2.3 acre area that surrounds the existing building.
5. The applicant and the Economic Development Authority will complete a maintenance agreement for the common open space for the 6.6 acres of B2 property adjacent to Main Street.

Applicant Signature: 

Date: 12/04/25

Property Owner Signature:  P.E.

Date: 12/04/25

Property Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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6. No certificate of occupancy shall be issued for residential occupancy (not to include not more than (3) model homes while open for public access and the age-restricted active adult units) except in accordance with the following schedule for calendar years 2026-2031, which shall be cumulative (meaning that if in a given calendar year not all certificates are requested or approved that amount will be available in the following years in addition):
- a. 2026 no certificate of occupancy shall be requested or approved.
  - b. 2027 no certificate of occupancy shall be requested or approved.
  - c. 2028 a maximum of 100 certificates of occupancy shall be requested and approved.
  - d. 2029 a maximum of 100 certificates of occupancy shall be requested and approved.
  - e. 2030 a maximum of 100 certificates of occupancy shall be requested and approved.
  - f. 2031 a maximum of 29 certificates of occupancy shall be requested and approved.

Applicant Signature: 

Date: 12/04/25

Property Owner Signature:  P.E.

Date: 12/04/25

Property Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_