



READ & CO., REALTORS



VALENCIA PROPERTIES

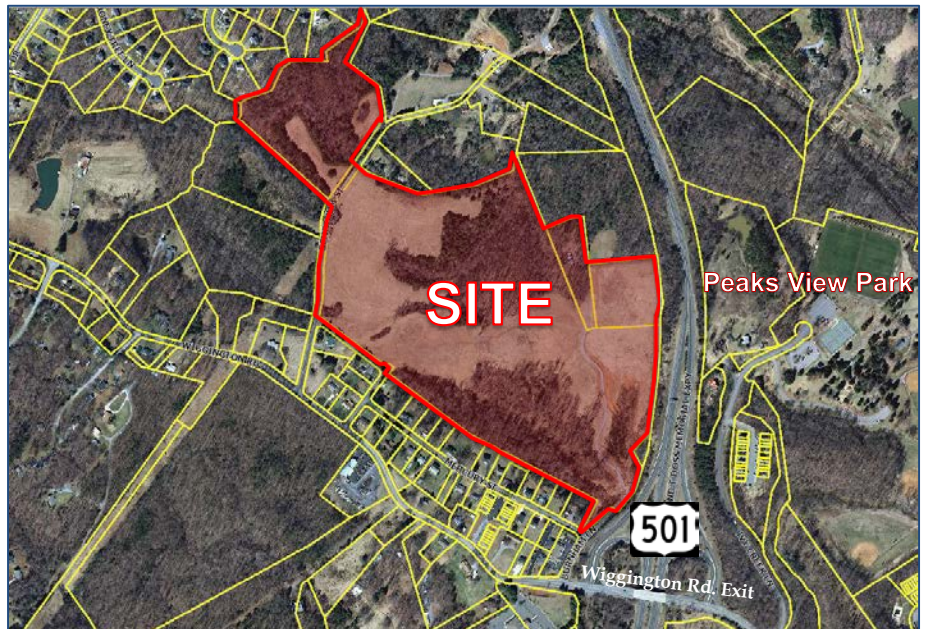
FOR SALE

78 Acres ±
Scothum St. & Burnham Ln.
Lynchburg, VA 24503

PREPARED BY:



READ & CO., REALTORS



Rick Read, Broker
434-455-3618
read@realestatelynchburg.com

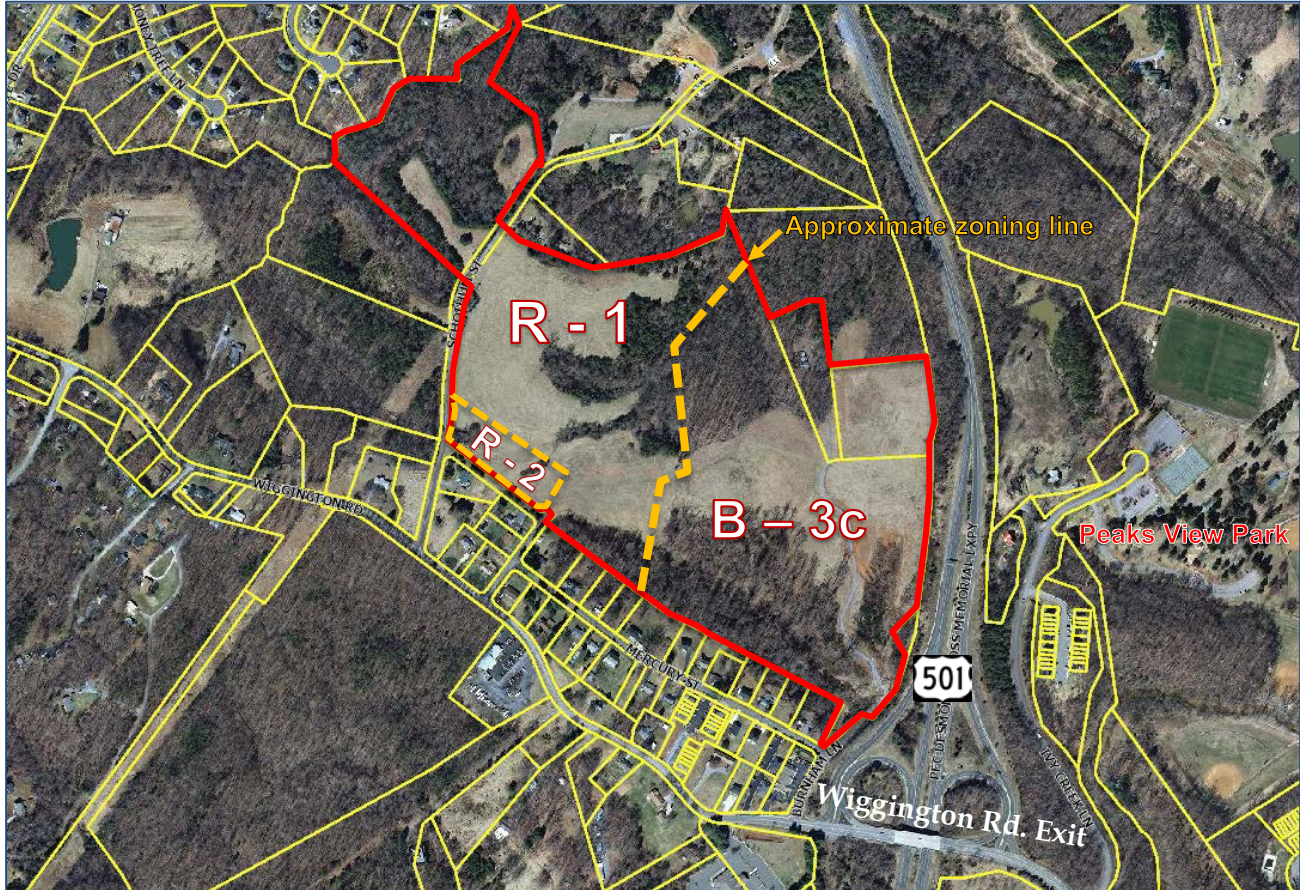
Ricky Read, CCIM
434-841-3659
ricky@realestatelynchburg.com

101 Annjo Ct. Forest, VA 24551

EXECUTIVE SUMMARY

THE PROPERTY

78 Acres ±
Schothum St. & Burnham Ln.
Lynchburg, VA 24503



PROPERTY SPECIFICATIONS

Property Type:	Land
Class:	Retail/Office/Residential
Road Frontage:	980'± – Schothum St., 280'± – Burnham
Total Acreage:	78 Acres ±
Number of Parcels:	4
Zoning:	B – 3c (Gen. Business Cond.) 39± Ac. R – 1 (Single Family Res.) 36.4± Ac. R – 2 (Single Family Res.) 2.6± Ac.
Traffic Count:	13,000 VPD (Rt. 501)
Utilities:	Lynchburg City water and sewer

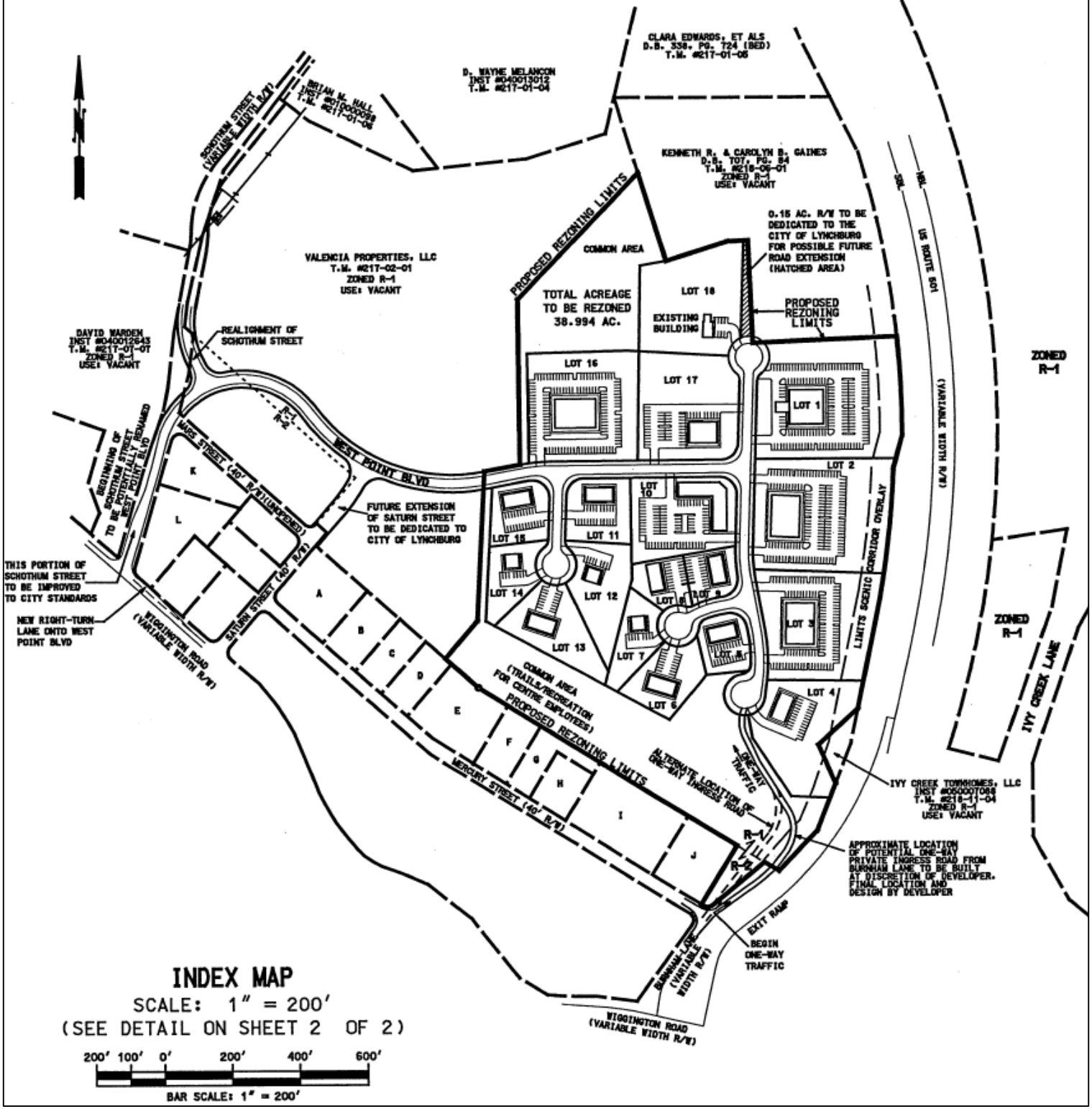
MARKET HIGHLIGHTS

- Strong Demographics
- Steady Growth
- High Traffic Count

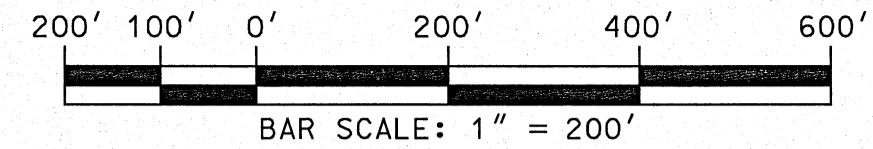
SITE HIGHLIGHTS

- Easy access to and from Route 501
- Residential and Commercial development potential
- Public Utilities available
- Several means of ingress and egress
- Close proximity to retail and recreation

SITE PLAN – Conceptual Technology & Executive Park Plan



D.B. 705, PG. 626



CURVE DATA CHART

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHD BEARING
C1	006°06'32"	2707.79'	288.70'	288.57'	S02°40'06"E
C2	000°57'55"	2684.79'	45.23'	45.23'	S02°52'08"W
C3	007°02'05"	2684.79'	329.63'	329.43'	S06°52'08"W
C4	071°00'00"	25.00'	30.98'	29.04'	S86°10'36"W
C5	090°00'00"	25.00'	39.27'	35.36'	S86°09'58"W
C6	016°52'57"	275.00'	81.03'	80.74'	S31°14'46"W
C7	013°56'50"	275.00'	66.94'	66.78'	S07°59'13"W
C8	010°15'59"	350.00'	62.71'	62.63'	S06°08'47"W
C9	013°48'21"	225.00'	54.22'	54.08'	S04°22'36"W

LINE CHART

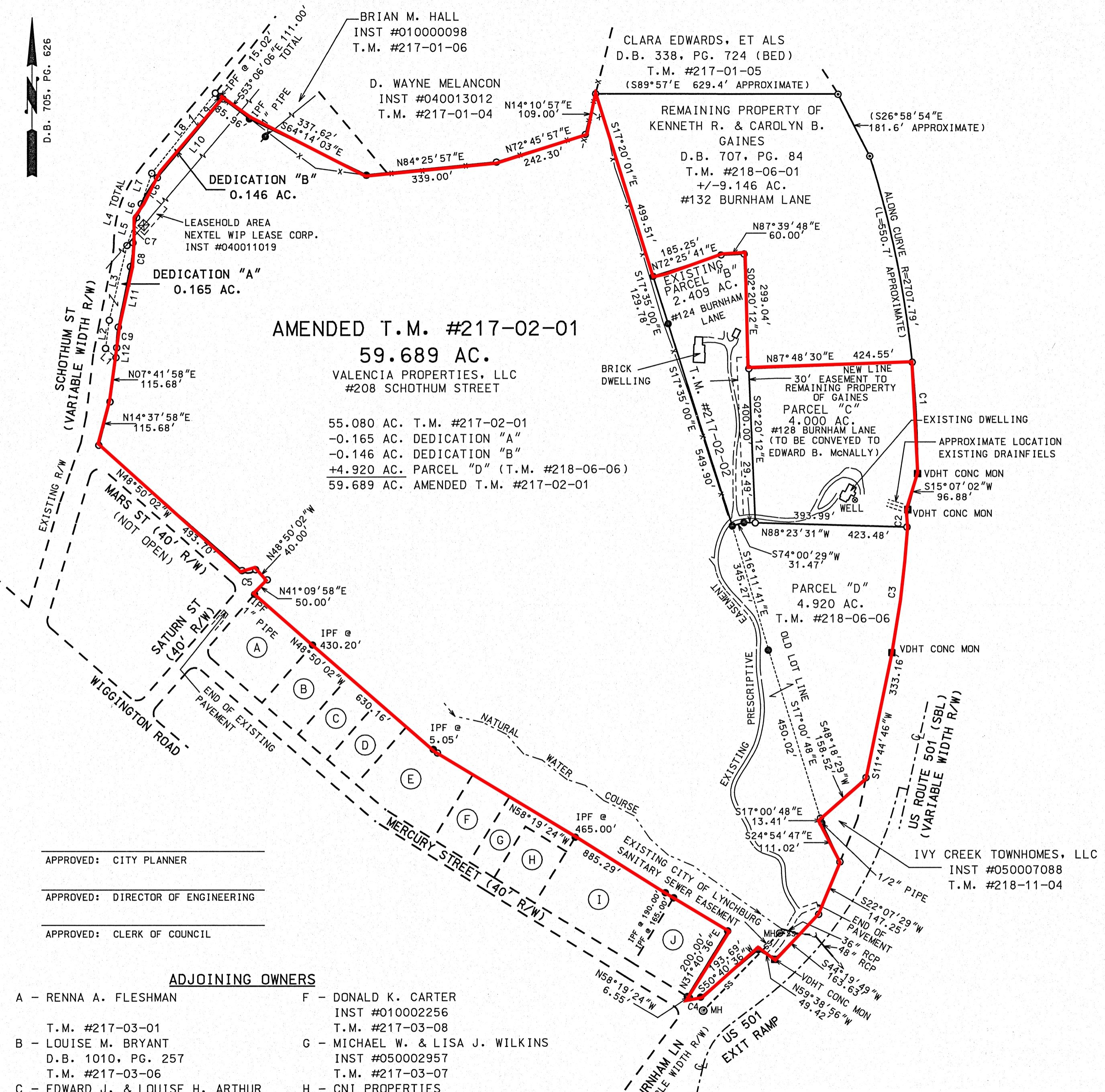
LINE	BEARING	DISTANCE
L1	N48°50'02"W	35.83'
L2	N07°27'58"E	74.00'
L3	N13°12'58"E	200.00'
L4	N18°52'58"E	200.00'
L5	N18°52'58"E	77.40'
L6	N18°52'58"E	37.62'
L7	N18°52'58"E	84.97'
L8	N38°14'59"E	266.13'
L9	S53°06'06"E	25.04'
L10	S39°41'15"W	266.84'
L11	S11°16'47"W	160.38'
L12	S04°22'36"W	25.36'

- LEGEND**
- CORNER NEITHER SET NOR FOUND
 - IRON PIN SET
 - IRON PIN FOUND (IPF)
(1/2" REBAR UNLESS OTHERWISE SHOWN)
 - R/W RIGHT-OF-WAY
 - SBL SOUTH BOUND LANE
 - ⊕ CENTERLINE
 - x-x- FENCE
 - RCP REINFORCED CONCRETE PIPE

AMENDED T.M. #217-02-01
59.689 AC.

VALENCIA PROPERTIES, LLC
#208 SCHOOTHUM STREET

55.080 AC. T.M. #217-02-01
-0.165 AC. DEDICATION "A"
-0.146 AC. DEDICATION "B"
+4.920 AC. PARCEL "D" (T.M. #218-06-06)
59.689 AC. AMENDED T.M. #217-02-01



APPROVED: CITY PLANNER

APPROVED: DIRECTOR OF ENGINEERING

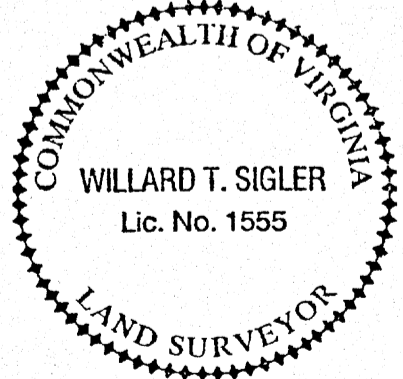
APPROVED: CLERK OF COUNCIL

ADJOINING OWNERS

- | | |
|--|--|
| A - RENNA A. FLESHMAN
T.M. #217-03-01 | F - DONALD K. CARTER
INST #010002256
T.M. #217-03-08 |
| B - LOUISE M. BRYANT
D.B. 1010, PG. 257
T.M. #217-03-06 | G - MICHAEL W. & LISA J. WILKINS
INST #050002957
T.M. #217-03-07 |
| C - EDWARD J. & LOUISE H. ARTHUR
T.M. #217-03-02 | H - CNI PROPERTIES
D.B. 116, PG. 284
T.M. #217-03-04 |
| D - EDWARD J. ARTHUR
T.M. #217-03-05 | I - DWAYNE E. HOLLAND
INST #010005401
T.M. #222-01-03 |
| E - JOSHUA T. & JULIE L. BROWN
INST #040005769
T.M. #217-03-03 | J - LYNVET, LLC
INST #050003381
T.M. #222-01-02 |

BERKLEY-HOWELL & ASSOC., P.C.
ENGINEERS - SURVEYORS - PLANNERS
306 ENTERPRISE DRIVE, SUITE C
FOREST, VIRGINIA 24551
PHONE: (434)385-7548 FAX: (434)385-6178

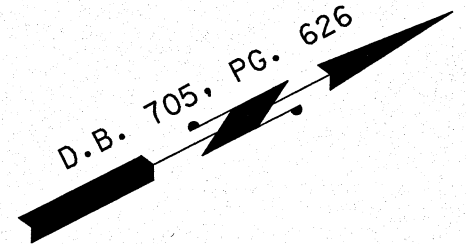
RECONFIGURATION OF
**THE "VALENCIA", "McNALLY"
& "GAINES" TRACTS**
CITY OF LYNCHBURG, VIRGINIA



SCALE: 1" = 200'	DATE: JUNE 14, 2007	COMM. NO. 030218	F.B. REF.
			SHEET 2 OF 2

EDWARD M. & NANCY S. WARE
D.B. 341, PG. 330 (BEDFORD)
T.M. #217-07-05

NOTE: FROM POINT "A" TO POINT "B" THE CENTERLINE OF THE BRANCH IS THE PROPERTY LINE. BEARINGS AND DISTANCES SHOWN ARE FOR THE COMPUTATION OF AREA ONLY.



LOT 23, SECT. 1
BOXWOOD
JAMES R. & NANCY E.
D.B. 1117, PG. 311
T.M. #213-06-23

LOT 55, SECT 2
BOXWOOD
CHRISTOPHER L. &
HEATHER M. KINDER
INST #020007200
T.M. #213-07-13

LOT 56, SECT 2
BOXWOOD
ERIC C. & ROSE ANNE M.
SCHMIDT
INST #050003947
T.M. #213-07-14

LOT 64, SECT 2
BOXWOOD
TODD A. & MICHELLE M.
BURGESS
D.B. 1020, PG. 35
T.M. #213-07-22

LOT 65, SECT 2
BOXWOOD
CHRISTOPHER & BARBARA E.
CUNNINGHAM
INST #020003608
T.M. #213-07-23

LOT 66, SECT 2
BOXWOOD
RANDAL E. BRUNK
INST #030008716
T.M. #213-07-24

LOT 27, SECT 3
BOXWOOD
ROBERT L., JR. &
KAREN S. SIMONTON
D.B. 1159, PG. 672
T.M. #213-08-27

D. WAYNE MELANCON
INST #040013012
T.M. #217-01-03

D. WAYNE MELANCON
INST #040013012
T.M. #217-01-01

BRIAN M. HALL
INST #010000098
T.M. #217-01-06

D. WAYNE MELANCON
INST #040013012
T.M. #217-01-04

VALENCIA PROPERTIES, LLC
ISNT #030015073
T.M. #217-02-01

EXISTING 30'
SANITARY SEWER
EASEMENT
(PLAT CAB. 5, SLIDE 200)

EXISTING 30'
SANITARY SEWER
EASEMENT
(PLAT CAB. 5, SLIDE 200)

ADDITIONAL PROPERTY DEDICATED
FOR FUTURE IMPROVEMENTS TO
SCHOTHUM STREET FROM EXISTING
CENTERLINE/PROPERTY LINE TO NEW
R/W LINE (0.613 AC.)

ELECTRIC
TRANSMISSION
LINE TOWER

LEASEHOLD AREA FOR
COMMUNICATIONS SITE
(INST #040011019)

EXISTING JOINT OUTLET ROAD
(SEE P.B. 9, PG 16 - BEDFORD)

EXISTING
GRAVEL
ROAD

DAVID WARDEN
INST #040012643
T.M. #217-07-07

TRACT 1
7.112 AC.
(#215)

TRACT 2
+/-11.7 AC.
(#235)

- LEGEND**
- IRON PIN SET (IPS)
 - IRON PIN FOUND (IPF)
 - CORNER NEITHER SET NOR FOUND
 - UTILITY POLE
 - - - OVERHEAD UTILITIES
 - ← GUY WIRE

SCHOTHUM STREET
(VARIABLE WIDTH R/W)
EXISTING R/W
(15.08')

SCHOTHUM STREET
(VARIABLE WIDTH R/W)
EXISTING PROPERTY LINE
IS CENTERLINE OF
SCHOTHUM STREET

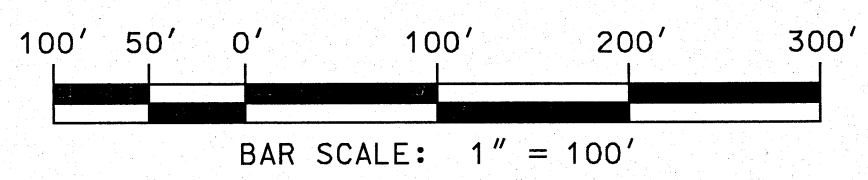
OLD ROAD

CURVE DATA CHART

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHD BEARING
C1	004°11'28"	325.00'	23.77'	23.77'	S37°35'31"W
C2	034°28'59"	325.00'	195.60'	192.66'	S18°15'17"W
C3	010°15'59"	300.00'	53.75'	53.68'	S06°08'47"W

LINE CHART

LINE	BEARING	DISTANCE
L1	N44°39'25"E	35.14'
L2	N88°43'50"E	13.88'
L3	N44°02'00"E	41.56'
L4	N07°26'14"E	56.41'
L5	N46°22'43"E	49.64'
L6	N42°02'37"E	17.84'



APPROVED: CITY ENGINEER

APPROVED: CITY PLANNER

APPROVED: CITY MANAGER

BERKLEY-HOWELL & ASSOC., P.C.
ENGINEERS - SURVEYORS - PLANNERS
306 ENTERPRISE DRIVE, SUITE C
FOREST, VIRGINIA 24551
PHONE: (434)385-7548 FAX: (434)385-6178

PLAT OF DIVISION OF
**PART OF THE PROPERTY OF
VALENCIA PROPERTIES, LLC**
CITY OF LYNCHBURG, VA

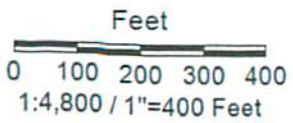
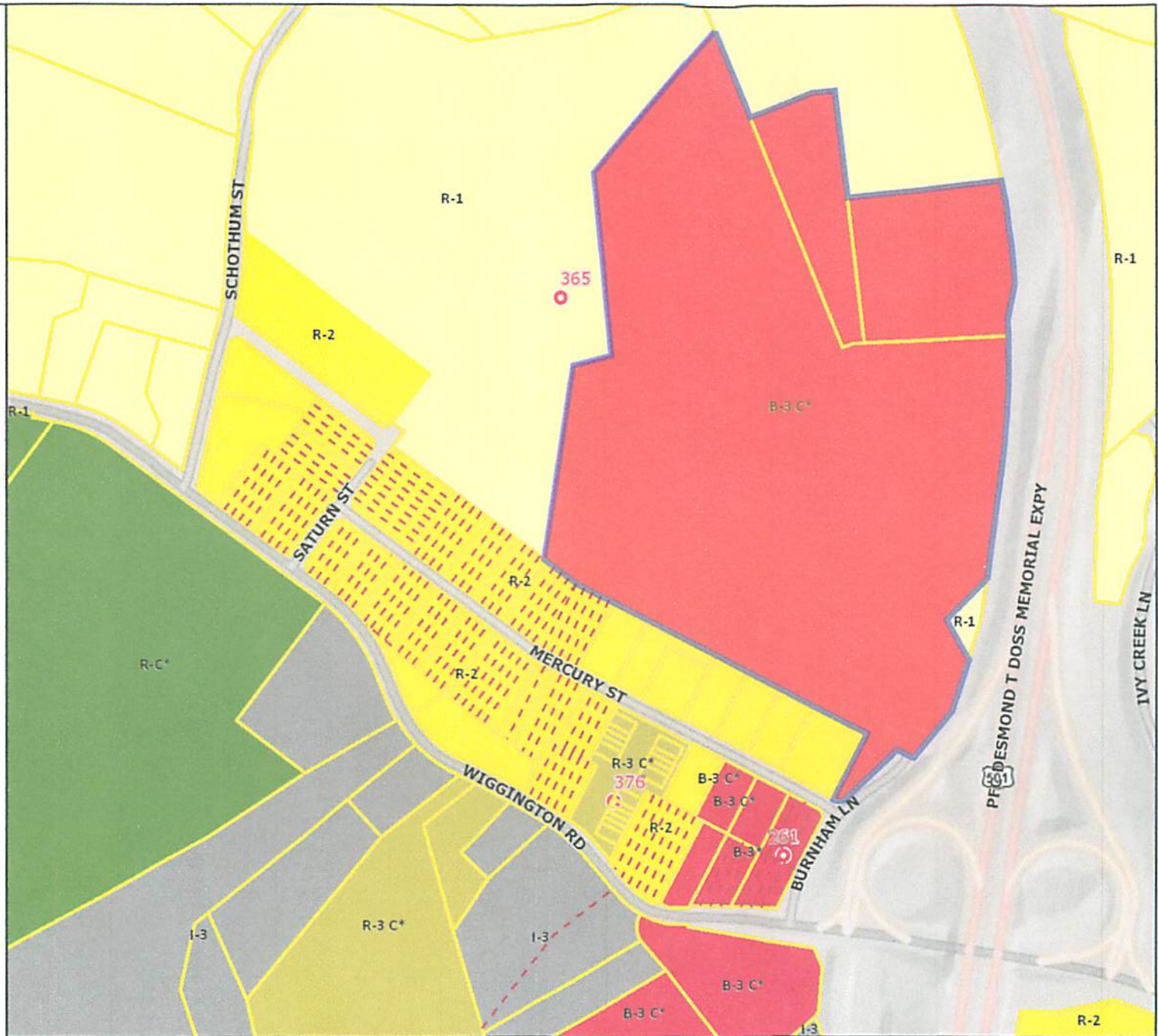
SCALE: 1" = 100'	DATE: JANUARY 27, 2005	COMM. NO. 030218	F.B. REF.
	REV. 3-31-06		SHEET 2 OF 2

The City of Lynchburg, VA

Legend

- Street Labels
- Legal Lot Lines
- ☐ Vacated Right of Way
- ▭ Parcels
- ◻ Owner Unknown
- ◻ Survey Gap
- Conditional Use Permits
- Zoning Labels
- Zoning

- B-1
- B-2
- B-3
- B-4
- B-5
- B-6
- I-1
- I-2
- I-3
- R-1
- R-2
- R-3
- R-4
- R-5
- R-C



4/22/2015

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and the City of Lynchburg is not responsible for its accuracy or how current it may be.



ORDINANCE:

#O-07-056

REZONE A CERTAIN AREA FROM R-1, LOW DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT AND R-2, LOW-MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT TO B-3C, COMMUNITY BUSINESS DISTRICT (CONDITIONAL), THE AREA CONTAINING 39 ACRES AT 118, 124 AND 128 BURNHAM LANE AND 208 SCHOTHUM STREET TO BE NAMED WEST POINT.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LYNCHBURG, that in order to promote the public necessity, convenience, general welfare and good zoning practice that Chapter 35.1 of the Code of the City of Lynchburg, 1981, as amended, be, and the same is hereby further amended by adding thereto Section 35.1-76.____, which section shall read as follows:

Section 35.1-76.____. Change of a certain area from R-1, Low Density Single-Family Residential District and R-2, Low-Medium Density Single-Family Residential District to B-3C, Community Business District (Conditional).

The area embraced within the following boundaries . . .

ALL THOSE CERTAIN TRACTS OR PARCELS OF LAND SITUATE AT THE CORNER OF BURNHAM LANE AND MERCURY STREET IN THE CITY OF LYNCHBURG, VIRGINIA A SHORT DISTANCE NORTH OF WIGGINGTON ROAD AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A VIRGINIA DEPARTMENT OF TRANSPORTATION CONCRETE RIGHT-OF-WAY MONUMENT (VDHT MONUMENT) AT THE END OF DEDICATION OF BURNHAM LANE ADJACENT TO THE RIGHT-OF-WAY OF ROUTE 501,

THENCE, ALONG SAID END OF DEDICATION, NORTH 59 DEGREES 38 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 49.42 FEET TO AN IPF, WHICH IPF IS LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID BURNHAM LANE;

THENCE, ALONG SAID LINE OF BURNHAM LANE, SOUTH 50 DEGREES 40 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 193.69 FEET TO AN IPF;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 30.98 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 86 DEGREES 10 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 29.03 FEET TO AN IPF, WHICH IPF IS LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF MERCURY STREET;

THENCE, WITH SAID LINE OF MERCURY STREET, NORTH 58 DEGREES 19 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 6.56 FEET TO AN IPF, WHICH IPF IS A COMMON CORNER WITH THE PROPERTY OF LYNVET, LLC, AND WHICH IPF IS THE COMMON CORNER BETWEEN LOTS 203 AND 204, WIGGINGTON HEIGHTS SUBDIVISION;

THENCE, WITH SAID LYNVET, NORTH 31 DEGREES 40 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 200.00 FEET TO AN IPF, WHICH IPF IS THE COMMON REAR CORNER BETWEEN SAID LOTS 203 AND 204;

THENCE, ALONG THE REAR OF LOTS 203 TO 175 (IN REVERSE), NORTH 58 DEGREES 19 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 885.30 FEET TO AN IPF, WHICH IPF IS THE COMMON CORNER BETWEEN LOTS 174 AND 175;

THENCE, ALONG THE REAR OF LOTS 169 TO 174 (IN REVERSE), NORTH 48 DEGREES 50 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 129.01 FEET TO A POINT, WHICH POINT IS LOCATED IN THE REAR LINE OF SAID LOT 169;

THENCE, ALONG A LINE THROUGH THE PROPERTY OF VALENCIA PROPERTIES, LLC, NORTH 41 DEGREES 09 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 145.62 FEET TO A POINT;

THENCE, NORTH 03 DEGREES 15 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 432.85 FEET TO A POINT;

THENCE, NORTH 79 DEGREES 38 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 106.38 FEET TO A POINT;

THENCE NORTH 00 DEGREES 26 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 450.56 FEET TO A POINT;

THENCE NORTH 44 DEGREES 02 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 513.08 FEET TO A POINT, WHICH POINT IS LOCATED ON THE COMMON PROPERTY LINE BETWEEN SAID VALENCIA AND THE PROPERTY OF KENNETH R. & CAROLYN B. GAINES;

THENCE, WITH SAID GAINES, SOUTH 17 DEGREES 20 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 269.45 FEET TO AN IPF, WHICH IPF IS A COMMON CORNER WITH SAID VALENCIA AND SAID GAINES AND WITH THE PROPERTY OF CHARLES J. & EULA M. SULLIVAN;

THENCE, ALONG THE COMMON LINE OF SAID GAINES AND SAID SULLIVAN, NORTH 72 DEGREES 25 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 185.25 FEET TO A POINT;

THENCE NORTH 87 DEGREES 39 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 60.00 FEET TO A POINT;

THENCE SOUTH 02 DEGREES 20 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 299.04 FEET TO A POINT, WHICH POINT IS LOCATED ON THE COMMON LINE BETWEEN SAID GAINES AND SULLIVAN;

THENCE, ALONG A LINE THROUGH THE PROPERTY OF SAID GAINES, NORTH 87 DEGREES 48 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 424.55 FEET TO A POINT, WHICH POINT IS LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 501;

THENCE, WITH SAID LINE OF ROUTE 501, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2707.79 FEET AND AN ARC LENGTH OF 288.70 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 02 DEGREES 40 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 288.57 FEET TO A VDHT MONUMENT;

THENCE SOUTH 15 DEGREES 07 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 96.88 FEET TO A VDHT MONUMENT;

THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2684.79 FEET AND AN ARC LENGTH OF 374.87 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 06 DEGREES 23 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 374.56 FEET TO A VDHT MONUMENT;

THENCE SOUTH 11 DEGREES 44 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 333.16 FEET TO A POINT, WHICH POINT IS LOCATED ON SAID LINE OF ROUTE 501 AND WHICH POINT IS A COMMON CORNER BETWEEN SAID VALENCIA AND THE PROPERTY OF IVY CREEK TOWNHOMES, LLC;

THENCE, WITH SAID IVY CREEK TOWNHOMES, SOUTH 48 DEGREES 18 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 158.52 FEET TO A POINT;

THENCE SOUTH 17 DEGREES 00 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 13.41 FEET TO AN IPF;

THENCE SOUTH 24 DEGREES 54 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 111.02 FEET TO A POINT, WHICH POINT IS LOCATED ON SAID LINE OF ROUTE 501 AND WHICH POINT IS A COMMON CORNER BETWEEN SAID VALENCIA AND SAID IVY CREEK TOWNHOMES;

THENCE, ALONG SAID LINE OF ROUTE 501, SOUTH 22 DEGREES 07 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 163.63 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD.

SAID PROPERTY CONTAINS 38.994 ACRES MORE OR LESS.

BEING PART OF THE PROPERTY OF VALENCIA PROPERTIES, LLC (TAX MAP # 217-02-01) ACQUIRED BY INSTRUMENT #030015073, ALL OF THE PROPERTY OF VALENCIA PROPERTIES, LLC (TAX MAP # 218-06-06) ACQUIRED BY INSTRUMENT #060007732, ALL OF THE PROPERTY OF CHARLES J. & EULA M. SULLIVAN (TAX MAP #217-02-02) ACQUIRED IN DEED BOOK 705, PAGE 620 AND PART OF THE PROPERTY OF KENNETH R. & CAROLYN B. GAINES (TAX MAP #218-06-01) ACQUIRED IN DEED BOOK 707, PAGE 84.

... is hereby changed from R-1, Low Density Single-Family Residential District and R-2, Low-Medium Density Single-Family Residential District to B-3C, Community Business District (Conditional) subject to the conditions set out hereinbelow which were voluntarily proffered in writing by the owner, namely: Valencia Properties, LLC, to wit:

- 1) The property will be developed as a professional office park with a maximum of 240,000 square feet [of office space] in substantial compliance with the "Preliminary Site Plan for Rezoning for West Point Technology and Executive Centre" prepared by Berkley-Howell & Associates, P.C. dated August 10, 2006 and last revised on March 21, 2007. The park will contain a small, upscale retail section intended to serve the tenants of the park. It is understood that the Site Plan is conceptual in nature and that the market conditions may affect the size of buildings and/or lots. The developer reserves the right to amend building and lot dimensions within the limits of clearing shown thereon, but not to amend the general orientation of the buildings or their proximity to street lines,
- 2) The existing mature hardwoods in excess of 8 inches in diameter will be preserved as much as possible in the common areas of the property. Evergreens (such as Leyland Cypress) will be planted to provide additional screening along adjacent properties as necessary.
- 3) The developer agrees to abide by the new landscape ordinance (Sect. 35.1-25.1) for this entire development.
- 4) All offices will be custom built, predominantly brick and glass, with a consistent, upscale architectural design, in accordance with a uniform set of restrictive architectural covenants for the entire property.
- 5) The developer proposes that the following B-3 uses will not be allowed within the property:
 - a. Retail bicycle merchants;
 - b. Garden and farm supply stores;
 - c. Greenhouses, nurseries and garden supply establishments, provided a florist may be allowed to occupy the small retail area intended to service the park's tenants;
 - d. Orthopedic appliance merchants;
 - e. Pet store;
 - f. Supermarket with more than 8,000 square feet of floor space;
 - g. Automobile driving school;
 - h. Bicycle rental merchant;
 - i. Dance studio;
 - j. Funeral undertaker;
 - k. Pawn shop;
 - l. Stage or motion picture theater;
 - m. Automobile service station;

- n. Arena or auditorium;
 - o. Temporary fairs or circuses;
 - p. Veterinarian hospitals;
 - q. Automobile or trailer rental merchants; provide[d] a limousine rental office would be allowed, so long as vehicles are not stored on the property to be rezoned;
 - r. Commercial recreational places for uses such as dancing, bowling, billiards and the like; and
 - s. Schools and colleges where more than one hundred students would be on site at any one time.
- 6) The developer proposes that the following B-3 uses will only be allowed in the small retail section (Lot 10) of the park, which is intended to serve the park's tenants:
- a. A retail store or retail stores that sell any or all of the following or are the following types of business:
 - i. Art works or supplies;
 - ii. Bakery goods;
 - xxi. Business machines;
 - xxii. Carpets and rugs;
 - xxiii. Clothing and accessories;
 - xxiv. Dry goods;
 - xxv. Furniture;
 - xxvi. Flowers and gifts;
 - xxvii. Jewelry;
 - xxviii. Luggage;
 - xxix. Musical equipment;
 - xxx. Optical goods;
 - xxxi. Consumer electronics and playable media;
 - xxxii. Sporting goods, toys or games;
 - xxxiii. ABC store;
 - xxxiv. Duplicating or copying shop;
 - xxxv. Interior decorating establishments;
 - xxxvi. Locksmith shop;
 - xxxvii. Photographic studio;
 - xxxviii. Travel business; and
 - xxxix. Arts and crafts.
- 7) Any hotel or lodging facility constructed will be limited in size to no more than 4,300 square feet with the intention that it primarily serve traveling executives that may visit businesses with offices in the park.
- 8) The developer proposes to install an outdoor lighting system to enhance the security and attractiveness of the park.
- 9) The developer will construct substantial and attractive entrance accoutrements for the entrance or entrances to West Point, Technological and Executive Centre.
- 10) The developer will provide attractive signage for streets and buildings within [the] property consistent with the upscale nature of the park.
- 11) The developer's intent is to manage stormwater quantity for the project through the use of two retention basins, assuming hydrologic conditions and capacity will allow. If the site cannot be designed to allow the use of wet ponds, stormwater quantity management will be accomplished through the use of extended detention facilities that meet all requirements of the City's Stormwater Ordinance.

- 12) A right ingress turn lane will be installed on Wiggington Road at the proposed entrance to Schothum Street.
- 13) Schothum Street will be improved to meet City Standards from its intersection with Wiggington Road to the point of realignment. From the intersection into the proposed park, a new City Street (West Point Boulevard) will be constructed to City Standards.
- 14) The main access point to the West Point Development will be at Schothum Street. The Burnham Lane entrance, if constructed, will be a private, one lane ingress driveway only.
- 15) The developer will dedicate "right-of-way" to the City of Lynchburg from Saturn Street to the proposed West Point Boulevard.
- 16) Sidewalks will be constructed as the streets are constructed only within the bounds of the West Point Development.

And the Director of Community Development shall forthwith cause the "Official Zoning Map of Lynchburg, Virginia," referred to in Section 35.1-4 of this Chapter to be amended in accordance therewith.

Adopted: May 8, 2007

Certified:


Clerk of Council

058L2

CONFIDENTIALITY STATEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.