HASH INVESTMENTS, LLC

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P.O. Box 522
Christiansburg, VA 24068
Phone: (540) 260-9563
Fax: (540) 260-9566

June 7, 2005

JUN 2005
RECEIVED
TOWN OF
CHRISTIANSBURG
2:45 pm
RSW

Mr. R. Lance Terpenny, Town Manager
Town of Christiansburg
100 E. Main Street
Christiansburg, VA 24073

RE: Rowe Furniture Property
Tax Parcels 465-A-3 and 3A

Dear Lance:

On behalf of HASH Investments, L.L.C., Agent for the above referenced rezoning request, we would like to proffer the following conditions:

1. Should the Christiansburg Town Council choose to rezone the above referenced Tax Parcels from I-2, General Industrial to MU-1 mixed use: Residential – Limited Business, HASH Investments, L.L.C. proffers to develop the property at a density of not more than 175 (One hundred and seventy five) residential units. Also, any and all "Business" type use on the property will be located near Cambria Street and will not be within 300 (three hundred) feet of the existing homes fronting on Henley Drive.
2. The MU-1 zoning district allows for a mixture of housing types. We are proposing to develop the subject property with single-family dwellings, two-family dwellings, patio homes and town homes. As part of this request, HASH Investments, L.L.C. proffers to development the subject property adjacent to Windmill Hills Subdivision, Phase I, with single family housing only. We also proffer to increase the rear house setbacks adjacent to this property to 45 (forty-five) feet. (See attached drawing prepared by Gay & Keesee, Incorporated dated June 1, 2005 entitled Rowe Property Land Use Plan)
3. As requested during one of our meetings with the adjacent property owners, HASH Investments, L.L.C. proffers that no double-wide mobile homes will be allowed within these tax parcels.

While reviewing this submittal, please do not hesitate to contact us at 382-2981 should you have any questions, comments or require additional information.

Sincerely,
HASH Investments, L.L.C.

David L. Hagan
Managing Member

Sincerely,
HASH Investments, L.L.C.

Larry J. Shelor
Member

CC: Mr. Thom Rutledge, Project Manager, HASH Investments, L.L.C.
Mr. John Neel, Project Engineer, Gay & Keesee, Incorporated