

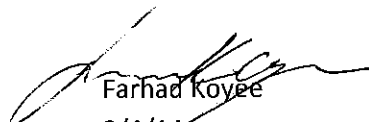
Date: 08/04/2014

Proffered letter

Re: 907 N. Main St. Harrisonburg, VA 22802

I (we) hereby proffer that the development of the subject property on this application shall be in strict accordance with the conditions set forth in this submission.

- Along the entire length of western and northern property lines, where the adjacent property is zoned residentially, for a width of 10-feet, the existing vegetation (including all trees and shrubbery) shall be maintained to assist in providing a buffer between the property and the adjacent residentially zoned property. In addition, evergreen trees shall be planted and maintained within the 10-foot buffer zone with the intent to form a dense screen. The evergreen trees shall be three to four feet in height at the time of planting and shall be planted at no greater than 5-foot centers.
- A six-foot solid, opaque fence shall be installed along the same boundaries as identified above.


Farhad Koyee
8/4/14

Deed

ROCKINGHAM COUNTY
Chaz W. Evans-Haywood
CLERK OF COURT
Harrisonburg, VA 22801



60 2014 00014503

Instrument Number: 2014- 00014503

As

Deed of Bargain & Sale

Recorded On: June 17, 2014

Parties: ILEX LLC

To

KOYEE FARHAD

Recorded By: BANKERS TITLE OF SHENANDOAH LLC

Num Of Pages:

4

Comment: PARCEL HBURG

**** Examined and Charged as Follows: ****

Deed of Bargain & Sale	6.50	10 or Fewer Pages	14.50	Deed Processing Fee	20.00
Transfer Fee City	1.00				
Recording Charge:	42.00				
		Consideration Amount	RS#/CS#		
Transfer Tax Grantee	558.33	167,500.00		State Grantor Tax	0.00 214 Grantee City Tax
				State Grantee Tax	418.75 220 Grantor County
				213 Grantee County Tax	0.00 223 Grantor City
Transfer Tax Grantor	167.50	167,500.00		State Grantor Tax	83.75 214 Grantee City Tax
				State Grantee Tax	0.00 220 Grantor County
				213 Grantee County Tax	0.00 223 Grantor City
Tax Charge:	725.83				

**** THIS PAGE IS PART OF THE INSTRUMENT ****

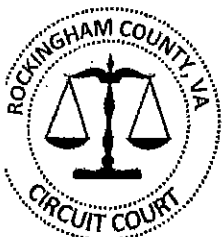
I hereby certify that the within and foregoing was recorded in the Register of Deeds Office For: ROCKINGHAM COUNTY, VA

File Information:

Document Number: 2014- 00014503
Receipt Number: 292718
Recorded Date/Time: June 17, 2014 04:29:36P
Book-Vol/Pg: Bk-OR VI-4425 Pg-261
Cashier / Station: A Wolverton / Cash Station 3

Record and Return To:

BANKERS TITLE OF SHENANDOAH LLC
2040 DEYERLE AVE
SUITE 202
HARRISONBURG VA 22801



THE STATE OF VIRGINIA}
COUNTY OF ROCKINGHAM}

I certify that the document to which this authentication is affixed is a true copy of a record in the Rockingham County Circuit Court Clerk's Office and that I am the custodian of that record.

Chaz W. Evans-Haywood, Clerk of Court

CLERK OF COURT
ROCKINGHAM COUNTY, VIRGINIA

Title insurance is provided by Investors Title Insurance Company.

Consideration: \$167,500

Assessed Value: \$167,500

Tax Map No. 41-C-43 and 44

THIS DEED, made this 11th day of June, 2014, by and among ILEX, LLC, a Virginia limited liability company, Grantor, and FARHAD KOYEE, BAHAR MIKAEL and SABIR HAJI, Grantees,

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by the Grantees to the Grantor, before the execution and delivery hereof and of other good and valuable consideration given, the receipt of all of which is hereby acknowledged, the Grantor does hereby grant and convey with General Warranty and English Covenants of Title, unto Farhad Koyee, Bahar Mikael, and Sabir Haji, Grantees, in equal interests, as joint tenants with rights of survivorship, all that certain lot or parcel of land, together with all rights, privileges, appurtenances and easements thereunto belonging or in anywise appertaining, located in the northwest corner of the intersection of Ashby Avenue and North Main Street, in the City of Harrisonburg, Virginia, and described according to a survey made by James C. Wilkins, C.L.S., dated May, 1963, as follows:

"Beginning at an iron pin set at the point of intersection of the northwest line of North Main Street and the northeast line of Ashby Avenue; thence, with the northeast line of the said Ashby Avenue, N. 52° 00' 57" W. 241.19 feet to an iron pin set at a corner with Elmer Roller's lot; thence, with the said lot N. 39° 08' 38" E. 185.08 feet to an iron pin found in Wampler's line; thence, with the said Wampler's line, S. 32° 40' 03" E. 295.00 feet to an iron pin set at the northwest line of the aforesaid North Main Street; thence, with the said street, S. 63° 04' 57" W. 96.41 feet to the beginning, and enclosing an area of 36,463 square feet, more or less."

The real estate herein conveyed is the same property conveyed to the Grantor herein by Deed dated June 22, 2009, which said deed is duly of record in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 3545, page 144.

This conveyance is made subject to all recorded easements, conditions, restrictions and agreements as they may lawfully apply to the real estate hereby conveyed or any part thereof.

Reference is hereby made to the aforesaid deed and survey plat for further description and derivation of title to the property described herein.

This deed was prepared without benefit of a title examination by its preparer; however, a title examination was performed by Bankers Title Shenandoah.

WITNESS the following signature and seal:

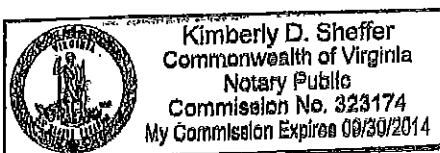
ILEX, LLC

By: C. Mack For Ilex LLC as manager. (SEAL)
Its: Manager

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Harrisonburg, to-wit:

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this Monday of June, 2014, by C. Glenn Lark as manager on behalf of ILEX, LLC.

My commission expires: Sept. 30 2014
Notary Registration No.: 323174



Kimberly D. Sheffer
Notary Public

Grantees' Address:

1951 Rhianon Lane

Harrisonburg, VA 22780

CLIENT DEED VLEX LLC TO KOYCE MIKAEL & HAH DEED

Date Application Received: 7/1/2014

Total Paid: \$405⁰⁰ CB.

Application for Change of Zoning District City of Harrisonburg, Virginia

Section 1: Property Owner's Information

Name: Farhad Koyee
Street Address: 1951 Rhianon Ln Email: farhadkoyee11@yahoo.com
City/State/Zip: Harrisonburg VA 22801
Telephone (work): 540-433-4911 (home or cellular): 540-433-4911 (fax): _____

Section 2: Owner's Representative Information

Name: _____
Street Address: _____ Email: _____
City/State/Zip: _____
Telephone (work): _____ (home or cellular): _____ (fax): _____

Section 3: Description of Property

Location (street address): 907 N. Main St, Harrisonburg VA 22802
Tax Map Number: Sheet: 41 Block: C Lot: 44 Total Land Area (acres or square feet): Portion of lot 0.38
Existing Zoning District: R-2 Proposed Zoning District *: B-2C #
Existing Comprehensive Plan Designation: Commercial

**If applying for conditional rezoning, provide a letter stating proffers on separate sheet of paper*

Section 4: Application Fee

\$375.00 plus \$30.00 per acre, and if applicable, Fees for a Traffic Impact Analysis (TIA) Review (see below)

(a) Would the development from this rezoning require a Traffic Impact Analysis by VDOT?
Yes _____ No ✓
If yes, then fees must be made payable to VDOT to cover costs associated with the TIA review.

PLEASE NOTE - If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.


(b) Would the development from this rezoning require a Traffic Impact Analysis review by the City?
Yes _____ No ✓
If yes, then an additional \$1,000.00 must be made payable to the City to cover costs associated with the TIA review.

PLEASE NOTE - If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.

Section 5: Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)

North: _____
East: _____
South: _____
West: _____

Section 6: Certification

I certify that the information contained herein is true and accurate. Signature: 
Property Owner

See Back for Items Required for Submission

Adjacent Property owners

- ① Sonya Shamo
90 Ashby Ave
Hibury VA 22802
- ② Keith & Lina
P.O. Box 25
Pennlaird, VA 22846
- ③ Glenn Loucks
919 N. Main St
Harrisonburg, VA 22802
- ④ Mike Southard Rental Property
4301 Timber Ridge Dr
Mt. Crawford VA 22841
- ⑤ Nonancy LLC
1910 Rhianon Ln
Harrisonburg, VA 22801