

Chapman Group LLC

125 E. Hirst Road, Suite 8-C

Purcellville, VA 20132

540-338-1319

540-338-1301 Fax

March, 9, 2015

Mr. Robert W. Lohr, Jr.
Town Manager
Town of Purcellville
201 S. Nursery Avenue
Purcellville, VA 20132

RE: Vineyard Square

Dear Mr. Lohr,

On March 19, 2014, our Project, Vineyard Square, which consists of twelve existing buildings and construction of a new mixed use building to be located at the southeast corner of North 21st Street and East O Street, received three letters addressed to Chapman Group, L.C. and Martinsburg Plaza, L.C. dated March 19, 2014, notifying us that CDA13-11, CDA13-12 and CDA13-18, along with CDA13-13 through CDA13-17 and CDA13-19 through CDA13-22 had been approved by the Board of Architectural Review.

In regards to the design approval for a mixed use building on the southeast corner of 21st and O Streets (CDA13-11), the notice letter states the following:

In accordance with Chapter 54, Section 54-78(f) of the Code of the Town Of Purcellville, a Certificate of Design Approval is valid for one year from the date of issuance; accordingly, CDA13-11 shall expire January 14, 2015. If the project is not commenced prior to the expiration of your Certificate of Design Approval and thereafter diligently pursued in accordance with the approved certificate, new certificate shall be required.

However, since the notice letter is dated March 19, 2014 the expiration date is March 19, 2015.

According to our Project Schedule, we will apply for our Zoning and Building Permit for CDA 13-11 as soon as the Site Plan and Architectural

Drawings are complete enough to submit to the County of Loudoun. It is normal Project procedure to complete these items along with the Utility Request Form at such time the Project is ready to pull the Building Permit to construct the Building.

In regards to the demolition of the buildings located at 130 and 138 N. 21st Street (CDA13-12 and CDA13-18), the notice letter states the following:

In accordance with Chapter 54, Section 54-78(f) of the Code of the Town Of Purcellville, a Certificate of Design Approval is valid for one year from the date of issuance; accordingly, CDA13-12 and CDA13-18 shall expire December 17, 2014. If the project is not commenced prior to the expiration of your Certificate of Design Approval and thereafter diligently pursued in accordance with the approved certificate, new certificate shall be required.

However, since the notice letter is dated March 19, 2014 the expiration date is March 19, 2015.

We will be following our Project Schedule to demolish these buildings after CDA 13-11 has been executed.

In regards to the demolitions on North 21st Street (CDA 13-13 through CDA13-17 and CDA13-19 through CDA 13-22) including demolitions contingent on design approval (CDA 13-19 and CDA 13-20), the notice letter states the following:

In accordance with Chapter 54, Section 54-78(f) of the Code of the Town Of Purcellville, a Certificate of Design Approval is valid for one year from the date of issuance; accordingly, the following certificates shall expire on November 19, 2014, CDA13-13, CDA 13-14, CDA 13-15, CDA 13-16, CDA13-17 and CDA13-19, CDA 13-20, CDA 13-21, and CDA 13-22. If the project is not commenced prior to the expiration of your Certificate of Design Approval and thereafter diligently pursued in accordance with the approved certificate, new certificate shall be required.

However, since the notice letter is dated March 19, 2014 the expiration date is March 19, 2015.

All three letters referenced above specifically cite Chapter 54, Section 54-78(f) of the Code of the Town of Purcellville and stipulate in each that "If the **Project** is not commenced prior to the expiration of [the] Certificate of Design Approval and thereafter diligently pursued in

accordance with the approved certificate, new certified shall be require.” On November 4, 2014, our Project, Vineyard Square, submitted and had approved by the Town of Purcellville, Zoning Department CDA13-13, CDA13-14, CDA13-15, CDA13-16, CDA13-17, CDA13-19, CDA13-20, CDA13-21, and CDA13-22 for a total of nine Zoning Permits. Following this approval, all nine Zoning permits were submitted to Loudoun County, Department of Building and Development, for the issuance of Building Permit. On November 14, 2014, five Building Permits were issued by Loudoun County. The Project commenced, on November 17, 2014, when three buildings were demolished under CDA13-13 and CDA13-14.

As the existing tenants move out, we are pulling Building Permits for the Demolition of the buildings. Our Site Plan was submitted on December 31, 2014 and has been resubmitted with revisions. The Site Plan is currently awaiting approval by the Town Staff. The utility request form has been submitted and currently awaiting approval by Town Council.

We have diligently pursued the Project in accordance with the approved certificates and spent hundreds of thousands of dollars over the past year to make this Project a reality. On November 4, 2014, we started pulling Zoning Permits along with Building permits for the Project. We put the Building Permits to work for the Project when we demolished three of the existing buildings. The revised architectural drawings reflecting the Town Council conditions were filed and approved by the staff. We have put all of our tenants on notice that they are on a month to month and we have had several tenants move out.

Mr. Lohr, our Project is well under way and we have worked diligently to keep our Project moving through this process. Our Project now has 12 approved CDA's, 9 approved Zoning Permits, 5 approved Building Permits, 7 Building Permits either in process or waiting to submit. Our Project has multiple CDA's, Zoning Permits, Building Permits, a Site Plan and a Utility Request Form submitted. We are asking that we receive a letter of compliance before March 19, 2015 that states

we are in accordance with Chapter 54, Section 54-78(f) of the Code of the Town of Purcellville and that all of our Project's Certificate of Design Approval's are in compliance and remain valid as long as we continue to work diligently to move our Project forward.

Sincerely,

A handwritten signature in black ink that reads "John M. Chapman Manager". The signature is written in a cursive style with a long, sweeping underline.

John M. Chapman
Manager
Chapman Group L.L.C.