

BOSA II, LLC

April 13, 2016

Diana Stultz
Rockingham County – Planning & Zoning
20 East Gay Street
Harrisonburg, VA 22802

Reference: Retreat at Harrisonburg – Road Grade Variance Request

Dear Mrs. Stultz,

This letter is being provided to document our inclusion and support of the referenced variance request, submitted by LCD Acquisitions, LLC. This request delineates a section of potential roadway (emergency access with potential for full access) crossing parcel 125-(A)-L182, a portion of which is to remain in the possession of BOSA II, LLC following a successful rezoning application (a process that is currently ongoing, but has support of staff and the Planning Commission). In the event that this delineated roadway is utilized for full access, and not merely emergency access, the requested road grade variance will allow for less-intrusive grading on existing steep terrain within the referenced parcel, thus benefitting the surrounding viewshed. If and when the residual of the referenced parcel is developed, this roadway may be realigned, but the road grade variance will prove beneficial still in allowing inter-parcel connectivity without substantial constraints on new development options.

As a landowner affected by this variance request, I hereby include BOSA II, LLC in the previously submitted application for the variance. It is our hope that the Board of Zoning Appeals will approve this variance request, for the betterment of the affected parcels, and the betterment of the surrounding viewshed.

Sincerely,

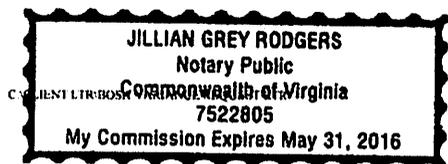


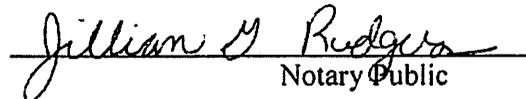
William O. Lam, III, Manager
BOSA II, LLC

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

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this 13th day of April, 2016, by WILLIAM O. LAM, III, Manager of BOSA II, LLC.

My commission expires: May 31, 2016
Notary Registration Number: 7522805




Notary Public