

***\$28,070,000 Lower Magnolia Green Community Development Authority
Special Assessment Bonds Series 2015
(Chesterfield County, Virginia)***

Pursuant to the Rate and Method of Apportionment (the “RMA”) of the Lower Magnolia Green Community Development Authority (the “CDA District”), the Special Assessments are allocated to each taxable property on the basis of land use class. There are seven land use classes as shown in the RMA. A land use class represents property within the CDA subdivided or intended to be subdivided for the following use:

Land Use Class	Description
Land Use Class 1	A single family lot with a minimum width of 50 ft. from the building restriction line.
Land Use Class 2	A single family lot with a minimum width of 75 ft. from the building restriction line.
Land Use Class 3	A single family lot with a minimum width of 85 ft. from the building restriction line.
Land Use Class 4	A single family lot with a minimum width of 100 ft. from the building restriction line.
Land Use Class 5	Townhomes/Multifamily
Land Use Class 6	Retail
Land Use Class 7	Office

Building restriction line, also referred to as the “minimum front yard setback”, is established based on either the zoning case requirement (i.e., 8 ft. or 18 ft. based on the guidelines) or a lot specific requirement (i.e., it is identified on the record plat).

The width of the lot from the building restriction line is not the same as the “width of the buildable area at the building restriction line.” The “width of the buildable area at the building restriction” accounts for the lot width at the building restriction line less any side yard setbacks. The Special Assessment methodology requires the land use class of each property to be based on the width of the lot at the building restriction line rather than width of buildable area at the building restriction line.

The Board of Directors of the CDA District approved the Special Assessments for each property in the CDA District on January 6, 2016. The CDA Administrator sent a letter, dated January 15, 2016, to all property owners in the CDA District notifying of the principal lien of their lots. Below is the adopted principal lien for the single family lots of Land Use Class 1 - 4. The principal lien shown below is for active parcels as of January 1, 2015.

Land Use Class	Principal Lien
Land Use Class 1	\$7,547
Land Use Class 2	\$8,654
Land Use Class 3	\$10,768
Land Use Class 4	No active parcels classified as Land Use Class 4

All questions related to the property classification and Special Assessments may be directed to the CDA Administrator at 443-539-4101 ext. 4319 or gerard.mitchell@municap.com.