



**WALSH COLUCCI
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March 17, 2023

Via First Class Mail

Mr. Rob Walton
Director of Community Development
Town of Warrenton
21 Main Street
Warrenton, VA 20188

Re: Petition to Terminate a Restrictive Covenant from the Town Deed to Goal, LC,
affecting Broadview Holdings, LLC, on PINs 6984-18-6837-000, 6984-18-5649-
000, and 6984-18-3854-000

Dear Rob:

As you know, we represent Keith Farrish in connection with his development of Warrenton Junction. During the title examination of the property, the examiner discovered that in a transaction between the Town and Goal, LC in 2000 there was a restrictive covenant created that precludes the construction of any structure in an area that is depicted on the attached deed, and the exhibit that is a section of that deed highlighting the relevant area. We are attaching a copy of that deed with the relevant language marked, as Exhibit A. That Deed includes a Plat that shows the area to which the covenant applies and I have marked in red that portion of the Plat that shows the area to which the restriction exists, on page 5 of that document, for your ease of reference.

Of course it requires the consent of the Town Council to terminate this restriction and, as you also know, the Council both rezoned a portion of the Broadview Holdings Property and granted a Special Use Permit for a Mixed Use Development Option in the C District covering the entire Property, which expressly permits the physical development of structures in the area to which the covenant applies. It would seem, therefore, that the Council should have no objection to its termination so that the approved development may proceed as the Town has authorized.

To this end, we are attaching as Exhibit B a proposed Termination of Restrictive Covenant that would effect the termination of the covenant, to ensure that the project may move

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forward without a title objection related to it. We are also forwarding a draft of a Boundary Line Adjustment Plat for your information as Exhibit C. This depicts how the property ownership will be divided.

We ask that you process this application to the Council and are pleased to answer any questions that may arise.

Please let me know if there is a fee associated with this.

Very truly yours,

WALSH, COLUCCI,
LUBELEY & WALSH, P.C.



John H. Foote

JHF/jf
Enclosures

cc: The Hon. Carter Nevill
Martin Crim, Esq.
Keith Farrish
Reed Stadler, WCLW
Patrick Mulhern