

**PROFFERS
GAYFIELDS ROAD**

RZ 2003-LE-048

June 3, 2004

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, the owners and Gayfields Road Associates, LLC (hereinafter referred to as the "Applicant"), for themselves, their successors and assigns in RZ 2003-LE-048, filed for property identified as Tax Map reference 91-3 ((1)), 31, 32, 33, 34, 35, 37, 38, 39, 40A, 45, 46 and 47 (hereinafter referred to as the "Application Property") hereby proffers the following, provided that the Board of Supervisors approves a rezoning of the Application Property to the PDH-3 District in conjunction with a Conceptual/Final Development Plan ("CDP/FDP") for residential development. If accepted, these proffers shall replace and supersede any previous proffers approved on the Application Property.

1. GENERALIZED DEVELOPMENT PLAN –

- a. Subject to the provisions of Section 16-403 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the CDP/FDP, entitled "Gayfields Road," consisting of ten (10) sheets prepared by Charles P. Johnson & Associates, Inc., dated November 25, 2003, and revised through May 14, 2004.
- b. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications to the CDP/FDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor adjustments to the layout, internal lot lines, and lot sizes of the proposed subdivision at time of subdivision plan submission based on final house locations, building footprints, and utility locations, provided that there is no decrease to the amount of open space, tree save, limits of clearing and grading, yard setbacks, or distances to peripheral lot lines as dimensioned on the CDP/FDP, except as may be qualified below in Par. 5b.

2. TRANSPORTATION –

- a. Applicant shall construct a six (6) foot wide asphalt trail as shown on the CDP/FDP to connect the Application Property to the adjacent Kingstowne development. This trail shall be constructed prior to the issuance of the first Residential Use Permit ("RUP") for the Application Property.
- b. Applicant shall construct a concrete sidewalk, which is a minimum of four (4) feet wide, within the Application Property as shown on the CDP/FDP.

- c. Applicant shall remove the temporary cul-de-sac on Bulfinch Court and restore that area in a manner that will permit the landscaping shown on the CDP/FDP to be installed.
- d. A twenty (20) foot wide ingress-egress easement shall be granted on Parcel C, which is located adjacent to proposed Lots 20 and 21, and Parcel D, as shown on the CDP/FDP, for future access to Beulah Road. Said ingress-egress easement shall be reserved for future public street dedication in fee simple to the Board of Supervisors upon development of property identified among the Fairfax County tax map records as 91-3 ((1)) 36, or upon demand by Fairfax County, whichever first occurs. The deeds and plats for proposed Lots 20 and 21 shall include a notification of the future dedication of the ingress-egress easement for public street purposes. Said restriction shall be included in the chain of title for Lots 20 and 21.
- e. The private streets shown on the CDP/FDP shall be constructed of materials and with a pavement depth consistent with the Public Facilities Manual ("PFM") standards for public streets.
- f. Applicant reserves density credit as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance for all dedications described herein and as may be reasonably required by Fairfax County or VDOT whether such dedications occur prior to or at time of subdivision plan approval.

3. LANDSCAPING AND OPEN SPACE -

- a. Applicant shall provide landscaping on the Application Property as generally shown on the CDP/FDP, in accordance with the recommendations of the Urban Forester. Evergreen trees shall be a minimum height of eight (8) feet and deciduous trees shall have a minimum caliper of two and one-half (2-1/2) inches at the time of planting.
- b. A tree preservation plan shall be submitted as part of the subdivision plan submission. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and shall be reviewed and approved by the Urban Forestry Division. The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees greater than twelve (12) inches in diameter (DBH) and within ten (10) feet of the limits of clearing and grading as shown on the CDP/FDP. The tree survey shall also include areas of clearing and grading not shown on the CDP/FDP resulting from engineering requirements, such as off-site clearing and grading for utilities or stormwater outfall. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that maximize the survivability of trees identified to be preserved, such as: crown

pruning, root pruning, mulching, fertilization, and other as necessary, shall be included in the plan and provided as determined necessary by the Urban Forester.

- c. All trees shown to be preserved on the tree preservation plan shall be saved, and shall be protected by tree protection fencing a minimum of four (4) feet in height to be placed at the dripline of the trees to be preserved. Tree protection fencing in the form of a four (4) foot high, fourteen (14) gauge welded wire fence attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart, shall be erected at the final limits of clearing and grading as shown on the demolition, and erosion and sediment control sheets. Tree protection fencing shall be extended along the limits of clearing and grading. The tree protection fencing shall be made clearly visible to all construction personnel. The fencing shall be installed prior to any clearing and grading activities, including the demolition of any existing structures. A certified arborist shall monitor the installation of the tree protection fencing, except super silt fence, and verify in writing that the tree protection fence has been properly installed. Three (3) days prior to commencement of any demolition of structures and/or clearing and grading, the Urban Forestry Division shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed. Super silt fence may be substituted for tree protection fences where applicable, subject to the approval of DPWES.
- d. The demolition of existing features and structures shall be conducted in a manner that minimizes the impact on individual trees and groups of trees that are to be preserved as reviewed and approved by the Urban Forestry Division. The methods to preserve the trees shall be shown on the grading plan submitted with the request for permission to demolish the structures. Methods to preserve existing trees may include, but are not limited to the followings: use of super silt fence, welded wire tree protection fence, root pruning, mulching and others.

4. PARKS AND RECREATION -

- a. Pursuant to Paragraph 2 of Section 6-110 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall expend the sum of nine hundred and fifty-five dollars (\$955.00) per approved dwelling unit for on-site recreational facilities. Any funds not expended on-site shall be contributed to Fairfax County Park Authority. However, in the event that the Application Property is annexed into the Kingstowne or Crestleigh community, any excess recreational funds not expended on-site shall, instead, be contributed to that community for construction of recreational facilities within that community.
- b. In addition to the amount proffered above, the Applicant shall contribute the sum of ten thousand dollars (\$10,000.00) to the Fairfax County Park Authority to be used

toward the purchase or construction of recreational facilities that are located in the Lee District in the vicinity of the Application Property.

5. STORMWATER MANAGEMENT - BEST MANAGEMENT PRACTICES -

- a. The Applicant shall provide on-site stormwater management and Best Management Practices facilities on Parcels A and D, as shown on the CDP/FDP, to satisfy detention and water quality requirements in accordance with the requirements of the Public Facilities Manual, DPWES, and Chapter 118 of the Fairfax County Code (the Chesapeake Bay Preservation Ordinance).
- b. Additional clearing and grading may occur in the vicinity of the stormwater management facilities to the extent required to construct those facilities and to remove the existing retaining wall, as determined necessary by the Applicant, and in coordination with DPWES. In no instance shall the limits of clearing and grading extend more than five (5) feet beyond the limits of clearing and grading in the vicinity of the stormwater management facilities, as shown on the CDP/FDP.
- c. Applicant shall install landscaping around the stormwater management pond to the extent feasible in accordance with the planting policies of Fairfax County.

6. AFFORDABLE HOUSING –

At the time of building permit approval, a contribution shall be made to the Fairfax County Housing Trust Fund of 0.5% of the sales price of each single family dwelling actually constructed. The amount of said contribution shall be determined by the Department of Housing and Community Development.

7. DESIGN –

- a. The dwellings constructed at this site shall be in general conformance with the elevations shown on Sheet 9 of the CDP/FDP. A two-car garage shall be provided with each dwelling. The dwelling may include basements. Lofts within the roof areas may be provided as an option; however, in no instance shall the dwelling be taller than 35 feet.
- b. A covenant shall be recorded which provides that garages shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g., parking of vehicles). This covenant shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the homeowners' association, which shall be established, and the Fairfax County Board of Supervisors. This restriction shall be stated in the HOA documents, and initial purchasers shall be advised of the use restriction prior to entering into contract of sale.

- c. All homes constructed on the Application Property shall meet the thermal standards of the CABO Model Energy Program for energy efficient homes, or its equivalent, as determined by DPWES, for either electric or gas energy systems.
- d. For the purpose of administering permitted accessory structures and permitted extensions in the yards, the yard opposite the front yard shall be treated as a rear yard as illustrated on Attachment A attached hereto.

8. HERITAGE RESOURCES –

- a. Prior to any land disturbing activities on the Application Property, Applicant shall conduct a Phase I archaeological study on those areas of the Application Property identified by the Heritage Resources Branch of the Fairfax County Park Authority (“Heritage Resources”) and provide the results of such study to Heritage Resources. The study shall be conducted by a qualified archaeological professional approved by Heritage Resources, and shall be reviewed and approved by Heritage Resources. The study shall be completed prior to subdivision plat recordation.
- b. If the Phase I study concludes that significant artifacts are present on the Application Property, Heritage Resources shall notify Applicant, in writing within thirty (30) days of the submission of the study results to Heritage Resources, of its desire to conduct additional investigations. Applicant shall provide access to the Application Property so that Heritage Resources may conduct additional investigations for a period of two months from the date of notification provided that said investigations shall not interfere with the proposed construction and development schedule of the Application Property or affect the number of lots or lot layout as shown on the CDP/FDP. Additional time may be permitted to conduct such investigations if mutually agreed to by the Applicant and Heritage Resources.

9. MISCELLANEOUS –

- a. These proffers shall bind and inure to the benefit of the Applicant and his or her successors and assigns.
- b. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.
- c. The Applicant shall establish a homeowners’ association for the proposed development to own, manage and maintain Parcels A, B, C, D, E, F and G as shown on the CDP/FDP. Maintenance obligations shall be disclosed to contract purchasers of residential units within the proposed development prior to entering into a contract of sale, and shall be disclosed in the homeowners’ association documents prepared

for the Application Property. The reservation of right-of-way for future dedication in fee simple to the Board of Supervisors for the extension of a public road to Beulah Street, as described in Proffer 2d, shall be included in the HOA documents.

- d. Initial purchasers shall be advised of the requirement to maintain private streets/pipestems and estimated costs prior to entering into a contract of sale. This requirement to maintain the private streets/pipestems as constructed and the estimated maintenance costs shall be included in the homeowners' association documents prepared for the Application Property.
- e. No temporary signs (including "Popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia, shall be placed on or off-site to assist in the initial sale of homes on the Application Property. Furthermore, the agents and employees involved in the marketing and sale of the residential units on the Application Property shall be directed to adhere to this proffer.
- f. Applicant shall contribute the sum of ninety-seven thousand five hundred dollars (\$97,500.00) to the Fairfax County Board of Supervisors for improvements to public schools in the Lee District. Said contribution shall be payable at time of subdivision plan approval for the Application Property.
- g. All of the improvements described herein shall be constructed concurrent with development of the Application Property.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

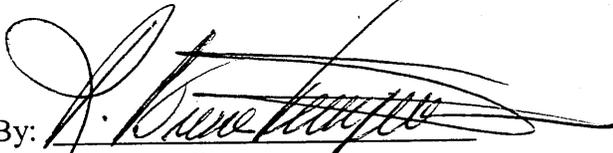
APPLICANT/CONTRACT PURCHASER

TAX MAP 91-3 ((1)) 31, 32, 33, 34, 35, 37, 38, 39, 40A, 46 and 47

TITLE OWNER:

TAX MAP 91-3 ((1)) 45

GAYFIELDS ROAD ASSOCIATES, LLC

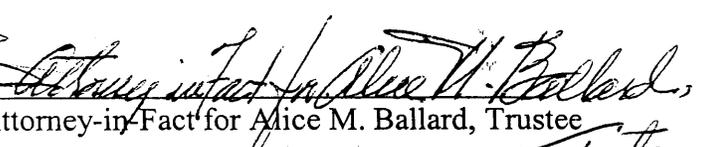
By: 

R. Bruce Thompson
Managing Member

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER:
TAX MAP 91-3 ((1)) 31

ALICE M. BALLARD, TRUSTEE

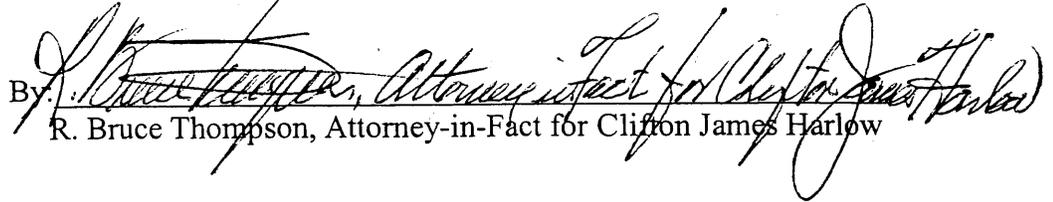
By:  
R. Bruce Thompson, Attorney-in-Fact for Alice M. Ballard, Trustee 

[SIGNATURES CONTINUE ON NEXT PAGE]

RZ 2003-LE-048

TITLE OWNER:
TAX MAP 91-3 ((1)) 32

CLIFTON JAMES HARLOW

By: 
R. Bruce Thompson, Attorney-in-Fact for Clifton James Harlow

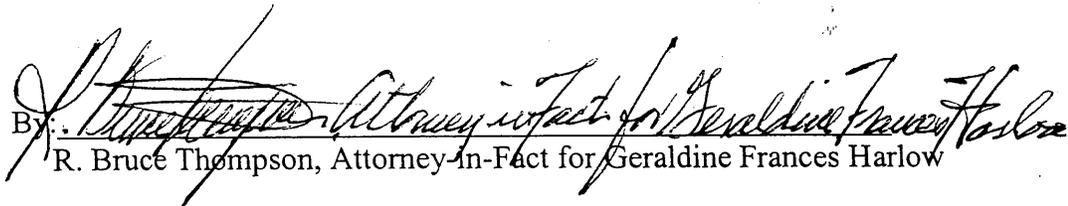
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RZ 2003-LE-048

TITLE OWNER:

TAX MAP 91-3 ((1)) 33, 34, 35, 38 and 39

GERALDINE FRANCES HARLOW

BY:  Attorney-in-Fact for Geraldine Frances Harlow
R. Bruce Thompson, Attorney-in-Fact for Geraldine Frances Harlow

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNERS:
TAX MAP 91-3 ((1)) 37

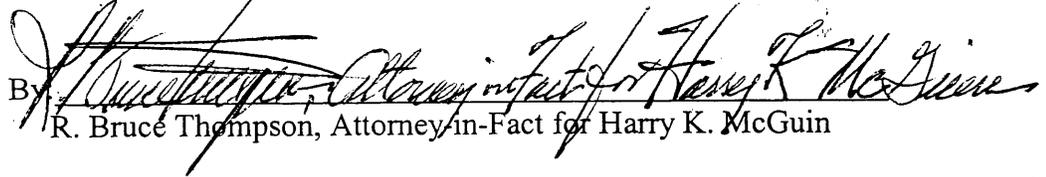
John F. Palmer, Trustee
JOHN F. PALMER, TRUSTEE

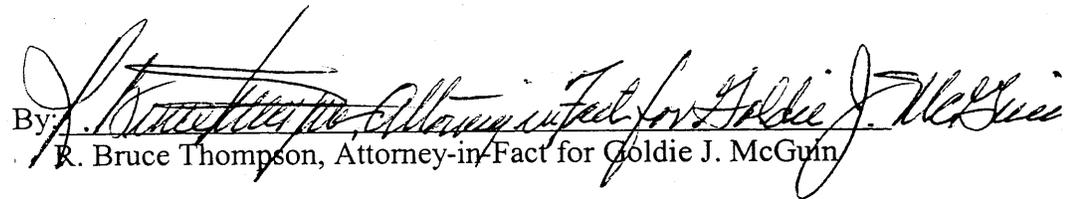
Linda M. Palmer, Trustee
LINDA M. PALMER, TRUSTEE

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNERS:
TAX MAP 91-3 ((1)) 40A

HARRY K. MCGUIN
GOLDIE J. MCGUIN

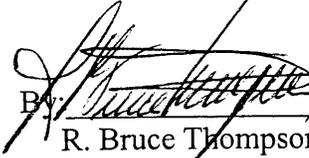
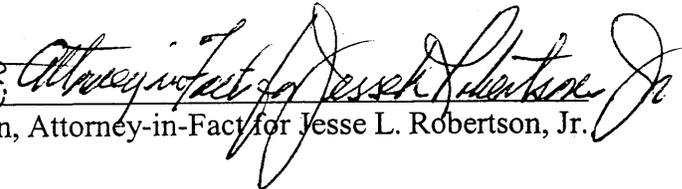
By:  Attorney-in-Fact for Harry K. McGuin
R. Bruce Thompson, Attorney-in-Fact for Harry K. McGuin

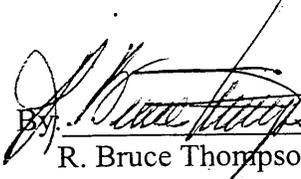
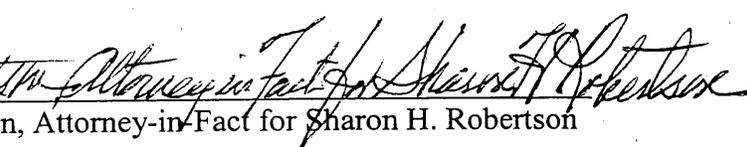
By:  Attorney-in-Fact for Goldie J. McGuin
R. Bruce Thompson, Attorney-in-Fact for Goldie J. McGuin

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNERS:
TAX MAP 91-3 ((1)) 46

JESSE L. ROBERTSON, JR.
SHARON H. ROBERTSON

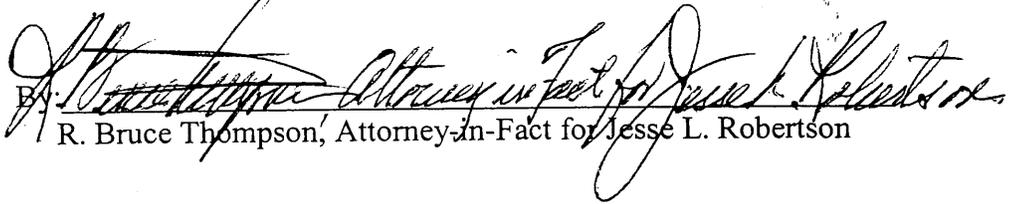
By:  Attorney-in-Fact of 
R. Bruce Thompson, Attorney-in-Fact for Jesse L. Robertson, Jr.

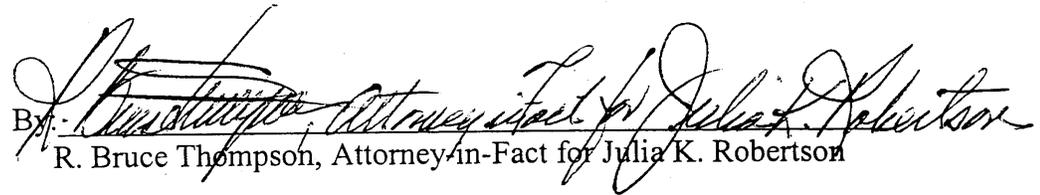
By:  Attorney-in-Fact of 
R. Bruce Thompson, Attorney-in-Fact for Sharon H. Robertson

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNERS:
TAX MAP 91-3 ((1)) 47

JESSE L. ROBERTSON
JULIA K. ROBERTSON


By: R. Bruce Thompson, Attorney-in-Fact for Jesse L. Robertson
R. Bruce Thompson, Attorney-in-Fact for Jesse L. Robertson


By: R. Bruce Thompson, Attorney-in-Fact for Julia K. Robertson
R. Bruce Thompson, Attorney-in-Fact for Julia K. Robertson

[SIGNATURES END]

CONTRACT PURCHASER OF
TAX MAP 91-3 ((1)) 31, 32, 33, 34, 35, 37, 38, 39, 40A, 45, 46 and
47

CRAFTMARK HOMES, INC.

By: _____


Kenneth G. Malm
President

[SIGNATURES END]

EXHIBIT B

SPECIAL POWER OF ATTORNEY

The undersigned, GERALDINE FRANCES HARLOW (the "Principal"), the party authorized by law to make application for a rezoning of that certain real property located in Fairfax county, Virginia, as more particularly described in the attached Exhibit "A" makes, constitutes and appoints Ray E. Smith, III and R. Bruce Thompson, either of whom may act, ("Attorney-in-Fact"), as her true and lawful Attorney-in-Fact and in her name, place and stead giving unto the Attorney-in-Fact, full power and authority to do and perform all acts, and make all representations necessary, without any limitation whatsoever, to make application for the rezoning of the Property, to execute any necessary affidavits, to agree to any proffered conditions pursuant to the application for rezoning and/or site and/or subdivision plan approval, and to enter into and execute any other documents in connection with such rezoning and/or site and/or subdivision plan approval.

The rights, powers and authority of the Attorney-in-Fact herein granted shall commence and be in full force and effect this 11th day of JANUARY, 2000, and remain in full force and effect thereafter until actual notice, by certified mail, return receipt requested, is received at the Planning and/or Zoning Office for the County of Fairfax, Virginia stating that the terms of this power have been revoked or modified.

Geraldine F. Harlow (SEAL)
GERALDINE FRANCES HARLOW

STATE OF VIRGINIA
COUNTY OF FAIRFAX, to wit:

The foregoing Special Power of Attorney was acknowledged before me this 11th day of JANUARY, 2000, by Geraldine Frances Harlow.

Ray E. Smith, III
Notary Public

My Commission Expires: 10-31-02



EXHIBIT B

SPECIAL POWER OF ATTORNEY

The undersigned, Alice M. Ballard, Trustee (the "Principal"), the party authorized by law to make application for a rezoning of that certain real property located in Fairfax County, Virginia, as more particularly described in the attached Exhibit A, makes, constitutes and appoints Ray E. Smith and R. Bruce Thompson, either of whom may act ("Attorney-in-Fact"), as her true and lawful Attorney-in-Fact and in her name, place and stead giving unto the Attorney-in-Fact, full power and authority to do and perform all acts, and make all representations necessary, with out any limitation whatsoever, to make application for the rezoning of the Property, to execute any necessary affidavits, to agree to any proffered conditions pursuant to the application for rezoning and/or site and/or subdivision plan approval, and to enter into the execute any other documents in connection with such rezoning and/or site and/or subdivision plan approval.

The rights, powers and authority of the Attorney-in-Fact herein granted shall commence and be in full force and effect this 13th day of April, 2004, and remain in full force and effect thereafter until actual notice, by certified mail, return receipt request, is received at the Planning and/or Zoning Office for the County of Fairfax, Virginia, stating that the terms of this power have been revoked or modified.

Alice M. Ballard (SEAL)
Alice M. Ballard, Trustee

COMMONWEALTH OF VIRGINIA,
COUNTY OF Fairfax, to-wit:

The foregoing Special Power of Attorney was acknowledged and sworn to before me this 13th day of April, 2004 by Alice M. Ballard, Trustee.

Walter G. Sautter
NOTARY PUBLIC

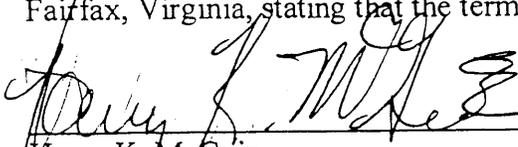
My Commission expires: July 31, 2007

EXHIBIT B

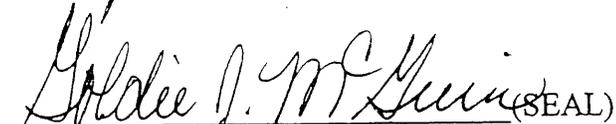
SPECIAL POWER OF ATTORNEY

The undersigned, Harry K. McGuin and Goldie J. McGuin (the "Principal"), the party authorized by law to make application for a rezoning of that certain real property located in Fairfax County, Virginia, as more particularly described in the attached Exhibit A, makes, constitutes, and appoints Ray E. Smith and R. Bruce Thompson, either of whom may act ("Attorney-in-Fact"), as their true and lawful Attorney-in-Fact and in their name, place and stead giving unto the Attorney-in-Fact, full power and authority to do and perform all acts, and make all representations necessary, with out any limitation whatsoever, to make application for the rezoning of the Property, to execute any necessary affidavits, to agree to any proffered conditions pursuant to the application for rezoning and/or site and/or subdivision plan approval, and to enter into the execution of any other documents in connection with such rezoning and/or site and/or subdivision plan approval.

The rights, powers and authority of the Attorney-in-Fact herein granted shall commence and be in full force and effect this 13th day of April, 2004, and remain in full force and effect thereafter until actual notice, by certified mail, return receipt request, is received at the Planning and/or Zoning Office for the County of Fairfax, Virginia, stating that the terms of this power have been revoked or modified.



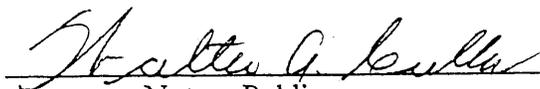
Harry K. McGuin (SEAL)



Goldie J. McGuin (SEAL)

COMMONWEALTH OF VIRGINIA,
COUNTY OF Fairfax, to-wit:

The foregoing Special Power of Attorney was acknowledged and sworn to before me this 13 day of April, 2004 by Harry K. McGuin and Goldie J. McGuin.



Notary Public

My Commission Expires: July 31, 2007

EXHIBIT B

SPECIAL POWER OF ATTORNEY

The undersigned, Clifton James Harlow (the "Principal"), the party authorized by law to make application for a rezoning of that certain real property located in Fairfax County, Virginia, as more particularly described in the attached Exhibit A, makes, constitutes and appoints Ray E. Smith and R. Bruce Thompson, either of whom may act ("Attorney-in-Fact"), as her true and lawful Attorney-in-Fact and in her name, place and stead giving unto the Attorney-in-Fact, full power and authority to do and perform all acts, and make all representations necessary, with out any limitation whatsoever, to make application for the rezoning of the Property, to execute any necessary affidavits, to agree to an y proffered conditions pursuant to the application for rezoning and/or site and/or subdivision plan approval, and to enter into the execute any other documents in connection with such rezoning and/or site and/or subdivision plan approval.

The rights, powers and authority of the Attorney-in-Fact herein granted shall commence and be in full force and effect this 27 day of July, 2001, and remain in full force and effect thereafter until actual notice, by certified mail, return receipt request, is received at the Planning and/or Zoning Office for the County of Fairfax, Virginia, stating that the terms of this power have been revoked or modified.

Clifton James Harlow (SEAL)
Clifton James Harlow

COMMONWEALTH OF VIRGINIA,
COUNTY OF Spotsylvania

27 The foregoing Special Power of Attorney was acknowledged and sworn to before me this day of July, 2001 by Clifton James Harlow.

Debra A. Foster
Notary Public

My Commission expires May 31, 2004

EXHIBIT B

SPECIAL POWER OF ATTORNEY

The undersigned, JESSE L. ROBERTSON, JR. and SHARON H. ROBERTSON (the "Principals"), the parties authorized by law to make application for a rezoning of that certain real property located in Fairfax county, Virginia, as more particularly described in the attached Exhibit "A" make, constitute and appoint Ray E. Smith, III and R. Bruce Thompson, either of whom may act, ("Attorney-in-Fact"), as their true and lawful Attorney-in-Fact and in their name, place and stead giving unto the Attorney-in-Fact, full power and authority to do and perform all acts, and make all representations necessary, without any limitation whatsoever, to make application for the rezoning of the Property, to execute any necessary affidavits, to agree to any proffered conditions pursuant to the application for rezoning and/or site and/or subdivision plan approval, and to enter into and execute any other documents in connection with such rezoning and/or site and/or subdivision plan approval.

The rights, powers and authority of the Attorney-in-Fact herein granted shall commence and be in full force and effect this 13 day of MARCH, ~~1999~~²⁰⁰⁰, and remain in full force and effect thereafter until actual notice, by certified mail, return receipt requested, is received at the Planning and/or Zoning Office for the County of Fairfax, Virginia stating that the terms of this power have been revoked or modified. *3/13/00*

Jesse L. Robertson, Jr. (SEAL)
JESSE L. ROBERTSON, JR.

Sharon H. Robertson (SEAL)
SHARON H. ROBERTSON

STATE OF VIRGINIA
COUNTY OF FAIRFAX, to wit:

The foregoing Special Power of Attorney was acknowledged before me this 13 day of Mar., 2000, by Jesse L. Robertson, Jr. and Sharon H. Robertson.

[Signature]

Notary Public

My Commission Expires:

Ray E. Smith, III

EXHIBIT B

SPECIAL POWER OF ATTORNEY

The undersigned, JESSE L. ROBERTSON and JULIA K. ROBERTSON (the "Principals"), the parties authorized by law to make application for a rezoning of that certain real property located in Fairfax county, Virginia, as more particularly described in the attached Exhibit "A" make, constitute and appoint Ray E. Smith, III and R. Bruce Thompson, either of whom may act, ("Attorney-in-Fact"), as their true and lawful Attorney-in-Fact and in their name, place and stead giving unto the Attorney-in-Fact, full power and authority to do and perform all acts, and make all representations necessary, without any limitation whatsoever, to make application for the rezoning of the Property, to execute any necessary affidavits, to agree to any proffered conditions pursuant to the application for rezoning and/or site and/or subdivision plan approval, and to enter into and execute any other documents in connection with such rezoning and/or site and/or subdivision plan approval.

The rights, powers and authority of the Attorney-in-Fact herein granted shall commence and be in full force and effect this 6 day of March 2000, ~~1999~~, and remain in full force and effect thereafter until actual notice, by certified mail, return receipt requested, is received at the Planning and/or Zoning Office for the County of Fairfax, Virginia stating that the terms of this power have been revoked or modified.

Jesse L. Robertson (SEAL)
JESSE L. ROBERTSON

Julia K. Robertson (SEAL)
JULIA K. ROBERTSON

STATE OF VIRGINIA
COUNTY OF FAIRFAX, to wit:

The foregoing Special Power of Attorney was acknowledged before me this 6 day of March 2000, ~~1999~~, by Jesse L. Robertson and Julia K. Robertson.

Jayce L. Hagland
Notary Public

My Commission Expires: 3/31/02