

**PROFFERS****PCA 2004-DR-028****July 14, 2004**

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Oakcrest School for themselves, their successors, and assigns in PCA 2004-DR-028 (hereinafter referred to as the "Applicants"), filed for property identified as Tax Map 21-3 ((1)) 56A (hereinafter referred to as the "Application Property"), hereby proffers the following:

1. **GENERALIZED DEVELOPMENT PLAN ("GDP")**
  - a. Development of the Application Property shall be in substantial conformance with the SEA Plat/GDP, which was prepared by Vika dated April 15, 2004 as revised through July 14, 2004.
  - b. The Applicant reserves the right to make minor adjustments to the modular buildings' orientation, at time of site plan submission based on final engineering design, provided that such adjustments do not decrease the amount and general location of open space, parking, or minimum distances to peripheral lot lines, that the general orientation of the modular buildings that are shown on the GDP is maintained, and are in substantial conformance with the GDP and proffers.
2. Applicant shall utilize materials on the modular buildings with the following characteristics to achieve a maximum interior noise level of 45 of BA Ldn:
  - a. Exterior walls shall have a laboratory STC rating of at least 39.
  - b. Doors and windows shall have a laboratory STC rating of at least 28. If windows constitute more than 20% of any façade, they should have the same laboratory STC as walls.
3. McLean Bible Church ceased using the Application Property on June 30, 2004.

**[SIGNATURES BEGIN ON THE FOLLOWING PAGE]**

Applicant/Title Owner of Tax Map 21-3 ((1)) 56A

Oakcrest School

By: Francis J. Kelly  
Name: FRANCIS J. Kelly  
Title: Chairman of the Board.  
Oakcrest School