

The Trustees for Immanuel Bible Church
being Ralph Weitz, Joel Benson and Alan
Fischer
RZ 2003-MA-052
Tax Map 71-4-((1)), 35 and 36A; 71-4-((2)),
1, 2, 2-A, 3, 3-A and B

PROFFER STATEMENT

January 12, 2004
Last Revised April 20, 2004

Pursuant to Section 15.2-2303A of the Code of Virginia, 1950, as amended, and Section 18-204 of the Zoning Ordinance of the County of Fairfax (1978, as amended) ("Zoning Ordinance"), subject to the Board of Supervisors' approval of the requested Rezoning Amendment ("RZ") and Special Exception Amendment SEA 88-L-071 ("SEA"), the applicant/owner, for it and its successors and assigns ("Applicant") hereby proffers the following conditions ("Proffers"): The Property that is the subject of these Proffers is identified on the Fairfax County Tax Maps as 71-4-((1)) Parcels 35 and 36A and 71-4-((2)) Parcels 1, 2, 2-A, 3, 3-A and B.

I. GENERALIZED DEVELOPMENT PLAN

Development of the Property shall be in substantial conformance with the Generalized Development Plan entitled "Immanuel Bible Church Special Exception and General Development Plan" prepared by William H. Gordon Associates, Inc. dated May, 2003, last revised March 16, 2004 ("GDP"), except as otherwise provided herein. Minor modifications from the GDP may be permitted as provided in the Zoning Ordinance.

II. TRANSPORTATION

A. Braddock Road/Backlick Road Intersection.

Applicant shall dedicate the land areas within the Property as designated on the GDP. Such dedication shall include necessary temporary construction and sidewalk easements (to the extent not available in public rights-of-way). Such land areas shall be conveyed in fee simple to the County, or if directed by the County, the Virginia Department of Transportation ("VDOT") upon demand by the County within 60 days, subject to the execution of a license agreement with the Virginia Department of Transportation to permit the existing improvements to remain in such dedicated area. Applicant shall make such dedication or conveyance without monetary consideration provided Applicant receives density credit for the area dedicated or conveyed as provided for in Section 2-308 of the Ordinance. Construction of such improvements shall be by others. Prior to such dedication, the Applicant shall cooperate with the County or VDOT and shall provide access to the area to be dedicated to perform preliminary engineering and surveying activities.

- B. Bus Shelter. The Applicant agrees to cooperate with the County to permit the County to construct a concrete pad, retaining wall and bus shelter for the existing bus stop along Braddock Road adjacent to the Property as contemplated in County Project 26002G (02509) and the plans associated therewith entitled "Braddock Road @ Backlick Road (EB)" consisting of Sheets 1, 2 and 3. If the cost of such retaining wall exceeds \$5,680.00 then Applicant shall have the option of paying that portion of the cost of such wall that exceeds \$5,680.00 as a condition of the

County's obligation to install such a retaining wall. If the Applicant does not elect to pay such additional amount so that the wall can be installed, then the Applicant shall provide the additional land area or easements necessary to install the bus shelter without the retaining wall. The Applicant shall grant to the County at no cost such grading and temporary construction easements necessary to complete the construction of the bus shelter. Applicant shall remove trash and debris from such shelter on a weekly basis.

III. STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES

The Applicant shall request a waiver of certain of the provisions set forth in the Chesapeake Bay Preservation Ordinance and/or the Public Facilities Manual with respect to the incremental increase in impervious surface associated with the new improvements on the GDP. If the waiver is not approved, stormwater management and/or BMPs will be provided for any incremental increase in the total impervious area in accordance with a plan approved by the Director of DPWES, and said plan may require minor modifications to the stormwater management facilities depicted on the GDP and/or the construction of underground vaults or other facilities in areas that are planned for land disturbance activities. Any installation of stormwater management facilities outside of areas that are planned for land disturbance on the GDP that is not in substantial conformance with the GDP shall require an amendment to the GDP

IV. SITE DESIGN

A. Location and Duration of Temporary Trailers. The temporary trailers depicted on Sheet 5 of the GDP shall be located outside (i) the 100 year floodplain and (ii) to the extent reasonably practical, the dripline of the mature trees in the vicinity

thereof. Such trailers shall be removed within three (3) years of the approval of Applicant's site plan for the new improvements depicted on the GDP. Upon the removal of such trailers, the land area disturbed by the installation, operation and removal of the trailers shall be replanted as grass or turf.

B. Landscaping. Landscaping shall be provided in substantial accordance with the GDP, as determined by the Urban Forester.

C. Lighting.

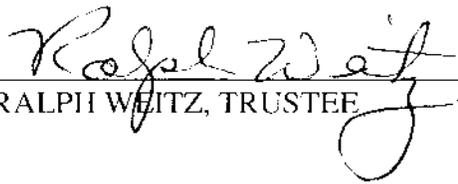
Site lighting, for the new parking areas and drive aisles shall comply with the provisions of Part 9 of Article 14 of the Zoning Ordinance. Any replacements of light fixtures on the Property existing as of the date the Board of Supervisors approved this Rezoning Application shall comply with the provisions of Part 9 of Article 14 of the Zoning Ordinance.

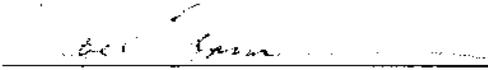
V. COUNTERPARTS.

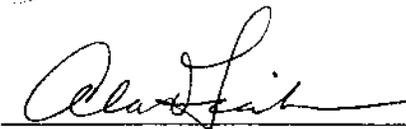
These Proffers may be executed in one or more counterparts, each of which when so executed shall be deemed an original and all of which when taken together shall constitute but one and the same instrument.

SIGNATURES BEGIN ON THE FOLLOWING PAGE

TRUSTEES FOR IMMANUEL BIBLE CHURCH


RALPH WEITZ, TRUSTEE


JOEL BENSON, TRUSTEE


ALAN FISCHER, TRUSTEE