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OFFICE OF COMPREHENSIVE PLANNING

APR 2 2 1998

ZONING EVALUATION DIVISION

PROFFERS
April 1, 1998
Proffered Condition Amendment 82-L-030-10
Proffered Condition Amendment 87-L-031-2

Pursuant to Section 15.2-2303(a) of the Code of Virginia, as amended, the undersigned hereby proffer the following conditions provided Proffered Condition Amendment 82-L-030-10 and Proffered Condition Amendment 87-L-031-2 are approved by the Board of Supervisors of Fairfax County:

1. The subject property is governed by the Proffer Statement, dated April 28, 1988, accepted by the Board of Supervisors in conjunction with the approval of PCA-82-L-030-3 and PCA 87- L-031-2, and those proffers referenced herein, except that previous proffers numbers nine and ten are hereby deleted.

2. The applicant shall contribute to Fairfax County the sum of $20,000.00 to be used for the retiming/resignalization of the traffic signal located at the intersection of Manchester Boulevard and Manchester Lakes Drive. This contribution shall be made on or before July 1, 1999. In lieu of the above specific improvement, these funds may be used for transportation improvements in the vicinity of the subject property, the specifics of which are to be determined by the Lee District Supervisor's Office.

3. The applicant shall construct two bus shelters, both to be located on the applicant's property. The two bus shelters shall be constructed in substantial conformance with those shown on architectural renderings on Attachment A to these proffers. The bus shelters shall be located in the general location of the

existing bus shelters located on the subject property on (1) Beulah Street and, (2) Manchester Boulevard, except that upon approval by the Fairfax Office of Transportation and the Virginia Department of Transportation, the location of the bus shelter on Manchester Boulevard may be moved north but still remain on the subject property. The two existing bus stop locations, and the possible new location on Manchester Boulevard, are depicted on Attachment B to these proffers. The bus shelters shall be constructed prior to December 31, 1999.

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

Charles Gayton Arrington

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