

**PROFFERS
SOUTH STATION, LLC
PCA 76-L-019-2**

January 16, 1998

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

FEB 11 1998

ZONING EVALUATION DIVISION

Pursuant to Section 15.2-2303(A), of the Code of Virginia, 1950 as amended, subject to the Board of Supervisors (BOS) approving the proffered condition amendment (PCA) the development of property identified as Fairfax County tax map 107-2 ((1)) Parcel 10A shall be subject to the following proffers as approved in the proffers dated July 25, 1994, which are hereby reaffirmed and which will remain in full force and effect, except as amended as follows:

Reaffirm paragraph 1 which reads:

1. The site shall be developed in general conformance with the Generalized Development Plan (GDP) dated April 27, 1993, as revised through July 7, 1994, and prepared by Christopher Consultants, Ltd. A commuter parking lot shall be located on approximately 7.4 acres of the site as shown on the GDP.
 - A. The Applicant shall convey all ancillary easements and dedicate right-of-way in fee simple to the board of Supervisors within sixty (60) days upon demand or at the time of site plan approval for development of the northern portion of the site with uses shown on the Generalized Development Plan, whichever shall first occur, for the extension of the Spine Road (Potomac Bend Boulevard) from its terminus at the commuter parking lot to Pohick Road in a location mutually acceptable to the Applicant and Fairfax County. If right-of-way is provided upon demand to Fairfax County, the construction cost of the road will be borne by parties other than the Applicant.
 - B. All land area on site dedicated for public use in conjunction with these proffers for PCA 76-L-019 and all density/floor area ratio related to the land area of these dedications is hereby reserved for the Subject Property in accordance with the provisions of Par. 5 of Sect. 2-308 of the Zoning Ordinance.
 - C. Any future modifications to these proffers or to the Generalized Development Plan which affects only a specific section of the site or a specific area, including, but not limited to, the commuter parking lot area, may be approved by the Board of Supervisors upon application by the individual owners of the specific section or area without amending the entire proffer statement or the entire plan.

- D. Approval of this application does not preclude the filing of a future rezoning request which may modify or delete proffers contained herein and/or the proffers approved pursuant to RZ 76-L-019 including but not limited to those proffers related to development of the site with industrial use.

Delete Proffer paragraphs 2 through 20 of the proffers dated January 11, 1978 and July 25, 1994.

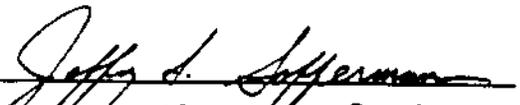
SOUTH STATION LLC

By: 

Name: Richard W. Hauster

Title: _____

COMMONWEALTH ATLANTIC LAND
COMPANY

By: 

Name: Jeffrey T. Satterman

Title: Vice President

THE BOARD OF SUPERVISORS
FAIRFAX COUNTY, VIRGINIA

By: Robert J. O'Neill, Jr.
County Executive