PROFFERS

TCR MID ATLANTIC/NE PROPERTIES, INC.

PCA 94-H-001

November 18, 1998

Pursuant to Section 15.1-2303(A), Code of Virginia, 1950 as amended, TCR Mid Atlantic/NE Properties, Inc., the applicant in PCA 94-H-001, filed for property identified as Tax Map 15-4 ((1)) 22E (hereinafter referred to as the "Application Property"), agrees to the following proffers, provided that the Board of Supervisors approves PCA 94-H-001.

1. **PRIOR PROFERRED CONDITIONS** - In the event that this application is approved, previous proffers for the Application Property, dated April 7, 1994, shall remain in full force and effect on the Application Property except as modified herein.

2. **CONCEPTUAL/FINAL DEVELOPMENT PLAN** - Subject to the provisions of Section 16-204 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the Proffered Condition Amendment/Conceptual/Final Development Plan Amendment prepared by VIKA consisting of one (1) sheet dated June 22, 1993 and revised through May 13, 1998.

APPLICANT: TCR MID ATLANTIC/NE PROPERTIES, INC.

By: _____
Name: CHARLES N. BAY
Title: VP

TITLE OWNER: TCR PRESIDENT'S PARK HOLDINGS, L.P.

By: TCR Mid Atlantic Apartments, Inc., General Partner

By: _____
Name: CHARLES N. BAY
Title: VP

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