PROFFERS

Cranford Street, LLC

RZ 2004-MV-032

July 5, 2005

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, the owners and Cranford Street, LLC, (hereinafter referred to as the "Applicant"), for themselves, their successors and assigns in RZ 2004-MV-032, filed for property identified as Tax Map 113-2 ((2)) 1B pt., 2, 2A, 3, 5-15, inclusive; and 113-2 ((1)) 17; and portions of Cranford Street and Marion Place to be vacated and/or abandoned (hereinafter referred to as the "Application Property") hereby proffer the following, provided that the Board of Supervisors approves a rezoning of the Application Property to the PDH-5 District in conjunction with a Conceptual Development Plan (CDP) for residential development. If accepted, these proffers shall replace and supersede any previous proffers approved on the Application Property.

1. CONCEPTUAL/FINAL DEVELOPMENT PLAN ("CDP/FDP")

a. Subject to the provisions of Section 16-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the CDP/FDP, entitled "Lorton Valley," consisting of six (6) sheets prepared by Planning & Development Services, Inc. dated August 16, 2004, and revised through June 30, 2005.

b. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the CDP/FDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor adjustments to the layout, internal lot lines, and lot sizes of the proposed subdivision at time of subdivision plan submission based on final building footprints, utility locations and final engineering design, provided that such do not materially decrease the amount and location of open space, limits of clearing and grading, tree save areas, typical lot, or distance to peripheral lot lines.

c. Notwithstanding that the CDP/FDP is presented on six (6) sheets and said CDP/FDP is the subject of Proffer 1.a. above, it shall be understood that the CDP shall be limited to the points of access, location and amount of open space, limits of clearing and grading, and the total number and general location of units and type of units. The Applicant has the option to request Final Development Plan Amendments ("FDPAs") for elements other than CDP elements from the Planning Commission for all of, or a portion of, the CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance.

2. TRANSPORTATION

a. Subject to Virginia Department of Transportation (VDOT) and Department of Public Works and Environmental Services (DPWES) approval, the Applicant shall dedicate and convey in fee simple title to the Board of Supervisors right-of-way up to a width of thirty-five (35) feet from the centerline along the Application Property's Gunston Cove Road frontage, as shown on the CDP/FDP. Dedication shall occur at time of recordation of the final subdivision plat or upon demand of either Fairfax County or VDOT, whichever should first occur.

b. Subject to VDOT and DPWES approval, the Applicant shall construct frontage improvements to Gunston Cove Road measuring approximately twenty-six (26) feet from centerline to face of curb within the dedicated right-of-way, as shown on the CDP/FDP. Said improvements shall require tapers, as shown on the CDP/FDP, and the escrow of funds for construction completion when that property identified among the Fairfax County tax map records as 113-2 ((2)) 4, and not part of the Application Property, is redeveloped. The amount of the escrow shall be determined by DPWES. Tapers and escrow shall not be necessary if sufficient right-of-way is acquired and improvements constructed by the Applicant as described in proffer 2.g.

c. The private streets shown on the CDP/FDP shall be constructed of materials and depth of pavement consistent with the Public Facilities Manual Standards for public streets. Purchasers shall be advised of the requirement to maintain the private streets and estimated costs prior to entering into a contract of sale. This requirement to maintain the streets as constructed and the estimated maintenance costs shall be included in the homeowners' association documents prepared for the Application Property.

d. The Applicant shall construct a four (4) foot wide concrete sidewalk along both sides of the streets within the residential development, and a five (5) foot wide concrete sidewalk along the Application Property's Gunston Cove Road frontage, as shown on the CDP/FDP. Said sidewalk along the Application Property's Gunston Cove Road frontage shall require tapers, as shown on the CDP/FDP, and the escrow of funds for construction completion when that property identified among the Fairfax County tax map records as 113-2 ((2)) 4, and not part of the Application Property, is redeveloped. The amount of the escrow shall be determined by DPWES. Tapers and escrow shall not be necessary if sufficient right-of-way is acquired and improvements constructed by the Applicant as described in proffer 2.g.

e. The Applicant shall record a public access easement, in a form reviewed and approved by the Fairfax County Attorney's Office, over the private streets and sidewalks, as shown on the CDP/FDP. The easement shall be recorded among the Fairfax County land records at time of subdivision plat recordation.

f. The Applicant has applied for the abandonment and/or vacation of portions of Cranford Street and Marion Place. If abandoned and/or vacated, Applicant shall develop these areas, as shown on the CDP/FDP. Should the Board of Supervisors deny the abandonment and/or vacation, the Applicant shall apply for a Proffered Condition Amendment/Final Development Plan Amendment, which may result in a loss of density. The Applicant hereby waives any right to claim or assert (i) any vested right in any plan approved under the assumption of accomplishment of such vacation and/or abandonment, or (ii) a taking or any other cause of action that otherwise may have arisen out of a Board decision to deny in whole or in part the right-of-way vacation and/or abandonment request.

g. The Applicant shall diligently pursue acquisition of any necessary off-site right-of-way and/or temporary or permanent easements from that property identified among the Fairfax County tax map records as 113-2 ((2)) 4, also known as 9718 Gunston Cove Road, to construct full frontage improvements to Gunston Cove Road, as shown on the CDP/FDP and as outlined in these proffers. Evidence of attempts to acquire said right-of-way and/or temporary or permanent easements shall be provided to DPWES at time of subdivision plan submission for the Application Property. In the event the right-of-way is acquired by others, prior to bond release for the Application Property, the Applicant shall process the necessary design and construction plans with DPWES and construct full frontage improvements to Gunston Cove Road as shown on the CDP/FDP.

h. The Applicant shall provide an interparcel access easement, with temporary construction and grading easements as may be necessary, to that adjacent property identified among the Fairfax County tax map records as 113-2 ((1)) 19 (Parcel 19), as shown on the CDP/FDP. The Applicant shall provide written notice to initial prospective contract purchasers of the possible future extension of the private street to Parcel 19. Said street shall only be extended, and interparcel access utilized, if Parcel 19 develops with residential uses. At such time that the interparcel access connection is constructed, the construction costs shall be the sole obligation of the owner(s) of Parcel 19. Future maintenance responsibilities of the private street shall be calculated on a pro-rata basis depending upon the number of residential dwelling units utilizing the interparcel access road. The homeowners' association documents shall include notification of a possible extension to Parcel 19 and maintenance responsibilities.

i. The Applicant shall provide a public ingress-egress easement to that property identified among the Fairfax County tax map records as 113-2 ((2)) 4 (Parcel 4), as generally shown on the CDP/FDP. The final location of the easement shall be determined in coordination with the Fairfax County Department of Transportation at the time of subdivision of the Application Property in consideration of the potential residential redevelopment of Parcel 4. The easement shall be in a form as reviewed and approved by the Fairfax County Attorney's Office and recorded among the land records at time of recordation of the subdivision plat for the Application Property.

j. The Applicant shall demonstrate to the satisfaction of DPWES at the time of subdivision plan approval for the Application Property that existing and proposed utility pipes are of a sufficient depth to permit the construction of an interparcel access road as described in proffer 2.h.

k. Subject to the dedication of the necessary right-of-way, including all temporary construction and grading easements, at no cost to the Applicant, prior to the issuance of the eighteenth (18th) RUP for the Application Property, the Applicant shall construct a pavement section approximately twenty-six (26) feet from centerline to face of curb, in accordance with Fairfax County and VDOT standards, along the frontage of that property identified as tax map 113-2 ((1)) 4 and 5. Should the necessary right-of-way, together with all temporary construction and grading easements, not be dedicated prior to the issuance of the eighteenth (18th) RUP for the Application Property, there shall be no further obligation under this proffer.

l. The Applicant reserves density credit as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance for all dedications as may be reasonably required by Fairfax County or VDOT whether such dedications occur prior to or at time of subdivision plan approval.

3. LANDSCAPING AND OPEN SPACE

a. The Applicant shall submit a tree preservation plan as part of the first and all subsequent subdivision plan submissions. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and shall be subject to the review and approval of Urban Forest Management, DPWES. The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees that are ten (10) inches or greater in diameter, and twenty (20) feet to either side of the limits of clearing and grading shown on the CDP/FDP for the entire site. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the CDP/FDP, and other areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the *Guide for Plant Appraisal* published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of trees to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

b. All trees shown to be preserved on the tree preservation plan or identified in the field shall be protected by a tree protection fence. Tree protection fencing consisting of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet

apart, shall be erected at the limits of clearing and grading as shown on the demolition, phase I & phase II erosion and sedimentation control sheets in all areas.

The tree protection fencing shall be made clearly visible to all construction personnel. The fencing shall be installed prior to any clearing and grading activities on the site, including the demolition of any existing structures. The installation of tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, Urban Forest Management, DPWES and the District Supervisor shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed and the project's certified arborist or landscape architect shall verify in writing that the tree protection fence has been properly installed. No grading or construction activities shall occur until the fencing is installed correctly, as determined by Urban Forest Management, DPWES. During any clearing or tree/vegetation/structure removal or transplantation of vegetation on the Application Property, a representative of the Applicant shall be present to monitor the process and ensure that activities are conducted as proffered and as approved by Urban Forest Management, DPWES. The Applicant shall retain the services of a certified arborist or landscape architect to monitor all construction work and tree preservation efforts in order to ensure conformance with all tree preservation proffers/conditions and Urban Forest Management approvals. The monitoring schedule shall be described and detailed in the tree preservation plan, and reviewed and approved by Urban Forest Management, DPWES.

The demolition of existing features and structures shall be conducted in a manner that does not impact individual trees and/or groups of trees that are to be preserved as approved by Urban Forest Management, DPWES. Methods to preserve existing trees may include, but not be limited to the use of super silt fence, welded wire tree protection fence, root pruning, mulching, as approved by Urban Forest Management, DPWES.

c. The Applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the pre-construction meeting. Before or during the pre-construction meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an Urban Forest Management representative to determine where minor adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustments shall be implemented. Trees that are identified specifically by Urban Forest Management in writing as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and done in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must

be removed, this shall be done using a stump grinding machine in a manner causing as little disturbance as possible to the adjacent trees and associated understory vegetation and soil conditions.

d. The Applicant shall submit a detailed landscaping plan as part of the first and all subsequent subdivision plan submissions that is consistent with the location, quality and quantity of the landscaping shown on the CDP/FDP and these proffers. The landscaping plan shall utilize a variety of tree species of various sizes planted throughout the site. The native species may include, but are not limited to, white oak, red maple, red oak, American holly, American beech, willow oak, dogwood and others. Pursuant to the Public Facilities Manual ("PFM"), the Applicant shall receive additional tree cover credit if native and desirable trees comprise a minimum of 90% of all trees listed on site. The Applicant shall also receive additional tree cover credit for utilizing tree species and planting locations that are effective for energy conservation as determined by DPWES.

e. The Applicant shall retain a professional with experience in plant appraisal, such as a certified arborist or landscape architect, to determine the replacement value of those trees shown for preservation on the tree preservation plan. These trees and their value shall be identified on the tree preservation plan at the time of the first submission of the subdivision plan. The replacement value shall take into consideration the age and size of the trees and shall be determined according to the methods contained in the latest edition of the *Guide for Plant Appraisal* published by the International Society of Arboriculture and the Public Facilities Manual, subject to review and approval by Urban Forest Management, DPWES.

At the time of subdivision plan approval, the Applicant shall post a cash bond or Letter of Credit payable to the County of Fairfax to ensure preservation and/or replacement of the designated trees that die or are dying due to normal construction activities permitted on the approved plan. Any trees shown to be preserved on the Tree Preservation Plan that die or are dying due to construction activities not permitted on the approved plan shall be replaced with trees of a reasonably equivalent species and size and the bond monies for said trees shall not be refunded. The terms of the Letter of Credit shall be subject to approval by the County Attorney. The total amount of the cash bond or Letter of Credit shall be in the amount of the sum of the assigned replacement values of the designated trees.

If, at the time of final bond release, trees are found to be dead or dying despite adherence to approved construction activities by Urban Forest Management, DPWES, the cash bond or Letter of Credit shall be used, as necessary, to plant similar size and species, or size and species appropriate to the site, in consultation with Urban Forest Management, DPWES, and the developer's certified arborist. The cash bond or Letter of Credit shall not be used for the removal of the dead/dying trees normally required by the Public Facilities Manual.

Any funds remaining in the Letter of Credit or cash bond will be released two years from the date of release of the project's conservation escrow, or sooner, if approved by Urban Forest Management, DPWES.

f. The Applicant shall transplant trees, as shown on the CDP/FDP, and any other trees reasonably requested by Urban Forest Management in consultation with the Applicant's certified arborist or landscape architect. Trees identified for transplantation shall be transplantable by a conventional 90 inch or less tree spade. The Applicant shall provide a transplanting plan as part of the first and all subsequent submissions of the subdivision plan for review and approval by Urban Forest Management, DPWES, and shall implement the plan as approved. The transplanting plan shall be prepared by a professional with experience in the preparation of tree transplanting plans, such as a certified arborist or landscape architect. Depending upon site constraints, the plan shall address the following items, as determined by Urban Forest Management, DPWES:

- the species and size to be transplanted;
- the existing location of the trees;
- the proposed final location of the trees;
- the proposed time of year when the trees will be moved;
- the transplanting methods to be used, including tree space size;
- details regarding after-transplant care, including mulching and watering, and, if necessary, support measures such as cabling, guying or staking; and
- details regarding equipment to be used to transport plant materials, and the routing of such equipment.

4. PARKS AND RECREATION

a. Pursuant to Paragraph 2 of Section 6-110 and Paragraph 2 of Section 16-404 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall expend the sum of Nine Hundred Fifty-five Dollars ($955.00) per approved lot. On-site recreation facilities shall include a pergola, tot lot, benches and a trail, as shown on the CDP/FDP. The balance of any funds not expended on-site shall be contributed to the Fairfax County Park Authority for the provision of recreation facilities located in proximity to the Application Property at the time of subdivision plan approval.

b. At the time of subdivision plan approval, the Applicant shall contribute, in addition to the amount stated in proffer 4.a., the sum of Twenty-seven Thousand and Thirty

Dollars ($27,030.00) to the Fairfax County Park Authority for the provision of recreation facilities located in proximity to the Application Property.

5. NOISE ATTENUATION

a. In order to reduce interior noise to a level of approximately 45 dBA Ldn, residential dwellings constructed on the Application Property and impacted by noise having levels above 65 dBA Ldn, shall be indicated on the subdivision plan(s) and have the following acoustical treatment measures:

   i. Exterior walls shall have a laboratory Sound Transmission Classification (STC) of at least 39.

   ii. Doors, windows and glazing shall have a laboratory STC rating of at least 28. If doors, windows and other glazed areas constitute more than 20 percent of any facade impacted by noise, they shall have the same laboratory STC ratings specified for exterior walls.

   iii. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

   iv. Any units requiring mitigation shall be identified on the subdivision plan.

b. The Applicant reserves the right to pursue other methods of mitigating noise impacts if it can be demonstrated through an independent noise study prior to subdivision plan approval, as reviewed and approved by DPWES, that these methods will be effective in reducing interior noise levels to approximately DNL 45 dBA, and exterior noise within rear yards to approximately 65 dBA.

6. STORMWATER MANAGEMENT

a. The Applicant shall provide a stormwater management (SWM) wetland enhanced extended dry pond and Best Management Practices (BMPs) on the Application Property in the general location shown on the CDP/FDP and in accordance with the requirements of the Public Facilities Manual and the Chesapeake Bay Preservation Ordinance, unless waived or modified by DPWES. In the event that on-site stormwater management is modified or waived by DPWES, modification or removal of the SWM dry pond shown on the CDP/FDP shall not require approval of an amendment to these proffered conditions or an amendment to the CDP/FDP. That area not utilized as a SWM pond shall remain as undisturbed open space owned by the homeowners' association established for the community.

b. The proposed SWM wetland enhanced extended dry pond shall be landscaped to the maximum extent feasible, as determined by the Urban Forest Management and approved by DPWES, using native or other desirable hydrophilic vegetation species.

The landscaping plan for the SWM facility shall be submitted with the first and all subsequent subdivision plans for review and approval by Urban Forest Management, DPWES.

c. The Applicant shall provide SWM and BMPs in substantial conformance with the CDP/FDP, as may be approved by DPWES. If those SWM and BMPs shown on the CDP/FDP cannot be provided in substantial conformance with the CDP/FDP, then a proffered condition amendment (PCA) may be necessary.

7. UTILITIES

a. The Applicant shall identify the locations of all utility connections on the first and all subsequent submissions of the subdivision plan.

b. The Applicant shall ensure that all of the proposed dwellings shall be connected to public sewer and served by gravity flow unless otherwise approved by DPWES.

8. AFFORDABLE HOUSING

At the time of the first building permit approval, a contribution shall be made to the Fairfax County Housing Trust Fund of one percent (1%) of the projected sales price of each new single family dwelling actually constructed on the Application Property to assist Fairfax County's low and moderate income housing goals.

9. SCHOOL CONTRIBUTION

The Applicant shall contribute the sum of Ninety-seven Thousand Five Hundred Dollars ($97,500.00) to the Fairfax County Board of Supervisors for capital improvements to schools located in the vicinity of the Application Property. Said contribution shall be payable prior to subdivision plan approval for the Application Property.

10. DESIGN

a. The Applicant shall design the residential dwellings on the Application Property in substantial conformance with the architectural elevations as shown on Sheets 4 and 5 of the CDP/FDP. The side elevation of proposed Lot 26 shall include architectural features (such as window trim and shutters) similar to the front elevations. Final design shall be selected by the Applicant upon the submission of architectural drawings for building permits. A two car garage shall be provided for each residential dwelling. A minimum eighteen (18) foot long driveway, measured from the garage door to the nearest sidewalk face, shall be provided for each dwelling unit.

b. There shall be a minimum side yard setback for each dwelling unit of five (5) feet, and there shall be a total combined minimum setback for both side yards of fourteen (14) feet as illustrated on Sheet 2 of the CDP/FDP. Chimneys, stoops, bay windows,

and similar features may encroach within the minimum side yard setback, provided that no encroachments (other than fencing) shall be permitted within five (5) feet of any side yard lot line.

c. There shall be a minimum rear yard setback of twenty (20) feet for all proposed lots as illustrated on Sheet 2 of the CDP/FDP. Features such as decks and patios shall be permitted in any rear yard, but not closer than five (5) feet to the rear yard lot line.

d. The Applicant shall clearly designate on-street parking spaces as reserved for visitors.

e. All new homes constructed on the Application Property shall meet the thermal standards of the CABO Model Energy Program for energy efficient homes, or its equivalent, as determined by DPWES, for either electric or gas energy systems.

f. A covenant shall be recorded which provides that garages shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g. parking of vehicles). This covenant shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the homeowners' association and Fairfax County. Initial purchasers shall be advised of the use restriction prior to entering into contract of sale. Said use restriction shall be included in the homeowners' association documents prepared in conjunction with the proposed development.

g. The Applicant shall construct a combined barrier of fencing and landscaping behind proposed Lots 27 through 35, as shown on the CDP/FDP, to provide visual screening to the industrially zoned property located to the west.

h. Windows of the dwelling units that face interior side yards shall either be offset from those of adjacent dwelling units, or shall be designed with special features (e.g. block glass, fenestration above eye level), which promote privacy while simultaneously permitting light into a room.

11. HOMEOWNERS' ASSOCIATION

a. The Applicant shall establish a homeowners' association (HOA) for the proposed development to own, manage and maintain open space areas including the common tree save areas and all other community owned land and improvements, including private streets. Restrictions placed on the use of open space/buffer areas, minimum setbacks, and the maintenance responsibilities of the HOA, including maintenance of private streets, shall be disclosed to all prospective homeowners in a disclosure memorandum prior to entering into a contract of sale and included in the HOA documents.

b. The HOA documents shall include notification that industrially and commercially zoned properties are located to the west and south of the Application Property. Said notification shall include a list of uses permitted within the industrial and commercial

districts as well as those uses permitted with the approval of a special permit or special exception application. Prospective homeowners shall receive written notification that adjacent property is industrially and commercially zoned prior to entering into a contract of sale.

c. The HOA documents shall incorporate the HOA provisions associated with the property that is the subject of RZ 2003-MV-034 (Tax Map 113-2 ((1)) 3A; ;113-2 ((1)) 3B; and 107-4 ((1)) 59) and the property that is the subject of RZ 2003-MV-045 (Tax Map 113-2 ((1)) 20, 21 and 21A). Therefore, all residential dwellings subject to RZ 2003-MV-034, RZ 2003-MV-045 and RZ 2004-MV-032 shall be governed by one master association. Prospective homeowners shall be notified of this requirement in writing prior to entering into a contract of sale.

12. SIGNAGE

No temporary signs (including "Popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia, shall be placed on or off-site to assist in the initial sale of homes on the Application Property. Furthermore, the agents and employees involved in the marketing and sale of the residential units on the Application Property shall be directed to adhere to this proffer.

13. SUCCESSORS AND ASSIGNS

These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.

14. COUNTERPARTS

These proffers may be executed in one or more counterparts, each of one when so executed and delivered shall be deemed an original document and all of which when taken together shall constitute not one in the same instrument.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

APPLICANT/CONTRACT PURCHASER OF
TAX MAP 113-2 ((2)) 1B PT., 2, 2A, 3, 5-15,
INCLUSIVE, AND 113-2 ((1)) 17 AND
PORTIONS OF CRANFORD STREET AND
MARION STREET TO BE VACATED AND/OR
ABANDONED

CRANFORD STREET, LLC

By: Stephen A. Bannister
Its: Managing Member

[SIGNATURES CONTINUE ON NEXT PAGE]

CONTRACT PURCHASER OF TAX MAP 113-2 ((2)) 1B PT., 2, 2A, 3, 5-15, INCLUSIVE, AND 113-2 ((1)) 17 AND PORTIONS OF CRANFORD STREET AND MARION STREET TO BE VACATED AND/OR ABANDONED

NVR, INC. D/B/A RYAN HOMES AND NV HOMES

By: L. Alan Shearer
Its: Senior Vice President, Land

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 113-2 ((2)) 1B

Gary C. Nixon

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNERS OF TAX MAP 113-2 ((2)) 1B pt., 2, 2A and 113-2 ((1)) 17

Richard A. Cooper

Richard A. Cooper

Cynthia D. Cooper

Cynthia D. Cooper

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNERS OF TAX MAP 113-2 ((2)) 3

Gregg A. Park

Leigh A. Park

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNERS OF TAX MAP 113-2 ((2)) 5

Toby R. Cooper

Christy S. Cooper

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 113-2 ((2)) 6, 7, 8, 9, 10

Stephen C. Stallings

[SIGNATURES CONTINUE ON NEXT PAGE]

RZ 2004-MV-032

TITLE OWNER OF TAX MAP 113-2 ((2)) 11, 12

Jose A. Salidos

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNERS OF TAX MAP 113-2 ((2)) 13

Yelice M. Arevalo

as attorney in fact for Cesar E. Arevalo

Cesar E. Arevalo

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 113-2 ((2)) 14

Robert J. Lavinder Jr.
Robert James Lavinder, Jr., Sole Surviving Tenant
by the Entirety

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 113-2 ((2)) 15

Amy L. Mantooth

[SIGNATURES CONTINUE ON NEXT PAGE]

FAIRFAX COUNTY BOARD OF SUPERVISORS,
A body corporate and politic

TITLE OWNER OF PORTIONS OF CRANFORD STREET AND MARION PLACE TO BE VACATED AND/OR ABANDONED

By: _____
Name: Anthony H. Griffin
Title: Fairfax County Executive

[SIGNATURES END]