PROFFERED CONDITIONS
"Maymont"

RZ 2005-DR-006
October 13, 2005

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, the property owners (the "Owners") and applicant (the "Applicant") in this rezoning proffer that the development of the parcels under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference 19-3-((1)) 5, 8, 9Z, 11A, 42Z pt. and Tax Map Reference 19-1-((3))-2Z (hereinafter referred to as the "Property") will be in accordance with the following proffered conditions (the "Proffered Conditions") if, and only if, said rezoning request for the PDH-1 and R-1 Zoning District is granted. In the event said application request is denied, these Proffered Conditions shall be null and void. The Owners and the Applicant, for themselves, their successors and assigns, agree that these Proffered Conditions shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia, in accordance with applicable County and State statutory procedures. The Proffered Conditions are:

I. GENERAL

1. Substantial Conformance. Subject to the Proffered Conditions and the provisions of Article 16 and Article 18 of the Zoning Ordinance, under which minor modifications to an approved development plan are permitted, the development shall be in substantial conformance with the Generalized/Conceptual/Final Development Plan (the

"GDP/CDP/FDP"), containing twenty-three (23) sheets, prepared by christopher consultants, ltd. dated February 17, 2005 and revised through September 15, 2005.

2. Lot Yield. The development shall consist of a maximum of sixty (60) market rate single family detached residential units. There shall be a maximum of two (2) houses in the R-1 District and a maximum of fifty eight (58) houses in the PDH-1 District.

3. PDH –1 - Lot Layout and Orientation. The house footprints shown on sheet 4 and elsewhere in the GDP/CDP/FDP are included only to indicate the orientation of the dwellings. The actual location of each dwelling and the inclusion of optional elements within the PDH-1 portion of the site shall be governed by lot typical plans indicated in the "House Matrix" on sheet 23 of the GDP/CDP/FDP. Any of the house configurations and options indicated on sheet 23 may be selected for any lot, however, the limits of clearing and grading indicated on the GDP/CDP/FDP shall be maintained on all lots. Notwithstanding the above, the minimum setbacks, dwelling unit orientation and landscaping concepts for Lots 28 and 31 shall be in substantial conformance with the specific lot designs shown on sheet 13 of the GDP/CDP/FDP. The other lots shown on sheet 13 shall conform to the minimum yard setbacks detailed in the "House Matrix" (as shown on sheet 23 of the GDP/CDP/FDP).

4. R-1 – Lot Layout and Configuration. The house footprints shown on sheet 4 and elsewhere in the GDP/CDP/FDP are included only to indicate the orientation of the dwellings. The actual location of each dwelling and optional elements for Lots 35, 51 and 54 shall meet the minimum R-1 District Zoning Ordinance requirements. Optional

elements may include but are not limited to bay windows, decks, swimming pools, patios and other such items listed in Section 2-412 of the Zoning Ordinance.

5. Rear Yard Coverage. Rear yard coverage shall be restricted per Section 10-103, Paragraph 3 of the Zoning Ordinance. This shall be disclosed in the homeowners association documents and in the initial sales contracts.

6. Motor Court Coverage. Where the motor court option is exercised, the total area of driveway and walkway paving with impervious paving materials shall not exceed 35% of the front yard area (with the front yard area calculated from the most forward façade of the dwelling, not the optional garage) for lots in the PDH-1 District. In the R-1 lots, the motor court coverage shall not exceed 25% of the front yard and shall comply with Par. 8, Section 11-102 of the Zoning Ordinance. This shall be disclosed in the homeowners association documents and in the initial sales contracts.

7. Existing Dwelling Units. There are two existing dwellings on Lots 21 and 54 that are proposed to be retained. These houses may be altered or replaced. If the existing dwelling unit on Lot 21 is altered or replaced in the future, the location of the dwelling and optional elements shall conform to the minimum yard setbacks as detailed in the "House Matrix" on sheet 23 of the GDP/CDP/FDP. If the existing dwelling on Lot 54 is altered or replaced in the future, the location of the dwelling unit and optional elements shall conform to the R-1 District Zoning Ordinance regulations.

8. Establishment of HOA. Prior to Record Plat approval, the Applicant shall demonstrate that the Property will be governed by a homeowners association (the "HOA") and be subject to a Declaration of Covenants, Conditions and Restrictions consistent with the requirements of Article 2 of the Zoning Ordinance. The HOA shall be

structured to include the so-called Outlot A (Tax Map 19-3-((10))-A) over which pedestrian and emergency vehicle access is to be provided pursuant to these Proffered Conditions. The Declaration shall further stipulate that the HOA is responsible for all maintenance of Outlot A. Such maintenance obligation shall be disclosed to prospective purchasers. The Declaration shall further recognize that Lot 21, which has an existing dwelling unit, will be subject to certain covenants, conditions and restrictions when it re-develops and that such covenants, conditions and restrictions ultimately applicable to Lot 21 may differ from those governing other approved lots due to the size of the lot and the presence of an existing dwelling.

9. Dedication to HOA. In conjunction with the appropriate subdivision review processes, private streets, sidewalks, and common areas and amenities not otherwise conveyed or dedicated to the County and/or the Park Authority shall be dedicated to the HOA and maintained by the same.

10. Public Access Easement. At the time of Record Plat approval, a public access easement in a form approved by the County Attorney shall be placed on the private streets, sidewalks, trails and emergency vehicle access point within the approved development. Such easement over the emergency vehicle access point shall include land known as Tax Map 19-3-((10))-A. The requirements of these Proffered Conditions, including any applicable HOA maintenance responsibilities for the common areas and facilities, shall be disclosed in the HOA Documents and at the time a contract is entered into for each dwelling unit.

11. Garage Conversion. A minimum of two parking spaces shall be provided within a garage for each dwelling unit. Any conversion of garages to other uses must

preserve a minimum of two parking spaces within a garage on each lot. These spaces may be located in either the integral garage or the optional garage identified on the GDP/CDP/FDP. A covenant setting forth this restriction 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 HOA and the Board of Supervisors. This restriction shall also be disclosed in the HOA Documents. Prospective purchasers shall be advised of this use restriction, in writing, prior to entering into a contract of sale.

12. Length of Driveways. All driveways on each residential lot shall incorporate a minimum length of eighteen feet (18') from the edge of the garage and width suitable to park two (2) automobiles. Automobiles shall not be permitted to overhang onto the sidewalk.

II. ARCHITECTURE/DESIGN

13. Architecture. The architectural design of the dwellings shall be in substantial conformance with the bulk, mass and type and quality of materials and elevations shown on sheets 20, 21 and 22 and the garages and optional elements shown on sheet 23 of the GDP/CDP/FDP. The primary building material exclusive of trim shall be limited to brick, stone, cementitious siding or other similar masonry materials. Modifications may be made with the final architectural designs, provided such modifications are in substantial conformance with the elevations shown on the GDP/CDP/FDP. The sides and rears of the units shall be compatible with the front of the units and contain a minimum of 65% of the same building materials. If requested by DPWES, documentation, such as architectural renderings, evidence of compliance with this proffer shall be provided. The above shall not apply to the existing dwellings on

Lots 21 and 54; however, if those dwellings are replaced in the future, the replacement dwelling shall either replicate the existing structures or shall conform to the architectural design elements referenced in this proffer.

14. Design of Street Lighting. Subject to approval by DPWES, there shall be no street lights along the north/south connector street that provides access to Blueberry Hill. The Applicant reserves the right to design a street and common area lighting plan such that fixtures are located outside the public right-of-way. Any such fixtures shall be maintained by the HOA and such maintenance obligations shall be disclosed in the HOA documents. Such fixtures shall be of a color and material that is similar to and/or complimentary to materials used in the architecture of the approved units or design elements in the common areas. All such lighting shall conform to the requirements of Part 9 of Article 14 of the Zoning Ordinance and shall be subject to the approval of the Director, DPWES in accordance with the provisions of the Public Facilities Manual.

15. Retaining Walls. Retaining walls shall be constructed of, or faced with brick, stone or decorative pre-cast material having a color and/or texture that is consistent with materials used on the approved dwelling units (such as Keystone, "Rockface" or "Century" material). All retaining walls throughout the project shall have a safety rail and handrail per the Building Code regulations.

The retaining walls behind Lot 35 and Lot 36, as shown on the GDP/CDP/FDP, shall be a maximum wall height of eight feet (8') measured from grade to grade. Terraced retaining walls may be employed instead of a single wall, however, they must incorporate a minimum planting strip of eight feet (8') between wall segments and shall not exceed a cumulative height of eighteen feet (18'). Further, if terraced walls are

employed, the Applicant shall coordinate with Urban Forest Management (UFM) to determine the most appropriate landscaping for the open space areas between terraced retaining walls and provide such landscaping. As an alternative to a wall or walls along the northern most lot line of Lots 35 and 36, the Applicant further reserves the right to employ retaining walls in alternate areas of these lots, other than the northern lot line (such as at or near the dwelling itself), so as to allow the finished grade to drop incrementally from south to north within the lot. The existence of retaining walls, their height and the associated maintenance shall be disclosed to prospective purchasers.

III. TRANSPORTATION

16. Site Access. Access to the majority of the single family lots shall be provided from Beulah Road via a public road.

17. Private Roads - Pavement Section. Private roads will extend from the public road as shown on the GDP/CDP/FDP. All private roads shall be constructed pursuant to the Public Facilities Manual (the "PFM") pavement section standards as to the thickness appropriate for public subdivision streets based on level of vehicular traffic consistent with the development shown on the GDP/CDP/FDP. This maintenance obligation may be apportioned to those owners having access from specific private streets. All prospective purchasers shall be advised of the existence of private streets, the associated public access easement and all other associated maintenance obligations required by these Proffered Conditions prior to entering into a contract of sale and the maintenance obligations shall be disclosed in the HOA documents. The HOA Documents shall stipulate that a reserve fund to be held by the HOA will be established for the

private street maintenance and shall include provisions for monthly/annual assessments for proportionate private street maintenance. The Applicant shall place the sum of six thousand dollars ($6,000.00) in such reserve fund prior to the issuance of the first Residential Use Permit (the "RUP") for the proposed single family dwelling units.

18. Right-of-Way Dedication. At the time of subdivision plan approval or upon demand, whichever occurs first, right-of-way along the site's Beulah Road frontage as shown on the GDP/CDP/FDP shall be dedicated and conveyed to the Board of Supervisors in fee simple subject to the provisions of Paragraph 5 of Section 2-308 of the Zoning Ordinance.

19. Phase I Improvements: Route 7 Intersection Improvements – Traffic Light and Right Turn Lanes Along Beulah Road (See Sheet 8 of the GDP/CDP/FDP).

A) **Traffic Light** - The Applicant shall replace the existing signal with a new phased overlap traffic signal at the Beulah Road and Route 7 intersection as may be approved by the VDOT, DOT and DPWES. The design and location of the new signal shall be subject to approval by VDOT, DOT and DPWES. The signal shall generally be designed to facilitate right turn movement onto eastbound Route 7 from Beulah Road. Also, the signal control box shall be equipped with an emergency pre-empt for the benefit of the future Fire Station to be located at this intersection and include a pedestrian head.

B) **Right Turn Lanes Along Beulah Road** - In addition, the Applicant shall construct two dedicated right turn lanes, approximately four hundred feet (400') in length with a one hundred foot (100') taper area, along the east

side of Beulah Road, along the front of Tax Map Parcel 19-3-((1))-20 as generally shown on the sheet 8 of the GDP/CDP/FDP. The configuration of the right turn lanes shall be subject to review and approval by VDOT and DPWES.

In order to accommodate the construction of the Fire Station on Tax Map 19-3-((1))-20, these improvements shall be completed and open to traffic by the end of December 2007. However, upon demonstration by the Applicant that, despite diligent efforts, the improvement has been delayed, the Zoning Administrator may agree to a later date for the completion of the improvements or may agree to a request to escrow funds equal to the value of the improvements. Diligent pursuit shall include submitting applications for all necessary approvals from the Virginia Department of Transportation (VDOT), the Fairfax County Department of Transportation (DOT) and the Department of Public Works and Environmental Services (DPWES), within six (6) months of the Board of Supervisors approval of this rezoning. In the event an escrow is to be paid, the funds equal to the value of the improvements shall be determined by Fairfax County DPWES. The escrow shall be used for transportation improvements in the Beulah Road corridor.

20. Phase II Improvements: Site Entrance and Beulah Road Frontage Improvements (as shown on Sheet 8 of the GDP/CDP/FDP).

A) **Site Entrance and Beulah Road Frontage Improvements.** The Applicant shall improve Beulah Road to a three lane section (two through lanes and one bi-directional turn lane) from the intersection of Beulah Road and Bent Creek Drive to Route 7 where the taper lanes constructed pursuant to Proffer 19 begin. These improvements are labeled as Phase II

on sheet 8 of the GDP/CDP/FDP. The final design and configuration of such improvements shall be subject to approval by VDOT and DPWES.

B) **Extension of Westbound Left Turn Lane Along Route 7.** As generally shown on the GDP/CDP/FDP the Applicant will extend the westbound left turn lane along Route 7 at the intersection with Beulah Road to a configuration within existing right-of-way that is acceptable to VDOT and DPWES. These improvements are labeled as Phase II on sheet 8 of the GDP/CDP/FDP.

These improvements shall be completed and open for traffic within one (1) year following the issuance of the first Residential Use Permit (RUP). However, upon demonstration by the Applicant that, despite diligent efforts, the improvement has been delayed, the Zoning Administrator may agree to a later date for the completion of the improvements or request escrow funds equal to the value of the improvements. Diligent pursuit shall include submitting applications for all necessary approvals from the Virginia Department of Transportation (VDOT), the Fairfax County Department of Transportation (DOT) and the Department of Public Works and Environmental Services (DPWES). In the event an escrow is to be paid, the funds equal to the value of the improvements shall be determined by the Fairfax County unit price schedule and approved by DPWES. The escrow shall be used for transportation improvements in the Beulah Road corridor.

21. Plantings on Tax Map 19-3-((1))-11. Provided the property owner consents and grants access to the property, three (3) trees to replace trees that will be removed within the existing right-of-way in close proximity to the lot line for the Beulah Road improvements shall be planted on the property referenced as Tax Map 19-3-((1))-

11. The trees will be a minimum of three inches (3") in caliper and the location and species selection will be selected in coordination with the property owner. The Applicant shall provide UFM documentation from that property owner indicating their preference or that the attempts at communication failed. If granted consent by the property, these trees will be planted at the same time the supplemental landscaping for Lot 54 is planted. Maintenance of the trees will be the responsibility of the owner of Tax Map 19-3-((1))-11.

22. Inter-parcel Access to Blueberry Hill and Newcomb's Farm Road. Prior to the issuance of the RUP for Lots 48 and 49, the Applicant shall provide a public road connection from the subject property's public road, Moutoux Grove Road to Newcomb's Farm Road which is within the adjacent "Blueberry Hill" development. However, in the event unforeseen circumstances occur to cause a delay with these improvements, despite diligent efforts as demonstrated by the Applicant, the Zoning Administrator may agree to a later date for the completion of the improvements. Diligent pursuit shall include submitting applications for all necessary approvals to VDOT, DOT and DPWES. A portion (as labeled on sheet 4 of the GDP/CDP/FDP) of the asphalt and stone base of Newcomb's Farm Road and the concrete ditch that runs parallel to Newcomb's Farm Road shall be removed at the Applicant's sole cost and expense. The Applicant shall facilitate the vacation of the existing Newcomb's Farm Road right-of-way as generally contemplated by the proffered conditions accepted by the Board in the approval of RZ/FDP 1998-HM-003 and as labeled on sheet 4 of the GDP/CDP/FDP. The obligations for constructing the public road connection and removing the existing road section road and vacating portions of Newcomb's Farm Road shall be subject to the Applicant

receiving necessary easements and/or permission from any off-site owners, at the Applicant's sole cost and expense and subject to VDOT, DOT and/or DPWES approval. Failed attempts to acquire such permission shall be documented in writing. In no event shall this public road connection from Newcomb's Farm Road to Moutoux Grove Road provide a public through connection to Route 7. The access from Newcomb's Farm Road to Moutoux Grove will not open to vehicular traffic unless the section of pavement associated with Newcomb's Farm Road is removed or access to the road from the approved development is permanently barricaded.

23. Inter-Parcel Connection to Tax Map Parcel 19-1-((1))-19. At such time that Tax Map Parcel 19-1-((1))-19 is redeveloped as residential per the density allowed under the Comprehensive Plan, Parcel F shall be dedicated in fee simple to the Fairfax County Board of Supervisors to allow access to Tax Map Parcel 19-1-((1))-19 upon demand by Fairfax County or VDOT. Parcel F shall be owned and maintained by the HOA until such dedication occurs. The HOA documents shall disclose that Parcel F may be a future road. Prospective home buyers shall be notified of the existence of this inter-parcel connection and the dedication to allow future access, including temporary construction easements prior to entering into a contract of sale and the same shall be reflected in the HOA documents. The presence of this easement shall be shown on the house location plats for the abutting lots. Similarly, concurrent with the construction of the units subject to the rezoning application, a sign shall be placed on the property identifying the general location of the inter-parcel connection, and the sign shall remain in place until all units are sold and all RUP's are issued. This sign shall conform to the limitations of Article 12, Signs.

24. Inter-parcel Access Prohibitions to Spring Ridge Lane. Consistent with that shown on the GDP/CDP/FDP, there shall be no streets, roads or driveways providing inter-parcel traffic access between the approved development and the adjacent Spring Ridge community. Notwithstanding the above, the existing residence on Lot 21 shall be permitted to utilize the existing driveway that exits onto Spring Ridge Lane until such time that the internal project road is constructed to State specifications and open to traffic to allow access to Beulah Road. The requirements of this proffered condition shall not prohibit implementation of the "emergency vehicle access point" or any related pedestrian trails in the same area as shown on the GDP/CDP/FDP. The emergency vehicle connection shall be constructed of grasscrete or similar porous material to give the appearance of a landscaped lawn-type area. Under no circumstance shall this emergency vehicle connection be used as a public or private access way for general vehicular traffic after the internal project road is constructed to State specifications and open to facilitate access to Beulah Road. Furthermore, this area, and any adjacent lands owned by the Applicant shall not be used for vehicular construction access, staging of construction materials or staging of construction personnel.

There shall be a six foot (6') trail constructed of a porous paving material (i.e. wood chip, stone dust or similar) for pedestrian access within this area. Public access to this area shall be provided in accordance with Proffer 10. The HOA for the subject property shall be responsible for the maintenance of this trail.

25. Inter-parcel Connection to the Carolyn J. Newcomb ("Newcomb") Property – Tax Map Reference 19-3-((1))-42Z pt. As generally shown on the GDP/CDP/FDP, Parcel C, which is thirty feet (30') in width, has been created for the

purpose of providing future inter-parcel access to the portion of Tax Map Reference 19-3-((1))-42Z pt., that is not included in this application, at such time the property is redeveloped with single family lots. Prospective home buyers shall be notified of the existence of this inter-parcel connection and the ingress-egress easement to allow future access including temporary construction easements prior to entering into a contract of sale and the same shall be reflected in the HOA documents. The presence of this easement shall be shown on the house location plats for the abutting lots. Similarly, concurrent with the construction of the units subject to the rezoning application, a sign shall be placed on the property identifying the general location of the inter-parcel connection, and the sign shall remain in place until all units are sold and all RUP's are issued. This sign shall conform to the limitations of Article 12, Signs.

Within this thirty foot (30') easement, a pedestrian trail shall be constructed and will connect to the east-west trail that is located to the rear of Lots 1 and 2. This six foot (6') trail shall be constructed of pervious materials (i.e., woodchip, stone dust or similar material). The trail will be owned and maintained by the HOA. If a road is constructed within Parcel C, then the trail will be removed.

IV. ENVIRONMENTAL

26. Stormwater Management Facilities and Best Management Practices. The Applicant shall implement stormwater management techniques to control the quantity and quality of stormwater runoff from the Property as determined by DPWES. Stormwater Management Facilities/Best Management Practices ("BMPs") shall be provided as generally depicted and described on the GDP/CDP/FDP and shall include a

regional wet stormwater management pond. The regional stormwater pond (D-17) will be constructed to handle runoff from the proposed development as well as run-off through a bed and banks channel for the entire upstream watershed as determined by DPWES. This detention facility shall be landscaped to the maximum extent possible, as determined by the UFM, in accordance with the planting policies of the Board of Supervisors. The fifteen foot (15') area surrounding the water's edge of the stormwater management pond shall be vegetated with native grasses and plant materials that will not require regular mowing.

27. Regional Pond – Maintenance Responsibilities. If the dam height for the regional stormwater pond is State regulated (i.e., greater than twenty-five feet (25')), or there is a pavilion or bridge constructed within the regional pond, the Applicant shall enter into an agreement and/or escrow agreement to address any maintenance, inspection and liability insurance cost/issues to the satisfaction of the County Attorney's Office and DPWES. Such agreement shall bind the HOA as a successor to the Applicant. The terms of this Agreement and the substance of the maintenance and/or liability insurance responsibilities shall be detailed in the HOA documents and disclosed to home buyers in the initial sales contract. The Applicant further reserves the right to not construct the pavilion/bridge within the regional pond.

The installation of the at grade walkway access and associated landscaping in and around the regional stormwater pond shall be subject to approval by the County. The Applicant shall diligently pursue approval of the at grade walkways and landscaping around the pond area. Such diligent pursuit shall include potential acceptance by the Applicant of all maintenance obligations for the landscaping surrounding the pond; in

which case the Applicant shall notify all future homeowners that the HOA is responsible for the maintenance and incorporate these responsibilities into the HOA documents. Access to the regional pond for maintenance shall be provided via a grass-crete type or other porous pavement road, as generally shown on the GDP/CDP/FDP. Where possible, the walkway and maintenance vehicular access surrounding the regional pond shall be combined.

28. Low Impact Development (LID) Measures and Bioretention: In addition to that shown on the GDP/CDP/FDP, the Applicant shall incorporate all or a portion of the following LID measures subject to approval by DPWES: (1) bio-retention basins and cells (i.e. Raingardens); (2) bio-retention swales; (3) afforestration/reforestation; (4) permeable pavers on driveways and motor courts and elsewhere on the project, such as, but not limited to, the emergency vehicle access on Parcel A; and the pond maintenance road (5) open "ditch" section roadways; (6) direct drainage flow over open space or landscaped areas. At least ten percent (10%) of the lots shall have at least one of items 2, 3, 4, and 6 above or other alternate LID or bio-retention measures, as may be approved by DPWES in accordance with the Proffered Conditions. The maintenance responsibilities of LID measures located in HOA owned areas, shall be the responsibility of the HOA, incorporated into the HOA documents and shall be disclosed in the initial sales contract for each lot. Any Bio-retention basins and cells shall be maintained by the HOA. The Applicant shall enter into a maintenance agreement for the bio-retention basins and cells as required by the PFM at the time of final subdivision plan approval. These responsibilities shall be part of the HOA Documents and disclosed in the sales

contract for each dwelling. At a minimum the specifications shall be generally consistent with those detailed in Attachment A.

29. LID Monitoring. The Applicant agrees to design and implement a monitoring program designed to evaluate the function of each of the installed LID measures not located on private lots as follows. If any of the six (6) LID items listed above and as shown on the GDP/CDP/FDP are determined to be infeasible to the satisfaction of DPWES based on soils conditions, or other engineering constraints, alternative LID measures may be approved by DPWES. At a minimum, such monitoring program shall provide DPWES with an annual report on the effectiveness of each of the LID measures not on private lots. This report will include a review of the vegetative cover and health in each facility (if appropriate), an inspection for signs of erosion, and an assessment of whether the facility is draining properly. The monitoring shall start one (1) year following the commencement of site construction and shall continue for a period of three (3) years following issuance of the final RUP. The Applicant shall be responsible for all costs associated with the monitoring of this program. To ensure performance of this obligation, the Applicant shall escrow fifteen thousand dollars ($15,000) to pay for the monitoring and preparation of the annual reports as determined by DPWES. The escrow may be drawn by the Applicant upon production of receipts evidencing services contracted pursuant to this proffer. As the end of the monitoring period any money remaining in escrow shall be returned to the Applicant. The reports shall be prepared by an environmental specialist consulting firm acceptable to DPWES.

30. Erosion/Sedimentation. The functioning and integrity of all erosion and sedimentation controls (E & S Controls) required by DPWES shall be inspected the next

day following each storm event during the period of construction on site. If the E & S Controls have been damaged or breached, the E & S Controls shall be repaired within two business days of the storm event.

31. Limits of Clearing and Grading. The Applicant shall conform to the limits of clearing and grading, as shown on the GDP/CDP/FDP. Such limits shall not preclude the installation trails and related passive amenities as generally shown on the GDP/CDP/FDP.

32. Relocation of Storm Sewer Easement on Lot 16. Notwithstanding that shown on sheets 4 and 7 of the GDP/CDP/FDP, to avoid potential impact on existing mature trees, the storm sewer easement and associated infrastructure extending from Tax Map 19-3-10-40 shall be relocated from the general north/south alignment near the southern boundary of Lot 16 to a configuration that extends east/west toward Golden Grove Road or other such alternative as may be approved by DPWES.

33. Landscaping. Landscaping shall be provided in substantial conformance with the landscaping concepts shown on the GDP/CDP/FDP. If, during the process of subdivision plan review, any new landscaping shown on the GDP/CDP/FDP cannot be installed in order to locate utility lines, trails, etc., as determined necessary by the Urban Forester, then an area of additional landscaping consisting of trees and/or plant material of a type and size generally consistent with that displaced, shall be substituted at an alternate location on the Property, subject to approval by the UFM. As determined feasible by UFM, all new deciduous trees shall be three inches (3") in caliper or greater at the time of planting and all new large evergreen trees shall have a planted height of at least six feet (6').

34. Landscaped Buffer Areas. The landscape buffer areas are outlots and shall be owned and maintained by the HOA. Removal of existing healthy trees greater than six inches (6") in diameter shall be prohibited except in the case of falling or diseased trees or with approval of the HOA, if the HOA finds a compelling need to resolve a life safety concern or practical difficulty. If any tree greater than six inches (6") is removed for any reason, at any time, it shall be promptly replaced with a new native species tree not less than three inches (3") in diameter that will grow to provide a similar canopy. The terms of this proffer shall be disclosed in the HOA documents and shall also be disclosed to in the initial sales contract for those lots which are adjacent to the landscape buffer areas.

35. Supplemental Plantings within Landscape Buffer Areas and Fencing. Landscape buffer areas identified as Parcel D and G shall be planted with supplemental landscaping in substantial conformance with the concepts shown on sheets 17 and 18 of the GDP/CDP/FDP as approved by UFM. The minimum size of trees to be planted shall be three inch (3") caliper trees for deciduous and evergreen trees planted at a minimum height of eight feet (8'). In addition, the area between the edge of the landscape buffer and the rear lot lines for Lots 16-20 and 38-49 shall be defined by a vegetative barrier such as a hedge and/or low barrier such as a fence to demarcate where the subject property private lots end and the HOA landscape buffer area begins. Fences within the interior of Parcel D and G are prohibited notwithstanding safety rails or fences that may be installed on the top of retaining wall along the rear lot lines of Lots 35 and 36. These restrictions shall be disclosed within the HOA documents. Privacy fences within the rear yards of all subject property lots are permitted.

36. Rear Lot Landscaping. At the time of subdivision plan approval, the Applicant shall develop a "typical" landscape plan for the rear foundation areas of Lots 16-20 and 44-48. Such plan shall be approved by UFM.

37. Energy Conservation. All newly constructed homes on the Property shall meet the energy efficiency guidelines of the International Building Code for energy-efficient homes, or its equivalent as determined by DPWES, for either gas or electric energy systems as may be applicable.

IV. TREE PRESERVATION

38. Tree Preservation Plan. 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 the UFM. 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 10 inches (10") in diameter and greater, and 20 feet (20') to either side of the limits of clearing and grading shown on the GDP/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 GDP/CDP/FDP and those additional 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 identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

39. Tree Value Determination. The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 10 inches (10") in diameter or greater located within twenty feet (20') of the outer edge of the limits of clearing and grading (i.e. within the limits of clearing and grading) as shown on sheet 4 of the GDP/CDP/FDP. 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, size and condition of these trees and shall be determined by the so-called "Trunk Value Method" contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFM.

40. Tree Bonds. At the time of subdivision plan approval, the Applicant shall both post a cash bond and a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with Proffer 40 (herein the "bonded trees") that die or are dying due to unauthorized construction activities. The letter of credit shall be equal to fifty percent (50%) of the replacement value of the bonded trees. The cash bond shall consist of thirty three percent (33%) of the amount of the letter of credit.

At any time prior to final bond release, should any bonded trees die, be removed, or are determined to be dying by UFM due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of

equivalent size, species and/or canopy cover as approved by UFM. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any bonded tree that is dead or dying or improperly removed due to unauthorized activity. This payment shall be determined based on the Trunk Value Method and paid to a fund established by the County for furtherance of tree preservation objectives. At the time of approval of the final RUP, the Applicant shall be entitled to request a release of any monies remaining in the cash bond and a reduction in the letter of credit to an amount up to twenty percent (20%) of the total amounts originally committed.

Any funds remaining in the letter of credit or cash bond will be released two (2) years from the date of release of the Applicant's property's conservation escrow, or sooner, if approved by UFM.

41. Protection of Existing Understory Vegetation and Soil Conditions in Tree Preservation Areas. All tree preservation-related work occurring in or adjacent to tree preservation areas shall be accomplished in a manner that minimizes damage to vegetation to be preserved including any woody, herbaceous or vine plant species that occurs in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Any removal of any vegetation or soil disturbance in tree preservation areas excluding the removal of plant species that may be perceived as noxious or invasive, such as poison ivy, greenbrier, multi-floral rose, etc. shall be subject to the review and approval of UFM.

42. Use of Equipment. The use of motorized equipment in tree preservation areas will be limited to hand-operated equipment such as chainsaws, wheel barrows, rake and shovels. Any work that requires the use of motorized equipment, such as tree

transplanting spades, skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by UFM.

43. Root Pruning and Mulching. The Applicant shall 1) root prune, 2) mulch, and 3) provide tree protection fencing in the form of four foot (4') high, fourteen (14) gauge welded wire attached to six foot (6') steel posts driven eighteen inches (18") into the ground and placed no further than ten feet (10') apart, or other forms of tree protection fencing approved by UFM, DPWES for all tree preservation relevant areas. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets and demolition plan sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by UFM, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of eighteen inches (18").
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- Tree protection fence shall be installed immediately after root pruning, and shall be positioned directly in the root pruning trench and backfilled for stability, or just outside the trench within the disturbed area.
- Immediately after the phase II E&S activities are complete, mulch shall be applied at a depth of four inches (4") extending ten feet (10') inside the undisturbed area without the use of motorized equipment
- An UFM, representative shall be informed when all root pruning and tree protection fence installation is complete.

44. Tree Preservation Walk-Through. 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 UFM, representative to determine where 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 adjustment shall be implemented. Trees that are identified specifically by UFM 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 such removal shall be accomplished 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.

45. Tree Protection Fencing. All trees shown to be preserved on the Tree Preservation Plan shall be protected by tree protection fence. Tree protection fencing of a type permitted by UFM shall be erected prior to the pre-construction conference and shall be installed prior to any clearing and grading activities, including the demolition of any existing structures at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified during the tree preservation walk through with an UFM representative. The installation of all tree protection fence types 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 (3) days prior to the commencement of any clearing, grading, or demolition activities, but subsequent to the installation of the tree protection devices, UFM and the District Supervisor shall be notified and given the opportunity to inspect the

site to assure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFM.

46. Tree Transplanting. 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 UFM, and shall implement the plan as approved The 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 one or all of the following items, as determined by UFM:

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

VI. PARKS AND RECREATION

47. Recreation Contribution. The Applicant shall provide active and passive recreational facilities with a value of $955.00 per each residential unit in accordance with Section 6-110 of the Zoning Ordinance for each PDH-1 zoned unit on the plan to include but not be limited to gazebos, recreational trails and similar facilities, in open space areas shown on the GDP/CDP/FDP. In the event it is demonstrated that the proposed on-site facilities do not have sufficient value, the Applicant shall contribute the remaining funds to the Fairfax County Park Authority for off-site recreational purposes prior to the issuance of the last RUP.

48. Park Authority Contribution. In addition to Proffer 47 above, the Applicant shall contribute $46,640 to the Fairfax County Park Authority prior to the issuance of the first RUP for park purposes and/or facilities in the Dranesville area.

49. Dedication of Lands. As generally shown on the GDP/CDP/FDP, the Applicant shall, at the time of subdivision plan approval, dedicate at no cost to the Fairfax County Park Authority, in fee simple those areas generally located in the northwest end of the site, west of Golden Grove Road and more specifically identified on sheet 4 of the GDP/CDP/FDP as Parcel J. The use of the dedicated park lands shall be limited to trails, paths and similar passive activities. A forty foot (40') landscape maintenance easement may be retained by the Applicant along the eastern periphery of the dedication area adjacent to the subject property roadways.

50. Construction of Trails. All trails within the proposed development shall be field located to minimize impact on trees or stands of vegetation. Trails that continue the major stream valley trail systems associated with Wolf Trap Creek shall be eight feet (8') wide. Other trails in the property shall be six feet (6') wide. All trails located within the Park Authority dedication area shall be constructed of asphalt by the Applicant to Park Authority approved standards and shall be coordinated with the Park Authority Trail Planner prior to subdivision plan approval with regard to trail location. Trails within HOA owned and maintained areas may be of pervious materials (i.e., woodchip, stone dust or similar).

VII. SCHOOL CONTRIBUTION

51. School Contribution. Prior to issuance of each RUP, the Applicant shall contribute the sum of $2,705 per dwelling unit for each new dwelling unit approved on the final subdivision plan to the Board of Supervisors for capital improvements to schools serving the Property.

VIII. AFFORDABLE DWELLING

52. Housing Trust Fund. At the time of first building permit issuance, the Applicant shall contribute to the Fairfax County Housing Trust Fund the sum equal to one half of one percent (1/2 %) of the projected sales price for each new dwelling unit on the subject Property. The projected sales price shall be determined by the Applicant in consultation with the Fairfax County Department of Housing and Community Development (HCD) and DPWES. The timing and amount of such contribution may be modified based on the adoption of a future amendment to the formula adopted by the Board of Supervisors.

IX. OTHER.

53. Signs. No temporary signs (including "popsicle" 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, by the Applicant or at the Applicant's direction to assist in the initial sale of homes on the Property. Furthermore, the Applicant shall direct

its agents and employees involved in marketing and sale of residential units on the Property to adhere to this proffer.

54. Entrance Sign. The signage used throughout the plan including the entrance sign shall conform to Article 12 of the Zoning Ordinance.

55. Heritage Resources. Prior to any land disturbing activities on the Application Property, Applicant shall conduct a Phase I archaeological study on those areas of the Application Property identified by the Heritage Resources Branch of the Fairfax County Park Authority ("Heritage Resources") and provide the results of such study to Heritage Resources. The study shall be conducted by a qualified archaeological professional approved by Heritage Resources, and shall be reviewed and approved by Heritage Resources. The study shall be completed prior to Record Plat recordation. If the Phase I study concludes that significant artifacts are present on the Application Property, Heritage Resources shall notify Applicant, in writing within thirty (30) days of the submission of the study results to Heritage Resources, of its desire to conduct additional investigations. If warranted by the initial Phase I survey, as determined by the County Archeologist, subsequent Phase II and/or Phase III evaluation and recovery shall occur, with the scope of work of such potential Phase II and Phase III analyses being subject to review and approval by County Archeological Services. Such Phase II and Phase III evaluation if applicable, shall not be a pre-condition of subdivision plan approval. Applicant shall provide access to the Application Property so that Heritage Resources may conduct additional investigations for a period of two (2) months from the date of notification provided that said investigations shall not interfere with the proposed construction and development schedule of the Application Property or affect the number

of lots or lot layout as shown on the GDP/CDP/FDP. Additional time may be permitted to conduct such investigations if mutually agreed to by the Applicant and Heritage Resources.

56. Density Allocation of Lot 21. The plat and deed for Lot 21 shall disclose that the density associated with Lot 21 has been allocated to the Maymont subdivision in accordance with RZ 2005-DR-006.

57. Finished Grade – Lot 16. The finished grade on Lot 16 shall substantially cover the basement wall of the dwelling's rear (east) façade so that it generally has the appearance of a two-story unit. This proffer, however, shall not preclude a walkout basement condition from the north-side façade, nor shall this proffer preclude an areaway or retaining walls on the rear façade to facilitate access to rear or side yards that does not conflict with this proffer. The requirements of this proffer shall be disclosed in the HOA documents.

58. Lot 16 – Site Elevation. At the time of Subdivision Plan approval, the Applicant shall diligently pursue with DPWES options to lower the site grade of Lot 16 from that generally shown on the GDP/CDP/FDP and implement those options approved by DPWES. Such options shall include, but shall not be limited to, alternate routing of sewer lines and related infrastructure and/or possible changes in road elevations. Any such solutions shall not conflict with the requirements of these Proffered Conditions and be in conformance with applicable engineering standards and requi~~rements~~, as determined by DPWES. As a courtesy, relevant sheets from the subdivision plan showing these final site grades and any options to lower such grades shall be mailed to the owner of Tax Map 19-3-((10))-40 concurrent with their submittal to Fairfax County.

59. Access to Lots 48/49. Driveway access to Lots 48 and 49 shall be from Moutoux Grove Road.

60. Notwithstanding that shown on the GDP/CDP/FDP, the off-site trail shown on the west side of Beulah Road shall be six feet (6') in width along the frontage of the property at Tax Map Reference 19-3-((1))-11.

61. Sewer Extension to Lot 54. A sanitary sewer line shall be extended to the northeast corner of Lot 54 as part of the first phase of construction to facilitate connection by the future fire station proposed at the corner of Beulah Road and Route 7. Such improvements shall be completed by December 31, 2007, provided that this date may be extended by the Zoning Administrator upon a demonstration that the Applicant has diligently pursued the necessary approvals and/or construction processes or is otherwise delayed by the inability to obtain necessary permits/approvals or other related circumstances.

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These Proffered Conditions may be executed in counterparts and the counterparts shall constitute one and the same proffer statement.

ATTACHMENT A

SPECIFICATIONS FOR MAINTENANCE OF RAIN GARDENS

Description	Method	Frequency	Time of the Year
SOIL			
Inspect and Repair Erosion	Visual	Monthly	Monthly
ORGANIC LAYER			
Remulch any void areas	By hand	Whenever needed	Whenever needed
Remove previous mulch layer before applying new layer (optional)	By hand	Once every two to three years	Spring
Any additional mulch added (optional)	By hand	Once a year	Spring
PLANTS			
Removal and replacement of all dead and diseased vegetation considered beyond treatment	See planting specifications	Twice a year	3/15 to 4/30 and 10/1 to 11/30
Treat all diseased trees and shrubs	Mechanical or by hand	N/A	Varies, depends on insect or disease infestation
Watering of plant material shall take place at the end of each day for fourteen consecutive days after planting has been completed	By hand	Immediately after completion of project	N/A
Remove stakes after one year	By hand	One time	Only remove stakes in the Spring
Replace any deficient stakes or wires	By hand	N/A	Whenever needed
Check for accumulated sediments	Visual	Monthly	Monthly

BASHEER/EDGEMOORE-MOUTOUX, L.L.C.,
a Virginia limited liability company
(Title Owner of Tax Map No. 19-1-((1))-11A)

By: BASHEER-MOUTOUX, L.L.C.,
a Virginia limited liability company, Member

By: _____
Diane Cox Basheer,
Title: Sole Member/Manager
President

By: EDGEMOORE-MOUTOUX, L.L.C., a
Virginia limited liability company, Member

By: Five Pillars, Inc., Managing Member

By: _____
Al-Husain Y. Al-Hussain
Title: President

CHARLES S. MOUTOUX
(Title Owner of Tax Map No. 19-1-((3))-2Z)

Charles S. Moutoux

Charles S. Moutoux

SUSAN B. MOUTOUX
(Title Owner of Tax Map No. 19-1-((3))-2Z)

By: Charles S. Moutoux
Agent and Attorney in fact
for Susan B. Moutoux

Charles S. Moutoux,
Agent and Attorney-in-Fact for:
Susan B. Moutoux

RITA LIPPINCOTT STEAD, TRUSTEE FOR
RITA LIPPINCOTT STEAD REVOCABLE
TRUST
a/k/a Rita L. Stead
a/k/a Rita C. Lippincott
(Title Owner of Tax Map No. 19-3-((1))-5)

By: Rita Lippincott Stead, Trustee
Rita Lippincott Stead, Trustee

ESTATE OF GERTRUDE L. SLOAN
(Title Owner of Tax Map No. 19-3-((1))-5)

GERTRUDE L. SLOAN, JR.,
Beneficiary, Trustee

Rita Lippincott Stead
agent and attorney-in-fact for:

By: Gertrude L. Sloan, Jr.
Beneficiary, Trustee

Rita Lippincott Stead
Agent and Attorney-in-Fact for:
Gertrude L. Sloan, Jr.,
Beneficiary, Trustee

ESTATE OF GERTRUDE L. SLOAN
(Title Owner of Tax Map No. 19-3-((1))-5)

ROBERT L. SLOAN,
Beneficiary, Trustee

By: Rita Lippincott Stead
agent and attorney-in-fact for
Robert L. Sloan, Beneficiary
Trustee

Rita Lippincott Stead
Agent and Attorney-in-Fact for:
Robert L. Sloan, Beneficiary, Trustee

ESTATE OF GERTRUDE L. SLOAN
(Title Owner of Tax Map No. 19-3-((1))-5)

FLORENCE S. LIPPINCOTT, JR.,
Beneficiary

By: Rita Lippincott Stead
agent and attorney-in-fact for:
Florence S. Lippincott, Jr.
Beneficiary

Rita Lippincott Stead
Agent and Attorney-in-Fact for:
Florence S. Lippincott, Jr., Beneficiary

RITA C. LIPPINCOTT STEAD,
TRUSTEE FOR RITA LIPPINCOTT
STEAD REVOCABLE TRUST
a/k/a Rita Lippincott Stead
(Title Owner of Tax Map No. 19-3-((1))-8)

By: Rita Lippincott Stead, Trustee
Rita Lippincott Stead, Trustee

MELANIE S. FEIN,
Beneficiary
(Title Owner of Tax Map No. 19-3-((1))-8)

By: Rita Lippincott Stead
agent and attorney-in-fact for:
Melanie S. Fein, Beneficiary

Rita Lippincott Stead
Agent and Attorney-in-Fact for:
Melanie S. Fein, Beneficiary

JENNIFER A. SCHWARTZ,
Beneficiary
(Title Owner of Tax Map No. 19-3-((1))-8)

By: Rita Lippincott Stead
agent and attorney-in-fact for
Jennifer A. Schwartz,
Beneficiary

Rita Lippincott Stead
Agent and Attorney-in-Fact for:
Jennifer A. Schwartz, Beneficiary

HOLLY L. VEDOVA,
Beneficiary
(Title Owner of Tax Map No. 19-3-((1))-8)

By: Rita Lippincott Stead
agent and attorney-in-fact for
Holly L. Vedova, Beneficiary

Rita Lippincott Stead
Agent and Attorney-in-Fact for:
Holly L. Vedova, Beneficiary

ROBIN LIPPINCOTT BRIGHAM,
Beneficiary
(Title Owner of Tax Map No. 19-3-((1))-8)

By: Rita Lippincott Stead
agent and attorney-in-fact for
Robin Lippincott Brigham,
Beneficiary

Rita Lippincott Stead
Agent and Attorney-in-Fact for:
Robin Lippincott Brigham, Beneficiary

WENDY L. LIPPINCOTT,
Beneficiary
(Title Owner of Tax Map No. 19-3-((1))-8)

By: Rita Lippincott Stead
agent and attorney-in-fact for
Wendy L. Lippincott, Beneficiary

Rita Lippincott Stead
Agent and Attorney-in-Fact for:
Wendy L. Lippincott, Beneficiary

ESTATE OF KATHERINE JONES MOUTOUX
CHARLES S. MOUTOUX, Beneficiary
(Title Owner of Tax Map No. 19-3-((1))-9Z)

By: Charles S. Moutoux, Beneficiary
Charles S. Moutoux, Beneficiary

ESTATE OF KATHERINE JONES MOUTOUX
THOMAS J. MOUTOUX, Beneficiary
(Title Owner of Tax Map No. 19-3-((1))-9Z)

By: Charles S. Moutoux
Agent and Attorney in fact for Thomas J. Moutoux, Beneficiary

Charles S. Moutoux
Agent and Attorney-in-Fact for:
Thomas J. Moutoux, Beneficiary

ESTATE OF KATHERINE JONES MOUTOUX
JOHN L. MOUTOUX, Beneficiary
(Title Owner of Tax Map No. 19-3-((1))-9Z)

By: John L. Moutoux, Beneficiary
John L. Moutoux, Beneficiary

ESTATE OF KATHERINE JONES MOUTOUX
ROBERT S. MOUTOUX, Beneficiary
(Title Owner of Tax Map No. 19-3-((1))-9Z)

By: Charles S. Moutoux
Agent and Attorney is fac
for Robert S. Moutoux Beneficiary

Charles S. Moutoux,
Agent and Attorney-in-Fact for:
Robert S. Moutoux, Beneficiary

ESTATE OF KATHERINE JONES MOUTOUX
RICHARD D. MOUTOUX, Beneficiary
(Title Owner of Tax Map No. 19-3-((1))-9Z)

By: Charles S. Moutoux
Agent and Attorney in fact for Richard D. Moutoux Beneficiary

Charles S. Moutoux
Agent and Attorney-in-Fact for:
Richard D. Moutoux, Beneficiary

ESTATE OF KATHERINE JONES MOUTOUX
CHARLES A. MOUTOUX, Beneficiary
(Title Owner of Tax Map No. 19-3-((1))-9Z)

By: Charles S. Moutoux
Agent and Attorney in fact for Charles A. Moutoux, Beneficiary

Charles S. Moutoux
Agent and Attorney-in-Fact for:
Charles A. Moutoux, Beneficiary

ESTATE OF CAROLYN JONES NEWCOMB
HANA C. NEWCOMB, Beneficiary
(Title Owner of Tax Map No. 19-3-((1))-42Z pt.)

By: Hana C. Newcomb, Beneficiary
Hana C. Newcomb, Beneficiary

ESTATE OF CAROLYN JONES NEWCOMB
SARAH R. NEWCOMB, Beneficiary
(Title Owner of Tax Map No. 19-3-((1))-42Z pt.)

By: Hana C. Newcomb
Agent and Attorney-in-Fact for
Sarah R. Newcomb, Beneficiary

Hana C. Newcomb
Agent and Attorney-in-Fact for:
Sarah R. Newcomb, Beneficiary

ESTATE OF CAROLYN JONES NEWCOMB
LANI R. NEWCOMB, Beneficiary
(Title Owner of Tax Map No. 19-3-((1))-42Z pt.)

By: Hana C. Newcomb
Agent and Attorney-In-Fact for
Lani R. Newcomb, Beneficiary

Hana C. Newcomb
Agent and Attorney-in-Fact for:
Lani R. Newcomb, Beneficiary

ESTATE OF CAROLYN JONES NEWCOMB
ANNA NEWCOMB BRADFORD, Beneficiary
(Title Owner of Tax Map No. 19-3-((1))-42Z pt.)

By: Hana C. Newcomb
Agent and Attorney-in-Fact for:
Anna Newcomb Bradford, Beneficiary

Hana C. Newcomb
Agent and Attorney-in-Fact for:
Anna Newcomb Bradford, Beneficiary

ESTATE OF CAROLYN JONES NEWCOMB
CHARLES R. NEWCOMB, Beneficiary
(Title Owner of Tax Map No. 19-3-((1))-42Z pt.)

By: Hana C. Newcomb
Agent and Attorney-in-Fact for:
Charles R. Newcomb, Beneficiary

Hana C. Newcomb
Agent and Attorney-in-Fact for:
Charles R. Newcomb, Beneficiary