PROFFERS

PCA 1998-DR-049-04
April 3, 2007

Pursuant to Section 15.2-2303(A) of the Code of Virginia, 1950, as amended, and Section 16-403 of the Zoning Ordinance of Fairfax County (1978, as amended) (the "Zoning Ordinance"), the undersigned Applicant/Owner for both themselves and their successors and assigns (hereinafter "Applicant"), proffer that development of the property identified as Tax Map Reference 30-1((30)) Parcels 8A and 9A (the "Subject Property") shall be in accordance with the following proffers, if, and only if, the Fairfax County Board of Supervisors (the "Board") approves PCA 1998-DR-049-04 for the Subject Property, which is a .3592 acre portion of the property subject to the proffers for RZ 1998-DR-049. In the event said application is denied, this proffer statement shall be rendered null and void. In the event said application is approved, these proffers shall be applicable only to the .3592 acre parcel that is the subject of this application.

1. Except as modified below, the Subject Property shall be governed by the Proffers dated July 26, 1999 of RZ 1998-DR-049.

2. Proffer Number 1.1 of the July 26, 1999 proffers shall be amended as follows:

"1. Development Plan

1.1 Subject to the proffers and the provisions of Section 16-402 of the Zoning Ordinance, under which minor modifications to an approved CDP/FDP are permitted, development of the Subject Property shall be in substantial conformance with the CDP/FDP, prepared by Huntley, Nyce & Associates, dated 7/23/98 as amended by the CDPA/FDPA entitled "Evans Farm Dranesville District Fairfax County, Virginia CDPA/FDPA (Zoning Plat) – Lots 8A and 9A", prepared by Huntley, Nyce & Associates, dated, July 23, 1998 revised through February 22, 2007 consisting of seven sheets (the "Plat"). The footprint of the proposed single family detached dwelling unit on lots 8A and 9A shall be in substantial conformance with the footprint depicted on the sheet 4 of the set.

3. Proffer Number 6 of the July 26, 1999 proffers shall be amended as follows:

"6.4A The amendment to Lots 8A and 9A shall in no way impact the Applicant's obligations regarding tree preservation on the Subject Property pursuant to this proffer number 6, Tree Preservation, and in notes contained on sheet 6 of the Plat. Specifically, approval of this application shall in no way impact the tree(s) identified for preservation on the east side of the Subject Property, adjacent to the existing brick wall."

4. Proffer Number 4 of the March 21, 2006 proffers shall be deleted.

SIGNATURES TO FOLLOW ON THE NEXT PAGE:

APPLICANT/TITLE OWNER OF
TM 30-1((30))8A, 9A

HAMPSTEAD VILLAGE LLC

BY: _____
William A. Moran
Title: Manager