

PROFFERS
PCA 2004-DR-023-02
June 1, 2007

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, the undersigned for themselves, their successors, and assigns in PCA 2004-DR-023-02, proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Map as Tax Map Reference 21-3 ((1)) 56A (hereinafter referred to as the "Property") will be in accordance with the following conditions (the "Proffered Conditions"), if and only if, said PCA request is granted. In the event said PCA request is denied, these Proffered Conditions shall be null and void. The Owner and Applicant, for themselves, their successors and assigns hereby 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that these Proffered Conditions shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia, in accordance with applicable County and State statutory procedures. These Proffered Conditions supersede those adopted in conjunction with the approval PCA 2004-DR-023. The Proffered Conditions are:

1. GENERALIZED DEVELOPMENT PLAN ("GDP")
 - a. Development of the Application Property shall be in substantial conformance with the SEA Plat/GDP, which was prepared by Vika dated April 25, 2006 as revised through January 24, 2007.
 - b. The Applicant reserves the right to make minor adjustments to the modular buildings' orientation, at time of site plan submission based on final engineering design, provided that such adjustments do not decrease the amount and general location of open space, parking, or minimum distances to peripheral lot lines, that the general orientation of the modular buildings that are shown on the GDP is maintained, and are in substantial conformance with the GDP and proffers.
2. Applicant shall utilize materials on the modular buildings with the following characteristics to achieve a maximum interior noise level of 45 of BA Ldn:
 - a. Exterior walls shall have a laboratory STC rating of at least 39.
 - b. Doors and windows shall have a laboratory STC rating of at least 28. If windows constitute more than 20% of any façade, they should have the same laboratory STC as walls.

Signature on Following Page

Oakcrest School
A District of Columbia corporation

By: *Roger F. Naill* (seal)
Name: Roger F. Naill
Title: President, Board of Directors