PROFFERS
Marketplace Car Wash, LLC
PCA 1999-MV-025-4

August 29, 2007

Pursuant to §15.2-2303(A), Code of Virginia, 1950, as amended, the undersigned applicant and property owner for themselves and for their successors and assigns (hereinafter, "Applicant"), filed for a Proffered Condition Amendment ("PCA") on property identified as Tax Map reference 107-4((23)) Parcel C (hereinafter referred to as "Application Property") hereby agree to the following amendments to the Proffers approved in RZ 1999-MV-025 dated April 18, 2000 where are hereby reaffirmed and incorporated, provided the Board of Supervisors approve PCA 1999-MV-025-4.

REVISE TO READ:

1. GENERALIZED DEVELOPMENT PLAN

a. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance, development of the Application Property shall be in substantial conformance with the GDP/SE Plat, prepared by Bowman Consulting, dated March 1, 2007, revised through May 24, 2007.

b. Pursuant to Paragraph 4 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDP Plat may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the GDP without required approval of a Proffered Condition Amendment (PCA) provided such changes are in substantial conformance with the GDP as determined by the Zoning Administrator, agents or assigns and neither increase the total gross square footage, decrease the amount of required parking, decrease the amount of open space, nor decrease distance from the face of buildings to the closest property line. Any such modifications shall not impact the limits of clearing and grading and buffers shown on GDP.

c. The Car Wash tunnel shall utilize a conveyor belt system without any raised metal tracks, in substantial conformance with the floor plan attached hereto as "Exhibit B".

ADD TO:

3. <u>Uses</u>

a. The following uses shall be permitted within the Guidelines as shown on the GDP/SE plat:

- Car Wash (Pad B only): up to 5,200 square feet of gross floor area.

ADD TO:

6. Architecture

b. Add last sentence: The architecture of the building within Pad B shall be consistent with the elevation shown on attached Exhibit "A".

* NEW: 1

In the event there are cars waiting to be washed stacked back to a point where the next car would block the travel aisle, an employee shall give the driver a discount coupon and direct the driver to turn into the travel aisle and exit.

* NEW: 2

In order to encourage employees to utilize public transportation, the Applicant shall relocate the existing bus stop from the northeast corner of the site to a more central location along the frontage and provide a bus shelter or a 5' by 8' concrete pedestrian waiting pad as determined by FCDOT at the time of site plan review).

* NEW: 3

The Applicant acknowledges that at such time as the use on Tax Map 107-4((23)) B (Pad A) is developed, the northernmost entrance along Lorton Market Street may be reconfigured to prohibit cars to enter or exit Tax Map 107-4((23))C (Pad B) and the Applicant shall grant necessary permission to make such improvements.

* NEW: 4

Within forty five days of approval of PCA 1999-MV-025-4 and SE 2007-MV-005, the applicant shall landscape around the clock tower on Tax Map 107-4 ((23)) Parcel A at a minimum cost of $30,000 in substantial conformance with Exhibit "C".

[Signature Lines Begin on Following Pages]

APPLICANT/CONTRACT PURCHASER
Marketplace Car Wash, LLC

By: _____
Guy Paolozzi
Member/Manager

By: _____
Keith C. Martin
Member/Manager

TITLE OWNER
Elmwood, L.L.C.

By: KSI America, L.P., its sole member
By: KSI Services/America, LLC, general partner
By: Kettler Inc., its manager

By: _____
Richard W. Hausler, President

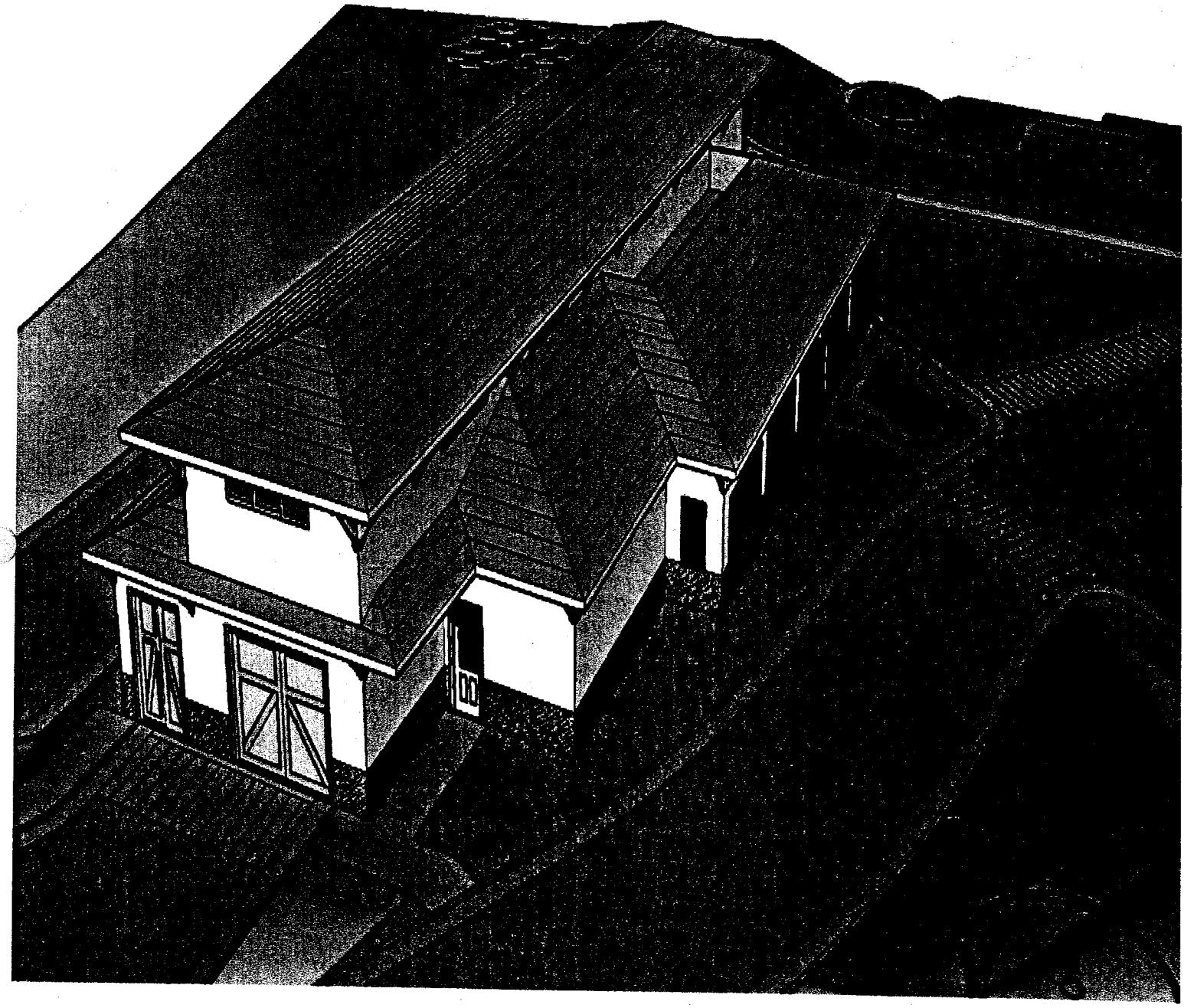
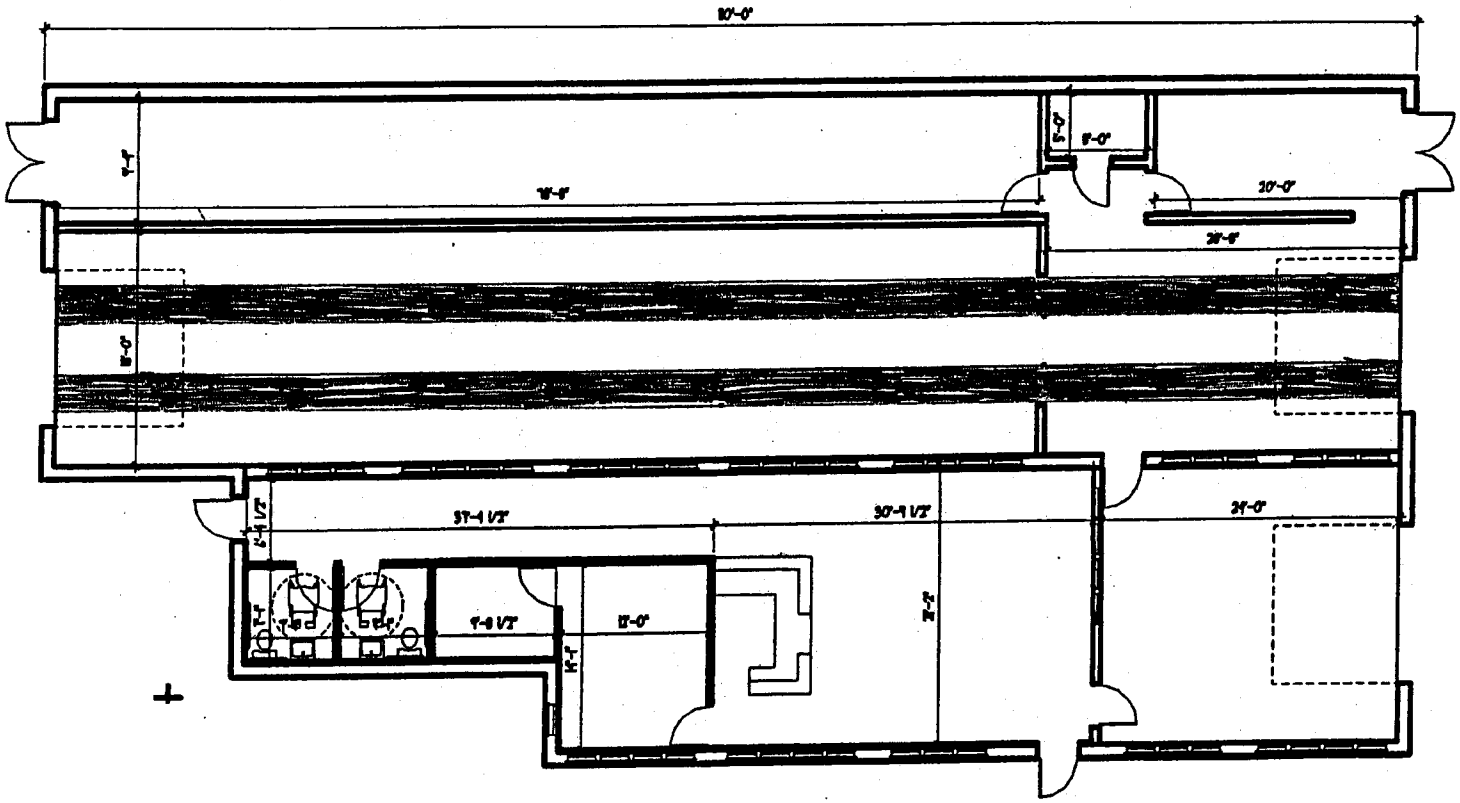


Exhibit A



1 / A3 FLOOR PLAN
SCALE: 1/8" = 1'-0"

REFERENCED: 10A1

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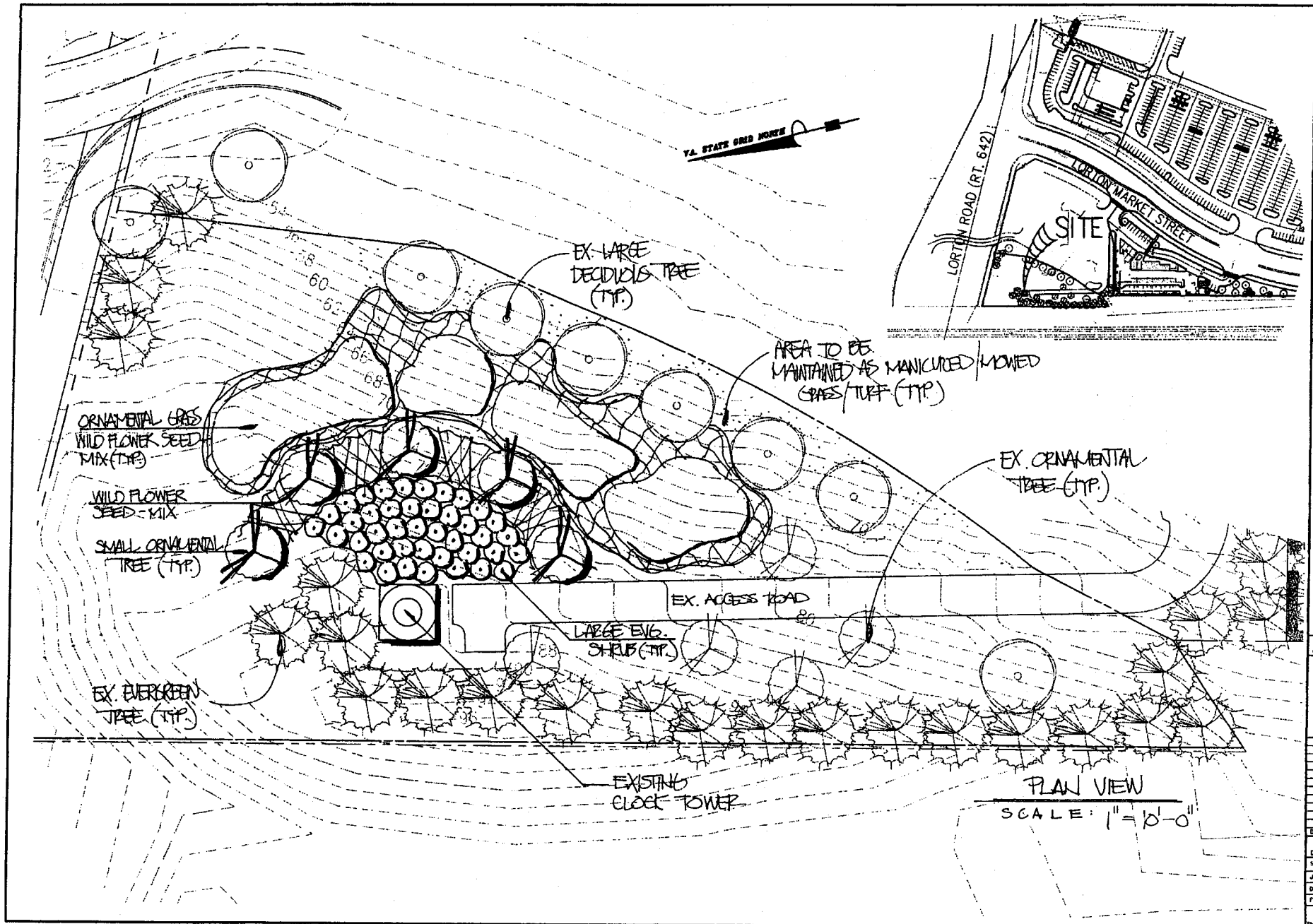

Bowman CONSULTING

ENHANCED CLOCK TOWER
LANDSCAPE PLAN
LORTON STATION SOUTH

MOUNT VERNON DISTRICT

FAIRFAX COUNTY, VIRGINIA

XXXX
COUNTY PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION	
JB DESIGN	JCB DRAWN	JB CHKD

SCALE H: 1"=10' V:

JOB No. 1299-01-005

DATE : AUGUST 08, 2007

FILE No.

SHEET 1 OF 1

Cad file name : P:\1299 - LORTON STATION SOUTH\1299-16-002 (PLN)\Planning\Exhibit\CLOCK TOWER\PBASE.dwg