

PROFFERS

FAIRFAX HOSPITAL SYSTEM

PCA 78-C-079-1

January 21, 1991

Pursuant to Section 15.1-491 (a) of the Code of Virginia, 1950 edition as amended, the undersigned hereby proffers that, in the event PCA 78-C-079-1 and the companion PCA 85-C-091-2, SEA 84-C-076-3, and RZ 87-C-042 applications are approved by the Board of Supervisors, development will be subject to the following condition:

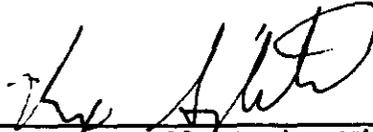
1. The land area subject to PCA 78-C-079-1 which is identified on the Fairfax County tax map as 45-2 ((1)) 25K and consists of approximately 5.4 acres will be dedicated to the Fairfax County Park Authority in fee simple for public natural open space or public park use. The land area will be dedicated upon demand by the Board but in no event sooner than 30 days from the date of approval of the above-referenced applications. The land area will not be used for Floor Area Ratio (FAR) calculations for development on the adjacent hospital site (45-2 ((1)) 25, 41, 42) or for any other development.

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In addition, right-of-way will be dedicated and associated ancillary easements will be granted upon request of either Fairfax County or the Virginia Department of Transportation (VDOT) for the improvement/ construction of the Fairfax County Parkway, Alder Woods Drive, the improvement of the intersection of Joseph Siewick and Alder Woods Drive, and the emergency access road between the Fairfax County Parkway and Joseph Siewick Drive.

INOVA HEALTH SYSTEMS FOUNDATION

By:


~~James C. Novelly, Senior Vice President~~
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