

AMENDMENT TO PROFFERS

STARR MANAGEMENT CORPORATION

PCA 2001-MV-011-01

April 29, 2004

Pursuant to Section 15.2-2303(a) of the Code of Virginia, as amended, STARR MANAGEMENT CORPORATION (hereinafter "Applicant") for itself, its owners, successors, and assigns in RZ 2001-MV-011 (hereinafter "Application"), filed for property identified as Tax Map 83-1 ((1)) 53(A) hereby reaffirms the Statement of Proffered Conditions, LCOR/JV ACQUISITION L.L.C., RZ 2001-MV-001, Dated July 10, 2001, and agrees to the following modification:

Proffer # 1 - No Change

Proffer # 2 - No Change

Proffer # 3 - No Change

Proffer # 4 - No Change

Proffer # 5 - No Change

Proffer # 6 - No Change

Proffer # 7 - No Change

Proffer # 8 - No Change

Proffer # 9- No Change

Proffer # 10 - No Change

Proffer # 11 - No Change

Proffer # 12 - Temporary Commercial Off-Street Parking. The Applicant agrees that the Commercial Off-Street Parking use shall terminate upon the commencement of construction of the multi-family residential building but not later than three (3) years from the approval of this Proffer Condition Amendment. Until such time, the current Commercial Off-Street Parking use may continue without expiration as an interim principal use as provided for under the Fairfax Counting Zoning Ordinance, Section 6-403(15) subject to the following:

- a. The interim parking facility shall be maintained in accordance with the Existing Conditions/Existing Vegetation Map, Sheet 12 of 12 of the CDP/FDP.

- b. The existing oil/grit separators shall be maintained by the Applicant as BMP (Best Management Practices) facilities to improve the water quality of runoff from the site. The oil/grit separators shall be cleaned via vacuum pumping, in accordance with Chapter 8 of the Metropolitan Washington Council of Governments (COG) publication entitled, *Controlling Urban Runoff: A Practical Manual for Planning and Designing Urban BMPs*, at least four times per year. The qualifications of the maintenance operator shall be kept on-site and shall be made available to County officials upon request.
- c. All lighting shall direct glare onto the subject property and otherwise be in accordance with the Performance Standards for Glare set forth in Article 14.
- d. Access to the subject property will be maintained from Metroview Parkway. No direct access to Huntington Avenue shall be permitted.
- e. Interior and peripheral parking lot landscaping shall be maintained as shown on the Existing Conditions/Existing Vegetation Map, Sheet 12 of 12 of the CDP/FDP.
- f. Transitional screening shall be modified and the barrier shall be waived on the southern periphery of the site in favor of those shown on the Existing Conditions/Existing Vegetation Map, Sheet 12 of 12 of the CDP/FDP.

Proffer # 13 - No Change

Proffer # 14 - No Change

Proffer # 15 - No Change

Proffer # 16 - No Change

Proffer # 17 - No Change

Proffer # 18 - No Change

Proffer # 19 - No Change

Proffer # 20 - No Change

Title Owner
Starr Management Corporation



Loretta S. Sebastian
Vice President, Secretary, Director

Contract Purchaser
LCOR/JV Acquisition L.L.C.

By: LCOR Operating Company, LLC
Its Managing Member

By: LCOR Public/Private LLC
Its Managing Member

By: LCOR Holdings LLC
Its Managing Member

By: LCOR Incorporated
Its Member

By: _____
Vice President

Title Owner
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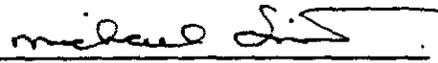
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