

Fairview Park South (3112 Fairview Park Drive)

PCA 78-P-130-2

February 1, 2016

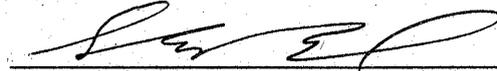
Pursuant to Section 15.2-2303(a), Code of Virginia 1950 as amended, and subject to the Board of Supervisors approval of the requested Proffered Condition Amendment on property identified as Tax Map 49-4 ((1)) 72 (hereinafter referred to as the "Property"), the Applicant and owners for themselves, their successors and assigns proffer that the development of the Property shall be in substantial conformance with CDPA 78-P-130-03 and FDPA 78-P-130-09, or subsequent amendments related to the Property, and subject to the approved proffers associated with RZ-78-P-130 approved on May 18, 1981, which shall remain in full force and effect except as amended below:

Revise Proffer A. LAND USE 1 to read:

1. Subject development shall have no more than 2.2574 million square feet of non-residential development on the area west of Holmes Run Stream Valley. At least 35% of the area west of the Holmes Run Stream shall be provided as natural and landscaped open space. In any future development, underground or multilevel structured parking is encouraged to preserve the maximum amount of undisturbed open space. The non-residential development shall be an integrated business park consisting of no more than 1.974 million square feet of office space, 50,000 square feet of retail commercial space and 500 room hotel, and 250 residential units.

APPLICANT/TITLE OWNER OF TAX
MAP 49-4 ((1)) 72

COPT FAIRVIEW LLC



Name: Stephen E. Budorick
Title: Executive Vice President and COO