

June 22, 2026

FedEx Overnight

Broadlands Association, Inc.
21907 Claiborne Parkway
Broadlands, VA 20148-4535

RE: Project: Claiborne Parkway Shared Use Path Improvements
Plan Reference Number: EPLAN-2024-0099, County Project: C02480
Parcel Number: 003
Property Address: N/A
Property Description: Parcel A 10.5840 AC, Section 34, Block 1
PIN #: 118-25-9594-000

Dear Property Owner:

Loudoun County (the “County”) will be making certain roadway improvements, located adjacent to the property identified above (“Property”), as part of the above-identified public use (“Project”). This Project will be constructing pedestrian improvements along Claiborne Parkway between Broadlands Boulevard and Vestals Gap Drive. The Property is located in an area impacted by the Project. The County has contracted with Kimley-Horn & Associates, Inc. to acquire the right of way for this Project. The authorized agent is Michelle Murray. You may contact the agent at (703) 930-4851 or Michelle.Murray@kimley-horn.com.

The full Project scope is shown on the approved plans identified above. This Project will require an area of fee simple, a permanent signal easement, a permanent Washington Gas easement, and temporary construction easements on the Property. The Project is estimated to take 24 months to complete. This bona fide offer letter outlines the County’s proposed compensation to you for the property interests described herein.

The following documents are included for your consideration:

- Title report prepared by Pendulum Land Services, LLC dated October 28, 2025 and updated through May 13, 2026 showing all matters that affect the current ownership, existing liens, encumbrances, and other matters affecting title within the 60-year title history of the Property (pursuant to Section 25.1-204(D) of the Code of Virginia).
- Appraisal prepared by Robert R. Elliott, MAI, SRA dated March 10, 2026.
- Plan Sheet Nos. 3, 4, and 5.
- Plat 2024-0314 Dedication of Right-of-Way and Creation of Permanent Signal Easement and Temporary Construction Easements and Partial Vacation of Various Easements by J2, dated October 9, 2024, revised through January 21, 2026 and Easement Exhibit Proposed Variable Width Washington Gas Easement by J2, dated March 5, 2026.

- Loudoun County Deed of Conveyance, Easement, and Vacation.
- Washington Gas Deed of Conveyance
- Land Acquisition Agreement and W9 form to be completed and returned by the property owner.
- Affidavit of Authority.
- VDOT Guide for Property Owners and Tenants

Factual Basis for Offer

The County obtained the enclosed appraisal to determine the value of the fee simple acquisition and easements required for the Project located on the Property. The estimated compensation value of the Property is \$1.03 per square foot (SF), resulting in a total compensation amount of **\$16,950** as more fully explained below.

Summary of Offer

Fee Simple Acquisition – 7,442 Square Feet. The conveyance of fee simple right-of-way constitutes a total loss of the use of the land to the owner; therefore, the value is established at 100% of the fee simple value.

7,442 SF @ \$1.03 / SF x 100% = **\$7,665 (rounded)**

Permanent Signal Easement – 185 Square Feet. The easement constitutes a partial loss of use of the land. The appraisal sets this partial loss at 75% of the fee simple value.

185 SF @ \$1.03 / SF x 75% = **\$145 (rounded)**

Permanent Washington Gas Easement – 2,687 Square Feet. The easement constitutes a partial loss of use of the land. The appraisal sets this partial loss at 30% of the fee simple value.

2,687 SF @ \$1.03 / SF x 30% = **\$830 (rounded)**

Temporary Construction Easements – totaling 8,781 Square Feet. The easements constitute a partial loss of use of the land. The appraisal sets this partial loss at 20% of the fee simple value.

Temporary Construction Easement 1: 4,442 SF @ \$1.03 / SF x 20% = **\$915 (rounded)**

Temporary Construction Easement 2: 4,339 SF @ \$1.03 / SF x 20% = **\$895 (rounded)**

Areas of decorative trees and bushes along the frontage will be impacted.

Improvements – Landscaping = **\$5,000**

Per VDOT requirements, a cost estimate for replacement of property pins on the subject site is included. After construction, the perimeter Right of Way monumentation will be set for all right

of way breaks. The cost to cure estimate is obtained at the valuation stage for the placement of corner pins where the right of way intersects with the landowner's property lines.

Cost to Cure Items – Property Pins = **\$1,500 (rounded)**

TOTAL OFFER VALUE OF COMPENSATION = \$16,950.00

Certification

The undersigned has certified that the proposed acquisition of your Property is for a public use and has been reviewed for the purposes of complying with §1-219.1 of the Code of Virginia. The fee simple acquisition and easements to be acquired are for the construction of pedestrian improvements and will be under public ownership for the enjoyment of the property by the public. No more of your Property is proposed to be taken than which is necessary to achieve the public use.

Donation

Some property owners find benefit in donating the required real property or easements to the County without receiving just compensation. The County may accept voluntary donations of real property offered by property owners who are fully advised of their rights to just compensation pursuant to §25.1-417 of the Code of Virginia. If you are interested in obtaining more information about the donation process, and its possible benefits to the landowner, please feel free to contact Michelle Murray or myself.

The County has deemed this Project to be of the utmost importance. Please consider this an offer to purchase property pursuant to §25.1-204 of the Code of Virginia. Please respond with a date convenient to you to discuss the offer on or before July 3, 2026, with any questions or concerns.

Please review these documents and contact the authorized agent, Michelle Murray, if you have any questions about the proposed improvements or acquisition process.

Sincerely,



Stephen M. Bailey, Land Acquisition Manager
571.420.9673 (Office)
Stephen.Bailey@loudoun.gov (Email)

cc: Jackie Marsh, Director, Real Property Asset Management and Planning (RPAMP)
Steve Jackson, Senior Assistant County Attorney, Office of the County Attorney (CAO)
Michelle Murray (Kimley-Horn)

TITLE REPORT SUMMARY
(updated to 02-11-2026)
(updated to 05-13-2026)

Claiborne Parkway
Loudoun County, Virginia

Description of Real Estate:

ALL THAT certain lot, piece, or parcel of land designated as "Parcel A 10.5840 AC." on that plat entitled "Record Plat Broadlands Section 34 – Block 1" dated 2-03-2000 made by Simmons & Associates and duly recorded in the land records of the Circuit Court of Loudoun County, Virginia in Plat Cabinet E, Slot 739, Pages 3-10.

An examination of the title conducted by Infoline, Inc. to the above-described property, as disclosed by the general indices to the records in the Clerk's Office of the Circuit Court of Loudoun County, Virginia shows that

BROADLANDS ASSOCIATION, INC.
a Virginia nonstock corporation

has good and fee simple title thereto, free from all encumbrances, subject only to the following:

- (1) Taxes: None assessed;
- (2) Any unrecorded leases or unfiled mechanic's liens;
- (3) Such state of facts as might be disclosed by a physical survey of the premises;
- (4) Deeds of Trust: NONE FOUND
- (5) Recorded Leases: NONE FOUND;
- (6) Recorded Judgments / Financing Statements: NONE FOUND;
- (7) Conditions and Restrictions:
 - a) Declaration for Broadlands dated 05-16-1995 and recorded 05-23-1995 in Deed Book 1368, Page 1439.
 - i. First Amendment to Declaration for Broadlands dated 12-04-1995 and recorded 12-08-1995 in Deed Book 1404, Page 885.
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 - iii. Deed of Amendment to Declaration Broadlands Association dated 08-01-1999 and recorded 04-09-2001 in Deed Book 1901, Page 2371.
 - iv. Amendment to Declaration Broadlands Association dated 06-12-2002 and recorded 06-12-2002 in Deed Book 2193, Page 1113.

- v. Deed of Amendment to Declaration Broadlands Association, Inc. dated 05-02-2002 and recorded 06-03-2002 in Deed Book 2187, Page 0046.

(8) Easements:

- a) Deed of Dedication and Easements dated 08-02-1996 and recorded 11-26-1996 in Deed Book 1470, Page 920.
- b) Deed of Subdivision Conveyance, Dedication and Easements dated 08-21-1997 and recorded 09-10-1997 in Deed Book 1521, Page 782.
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- k) Easements for the Exclusive Provision of Telecommunications Facilities for Southern Walk at Broadlands dated 11-16-2001 and recorded 11-19-2001 in Deed Book 2046, Page 556.

(9) Other:

- a) Memorandum of Homeowner Association Contract and Notice of Inclusion in Mandatory Homeowner Assessments for Telecommunication Services dated 11-16-2001 and recorded 11-19-2001 in Deed Book 2046, Page 660.

NOTES:

(1) Source of title:

Special Warranty Deed from Broadlands Associates, a Virginia general partnership, et al to Broadlands Association, Inc., a Virginia nonstock corporation dated August 2, 2000, and recorded August 11, 2000, in Deed Book 1807 Page 2271.

(2) Assessment:

	<u>Loudoun County</u>
Name:	Broadlands Association Inc
Mailing Address:	21907 Claiborne Pkwy, Broadlands, VA 20148-4535
Assessment Description:	Broadlands Sec.34 Blk.1 Parcel A
Parcel ID:	118259594000
Assessment Year:	2026
Land:	\$ 0
<u>Improvements:</u>	\$ 0
Total Assessed Value	\$ 0

(3) Conveyances within last five (5) years? None.

This title report is subject to certain express exclusions and conditions, as follows:

This title report is based on an examination of the public land records for a certain period of time, the beginning and ending date of which is shown in the report. This report does not address any matter which would be discoverable by physical survey or visual inspection of the property. This report does not address building and / or zoning ordinances, or any other law, ordinance or governmental regulation restriction, regulating or prohibiting the occupancy, use or enjoyment of the property. This title report assumes that all relevant instruments were properly recorded and indexed, that all recitations therein are true and correct and that all such instruments contain genuine signatures by competent persons of legal age, and if made in a representative capacity, were signed with due and proper authority. For indices which contain direct and indirect listings, we have only reviewed the direct entries in the indices. We have assumed that the respective corporations in the chain of title were in existence during the period they held title, and that they were authorized to hold and convey real property. We have limited our adversing of all natural persons in the chain of title, during the period they held record title to the property, to the surname and the first name or initials by which each person acquired the estate and the name or initials by which each person conveyed the estate.

Real Estate Taxes which are not yet due and payable as of the date of this title report may constitute a lien upon the property.

Any matters which would not be disclosed by examination of the public land records during the period of the title examination, such as mechanic's liens not placed of record, suits affecting title not placed of record by virtue of a properly recorded and indexed *lis pendens*, rights in the property obtained through adverse possession or prescription or title vested through operation of the bankruptcy laws are not covered in this title report. This title report is given with the understanding that there are certain risks in regard to title to real estate, including forgery or fraud in the chain of title, incorrect statements of marital status, undisclosed heirs, mental incompetency of a party, adequacy or payment of consideration, actual notice by subsequent purchasers of prior unrecorded

conveyances, boundary lines, survey lines, conflicts of boundary lines, vacancies, excesses, rights of parties in use and possession, improper indexing of instruments or confusion due to similar or identical names which are not covered in this title report but which may be insured against by a title insurance policy issued by a title insurance company.

In accordance with the Federal Fair Credit Reporting Act, this report is issued to you on your representation that it will be used by you for the purpose and only for the purpose represented by you.

PERIOD OF EXAMINATION AND DISCLAIMER: This title examination covers a period of not less than sixty years to October 28, 2025, and updated to February 11, 2026, and **updated to May 13, 2026**, at 8:00 a.m. and is issued to and for the benefit of Kimley Horn and Associates, Inc. and/or Loudoun County, Virginia.

Title Report Summary Provided by:

PENDULUM LAND SERVICES, LLC
a Virginia limited liability company

By: _____
Carrilin M. Hirsch, SR/WA

Owner

Name	BROADLANDS ASSOCIATION INC
Care Of	
Mailing Address	21907 CLAIBORNE PKWY
	BROADLANDS VA 20148-4535
Instrument Number	
Book	1807
Page	2271

Parcel

Primary Address	
Tax Map #	1781741111A1
State Use Class	Class 100 HOA
Total Land Area (Acreage)	10.58
Total Land Area (SQFT)	
Election District	BROAD RUN
Billing District	Broad Run District
Billing Split Notes 1	
Billing Split Notes 2	
Special Ad Valorem Tax District	None
Special Project District	
Living Units	
Structure Occupancy	VACANT LAND
Garage/PrkgSp Community	NO
Subdivision	BROADLANDS
Affordable Dwelling Unit (Y/N)	NO: PROPERTY IS NOT ADU.
Ag District	
Ag District Starting Date	
Ag District End Date	
Deactivation Status	
Solar Exemption?	NO

Legal Description

Legal Description	BROADLANDS SEC.34 BLK.1 PARCELA
	1807-2271,PC E-739-3

General Information

Loudoun County is providing public record information as a public service in accordance with Virginia Code Title 58.1-3122.2 (1998). The Loudoun County Commissioner of the Revenue provides annual valuations and maintenance of fair market values for equitable assessments on all types of real property.

The property information made available on this site includes ownership and deed information, legal description, sales information, assessment values and house characteristics and can be searched by Parcel ID Number, Address and Tax Map Number. The site is updated weekly. Parcels are linked to the Loudoun County GIS, with map overlays displaying boundary and environmental information such as topography, soils, flood plain and major roads.

Condominium garage units or assigned parking spaces associated with condominiums may have separate parcel identification numbers - and may be assessed separately.

2026 Values

Fair Market Land	\$0
Fair Market Building	\$0
Prorated Bldg	\$0
Effective Date	
Fair Market Total	\$0
Land Use Value	\$0
Total Taxable Value	\$0
*Deferred Land Use Value	\$0
Tax Exempt Code	TAXABLE
Tax Exempt Land	\$0
Tax Exempt Building	\$0
Tax Exempt Total	\$0
Revitalized Real Estate	
Solar Exemption	

2025 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice						

2024 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice						
Landbook						

2023 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice						
Landbook						

2022 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice						
Landbook						

2021 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice						
Landbook						

2020 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Landbook						
Notice						

2019 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice						
Landbook						

2018 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice						
Landbook						

2017 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice						
Landbook						

2016 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice						
Landbook						

2015 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Landbook						
Notice						

2014 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice						
Landbook						

2013 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice						
Landbook						

2012 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice						
Landbook						

2011 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice						
Landbook						

2010 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice						
Landbook						

2009 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice						
Landbook						

2008 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice						
Landbook						

Note

FM (Fair Market) = All land/buildings if 100% complete as of January 1.
 Prorated value = The building value added as of the effective date for any new construction.
 Taxable value = For details select Tax History / Payment.

Sales / Transfers

Date	Sale Price	Buyer
08/11/2000	\$0	BROADLANDS ASSOCIATION INC

Sales / Transfers Details

Sale Date	08/11/2000
Sale Price	\$0
Seller	
Buyer	BROADLANDS ASSOCIATION INC
Valuation Code	
Instrument Number	
Recordation Date	08/11/2000
Deed Book and Page	1807-2271
Multi-Parcel Sale (# of Parcels)	1
Additional Notes	
Note	

Tax History / Payment

Click on the Parcel ID to view its related document
 118259594000

Map It

Click on the Parcel ID to view its related document
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TITLE REPORT SUMMARY

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Loudoun County, Virginia

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(2) <u>Assessment:</u>	<u>Loudoun County</u>
Name:	Broadlands Association Inc
Mailing Address:	21907 Claiborne Pkwy, Broadlands, VA 20148-4535
Assessment Description:	Broadlands Sec.34 Blk.1 Parcel A
Parcel ID:	118259594000
Assessment Year:	2025
Land:	\$ 0
<u>Improvements:</u>	<u>\$ 0</u>
Total Assessed Value	\$ 0

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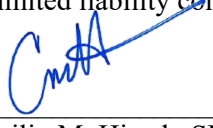
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- h) Right of Way Agreement in favor of Virginia Electric and Power Company dated 10-30-2000 and recorded 01-19-2001 in Deed Book 1862, Page 144.
- i) Deed of Easement (Buried Cable) in favor of Verizon Virginia, Inc. dated 04-12-2001 and recorded 04-18-2001 in Deed Book 1906, Page 2211.
- j) Deed of Easement for Telecommunications Facilities for Southern Walk at Broadlands dated 11-16-2001 and recorded 11-19-2001 in Deed Book 2046, Page 504.
- k) Easements for the Exclusive Provision of Telecommunications Facilities for Southern Walk at Broadlands dated 11-16-2001 and recorded 11-19-2001 in Deed Book 2046, Page 556.

(9) Other:

- a) Memorandum of Homeowner Association Contract and Notice of Inclusion in Mandatory Homeowner Assessments for Telecommunication Services dated 11-16-2001 and recorded 11-19-2001 in Deed Book 2046, Page 660.

NOTES:

(1) Source of title:

Special Warranty Deed from Broadlands Associates, a Virginia general partnership, et al to Broadlands Association, Inc., a Virginia nonstock corporation dated August 2, 2000, and recorded August 11, 2000, in Deed Book 1807 Page 2271.

(2) <u>Assessment:</u>	<u>Loudoun County</u>
Name:	Broadlands Association Inc
Mailing Address:	21907 Claiborne Pkwy, Broadlands, VA 20148-4535
Assessment Description:	Broadlands Sec.34 Blk.1 Parcel A
Parcel ID:	118259594000
Assessment Year:	2025
Land:	\$ 0
<u>Improvements:</u>	<u>\$ 0</u>
Total Assessed Value	\$ 0

(3) Conveyances within last five (5) years? None.

This title report is subject to certain express exclusions and conditions, as follows:

This title report is based on an examination of the public land records for a certain period of time, the beginning and ending date of which is shown in the report. This report does not address any matter which would be discoverable by physical survey or visual inspection of the property. This report does not address building and / or zoning ordinances, or any other law, ordinance or governmental regulation restriction, regulating or prohibiting the occupancy, use or enjoyment of the property. This title report assumes that all relevant instruments were properly recorded and indexed, that all recitations therein are true and correct and that all such instruments contain genuine signatures by competent persons of legal age, and if made in a representative capacity, were signed with due and proper authority. For indices which contain direct and indirect listings, we have only reviewed the direct entries in the indices. We have assumed that the respective corporations in the chain of title were in existence during the period they held title, and that they were authorized to hold and convey real property. We have limited our advertising of all natural persons in the chain of title, during the period they held record title to the property, to the surname and the first name or initials by which each person acquired the estate and the name or initials by which each person conveyed the estate.

Real Estate Taxes which are not yet due and payable as of the date of this title report may constitute a lien upon the property.

Any matters which would not be disclosed by examination of the public land records during the period of the title examination, such as mechanic's liens not placed of record, suits affecting title not placed of record by virtue of a properly recorded and indexed *lis pendens*, rights in the property obtained through adverse possession or prescription or title vested through operation of the bankruptcy laws are not covered in this title report. This title report is given with the understanding that there are certain risks in regard to title to real estate, including forgery or fraud in the chain of title, incorrect statements of marital status, undisclosed heirs, mental incompetency of a party, adequacy or payment of consideration, actual notice by subsequent purchasers of prior unrecorded conveyances, boundary lines, survey lines, conflicts of boundary lines, vacancies, excesses, rights of parties in use and possession, improper indexing of instruments or confusion due to similar or identical names which are not covered in this title report but which may be insured against by a title insurance policy issued by a title insurance company.

In accordance with the Federal Fair Credit Reporting Act, this report is issued to you on your representation that it will be used by you for the purpose and only for the purpose represented by you.

PERIOD OF EXAMINATION AND DISCLAIMER: This title examination covers a period of not less than sixty years to October 28, 2025, and updated to February 11, 2026, at 8:00 a.m. and is issued to and for the benefit of Kimley Horn and Associates, Inc. and/or Loudoun County, Virginia.

Title Report Summary Provided by:

PENDULUM LAND SERVICES, LLC
a Virginia limited liability company

By: 
Carlin M. Hirsch, SR/WA

APPRAISAL OF PROPERTY

LOCATION OF PROPERTY:

10.58400-Acres at Claiborne Parkway, Vestals Gap Drive & Broadlands Boulevard
Broadlands, VA 20148

FOR:



SUBMITTED BY: Robert R. Elliott, Jr. MAI, SRA

DATE OF VALUATION: November 19, 2025

PROJECT IDENTIFICATION:

Claiborne Parkway – Broadlands Boulevard to Vestals Gap Drive Shared Use Path

PROPERTY IDENTIFICATION:

Landowner(s) Name: Broadlands Association, Inc.
Address: 21907 Claiborne Parkway, Broadlands, VA 20148-4535
Phone: N/A

FOR INTERNAL USE

Approved for Acquisition By: Stephen M. Bailey
Right of Way Manager or Designee

Print Name: Stephen M. Bailey

Approval Date: 6 / 10 / 2026

	EXECUTIVE SUMMARY	
	RW-45B	

SUBJECT INFORMATION

Parcel Size Before Acquisition	10.58400	AC
Fee Simple Acquisition Size	7,442	SF
Prescriptive Easement Acquired		AC
Parcel Size After Acquisition	10.41316	AC

TOTAL ESTIMATED COMPENSATION

<u>Value of Land in Fee Acquired</u>

Land in Fee	7,442	SF @ \$ 1.03	= \$ 7,665 ®
		@ \$	= \$ 0

<u>Value of Easements Acquired:</u>

Permanent Signal Easement	185	SF @ \$ 1.03	X	75% = \$ 145 ®
Permanent Washington Gas Easement	2,687	SF @ \$ 1.03	X	30% = \$ 830 ®
Temporary Construction Easement #1	4,442	SF @ \$ 1.03	X	20% = \$ 915 ®
Temporary Construction Easement #2	4,339	SF @ \$ 1.03	X	20% = \$ 895 ®
		SF @ \$	X	= \$

Total Estimated Value of Land Acquired	\$10,450
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<u>Value of Buildings Acquired:</u>

None Noted

Total Estimated Value of Buildings	\$0
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<u>Value of Other Improvements Acquired:</u>
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Landscaping	SUM @ \$ 5,000	X	100% = \$ 5,000
	@ \$	X	= \$
	@ \$	X	= \$

Total Estimated Value of Other Improvements	\$5,000
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Value of Cost to Cure Items (Placement of property pins)	\$1,500
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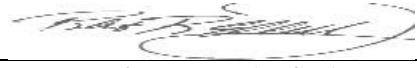
Damages (less Enhancements)	\$0
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I ESTIMATE THE MARKET VALUE, AS DEFINED, of ACQUIRED LAND, IMPROVEMENTS, EASEMENTS and COST TO CURE ITEMS as of the EFFECTIVE APPRAISAL DATE TO BE:	\$16,950
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IMPORTANT DATES

Effective Date of the Appraisal	November 19, 2025
Property Inspection Date	November 19, 2025
Appraisal Report Date	March 10, 2026

LICENSED APPRAISER

Signature 

Name Robert R. Elliott, Jr., MAI, SRA

Date March 10, 2026

License/Certification Number 4001 015749

License Type Certified General

LICENSED APPRAISER

Signature _____

Name _____

Date _____

License/Certification Number _____

License Type _____

INTRODUCTION

APPRAISAL PROBLEM

The subject is a 10.58400-acres or 461,040 SF site. The property is vacant land and serves as common area for an HOA. The subject is located at Claiborne Parkway, Vestals Gap Drive and Broadlands Boulevard, Broadlands, VA 20148. The subject is proposed with a R/W acquisition of 0.17084-acre or 7,442 SF, a Permanent Signal Easement of 0.00424-acre or 185 SF, a Permanent Washington Gas Easement of 0.06169-acre or 2,687 SF, a Temporary Construction Easement-1 of 0.10198-acre or 4,442 SF and a Temporary Construction Easement-2 of 0.09961-acre or 4,339 SF. No personal property was included in this appraisal. The problem presented herein is to estimate the market value of the property to be used as a basis for compensation.

The subject is currently HOA common area that serves as buffer area and green space. Virginia does allow HOA areas to be valued as though economic and marketable if they meet physically possible requirements. The subject does not meet the physical requirements due to the presence of numerous existing easements and wetlands area. The subject will be valued as an uneconomic parcel.

CONTACT

The landowner(s) or their representative, Broadlands Association, Inc., was contacted by Loudoun County allowing them the opportunity to accompany this appraiser on the inspection of the property by letter dated November 14, 2025.

Received permission to enter upon property: ☒ YES ☐ NO

Landowner(s) or their representative accompany the Appraiser during their inspection: ☐ YES ☒ NO

General Comments: The property did respond with permission to inspect the site and with early access. The property was viewed from the R/W on November 19, 2025 and I was not accompanied by anyone.

LARGER PARCEL DISCUSSION

The subject property is vested in the name of Broadlands Association, Inc. The property is identified as tax map number 118-25-9594. There are three parcels across Claiborne Parkway that also serve as buffer area for the subdivision on the western side of the road. These parcels are not included as part of the larger parcel as they function independently from the subject site and serve as buffer for a different development. The larger parcel is identified as 10.58400-acres and tax map number 118-25-9594.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the market value of the fee simple and/or easement interests acquired and their financial impact (if applicable) on the remaining property as of the effective date of the appraisal.

The conveyance represents a:

☐ Total Acquisition. The purpose of this appraisal is to estimate the market value of the whole property. The appraiser is to ignore the influences, both positive and negative, of the proposed project.

☒ Partial Acquisition - If the acquisition is vacant land or includes only minor improvements, then the purpose of this appraisal is to estimate the value of the land, easements, and minor improvements acquired. If any, "cost to cure" damage should be estimated and included. If damages (those not otherwise addressed by a "cost to cure" item) are present, a value is estimated for the remainder, both "before acquisition" and "after acquisition", to determine the amount of the damages, less any enhancements. The appraiser has determined that:

No damages result to the Remainder after the proposed acquisition: The appraiser(s) concludes that no apparent damage occurred to the remainder as a result of the partial acquisition above and beyond those items addressed by a "cost to cure".

DEFINITION OF MARKET VALUE

Market Value – The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress (The Appraisal of Real Estate 15th Edition).

and

The price which one, under no compulsion, is willing to take for property which he has for sale, and for which another, under no compulsion being desirous and able to buy, is willing to pay for the article. (*Talbot vs. Norfolk* 158 Va. 387, 163 S.E. 100; 1932)

CLIENT AND INTENDED USER

The client is Kimley-Horn. The intended user of this report is Loudoun County and/or its agents. It is understood that the named user may designate others to read this report; however, the opinions and conclusions developed in this appraisal have been done so with the named intended user in mind. Other parties who received or might receive a copy of this report are not necessarily intended users.

INTENDED USE OF THE APPRAISAL

The intended use of this summary report is to provide Loudoun County and/or its agents with a basis for compensation for the proposed property acquisition.

SCOPE OF THE APPRAISAL

Market research was conducted to gather pertinent data required to estimate the value of any land, easements, and improvements acquired. Also, if applicable, the "cost to cure" damage to the remainder property as a result of the proposed acquisition is estimated. If the proposed conveyance is a partial acquisition, then the appraiser examined the impact of the partial acquisition and the proposed project improvements on the value of the remaining property.

Land and any improvements located within the acquisition area were inspected. If the proposed conveyance is a partial acquisition and the “before value” of the improvements located within the remainder is different from the “after value”, then all of the improvements were inspected.

The applicable data collected to complete this appraisal includes, but is not limited to:

- Deeds, deed restrictions, easements, restrictive covenants, proffers, leases, sales history and listing agreements for the subject property
- The availability and capacity of public and private utilities
- Flood plain, topography
- Zoning and the master plan
- Market and land use trends
- Sales data for competing properties
- Other data that the appraiser(s) considers relevant to the valuation.

The most pertinent data collected is reported. Verification of the authenticity of this information was made from one or more of the following sources: public records, personal interviews, and any other sources with respect to sales of properties in the general area of the subject property. The research, analysis, and interpretation of information in the marketplace were completed in accordance with sound appraisal principles. The opinions and conclusions of value in this report are considered to be reasonable and reliable.

JURISDICTIONAL EXCEPTION

An assignment condition that voids the force of a part of or parts of USPAP, when compliance with part or parts of USPAP is contrary to law or public policy applicable to the assignment.

None.

HYPOTHETICAL CONDITIONS

(That which is contrary to what exists but is supposed for the purpose of analysis.)

If circumstances dictate that the appraiser disregard current market conditions in the before value for the sake of avoiding project influence, then the before value is based on the hypothetical condition.

The before estimate of market value for the subject property is based on the hypothetical condition that the proposed project does not exist.

Any “after” value assumptions are based on the premise that the project is completed as of the effective date of the appraisal according to the plans available to the appraiser.

EXTRAORDINARY ASSUMPTIONS

(An assumption, directly related to a specific assignment, that, if found to be false, could alter the appraiser’s opinions or conclusions.)

The plat utilized for the purposes of this report is dated October 9, 2024 with a signed date of January 21, 2026. The plat for the gas easement only is dated March 5, 2026. The report is under the assumption that these are the most recent and accurate versions of the plats. If this is found to be untrue, it could alter the results stated in this report.

The plans utilized for the purposes of this report are dated “2024,” but were stated to be the 100% plans from the client. The report is under the assumption that this is the most recent and accurate version of the plans. If this is found to be untrue, it could alter the results stated in this report.

The appraiser is under the extraordinary assumption that the contractor will be replacing all of the grassed area disturbed as part of the project. The plans indicate that any trees impacted by the project will be replanted as part of the construction process. If this is found to be untrue, it could alter the results stated in this report.

An extraordinary assumption has been made that there is no hazardous materials or soil contamination that would affect the value reported herein.

EXPOSURE TIME

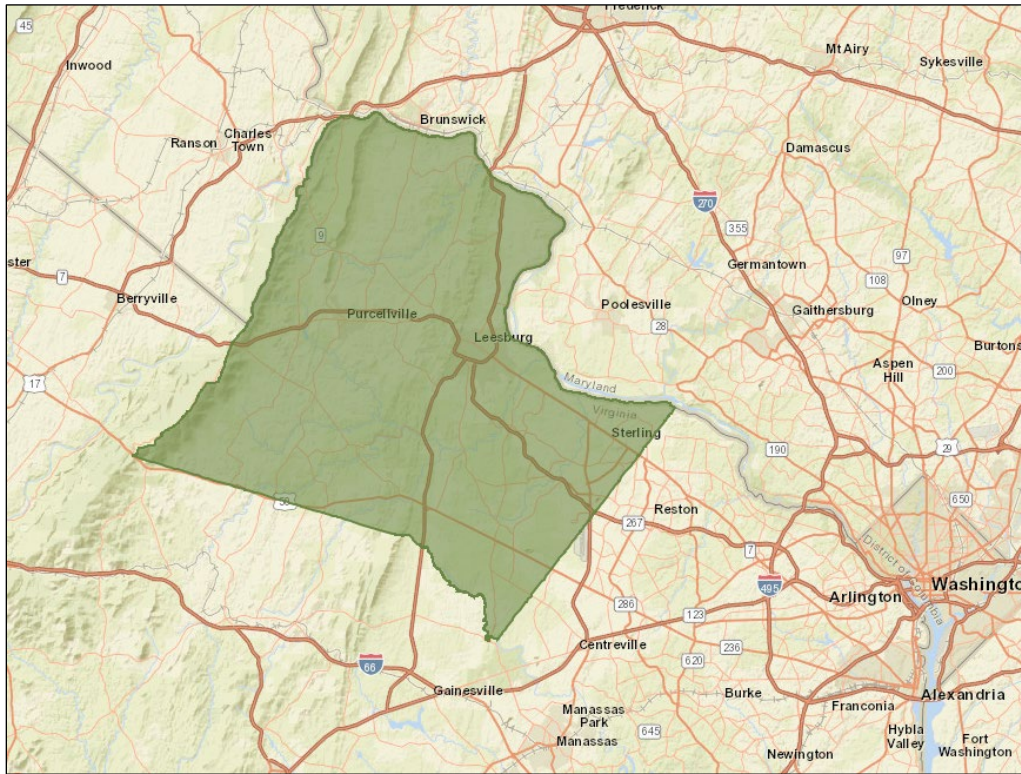
Exposure time is defined by USPAP: 2026 – 2027, as follows:

(An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

The appraiser has spoken with several market participants in the area, including sellers, buyers, brokers, landlords, tenants, and other appraisers. Based upon conversations with these parties, the appraiser has estimated a marketing period/exposure time of 6-12 months for a typical residential site; however, the subject does not meet the physical requirements for development. The marketing time for an uneconomic site like the subject would be 3 – 4 years.

NEIGHBORHOOD ANALYSIS

A neighborhood is an area of influence that consists of complementary land uses, as opposed to a district which consists of homogeneous land uses. Various factors which influence property values include environmental, social, economic, and governmental forces. Each of these factors and their effect on the subject property value is examined in the following analysis.



I. ENVIRONMENTAL

The subject project is on the eastern side of Loudoun County. The project is located in close proximity to the following major thoroughfares: Route 7, Route 15, Route 267 and Route 28. It is the ease of access combined with favorable climate conditions that make the subject area an ideal location for work, school, and home.

Complementary geographic/topographic features and a reasonable tax base are other contributing factors, which continue to attract commercial development. In addition to a secure regional market, area recreation further supplements the economy by attracting thousands of tourists each year.

General Information

The county was founded in 1757, when Fairfax County was divided. The county consists of 520 square miles, and Leesburg has served continuously as the county seat since 1757. Agriculture was the primary way of life in Loudoun County prior to 1960 when the Dulles International Airport was built. The airport was the primary attractor for businesses and their workers. Supplemented by major road improvements, the county has seen rapid growth over the last 30 years. According to the U.S. Census Bureau, the county had the highest median household income among all U.S. counties in 2012.

Transportation

Some of the highways near were discussed above in the subject's immediate area, but numerous other travel options are in the county. The following summarizes the types of transportation in the county.

Roads

Loudoun County is considered part of Northern Virginia and Northern Virginia ranks as the third worst congested traffic area in the entire nation. The area received a 44%, F-grade in terms of congestion. It has been reported that residents spend an average of 46 hours per year in heavy, stand still traffic. While the traffic is substantial, there are numerous major thoroughfares in the area. The primary roadways of automobile transportation in the county are as follows: US Route 50, State Route 7, State Route 28, and State Route 267 (Dulles Greenway).

Air

The closest airport to the subject and one that is partially located within the county is Washington Dulles International Airport. The other major air providers that are the next closest are: Ronald Reagan Washington National Airport and Baltimore-Washington International Thurgood Marshall Airport in Baltimore. A smaller regional airport is located south in Prince William County and is known as the Manassas Regional Airport.

Public Transportation

The Loudoun County Transit is the local bus service provide by the county that operates rush hour transportation services. The bus services provided transportation from park and ride lots to multiple destinations, some of which include Washington, D.C., the Pentagon, and Rosslyn.

The Virginia Regional Transit (VRT) is a non-profit organization that serves approximately 17% of the Commonwealth. One of the target areas of the VRT according to their website is “**high-growth counties on the edge of the Washington, DC metro area such as Loudoun, Fauquier, and Culpeper.**” Services offered by the VRT include: “direct passenger service, transit system management and contracted transit-related services for public and private organizations, administrative services, including management of Commonwealth and Federal operating and capital grants and liaison with the Virginia Department of Rail and Public Transportation.”

A 23-mile extension of the existing Metrorail system constructed by The Metropolitan Washington Airports Authority (MWAA), operated by the Washington Metropolitan Area Transit Authority (WMATA), extends from East Falls Church to Dulles Airport, and to Ashburn to the west. This new extension, called the Silver Line, serves the top two employment areas in the County – Tyson's Corner and the Reston/Herndon area. Perhaps most importantly, the rail provides a one-way ride from Dulles International Airport to Downtown Washington, D.C.

II. SOCIAL

The current estimated population in Loudoun County is 452,506 and is predicted to increase to 484,251 by 2030. The subject is in a suburban area containing a total of 148,682 households as of 2025, which is expected to increase to 159,750 by 2030. The households possess a median household income of \$187,380, an average household income of \$222,264, and a per capita income of \$73,040 per 2025 data provided by ESRI. The chart below represents the past, present, and anticipated growth in the subject area within Loudoun County.

Summary	Census 2020	2025	2030
Total Population	420,959	452,506	484,251
Total Households	137,442	148,682	159,750
Family Households	108,358	115,262	123,333
Average Household Size	3.05	3.04	3.02
Owner Occupied Housing Units	105,060	117,091	127,034
Renter Occupied Housing Units	32,382	31,591	32,716
Median Age	37.0	37.9	38.5
Trends 2025 - 2030	Area	State	National
Population	1.4%	0.4%	0.4%
Households	1.4%	0.5%	0.6%
Family Population	1.4%	0.4%	0.5%
Owner Occupied Housing Units	1.6%	0.8%	0.0%
Median Household Income	2.3%	2.4%	2.5%

****Provided by ESRI****

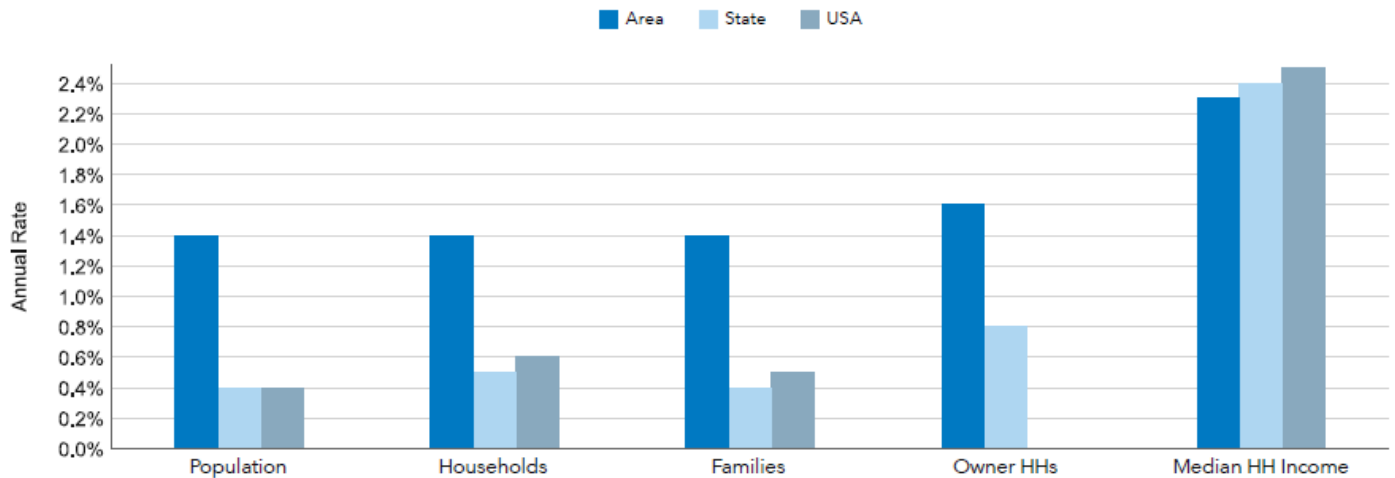
Growth is expected to continue increasing over the next five years. The number of total households is predicted to rise and would indicate growth for jobs, expenditures, and residential development. The chart below is an allocation of the population concerning household income.

Households by Income	2025		2030	
	Number	Percent	Number	Percent
Less than \$15,000	4,332	2.9%	3,702	2.3%
\$15,000-\$24,999	3,056	2.1%	2,351	1.5%
\$25,000-\$34,999	2,034	1.4%	1,640	1.0%
\$35,000-\$49,999	4,003	2.7%	3,203	2.0%
\$50,000-\$74,999	7,317	4.9%	6,284	3.9%
\$75,000-\$99,999	12,170	8.2%	11,131	7.0%
\$100,000-\$149,999	23,682	15.9%	22,663	14.2%
\$150,000-\$199,999	22,262	15.0%	23,319	14.6%
\$200,000 or greater	69,820	47.0%	85,451	53.5%
Median Household Income	\$187,380	-	\$209,651	-
Average Household Income	\$222,264	-	\$239,652	-
Per Capita Income	\$73,040	-	\$79,068	-

****Provided by ESRI****

The next chart is an example of the current stability and anticipated growth for the area. This bar graph correlates with the conclusions from the regional analysis about the area concerning employment opportunities and financial gain. The bar graph compares the subject area with the average state and national statistics in terms of population, households, families, owner-occupied homes, and median household income.

Trends: 2025 - 2030 Annual Rate



****Provided by ESRI****

The bar graph displays a visual aid to anticipate the expected growth and stability of the area. As seen, the subject trade area is expected to outperform the state and nation in four of the five categories. Loudoun County is expected to have less growth in the category of median household income but given that the area ranks near the top in this category nationally, this perceived lack of growth compared to state and national averages appear to be a reasonable conclusion.

The area has grown significantly in the last ten years and based on the preceding data will continue to grow and expand. The increasing population continues to drive demand for residential and commercial development. The outlook from a social perspective for the area is positive.

Below the income comparison is a summary of the housing situation within the same boundaries.

Housing Unit Summary	
2010 Total Housing Units	109,465
Owner Occupied Housing Units	77.8%
Renter Occupied Housing Units	22.2%
Vacant Housing Units	4.4%
2020 Housing Units	142,074
Owner Occupied Housing Units	76.4%
Renter Occupied Housing Units	23.6%
Vacant Housing Units	3.3%
2025 Housing Units	152,498
Owner Occupied Housing Units	78.8%
Renter Occupied Housing Units	21.3%
Vacant Housing Units	2.5%
2030 Total Housing Units	164,813
Owner Occupied Housing Units	79.5%
Renter Occupied Housing Units	20.5%
Vacant Housing Units	3.1%
Median Household Income	Loudoun Count...
2025	\$187,380
2030	\$209,651

The current median household income is \$187,380 in Loudoun County. The median household income is projected to be \$209,651 in five years. The subject market area has experienced growth in terms of household income. The expected growth in terms of median household income is 2.38% annually.

Loudoun County has been analyzed from a social standpoint. The area's population, household income and residential historical and future growth patterns have been reviewed. The area is expected to continue to grow in all the above categories. The expected growth can be concluded that more jobs and residential units would be created in theory. The area has a positive outlook and should continue to make positive strides in the next five years.

III. ECONOMIC

Loudoun County is part of the Northern Virginia Workforce Investment Board (NVWIB) which also serves Fairfax and Prince William Counties as well as the cities of Manassas, Falls Church, Fairfax, and Manassas Park. The NVWIB serves over 1.9 million residents and 20,000 businesses in this region. The Loudoun County workforce continues to grow and expand. Loudoun County consistently has one of the lowest unemployment rates in the Commonwealth. The proximity to Washington, DC provides a good mixture of the workforce between public and private jobs within the area. Part of the reason for the economic stability in the area is due to the massive corporations other than the government. In conjunction with these private entities, there are numerous service providers available in the area to keep the local public employed. These providers service those looking to gain employment as well as employers.

As concluded in the social characteristics of the neighborhood analysis and regional analysis, the area is relatively stable for today's economic climate and is continually expanding. Loudoun County is made up of a vast array of employment opportunities including manufacturing, service, and government jobs. The following table is a list of major employers located within the county as reported by the Virginia Employment Commission.

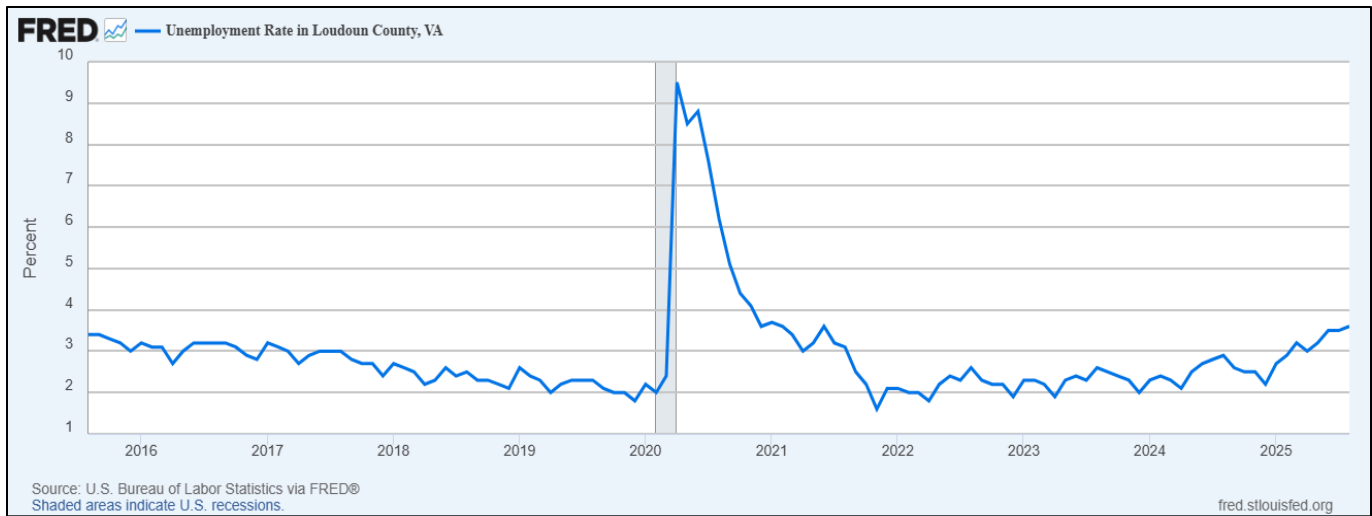
50 Largest Employers	
1. Loudoun County Schools	26. Metro Washington Airports
2. County of Loudoun	27. Giant Food
3. U.S. Department of Homeland Defense	28. Rosendin Electric Inc
4. Northrop Grumman Corporation	29. Administaff
5. Amazon Fulfillment Services Inc.	30. The Home Depot
6. Inova Health System	31. Facebook Inc.
7. United Airlines Inc	32. Target Corp
8. M.C. Dean, Inc.	33. Howard Hughes Medical Ins
9. Dynalectric Company	34. Town of Leesburg
10. Wal Mart	35. Club Demonstration Service
11. God Bless America Inc	36. Rei Systems Inc
12. J.E. Richards, Inc.	37. Yahoo Holdings Inc
13. Loudoun Medical Group	38. Worldcom
14. Postal Service	39. Verizon Corporate Resources
15. Gate Gourmet	40. Cuisine Solutions Inc
16. Raytheon Company	41. Caci
17. Wfirst Coast Security Services	42. Inovant LLC
18. Swissport U.S.A., Inc.	43. Catholic Diocese of Arlington
19. Southland Industries of Virginia	44. McDonald's
20. U.S. Department of Transportation	45. J. K. Moving & Storage
21. Harris Teeter Supermarket	46. Loudoun Water
22. Ashby Ponds, Inc.	47. Northern Virginia Community College
23. Wegmans Store #07	48. DbA: Stonesprings Hospital Center
24. Costco	49. Viasystems
25. Security Forces, Inc.	50. Prospect Waterproofing Company

Source: Virginia Employment Commission, Economic Information & Analytics, Quarterly Census of Employment and Wages (QCEW), 1st Quarter (January, February, March) 2024.

****Provided by the Virginia Employment Commission (1st Quarter 2024)****

The above list summarizes the top employers in the area. As evidenced by the chart, local and federal government entities make up a large portion of the employment base. However, given the public and private employment diversity from the list above, the options for both white collar and blue-collar employees are ample within the county.

The employment market has now been identified and defined for the market area. The area is stable and is projected to expand in the next five years. The workforce has been historically strong and is projected to remain viable into the foreseeable future. The chart below as provided by the US Department of Labor illustrates the current and historical unemployment rate for Loudoun County.



****Provided by the U.S. Department of Labor Statistics****

As of August 2025, the unemployment rate for Loudoun County was 3.6%. The county was consistently between 4% - 6% prior to COVID. The pandemic caused a sharp increase to slightly less than 10% but then began steadily declining to the current point in time.

IV. GOVERNMENTAL

The legal restrictions for property in the delineated market area rest upon Loudoun County. The department approves and oversees all proposed land use changes and developments.

Conclusion of Neighborhood Data

Loudoun County has been analyzed from environmental, social, economic, and governmental standpoint. The area continues to grow positively with an increasing population and in turn causing growth among all four influences. The data presented above also projects the area to continue to grow in a positive manner. The inferred data from the previous section would indicate that the area is stable and will continue into the foreseeable future.

“BEFORE ACQUISITION VALUE” OF THE PROPERTY

DELINEATION OF TITLE

Title Report Furnished: ☒ Yes ☐ No. Has the property sold in the last 5 years: ☐ Yes ☒ No
Is the property currently listed: ☐ Yes ☒ No; If Yes, explain:
Source of Title Reports: Kimley-Horn

Sales History

The subject has not transferred in the last five years. Loudoun County has the last transfer occurring in August of 2000 for \$0. This transaction is recorded in Deed Book 1807 at Page 2271.

PROPERTY ASSESSMENT

<i>PARCEL ID#</i>	<i>Base Tax Amount</i>	<i>Land</i>	<i>Improvement</i>	<i>Total</i>
118-25-9594	\$0.00	\$0	\$0	\$0

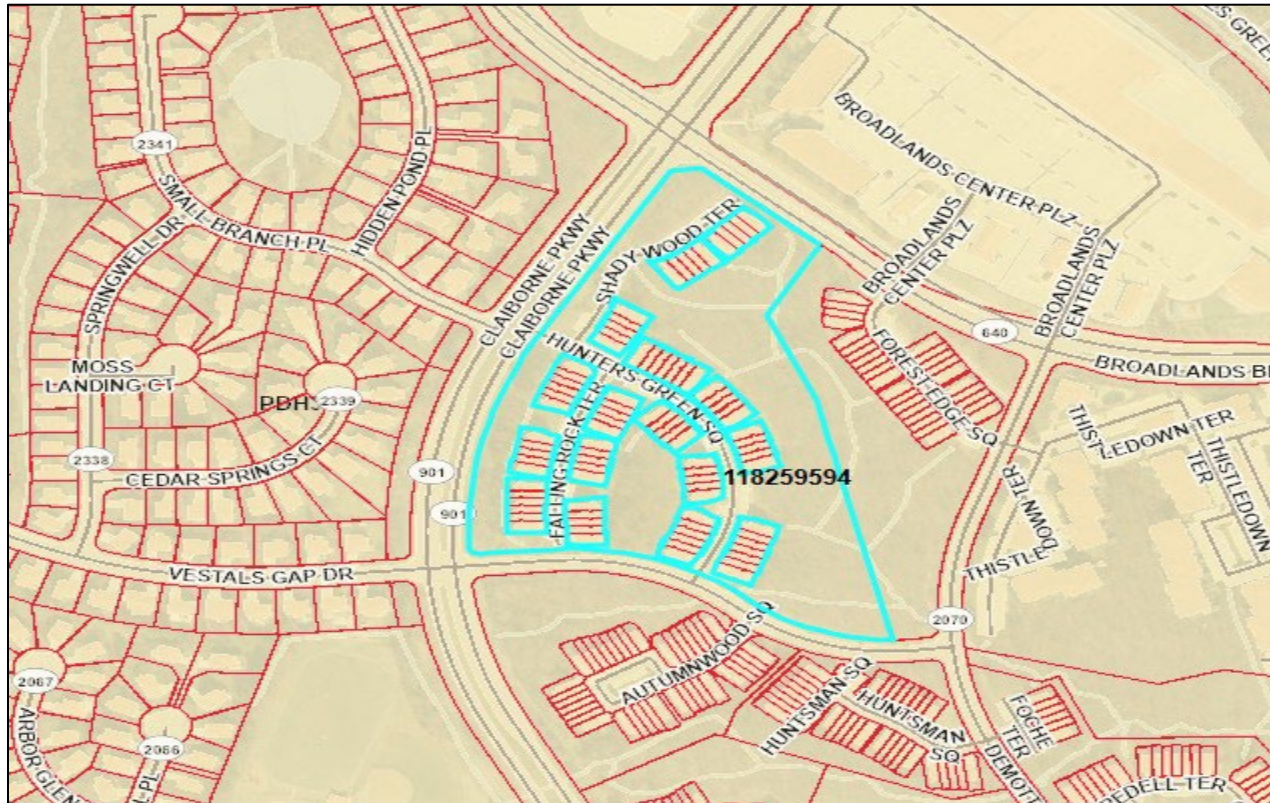
Taxes are calculated based on the annual tax rate per \$100 of assessed value in Loudoun County. Assessed value is equivalent to 100% of fair market value, as determined by the Assessor. The 2025 tax rate is 1.04 per \$100 of the assessed value plus any special taxes associated with the specific district. The 2025 tax rate is 0.805 for Loudoun County. Please note that the subject is not assessed by Loudoun County since it is HOA common area/green space.

The appraiser recognizes the indicated value for the subject land based on the market evidence provided in this report is above the land value indicated by the tax assessor. The report has located similar sales in the market area while the assessor utilizes a mass system. There does not appear to have been significant changes to the subject that would affect the subject's assessment compared to the previous valuation performed by Loudoun County.

ZONING AND PROPERTY RESTRICTIONS

<i>Current Zoning Designation (Base)</i>	PD-H3
<i>Current Use of Property</i>	Buffer Area/Green Space
<i>Legal Conforming, Legal Non-Conforming, etc.</i>	Legal Conforming

Zoning Reference Map:



The information above delineates the specific zoning designations for the subject property.

Planned Development - Housing (Legacy District)

Purpose

- *Provide for a variety of single-family and multifamily housing types in neighborhood settings plus supporting nonresidential uses in a planned environment fostering a strong sense of community.*
- *Implement PD-H3 Legacy Zoning Districts that are a minimum of 50 acres of and PD-H4 and PD-H6 Legacy Zoning Districts that are a minimum of 25 acres; and*
- *Meet the general housing demand in the County while considering the existing and potential housing supply under approved development plans, the general pattern and organization of residential communities, and the relationship to existing and planned employment opportunities, supporting businesses and other services.*

The above represents some of the basic guidelines for the PD-H3. Further reading concerning permitted uses and other development requirements are in the Loudoun County Zoning Ordinance.

Existing Easements, Conditions, & Restrictions:

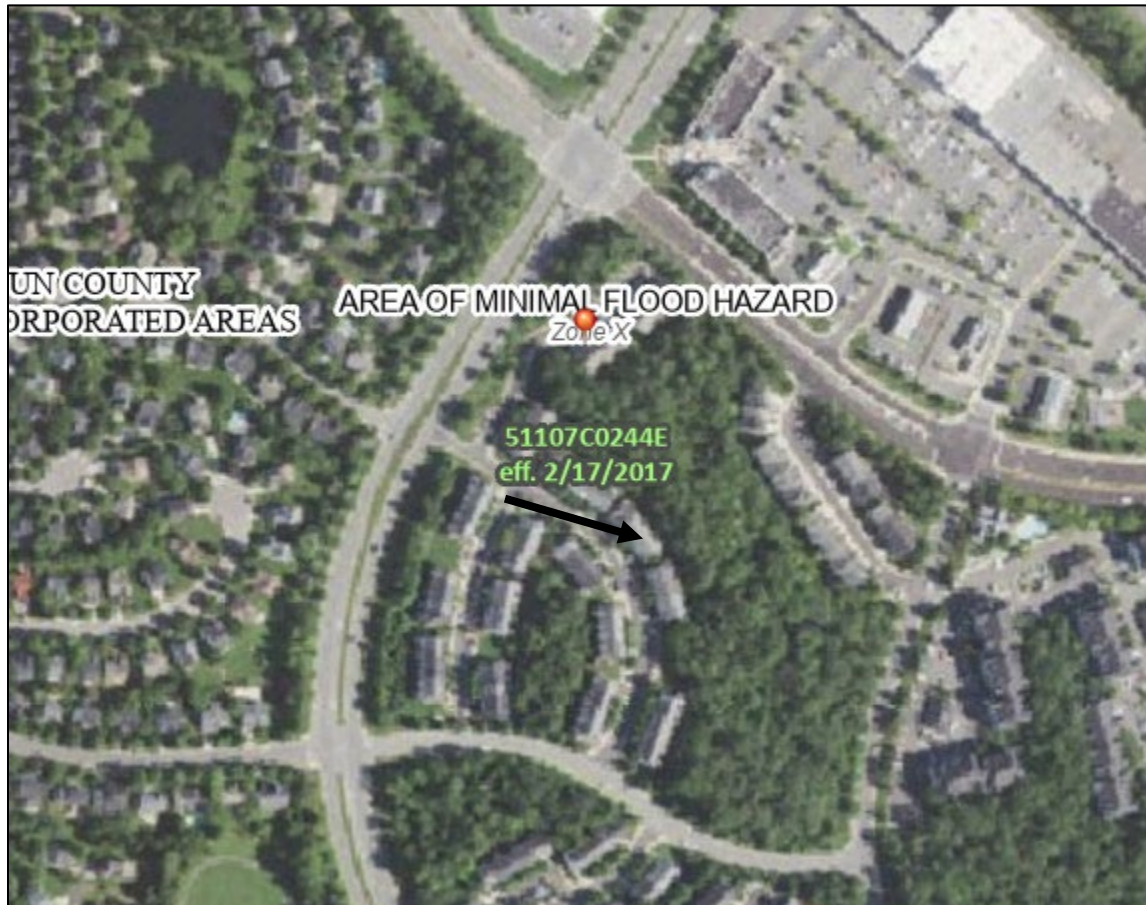
The property is subject to standard and typical utility easements for the market area.

TENANT INFORMATION

Unknown

FLOOD PLAIN INFORMATION

Flood Plain:	☐ Yes ☒ No
Flood Plain Zone, Map # & Date of Map:	"X" 51107C0244E, 2/17/2017



An arrow has been placed to show the approximate subject location. The subject does not contain any designated flood area, but the plat does illustrate wetlands areas on the northern side of the site. There are also water features shown on the aerial on the eastern side of the site.

Hazardous Material: ☐ Yes ☐ No ☒ None observed. If yes, explain:

Proffers: ☐ Yes ☒ No. If yes, explain: No zoning restrictions, special use permits, or proffers were addressed in the provided title work.

“BEFORE ACQUISITION VALUE” OF THE PROPERTY

PROPERTY DESCRIPTION

GENERAL DESCRIPTION of LAND AND IMPROVEMENTS



GPIN #	118-25-9594
Present Use (Residential or Commercial)	Buffer Area/Green Space
Site Size (Per Plat)	10.58400-Acres or 461,040 SF
Topography	Level, Rolling, Low Lying
Configuration of Site	Irregular
Access (Full or Restricted)	Claiborne Parkway & Vestals Gap Drive
Zoning Designation	PD-H3
# of Buildings (including misc. structures)	N/A
Size of Primary Improvement (SF)	N/A
Age of Improvements	N/A
Building Comments: N/A	
Land Comments: The subject has a total site size of 10.58400-acres and is zoned PD-H3 by Loudoun County. The property is located along Claiborne Parkway with corner influences of Vestals Gap Drive and Broadlands Boulevard. The frontage for the site is reported as follows: Claiborne Parkway – 1,128-LF, Vestals Gap Drive – 935-LF and Broadlands Boulevard – 329-LF. As stated, the subject serves as HOA land and could not be developed due to configuration and existing easements. Public water, sewer, and power are available. Given the physical limitations, the subject will be valued as an uneconomic parcel.	

“BEFORE ACQUISITION VALUE” OF THE PROPERTY

DESCRIPTION OF OTHER SITE IMPROVEMENTS

The R/W and TCE will impact some manicured landscaping. These items are compensated for later in the report.

“BEFORE ACQUISITION VALUE” OF THE PROPERTY

HIGHEST AND BEST USE

The Appraisal of Real Estate, 15th edition, defines highest and best use as:
The reasonably probable use of property that results in the highest value.

To be reasonably probable, a use must meet certain conditions:

- *The use must be physically possible (or it is reasonably probable to render it so).*
- *The use must be legally permissible (or it is reasonably probably to render it so).*
- *The use must be financially feasible.*

Uses that meet the three criteria of reasonably probable uses are tested for economic productivity, and the reasonably probable use with the highest value is the highest and best use.

AS IF VACANT

Physically Possible:

The subject is a 10.58400-acres site along Claiborne Parkway. The site does have corner influences with Vestals Gap Drive and Broadlands Boulevard. The site is irregular in shape with level, rolling and low lying topography. The plat does indicate that wetlands are present, but the site does not have any designated flood area. The parcel is subject to multiple existing easements. Due to these physical features, the site is uneconomic in the before. The subject through physically possible has a highest and best use is to serve as buffer area or green space for an adjacent property.

Legally Permissible:

The subject property is zoned PDH-3 by Loudoun County. This district is intended for residential uses. The subject would meet the basic requirements of the district; however, as stated, due to physical limitations could not be developed.

After analyzing the physically possible and legally permissible, the subject’s highest and best continues to be to serve as buffer area or green space to an adjacent site.

Financially Feasible:

The feasible uses of a site are determined not only by its physical and legal constraints but also by current market conditions. As previously noted, many uses are physically and legally permissible, but not all are practical. Any use which can generate a positive return, is considered feasible. For development of a residential subdivision or a commercial building to be feasible whether it is retail, office, industrial, or warehouse, the net rent generated from the project must be sufficient to support the cost for construction.

The subject has little to no utility for any type of development. The subject’s highest and best use through the physically possible, legally permissible and financially feasible is to serve as buffer area or green space for an adjacent site.

Maximally Productive:

The highest and best use of the land is that use from among the financially feasible uses that produces the highest rate of return or value, usually over the long term. The subject site is best suited for buffer area or green space with an adjacent site in the next 3-4-years.

AS IMPROVED

N/A

APPROACHES TO VALUE EXCLUDED

The appraiser must properly identify the problem to be solved in order to determine the appropriate scope of work. In addition, the scope of work is sufficient to produce credible assignment results.

The appraisal analysis has been completed in several distinct phases of data collection and analyses, including general, neighborhood and subject information. The scope of work further includes an analysis of highest and best use, market data collection and verification, a final value opinion and report preparation.

The appraiser applied the most applicable approach to value in order to conclude a credible result based on the intended use, property characteristics, and type of value sought. The scope of work for this assignment will include an analysis of the Sales Comparison Approach to value. Since the subject is vacant land, the Cost and Income Approaches are not applicable for this assignment.

APPROACHES TO VALUE EXPLAINED***THE SALES COMPARISON APPROACH***

The sales comparison approach, also known as the market data approach, is based upon the principle of substitution. That is, a knowledgeable purchaser would pay no more for a property than they would for a substitute property of similar utility and desirability. In applying this approach, the appraiser will:

- Research and verify sales data on properties similar to the subject.
- Select relevant units of comparison and develop a comparative analysis for each unit.
- Compare the sales to the subject property and adjust the comparables for those items that influence value.
- Reconcile the various value indications produced from analysis of the comparables into an estimate of value for the subject.

Sales of comparable properties in the subjects' market area were researched for comparison to the subject land. The following page contains a summary and analysis of those sales. The unit of comparison utilized for valuation of the subject *land* is \$/per Acre basis.

“BEFORE ACQUISITION VALUE” OF THE PROPERTY

SALES COMPARISON APPROACH: Land Sales Analysis

Parcel 003,10.58400-Acres Along Claiborne Parkway, Broadlands, VA				
Land Sales Grid				
Comp #	Subject	Land Sale 1	Land Sale 2	Land Sale 3
ID #	118-25-9594	120-36-0187	Multiple	234-36-6701
Sales Price		\$2,900,000	\$975,000	\$1,875,000
Date of Sale		4/6/2022	1/18/2023	5/31/2024
Highest & Best Use	Buffer/Green Space	Residential	Residential	Residential
Size - AC	10.58400	7.4845	7.0878	5.18
Price Per Acre		\$387,467	\$137,560	\$361,969
Real Property Rights Conveyed	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Financing		Normal	Normal	Normal
Conditions of Sale		Normal	Normal	Normal
Expenditures After Sale		\$25,000	\$25,000	\$25,000
Adjusted Sales Price/Acre		\$390,808	\$141,088	\$366,795
Market Conditions Adjustment	Current	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>
Time Adjusted Net Sales Price/Acre		\$390,808	\$141,088	\$366,795
PHYSICAL CHARACTERISTICS				
Location	Claiborne Parkway, Vestals Gap Drive & Broadlands Blvd	22034 Crested Quail Drive	26797 Gum Spring Rd	41365 Springfield Lane
Size (Acre)	10.58400	0% 7.485	0% 7.0878	0% 5.18
Topography	Level/Rolling/Low Lying	0% Level/Rolling	0% Level/Rolling	0% Level
Utilities	Public	-80% Public	-80% Public	-80% Public
Shape	Irregular	0% Irregular	0% Irregular	0% Irregular
Depth	Varies	0% Varies	0% Varies	0% Varies
Frontage	1,128-LF, 935-LF & 329-LF	0% 729-LF & 396-LF	0% 808-LF	0% 463-LF & 503-LF
Zoning	PD-H3	0% R-1	0% TR3LBR	0% PD-H6
Total Adjustments %		-80%	-80%	-80%
Final Value Indication/Acre:		\$78,162	\$28,218	\$73,359

EXPLANATION AND SUPPORT FOR THE ADJUSTMENTS AND CORRELATION

Transactional Characteristics

Property Rights Conveyed

The subject is valued in the Fee Simple interest. All the vacant land comparables above were purchased Fee Simple. There were no adjustments warranted in this category.

Financing

Financing considers the terms in which a comparable property was purchased. All sales were purchased with cash or its equivalent. There were no adjustments warranted in this category.

Conditions of Sale

This category analyzes whether any atypical motivation may have been present during the transaction. No conditions were revealed during the verification process; therefore, no adjustments were warranted in this category.

Expenditures After Sale

This is an item in which the buyer and seller are both aware of what must occur after the transaction is closed. If this adjustment is applicable, it is always positive. An example of an expenditure would be deferred maintenance that needed immediate attention. All of the sales had older improvements that will be razed for redevelopment. The demolition costs were estimated at \$25,000 for each transaction.

Market Conditions

Since real estate is a changing market, an adjustment for time of sale may apply depending on the rise or fall of a specific property type. The report has utilized three sales from April 2022 – May 2024. There were no market conditions applied.

Physical Characteristics

Due to the subject's physical features, the only physical characteristic adjustment that will be made will be for **Topography**.

Topography: The appraiser has determined through the highest and best use analysis that the subject property is not a developable site as a result of its physical limitations. The report has concluded that the highest and best use of the subject site is to serve as buffer area or green space for an adjacent property. This means that there are only a few potential buyers for the subject property, and characteristics such as "location" and "zoning" have no real bearing on the price a potential buyer is willing to pay. As a result, the report has made one lump sum adjustment to *all* of the comparable sales to reflect the lack of utility and marketability of the subject site. The appraiser has identified several sales of properties that exhibit a similar lack in utility or marketability to that of the subject property to help substantiate this adjustment. These sales are analyzed below to extrapolate an adjustment associated with the subject's encumbrances. Though these sales do not possess the exact same encumbrances as the subject, they all demonstrate a severe lack of utility, and a very limited number of potential buyers. The sales prices of these parcels below will then be compared to the unencumbered land values in the subject's immediate area. The indicated discount in sales price will represent the appropriate adjustment associated with each individual sale. The appraiser will reconcile at an appropriate rate to discount the subject given its overall lack of utility.

Uneconomic Sales Data:

The appraiser was unable to locate any medium to high density land development sales that were purchased as undevelopable. Through research of sales, the appraiser located several uneconomic remnants that sold in Fairfax, Loudoun, and Prince William Counties. The sales were of residential or agricultural zoned properties; however, by pairing the uneconomic sales with legitimate sales of the same zoning an appropriate adjustment can be demonstrated.

Fairfax and Loudoun County Sales:

Fairfax County								Loudoun County			
R1, RC, and RE Sales								AR-1 Sales			
R1 Uneconomic Sales:				RC Uneconomic Sale:				AR-1 Uneconomic Sales:			
Sale Price	Size/SF	Unit \$/SF		Sale Price	Size/SF	Unit \$/SF		Sale Price	Size/SF	Unit \$/SF	
\$100,000	47,700	\$2.10		\$791,100	666,324	\$1.19		\$30,500	82,764	\$0.37	
\$150,000	109,365	\$1.37									
								Standard Sales (AR-1 Zoning):			
Standard Sales (R1 Zoning):				Standard Sales (RE Zoning):				\$85,000	31,799	\$2.67	86.21%
\$205,100	21,780	\$9.42	85.44%	\$800,000	218,714	\$3.66	67.54%	\$190,000	163,350	\$1.16	68.32%
\$555,000	64,904	\$8.55	83.96%	\$910,000	217,804	\$4.18	71.58%	\$175,000	166,399	\$1.05	64.96%
\$345,000	63,805	\$5.41	74.63%	\$685,250	228,907	\$2.99	60.34%	\$220,000	199,069	\$1.11	66.65%
\$325,000	87,120	\$3.73	63.23%	\$725,000	83,365	\$8.70	86.35%			Mean	71.54%
\$233,000	61,985	\$3.76	63.51%	\$460,000	48,639	\$9.46	87.45%				
\$1,200,000	224,813	\$5.34	74.30%	\$520,000	43,560	\$11.94	90.05%				
		Mean	74.18%			Mean	77.22%				

As shown above two sales with R-1 zoning were found in Fairfax County that were considered uneconomic. The first was the sale of a residential lot that was non-buildable because it would not perc for septic purposes and sewer was not available. The purchaser bought it with the intent of assemblage with adjacent parcels. The second R-1 sale was bought for density credits and used as open space because there were several easements on the property and it would be retained by an HOA. The RC sale was of a potentially buildable lot, but it was considered poor because of perc issues and no sewer or water was available. Zoning designation RC is Residential Conservation District, while the RE designation stands for Residential Estate District; although these are different designations they have similar attributes allowing low density residential. Six sales follow below each uneconomic sale column and represent a range of discounts from 60% to 90% with an average in the mid to high 70% range.

A similar situation was found in Loudoun County where an uneconomic AR-1 sale was located to compare with four AR-1 regular sales. The sale was for an uneconomic remnant parcel that was a low-lying wooded lot within a FEMA floodplain (per map 51107C0266D). The uneconomic sale represents a discount of between around 65%-86% with an average of 71.54%.

Prince William County sales:

1. 18098 Possum Point Road, Dumfries, VA – This is the sale of a 2,943 SF lot along Possum Point Road which borders Quantico Creek. This lot is undevelopable, and was purchased to keep duck hunters from entering Quantico Creek at this location per the buyer of the property. The property was purchased for \$1,600 or \$0.54/SF on June 24, 2008. The property is zoned R-1 – Residential.
2. 4070 Dale Boulevard, Woodbridge, VA – This is the sale of a 3.5522 acre lot that is utilized as open space in between two residential subdivisions. The entire parcel is a storm drainage easement, and is not buildable. The parcel sold for \$75,000 or \$0.49/SF on August 29, 2006. This property is zoned RPC – Residential Planned Community.

In order to isolate the adjustment indicated by the above mentioned sales, the appraiser must determine the value of residential land during the relative time period of the sales. The following chart indicates the average price per SF of residential land in Prince William County from 2007 to 2011.



As indicated by the chart above, the average price per SF of residential land ranged from \$1.00/SF to \$2.60/SF from 2007 to 2011. Using an average of \$0.50/SF for the uneconomic sales, this indicates a range of reduction in value from 50% to 80%. After considering all of this data, given the subject's lack of utility, the report has reconciled at 80%. Furthermore, the only potential purchaser of the subject would be the adjacent property owners.

The preceding data considers specific transactions and published data. The following is specific land transaction data in Prince William County. The following table discloses three lot sales that are not developable in the Lake Jackson area of Manassas.

Address	GPIN	Date Sold	Sold Price
8169 Cobb Road, Manassas, VA	7893-38-7828	5/22/2018	\$7,800
11644 Bridge Avenue, Manassas, VA	7894-10-6434	12/2/2022	\$10,000
8648 McGrath Road, Manassas, VA	7793-99-6592	9/18/2020	\$10,000

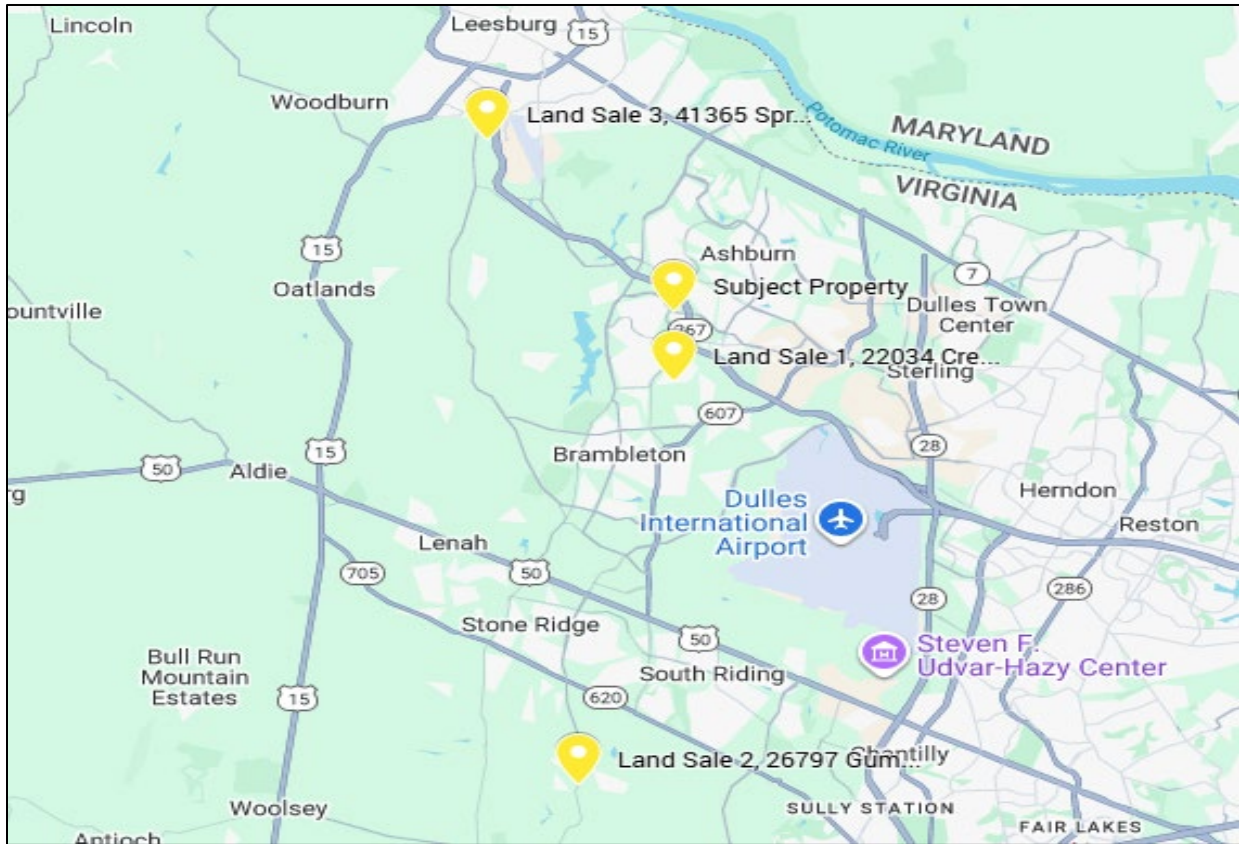
Again, these sites are not developable and were marketed as such. These sales are also considered uneconomic. The table below represents developable sites in the same market area. Each property in both tables are zoned A-1 with the exception of Bridge Avenue, which is zoned R-4.

Address	GPIN	Date Sold	Sold Price
10906 Lake Jackson Drive, Manassas, VA	7894-45-0651	12/2/2020	\$139,900
7580 Cregger Lane, Manassas, VA	7894-96-5181	9/25/2018	\$115,000
11815 Hilltop Drive, Manassas, VA	7793-88-4385	6/10/2020	\$75,000

When comparing the tables, the low vs. low (\$7,800 vs. \$75,000) represents a discount from developable vs. undevelopable of 89.60%. The high vs. high (\$10,000 vs. \$139,900) represents a discount of 92.85%. This data set indicates a greater adjustment than 80% but does illustrate that a distinct difference exists in the market for developable sites versus an undevelopable site. The grid illustrates a -80% adjustment for the subject's lack of developmental features.

LAND SALES MAP (SUBJECT AND COMPARABLES)

Vacant Land Sale Map



FINAL RECONCILIATION OF VALUE

A grid analysis summarizing the information for the sales and the required adjustments as previously shown indicates a value range for the adjusted comparable sales is \$28,218/Acre – \$78,162/Acre. Each of the sales were considered equally. Considering the subject’s physical features, the subject site is reconciled at \$45,000/Acre.

RECONCILED UNIT VALUE FOR SUBJECT LAND:

<i>Final Value Indication:</i>	<i>\$45,000/Acre</i>		

*** The proposed easement areas are reported in SF and the subject’s unit rate is calculated as \$45,000/Acre divided by 43,560 SF for a price per SF of \$1.03/SF.**

ACQUISITION VALUE

TYPE OF ACQUISITION (Check all that apply)

- ☐ Total Acquisition
- ☒ Partial Acquisition
- ☒ Easement
- ☐ Other

ACQUISITION DESCRIPTION

Before Site Size	10.58400-Acres or 461,040 SF (Uneconomic)
Acquisition Size	0.17084-Acre or 7,442 SF
After Site Size (Developable or Uneconomic)	10.41316-Acres or 453,598 SF (Uneconomic)
Access to site in the After (Full Access or Restricted)	Same as before
Grade (At Grade, Above Grade, Below Grade)	Same as before
Topography of site in the After	Similar
Improvements Impacted (D#)	None
Permanent Signal Easement	0.00424-Acre or 185 SF
Permanent Washington Gas Easement	0.06169-Acre or 2,687 SF
Temporary Construction Easement #1	0.10198-Acre or 4,442 SF
Temporary Construction Easement #2	0.09961-Acre or 4,339 SF
Comments: Please see discussion below.	

Fee Acquisition:

The subject is proposed with a fee acquisition of 0.17084-acre or 7,442 SF. The acquisition will extend the entire length of the frontage along Claiborne Parkway. The area will vary and be irregular in shape. The proposed acquisition area will be compensated at 100% of fee simple value.

Permanent Signal Easement:

The subject is proposed with a Permanent Signal Easement of 0.00424-acre or 185 SF. This easement will be located at the intersection of Claiborne Parkway and Broadlands Boulevard. The easement will be irregular in shape and will partially overlap with Temporary Construction Easement-2. This easement will be located within typical setback area, but will impact surface rights. The easement area is compensated at 75% of fee simple value.

Permanent Washington Gas Easement:

The subject is proposed with a Permanent Washington Gas Easement of 0.06169-acre or 2,687 SF. This easement will be located along the frontage of Claiborne Parkway and north of the intersection with Hunters Green Square. The easement will be irregular in shape and will partially overlap with Temporary Construction Easement-2. This easement will be located within typical setback area and within the setback buffer area established by the county. The easement will allow for decorative landscaping consistent with the area in the before. The easement area is compensated at 30% of fee simple value.

Land (Temporary Easement) Acquisition:

The subject is proposed with two temporary constructions easements. TCE-1 is reported as 10198-acre or 4,442 SF and is located south of the lighted intersection of Claiborne Parkway and Hunters Green Square. The area is irregular in shape and extends to the southern property boundary. TCE-2 is reported as 0.09961-acre or 4,339 SF. This area is irregular in shape and will be located along the frontage of Claiborne Parkway to the north of the lighted intersection with Hunters Green Space.

The temporary construction easements (TCE) are acquired so that the contractor can come onto the subject site during construction. The easements are temporary, and use of the area will revert to the property owner once construction is complete. Due to the temporary nature and the location of the areas, the appraiser has applied a percentage of 20% of fee value to the TCE.

Cut/Fill (Topography) Discussion:

The subject's grade will remain similar to the before.

Describe Improvement(s) Impacted:

Building(s) Impacted:

N/A

Other Improvements (include site improvements, etc.)

SITE IMPROVEMENTS

The proposed R/W and TCE will impact some decorative trees and bushes along the frontage. These items have been compensated at \$5,000.

EXPLANATION OF COST TO CURE

Property Pins Discussion:

Per VDOT requirements, the appraiser has obtained a cost estimate for replacement of property pins on the subject site. After construction, the perimeter Right of Way monumentation will be set for all right of way breaks, by state forces or our consultants.

The cost to cure estimate is obtained at the valuation stage for the placement of corner pins where the right of way intersects with the landowner's property lines. The appraiser obtained an estimate from Rinker Design Associates, LLC to install the new property pins. The estimate for the installation of the pins would be \$1,500.

DAMAGES and/or ENHANCEMENTS

APPRAISER'S DETERMINATION

☒ Incurable Damages and/or enhancements do not result to the remainder property as a result of the proposed roadway improvements.

EXPLANATION OF INCURABLE DAMAGES

The subject will function in the after as it did in the before. The subject remains a marketable and developable site with a consistent highest and best use from the before and after. There are no incurable damages or specific benefits applicable to the subject property.

PHOTOGRAPHS

Project # Claiborne Parkway – Broadlands Boulevard to Vestals Gap Drive Shared Use Path

Date Photo Taken: 11/19/2025

Photo Taken By: Robert R. Elliott, Jr., MAI, SRA



Photo #: 1 View of: View of Proposed R/W & TCE – North of Hunters Green Square



Photo #: 2 View of: View of Proposed R/W, Permanent Signal Easement & TCE – North of Hunters Green Square

PHOTOGRAPHS

Project # Claiborne Parkway – Broadlands Boulevard to Vestals Gap Drive Shared Use Path

Date Photo Taken: 11/19/2025

Photo Taken By: Robert R. Elliott, Jr., MAI, SRA

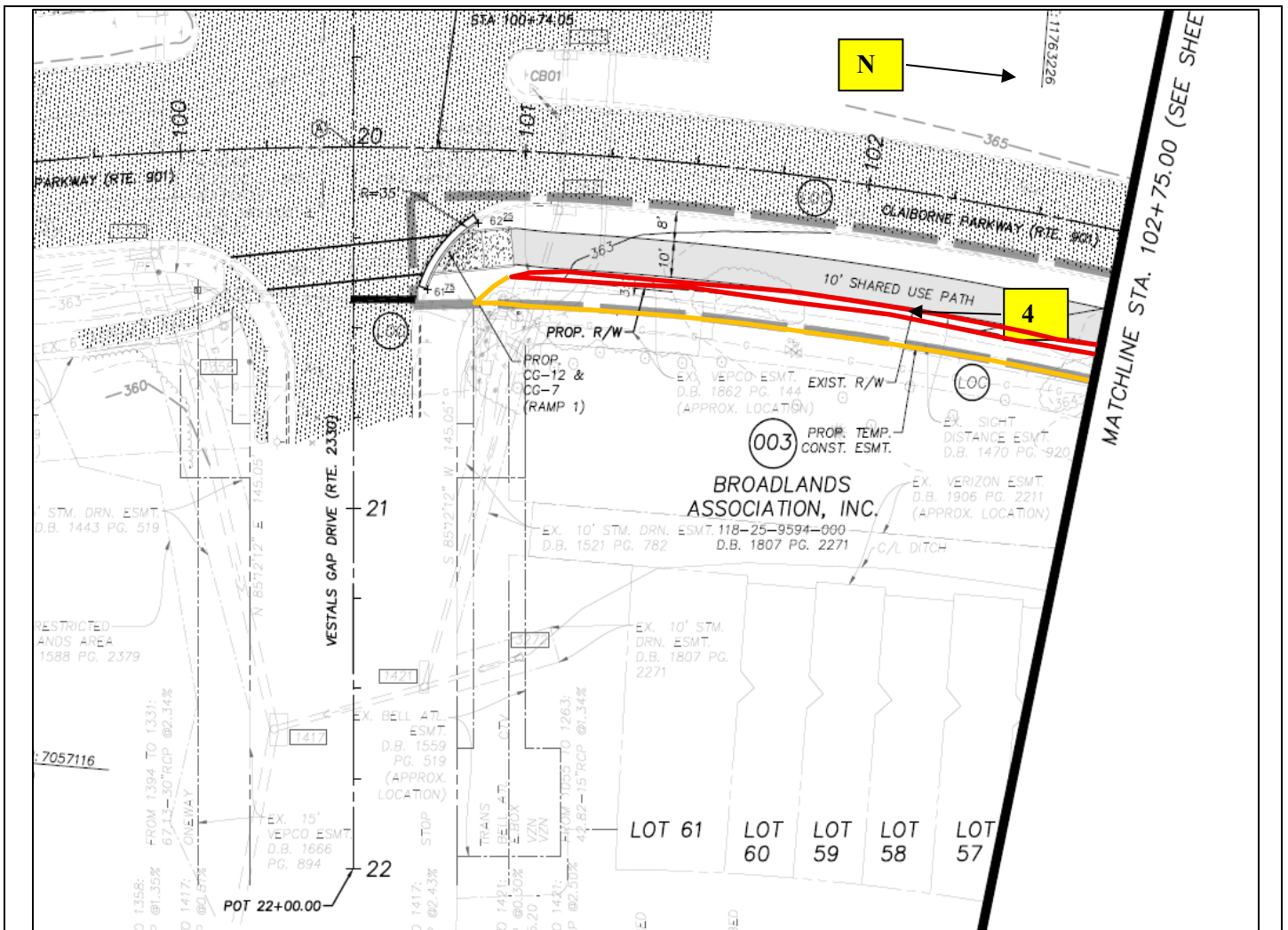


Photo #: 3 View of: View of Proposed R/W & TCE – South of Hunters Green Square



Photo #: 4 View of: View of Proposed R/W & TCE – South of Hunters Green Square

ACQUISITION SKETCH

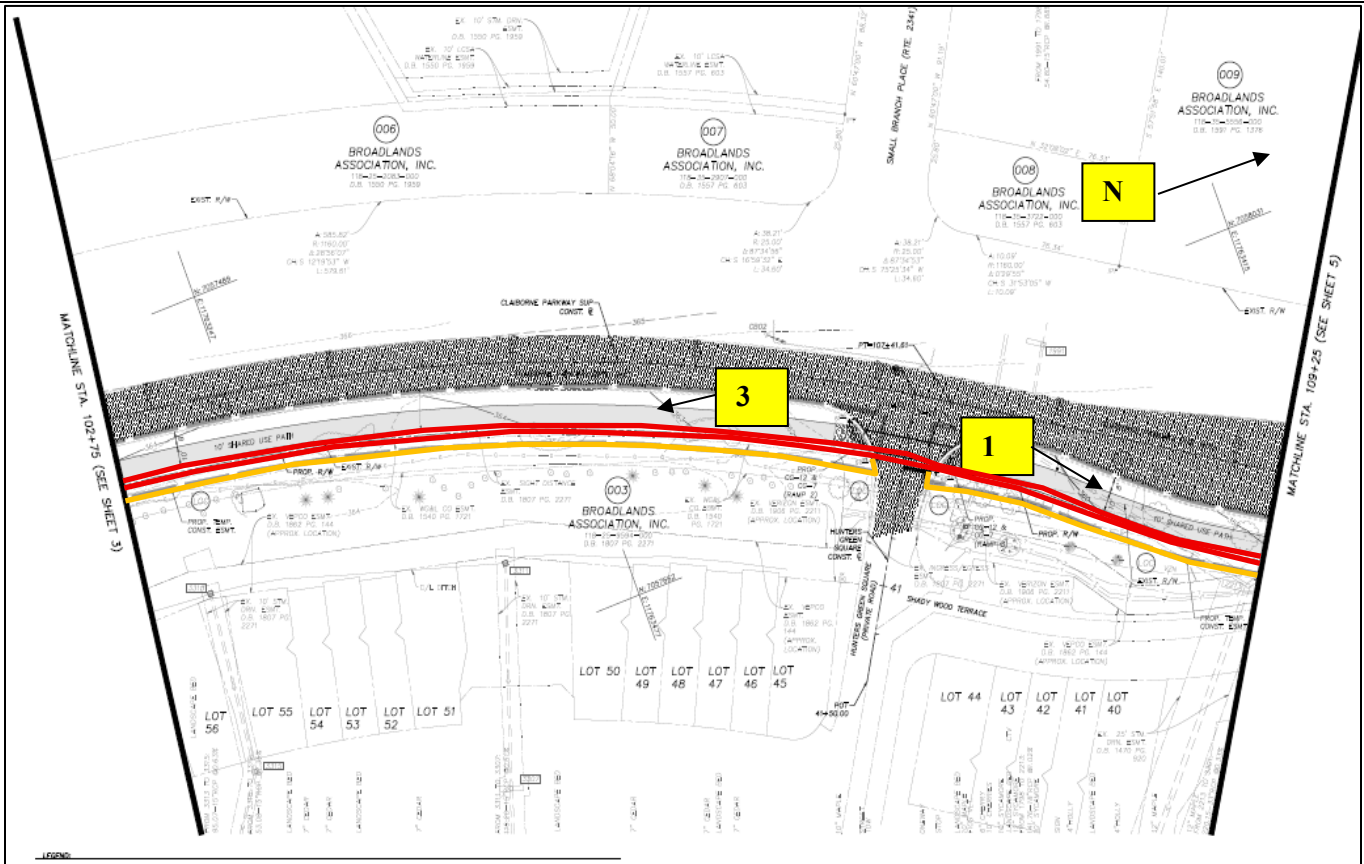


Sheet 3

Drawing Not to Scale			
Route:	Claiborne Parkway – Broadlands Boulevard to Vestals Gap Drive Shared Use Path		
Property Owner:	Broadlands Association, Inc.		
Parcel Number:	003		
Adjacent Property Owner (N,S,E,W)	N/A		
Total Area:	10.58400-Acres or 461,040 SF	Colors	
Fee Acquisition:	0.17084-Acre or 7,442 SF		
Permanent Signal Easement:	0.00424-Acre or 185 SF		
Permanent Washington Gas Easement:	0.06169-Acre or 2,687 SF		
Temp. Construction Easement: (Total)	0.20159-Acre or 8,781 SF		
Remainder:	10.41316-Acres or 453,598 SF		

****Please note the Permanent Washington Gas Easement is not located on the plan sheets.**

ACQUISITION SKETCH

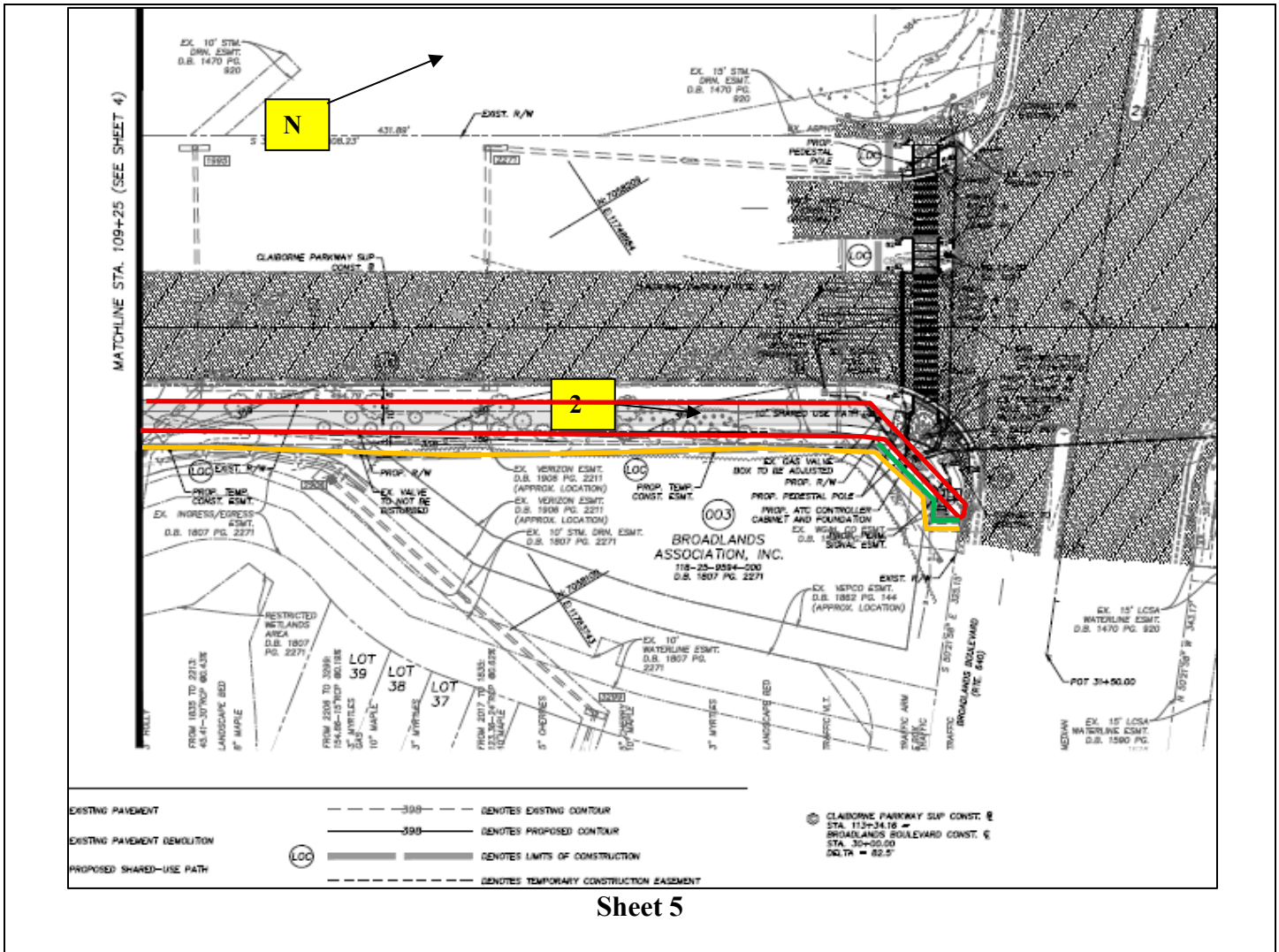


Sheet 4

	Drawing Not to Scale		
Route:	Claiborne Parkway – Broadlands Boulevard to Vestals Gap Drive Shared Use Path		
Property Owner:	Broadlands Association, Inc.		
Parcel Number:	003		
Adjacent Property Owner (N,S,E,W)	N/A		
Total Area:	10.58400-Acres or 461,040 SF	Colors	
Fee Acquisition:	0.17084-Acre or 7,442 SF		
Permanent Signal Easement:	0.00424-Acre or 185 SF		
Permanent Washington Gas Easement:	0.06169-Acre or 2,687 SF		
Temp. Construction Easement: (Total)	0.20159-Acre or 8,781 SF		
Remainder:	10.41316-Acres or 453,598 SF		

****Please note the Permanent Washington Gas Easement is not located on the plan sheets.**

ACQUISITION SKETCH



	Drawing Not to Scale		
Route:	Claiborne Parkway – Broadlands Boulevard to Vestals Gap Drive Shared Use Path		
Property Owner:	Broadlands Association, Inc.		
Parcel Number:	003		
Adjacent Property Owner (N,S,E,W)	N/A		
Total Area:	10.58400-Acres or 461,040 SF	<u>Colors</u>	
Fee Acquisition:	0.17084-Acre or 7,442 SF		
Permanent Signal Easement:	0.00424-Acre or 185 SF		
Permanent Washington Gas Easement:	0.06169-Acre or 2,687 SF		
Temp. Construction Easement: (Total)	0.20159-Acre or 8,781 SF		
Remainder:	10.41316-Acres or 453,598 SF		

****Please note the Permanent Washington Gas Easement is not located on the plan sheets.**

SUBJECT PLAT

NOTES

- THE PROPERTY SHOWN HEREIN IS IDENTIFIED ON LOTUSON COUNTY TAX ASSIGNMENT MAP AS PER 119-25-0094-00-00 AND IS ZONED P-001 (PLANNED DEVELOPMENT-RECREATION) PER THE LOTUSON COUNTY ZONING ORDINANCE.
- THE PROPERTY SHOWN HEREIN IS NOW IN THE NAME OF BRADSHAW ASSOCIATION, INC. AS RECORDED IN DEED BOOK 1801, AT PAGE 2271 AMONG THE LAND RECORDS OF LOTUSON COUNTY, MINNESOTA.
- BRADSHAW ASSOCIATION, INC.
21807 CLARKBORNE DRIVE
BRADSHAW, MN 55440-4530
- BOUNDARY INFORMATION HEREON IS BASED ON EXISTING LAND RECORDS AND RECORDS KEPT BY THE FIRM IN RECORD NUMBER 10411000, AND THAT ALL COURTESY AND REFERENCES TO THE MINNESOTA COORDINATE SYSTEM (MCS) OF 1983, NORTH ZONE.
- THIS PLAN HAS BEEN PREPARED WITH BENEFIT OF A TITLE HISTORY SUMMARY PREPARED BY PROBLEMAN REYNOLDS, LLC, COVERING A PERIOD OF NOT LESS THAN TWENTY YEARS TO OCTOBER 26, 2008 AT 8:00 A.M. AND IS SUBJECT TO THE FIRM FOR THE BENEFIT OF BUYER, FIRM AND ASSOCIATES, INC. AND/OR LOTUSON COUNTY, MINNESOTA.
- NO FLOODPLAIN AREAS ON THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION, THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) OF LOTUSON COUNTY COMMUNITY PANEL NUMBER FOR THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION IS 3101022446, EFFECTIVE FEBRUARY 13, 2007.
- THE RIGHT-OF-WAY (DEEDATION AND TEMPORARY CONSTRUCTION EASEMENTS) SHOWN HEREON IS REQUIRED PURSUANT TO EPLAN-1024-2000-000.
- THE YARD AND SETBACK LINES ARE FOR INFORMATION OF CONDEMNATION REQUIREMENTS ONLY AND MAY BE SUBJECT TO CHANGE.
- FF* IDENTIES FROM THE PLANS.
- DD* IDENTIES HATCHED PORTION HEREIN VACATED.
- HH* IDENTIES HATCH PORTION OUTLINED BY DEEDATE INSTRUMENT.

EASEMENT LEGEND

- [illegible]

RIGHT-OF-WAY AREA TABULATION

FIN 118-25-0094-000	461,040	S.F.	OR	10.58400	AC
HIGHT-OF-WAY DEDICATION	7,442	S.F.	OR	0.17084	AC
REMANDER	453,598	S.F.	OR	10.41316	AC

EASEMENT AREA TABULATION

TEMPORARY CONSTRUCTION EASEMENT 1	4,442 S.F.	OR	0.10198 AC
TEMPORARY CONSTRUCTION EASEMENT 2	4,339 S.F.	OR	0.09961 AC
TOTAL TEMPORARY CONSTRUCTION EASEMENT	8,781 S.F.	OR	0.20159 AC
TOTAL PERMANENT SIGNAL EASEMENT	185 S.F.	OR	0.00424 AC

CURVE TABLE

[illegible]

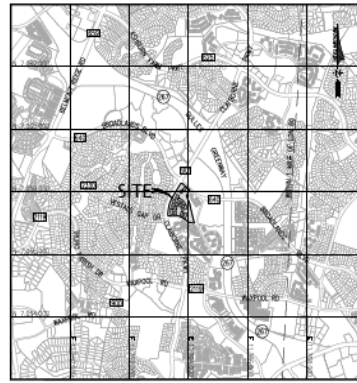
LINE TABLE

LINE	SEASON	DATE
U1	S 2019.56	20.50
U2	N 8423.00	20.50
U3	S 2019.56	20.50
U4	N 8423.00	20.50
U5	S 2019.56	20.50
U6	N 8423.00	20.50
U7	S 2019.56	20.50
U8	N 8423.00	20.50
U9	S 2019.56	20.50
U10	N 8423.00	20.50
U11	S 2019.56	20.50
U12	S 1320.17	22.50
U13	S 4830.43	22.50
U14	S 1320.17	22.50
U15	N 7620.43	22.50
U16	S 1320.17	22.50
U17	S 2830.43	22.50
U18	S 1320.17	22.50
U19	N 7620.43	22.50
U20	S 1320.17	22.50
U21	S 0020.24	23.50
U22	N 8919.36	23.50
U23	S 0020.24	23.50
U24	S 8919.36	23.50
U25	S 0020.24	23.50
U26	N 8919.36	23.50

LINE TABLE

LINE	SEAFAC	HEIGHT
L27	S 0000 24" W	20.00
L28	S 09 56 30" E	2.00
L29	S 0000 24" W	20.00
L30	N 00 00 30" W	30.00
L31	S 0000 24" W	33.00

L33	N 31 59 49" E	102.37
L34	N 39 41 24" E	25.55
L35	N 41 28 30" E	45.06
L36	S 31 14 47" W	18.08
L37	S 31 14 47" W	18.08
L38	S 09 57 30" E	35.91
L39	S 10 50 02" W	213.23
L40	S 27 42 53" W	86.33
L41	S 32 10 07" W	50.40
L42	S 38 17 01" W	17.15
L43	S 31 14 47" W	18.08
L44	S 31 16 46" W	22.58
L45	S 31 14 47" W	18.08
L46	S 20 45 15" N	4.16
L47	S 02 17 30" E	37.99
L48	N 38 11 00" E	25.08
L49	N 39 41 24" E	37.99



VICINITY MAP

SCALE: 1" = 2000'



602 SOUTH KING STREET
SUITE 100
LEESBURG, VA 20175

CHANTILLY
LEESBURG
DUMFRIES
WARRENTON P: 703.361.1550
ARLINGTON J2ATWORK.COM

DEDICATION PLAT SHOWING
DEDICATION OF RIGHT-OF-WAY
AND CREATION OF PERMANENT SIGNAL EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
AND PARTIAL VACATION OF VARIOUS EASEMENTS
ON THE LAND OF

BROADLANDS ASSOCIATION, INC.

BROAD RUN ELECTION DISTRICT
DEED BOOK 1907, PAGE 2271
LOUDOUN COUNTY, VIRGINIA

PLAT-2024-0314

REVISIONS

NO.	DATE	DESCRIPTION
1	12/2/24	COUNTY COMMENTS
2	5/22/25	BNS REVISIONS
3	7/16/25	COUNTY COMMENTS
4	1/21/26	TITLE REPORT

SURVEYOR'S CERTIFICATE

I, JON C. DORTCH, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON IS NOW IN THE NAME OF BROADLANDS ASSOCIATION, INC. AS RECORDED IN DEED BOOK 1807, AT PAGE 2271 AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THIS PLAT IS THE RESULT OF A COMPILATION FROM GOOD AND/OR PLATS BY OTHERS AND THAT ALL THE COURSES ARE REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1985 NORTH ZONE AND SHOULD MY SERVICES BE RETAINED FOR THE PURPOSES OF SETTING IRON PIPES, SAID IRON PIPES WILL BE SET IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF LOUDOUN COUNTY, VIRGINIA.

JON C. ONEXTON, PS #002757

DATE _____



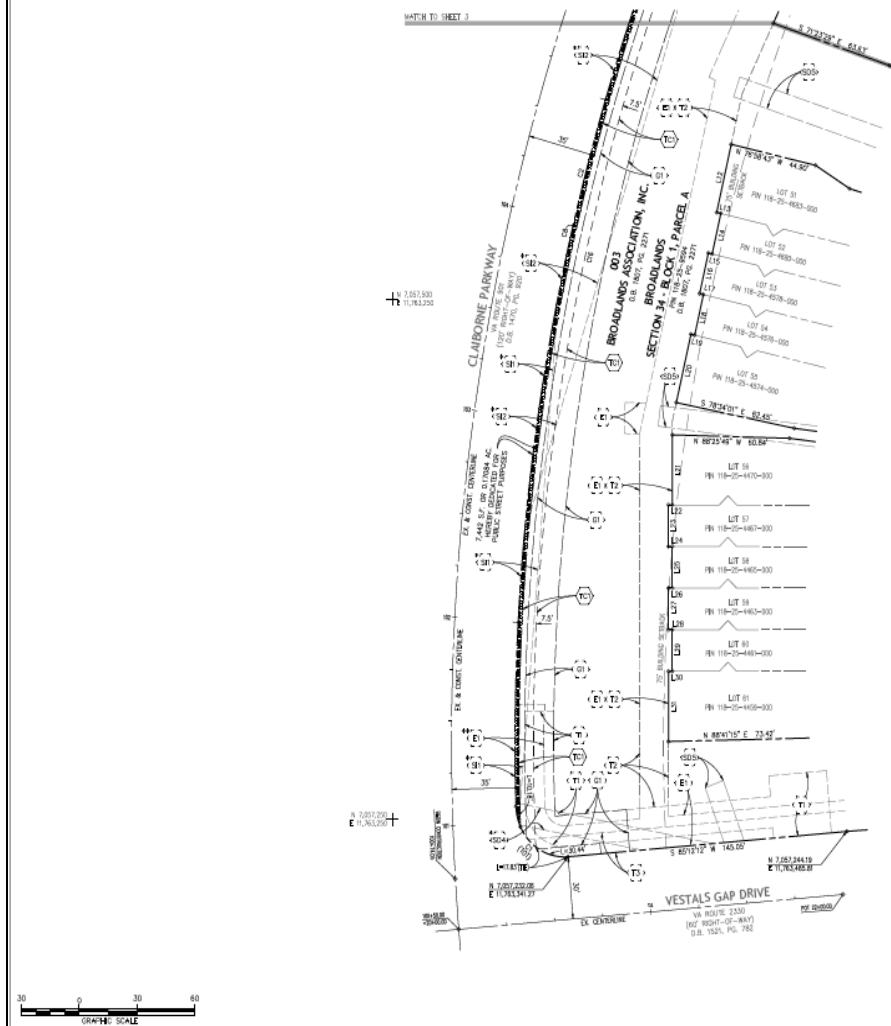
J2 PROJECT NO.
LC2303.710

DATE
October 9, 2024

SCALE
NONE

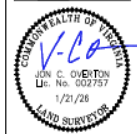
CHK: JCO
SHEET NUMBER
1 1

SUBJECT PLAT



602 SOUTH KING STREET
SUITE 100
LEESBURG, VA 20175

CHARITTY
LEESBURG
DUMFRIES
WARRENTON P: 703.361.1550
ARLINGTON J2ATWORK.COM



DEDICATION PLAT SHOWING
DEDICATION OF RIGHT-OF-WAY
AND CREATION OF PERMANENT SIGNAL EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
AND PARTIAL VACATION OF VARIOUS EASEMENTS
ON THE LAND OF

BROADLANDS ASSOCIATION, INC.
DEED BOOK 1807, PAGE 2271
BROAD RUN ELECTION DISTRICT
LOUISIAN COUNTY, VIRGINIA

PLAT-2024-0314

[illegible]

J2 PROJECT NO.
LC2303.710

DATE
October 9, 2024

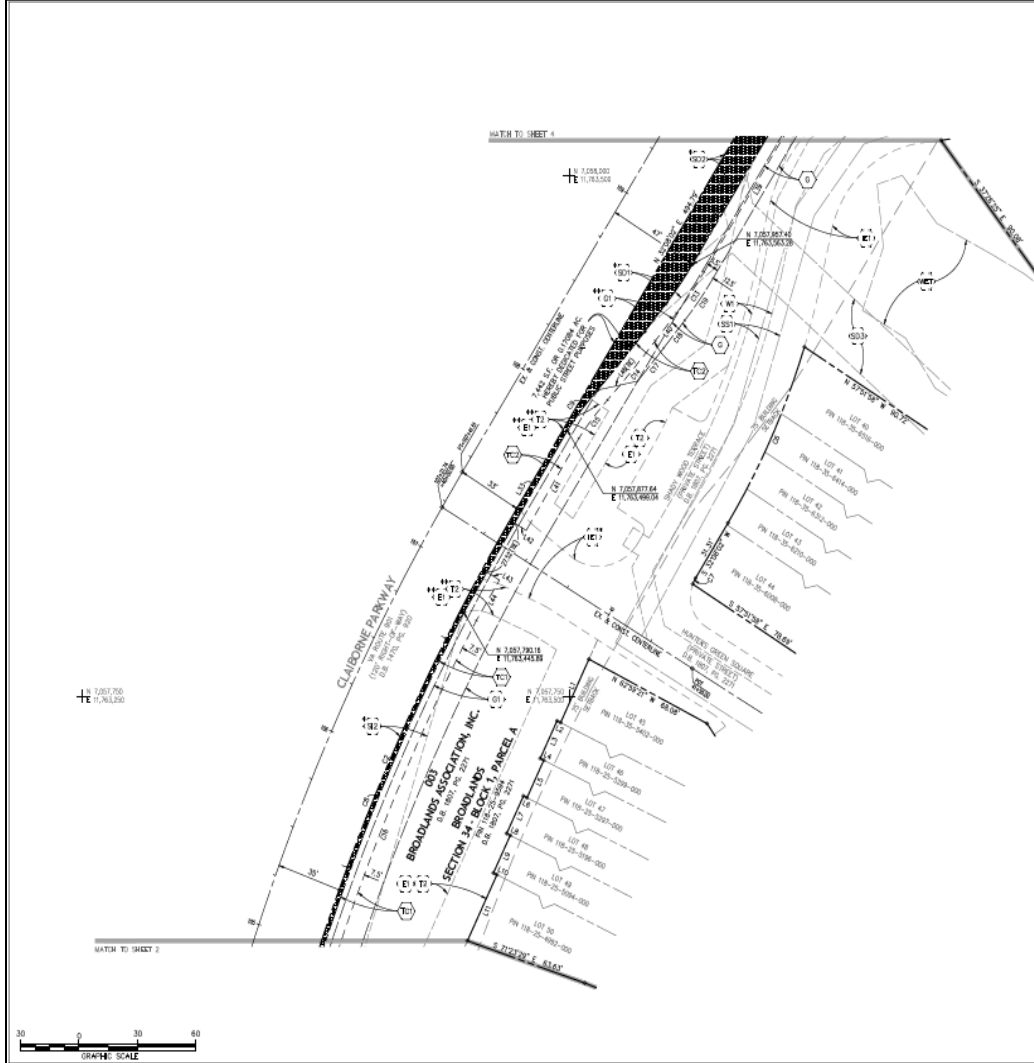
SCALE
4" = 100'

BY: MD CHK: JCO

SHEET NUMBER

2 of 4

SUBJECT PLAT



602 SOUTH KING STREET
SUITE 100
LEESBURG, VA 20175
CHANTELLY
LEESBURG
DUMFRIES
VA 20175
P: 703.361.1550
J2ATWORK.COM



DEDICATION PLAT SHOWING
DEDICATION OF RIGHT-OF-WAY
AND CONVEYANCE OF EASEMENTS
AND TEMPORARY CONSTRUCTION EASEMENTS
AND PARTIAL VACATION OF VARIOUS EASEMENTS
ON THE LAND OF
BROADLANDS ASSOCIATION, INC.
DEED BOOK 1807, PAGE 2271
BROAD RUN ELECTION DISTRICT
LOUISIANA COUNTY, VIRGINIA

PLAT-2024-0314

NO.	DATE	DESCRIPTION
1	12/22/24	COUNTY COMMENTS
2	12/22/24	COUNTY COMMENTS
3	12/22/24	COUNTY COMMENTS
4	12/22/24	COUNTY COMMENTS
5	12/22/24	COUNTY COMMENTS
6	12/22/24	COUNTY COMMENTS
7	12/22/24	COUNTY COMMENTS
8	12/22/24	COUNTY COMMENTS
9	12/22/24	COUNTY COMMENTS
10	12/22/24	COUNTY COMMENTS

J2 PROJECT NO.
LC2303.710

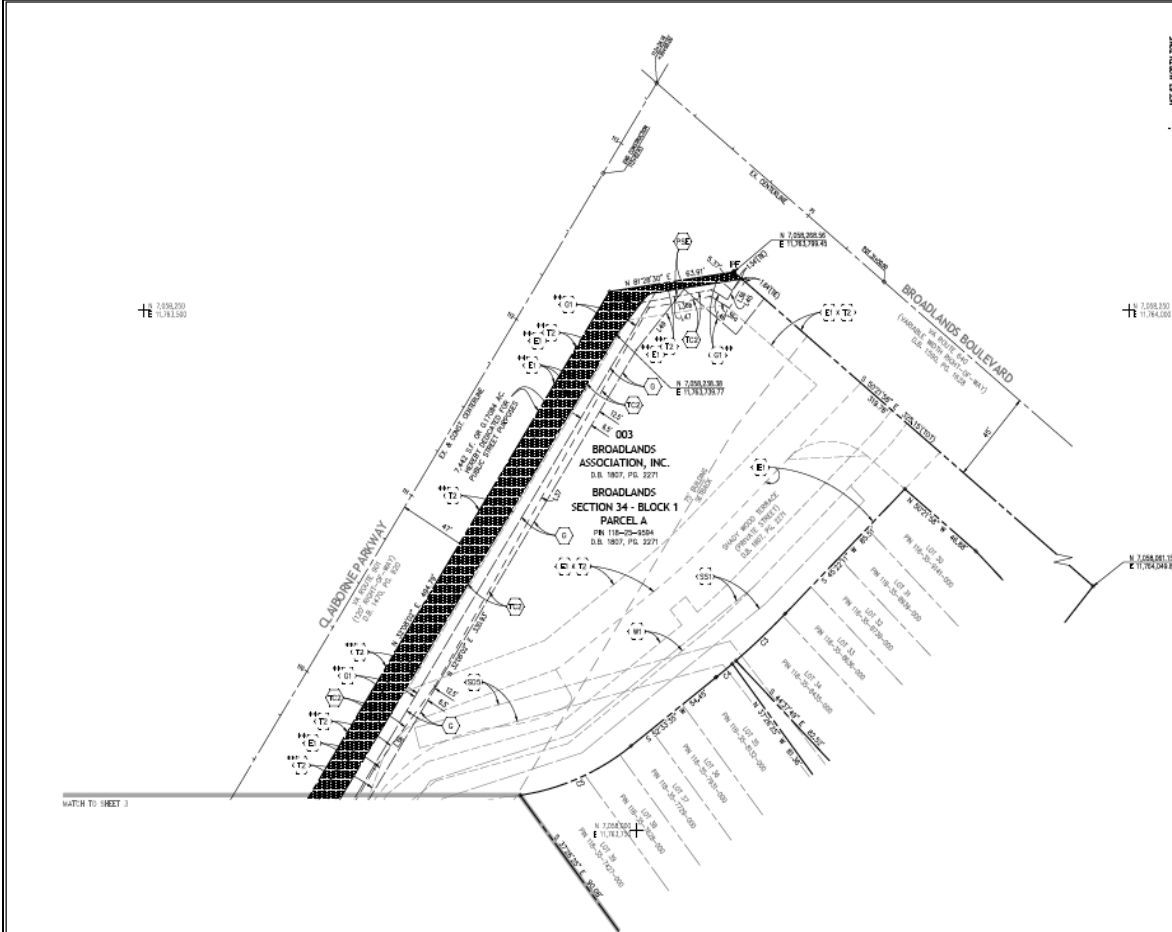
DATE
October 9, 2024

SCALE
1" = 30'

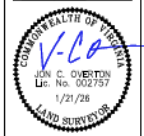
BY: MD
CHK: JCO

SHEET NUMBER
3 OF 4

SUBJECT PLAT



CHARITTELY
LEESBURG
VA 20175
P: 703.361.1550
J2ATWORK.COM



DEDICATION PLAT SHOWING
DEDICATION OF RIGHT-OF-WAY
AND CREATION OF PERMANENT EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
AND PARTIAL VACATION OF
ON THE LAND OF
BROADLANDS ASSOCIATION, INC.
DEED BOOK 1807, PAGE 2271
LEESBURG, VIRGINIA

PLAT-2024-0314

NO.	DATE	DESCRIPTION
1	10/09/24	CONVEYANCE
2	10/09/24	CONVEYANCE
3	10/09/24	CONVEYANCE
4	10/09/24	CONVEYANCE
5	10/09/24	CONVEYANCE
6	10/09/24	CONVEYANCE
7	10/09/24	CONVEYANCE
8	10/09/24	CONVEYANCE
9	10/09/24	CONVEYANCE
10	10/09/24	CONVEYANCE

J2 PROJECT NO.
LC2303.710

DATE
October 9, 2024

SCALE
1" = 30'

BY: JCO CHK: JCO

SHEET NUMBER
4 OF 4

SUBJECT PLAT - GAS EASEMENT

NOTES

1. THE PROPERTY SHOWN HEREON IS IDENTIFIED ON LOUDOUN COUNTY TAX ASSESSMENT MAP AS PIN 118-25-8584-003 AND IS ZONED PD-R3 (PLANNED DEVELOPMENT-HOUSING 3) FOR THE LOUDOUN COUNTY ZONING ORDINANCE.
2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF BROADLANDS ASSOCIATION, INC. AS RECEIVED IN DEED BOOK 1807, AT PAGE 2271 AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.

BROADLANDS ASSOCIATION, INC.
21807 CLAIRBORNE DRIVE
BROADLANDS, VA 20148-6535

J2
1608 VILLAGE MARKET BLVD. SE
LEEBSBURG, VA 20175
CHANTILLY
LEEBSBURG
QUANWES
WASHINGTON
ARLINGTON
P: 703.361.1550
J2ATWORK.COM

EXHIBIT "A"
VARIABLE WIDTH
WASHINGTON GAS EASEMENT
ON
BROADLANDS ASSOCIATION, INC.
DEED BOOK 1807, PAGE 2271
BROAD RUN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION

J2 PROJECT NO.
LC2303.710
DATE
March 5, 2026
SCALE
1" = 50'
BY:
SHEET NUMBER
1 OF 1

CURVE TABLE

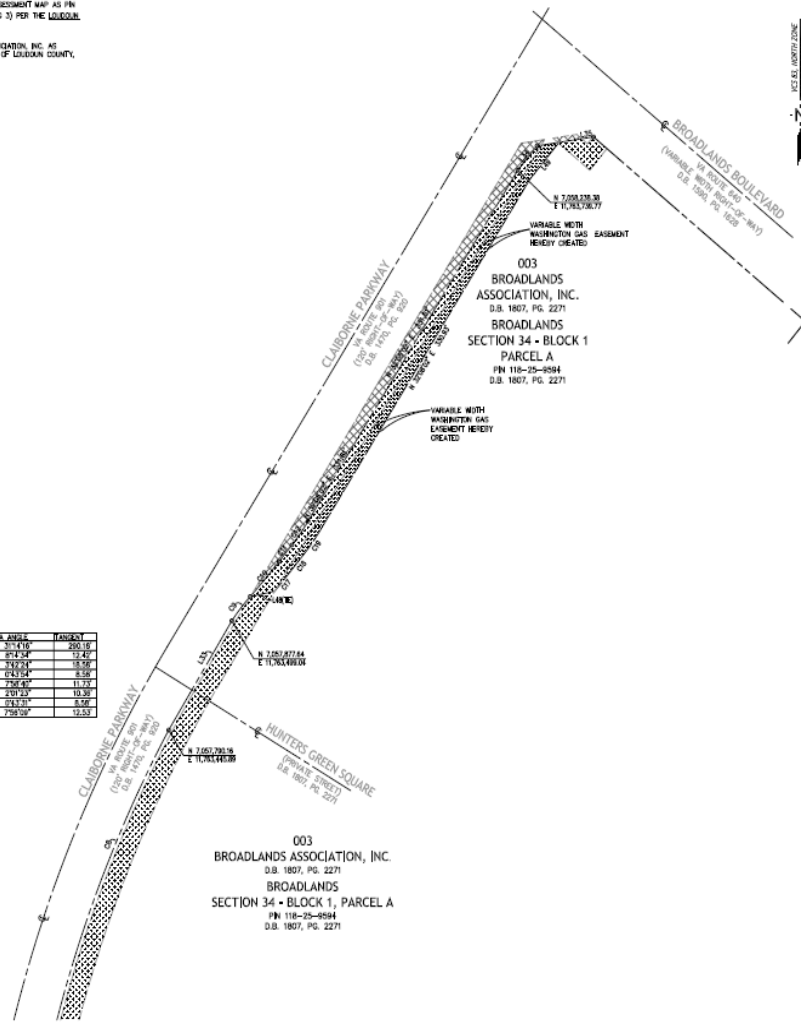
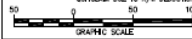
CURVE	BEARS	FROM	TO	BEARING	LENGTH	CHORD	ANGLE	ENDPOINT
CB	1,033.00'	555.02'	N 13°25'24" E	555.94'	37°14'19"	285.18'		
CB	1,122.50'	24.50'	N 30°59'13" E	24.77'	5°14'58"	17.42'		
CB	574.50'	39.00'	N 40°59'20" E	39.75'	5°12'24"	18.58'		
CB	2,343.14'	17.00'	S 30°17'00" W	17.10'	0°43'04"	8.58'		
CB	105.00'	24.67'	N 30°59'13" E	24.80'	7°06'40"	11.73'		
CB	586.82'	20.72'	N 30°59'13" E	20.72'	2°01'20"	10.30'		
CB	1,305.62'	17.00'	N 30°59'13" E	17.10'	2°31'20"	8.58'		
CB	1,880.17'	25.55'	N 32°26'25" E	25.01'	7°09'00"	12.55'		

LINE TABLE

LINE	BEARING	DISTANCE
1-2	N 30°59'13" E	102.77'
2-3	N 30°59'13" E	55.91'
3-4	N 30°59'13" E	40.08'
4-5	N 30°59'13" E	11.73'
5-6	N 30°59'13" E	37.87'

EASEMENT LEGEND

- DENOTES AREA OF VARIABLE WIDTH WASHINGTON GAS EASEMENT HERETOFOR CREATED (1,887 S.F.)
- DENOTES AREA OF VARIABLE WIDTH WASHINGTON GAS EASEMENT TO REMAIN
- DENOTES AREA OF VARIABLE WIDTH WASHINGTON GAS EASEMENT TO BE OUTLAIN DUE TO P/W REDUCTION



CONTINGENT AND LIMITING CONDITIONS

The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser is not responsible for matters of a legal nature that affect either the property being appraised or the title to the property. The appraiser assumes that the title is good and marketable and does not render any opinions about the title. Responsible ownership and competent property management are assumed unless otherwise stated.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made.
4. The appraiser has estimated the value of the land at its highest and best use. Improvements are estimated at their contributory value or their "cost to cure", whichever is less.
5. The appraiser has noted in the appraisal report any adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) that were observed during the inspection of the subject property or that became apparent while conducting the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property. The appraiser is not qualified to detect hazardous waste and/or toxic materials.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers reliable and are believed to be true and correct. However, no warranty is given for its accuracy.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice or as required by professional appraisal peer review.
8. Unless otherwise noted, no consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property. Only the real property has been considered. Relocation assistance benefits were not given consideration in the appraisal.
9. The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since there is no detailed evidence relating to this issue, the possibility of non-compliance with the requirements of the ADA in estimating the value of the property was not considered.
10. Sketches or plans contained in the report may show approximate dimensions, and they are included for illustrative purposes only since the appraiser did not complete a survey of the property.
11. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined, and considered in the report.
12. It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
13. It is assumed that the utilization of the land and improvements is within the boundaries of the property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
14. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in this report.
15. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
16. All engineering plans are assumed to be correct. All plans submitted in this report are intended to assist the reader with visualizing the project.

APPRAISER CERTIFICATION

Property Owner's Name: **Broadlands Association, Inc.**

I certify that to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this report.
7. My analysis, opinions, and conclusions were developed, and this report has been prepared in conformity with the *Uniform Standards of Professional Appraisal Practice*.
8. I have made a personal inspection of the property (exterior only) that is the subject of this report.
9. No one provided significant real property appraisal assistance to the person signing this report unless specifically stated within the reconciliation section of this report where such individuals are named, and their specific tasks performed are disclosed.
10. I will not reveal the findings and results of such appraisal to anyone other than the proper officials of the Loudoun County, professional appraisal organizations, or officials of the Federal Highway Administration until authorized by state officials to do so, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.
11. I understand that such appraisal is to be used in connection with the acquisition of right of way for a highway to be constructed by the Commonwealth of Virginia with the assistance of federal-aid highway funds or other federal funds, and that such appraisal has been made in conformity with the appropriate state laws, regulations, and policies for procedures applicable to appraisal of right of way for such purposes; and that to the best of my knowledge, no portion of the value assigned to such property consists of items which are non-compensable under the established law of the Commonwealth of Virginia.
12. The owner or their designated representative was contacted and given the opportunity to accompany the appraiser during the property inspection.
13. I made a personal field inspection of the comparable sales relied upon in developing the appraisal.
14. The subject and the comparable sales relied upon in making said appraisal were as represented by the photographs contained in the appraisal.
15. Regardless of any stated or limiting condition or assumption, I acknowledge that this appraisal report and all maps, data, summaries, charts and other exhibits and contents collected or prepared under this agreement shall become the property of Loudoun County without restriction or limitation on their use.

16. I have ☒ have not ☐ previously appraised the subject property with the same effective date of value as this report. This was disclosed to the client prior to the acceptance of this assignment.

Additional Certifications required for Appraisal Institute Members:

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, I Robert R. Elliott, Jr., MAI, SRA have completed the continuing education program of the Appraisal Institute.

Certifications in Addition to Those Required by USPAP:

1. I did not base, either partially or completely, my analysis and/or the opinion of value (if any) in the appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of the owners or occupants of the subject property of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis that is prohibited by law.
2. I developed my analysis, opinions, and conclusions and prepared this appraisal report in conformity with the Uniform Standards of Professional Appraisal Practice; the Code of Virginia; the Right of Way and Utilities Manual of the Virginia Department of Transportation; Title III of the Uniform Relocation Act; the Code of Federal Regulations, 49CFR 24.102, .103, .104, .105 and .108; and the Uniform Standards of Federal Land Acquisitions (as applicable).

SUPERVISORY APPRAISER CERTIFICATION for an APPRAISER TRAINEE or a LICENSED APPRAISER: If I supervised an appraiser trainee, whether or not licensed, or if I supervised a licensed real estate appraiser, I certify that I have reviewed the appraisal report, I agree with the statements and conclusions of the appraiser, I agree to be bound by the appraiser's certifications, and I am taking full responsibility for the appraisal and the appraisal report.

I Certify the estimate of market value, as defined, of land acquired, easements, improvements, incurable damages and cost to cure items as of the effective appraisal date to be:	\$ 16,950
---	------------------

LICENSED APPRAISER

Signature



Name Robert R. Elliott, Jr., MAI, SRA

Date March 10, 2026

License/Certification Number 4001 015749

License Type Certified General

LICENSED APPRAISER

Signature

Name

Date

License/Certification Number

License Type Certified General

ADDENDUM
Comparable Land Sales Data Sheets

AF 15

LAND COMPARABLE DATA SHEET

RW-225

Rev. 10/11

INFORMATION:

Data Assembled By: Robert R. Elliott, Jr. MAI, SRA

PROPERTY IDENTIFICATION:

Address: 22034 Crested Quail Drive

County: Loudoun State: VA Zip: 20148

PIN/Tax Map Number: 120360187000

Property Location Description: Located at the intersection of Croson Lane and Crested Quail Drive.

TRANSACTION INFORMATION:

Sales Price: \$2,900,000 Adjusted Sales Price: \$2,900,000 Effective Sale Date: 4/6/2022

Size: 7.4845 ☒ Acre ☒ Sq. Ft. 326.025 SF ☐ Other:

Price Per Acre: \$ 387.467/Acre

Instrument#: 20220407-0020781 Consideration: \$2,900,000

Instrument Type: Special Warranty Deed Instrument: 20220407-0020781 Recorded Date: 4/7/2022

Grantor Name: Larry A. Brown & Betty L. Brown

Grantee Name: Crested Quail, LLC

PROPERTY DESCRIPTION and USE:

Zoning: R-1

Front Feet: 729-LF- Crested Quail Dr & 396-LF – Croson Lane Dimensions: Irregular Shape: Irregular

Utilities: ☐ None ☒ Water ☒ Sewer ☐ Gas ☒ Electric ☒ Cable ☒ Telephone ☐ Other (*)

Topography: ☒ Flat ☒ Gently Rolling ☐ Steep ☐ Mountainous ☐ Other (*)

Vegetation: ☐ None ☒ Trees ☒ Grass ☐ Crops ☐ Other (*)

(*)Comments:

Present Use: ☐ Agricultural ☒ Residential ☐ Commercial ☐ Industrial ☐ Other (*)

Comments: This site contains an older single family residence that will be razed. The home was given no consideration in marketing the property. The property was marketed with the ability to subdivide and had been approved to contain 9-lots. The site was purchased and is now in planning to be re-zoned to PDH-4 for a denser residential development.

TRANSACTION CONFIRMATION:

The sale was confirmed with a party to the transaction (seller, buyer, etc.)? ☒ Yes ☐ No

If No, state why and provide data source(s):

Confirmed Name: Broker – Krsi Henkel

Financing at Market Terms? ☒ Yes ☐ No Financing Comments (type, term, rate, etc.): Cash equivalent

Other Comments (i.e.: prior sales, seller concessions, etc.):

Comparable Inspected? ☒ Yes ☐ No Date: 9/18/2024

REVIEW INFORMATION:

Reviewer Name: Rick Mancinelli, SR/WA Comparable Approved? ☒ Yes ☐ No

Tax Map/Pin# 120360187000
Date Photo Taken: 9/18/2024



Photo #: 1 Photo Shows a View of: 22034 Crested Quail Dr



Photo #: 2 Photo Shows a View of: Aerial

LAND COMPARABLE DATA SHEET

INFORMATION:Data Assembled By: Robert R. Elliott, Jr. MAI, SRA**PROPERTY IDENTIFICATION:**Address: 26797 Gum Spring RoadCounty: Loudoun State: VA Zip: 20152PIN/Tax Map Number: 209199013000 & 209198940000Property Location Description: Located on the western side of Gum Spring Road.**TRANSACTION INFORMATION:**Sales Price: \$975,000 Adjusted Sales Price: \$975,000 Effective Sale Date: 1/18/2023Size: 7.0878 ☒ Acre ☒ Sq. Ft. 308,745 SF ☐ Other:Price Per Acre: \$137,560/AcreInstrument#: 20230119-0002140 Consideration: \$975,000Instrument Type: Special Warranty Deed Instrument: 20230119-0002140 Recorded Date: 1/19/2023Grantor Name: Douglas G. McFarland, Devisee Under the Last Will & Testament of Dallas McFarlandGrantee Name: Gurpreet Singh Badial & Balbirkaur Randhawa**PROPERTY DESCRIPTION and USE:**Zoning: TR3LBRFront Feet: 808-LF - Gum Spring Road Dimensions: Irregular Shape: IrregularUtilities: ☐ None ☐ Water ☐ Sewer ☐ Gas ☒ Electric ☒ Cable ☒ Telephone ☐ Other (*)Topography: ☒ Flat ☒ Gently Rolling ☐ Steep ☐ Mountainous ☐ Other (*)Vegetation: ☐ None ☒ Trees ☒ Grass ☐ Crops ☐ Other (*)

(*)Comments:

Present Use: ☐ Agricultural ☒ Residential ☐ Commercial ☐ Industrial ☐ Other (*)

Comments: This site contains an older single family residence that was built in the 1961. The home was given no consideration in marketing the property. The property was marketed with the ability to subdivide into two lots and develop two single family homes. The site was purchased and is now in planning to be re-zoned to PDH-4 for a denser residential development. Please note the acreage disclosed was obtained from the deed and is larger than Loudoun County records indicate.

TRANSACTION CONFIRMATION:The sale was confirmed with a party to the transaction (seller, buyer, etc.)? ☐ Yes ☒ No

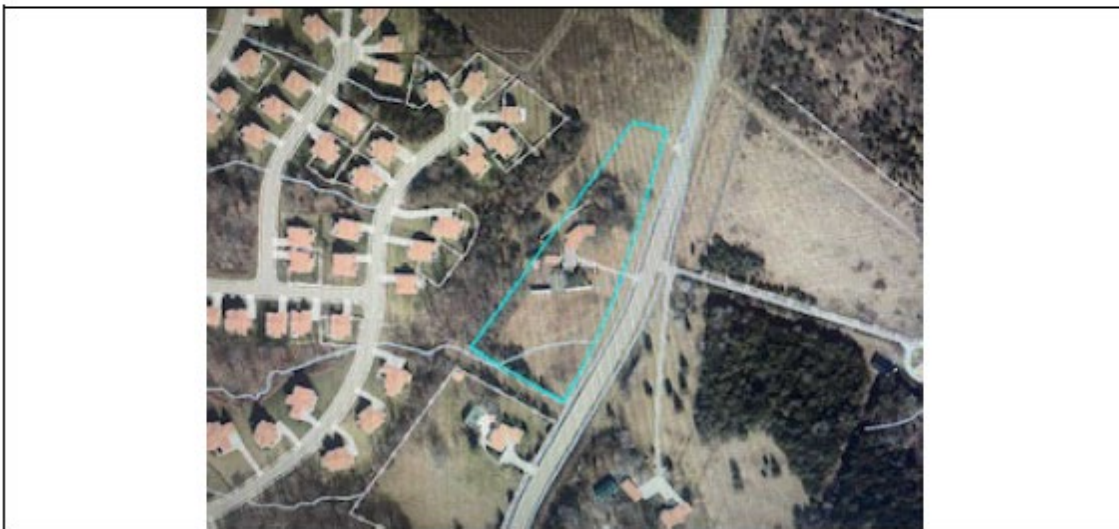
If No, state why and provide data source(s): Attempts were made to reach the broker and no return communication was received. The data sources utilized for this transaction include public records, deed and MLS.

Confirmed Name: _____

Financing at Market Terms? ☒ Yes ☐ No Financing Comments (type, term, rate, etc.): Cash equivalent

Other Comments (i.e.: prior sales, seller concessions, etc.): _____

Comparable Inspected? ☒ Yes ☐ No Date: 6/5/2024**REVIEW INFORMATION:**Reviewer Name: Rick Mancinelli, SR/WA Comparable Approved? ☒ Yes ☐ No

Tax Map/Pin# 209199013000 & 209198940000Date Photo Taken: 6/5/2024Photo #: 1 Photo Shows a View of: 26797 Gum Spring RoadPhoto #: 2 Photo Shows a View of: Aerial

INFORMATION:Data Assembled By: Robert R. Elliott, Jr. MAI, SRA**PROPERTY IDENTIFICATION:**Address: 41365 Springfield LaneCounty: Loudoun State: VA Zip: 20175PIN/Tax Map Number: 234366701000Property Location Description: Located on the southern side of Springfield Lane.**TRANSACTION INFORMATION:**Sales Price: \$1,875,000 Adjusted Sales Price: \$1,875,000 Effective Sale Date: 5/31/2024Size: 5.18 ☒ Acre ☒ Sq. Ft. 225,641 ☒ Other: 30-Units By-RightPrice Per Unit: \$ 361,969/AcreInstrument#: 20240611-0023707 Consideration: \$1,875,000Instrument Type: Special Warranty Deed Instrument: 20240611-0023707 Recorded Date: 6/11/2024Grantor Name: Gregg M. Stewart, Trustee of the Gregg Michael Stewart Revocable TrustGrantee Name: Clear Springs Development Group, LLC**PROPERTY DESCRIPTION and USE:**Zoning: PDH-6Front Feet: 463-LF - Springfield Ln & 503-LF Springfield Ln (two places) Dimensions: Irregular Shape: IrregularUtilities: ☐ None ☒ Water ☒ Sewer ☐ Gas ☒ Electric ☒ Cable ☒ Telephone ☐ Other (*)Topography: ☒ Flat ☒ Gently Rolling ☐ Steep ☐ Mountainous ☐ Other (*)Vegetation: ☐ None ☒ Trees ☒ Grass ☐ Crops ☐ Other (*)

(*)Comments:

Present Use: ☐ Agricultural ☒ Residential ☐ Commercial ☐ Industrial ☐ Other (*)

Comments: This site has been improved with a single family residence built in 1987. This site, along with some surrounding sites are being individually purchased by a developer with the intent of developing a townhome subdivision. The demolition of the improvement will be accounted for in the grid. As stated, this site by-right can contain 30-units and was purchased for residential development.

TRANSACTION CONFIRMATION:The sale was confirmed with a party to the transaction (seller, buyer, etc.)? ☐ Yes ☒ NoIf No, state why and provide data source(s): Public Records, Deed, CoStar

Confirmed Name:

Financing at Market Terms? ☒ Yes ☐ No Financing Comments (type, term, rate, etc.): Cash equivalent

Other Comments (i.e.: prior sales, seller concessions, etc.):

Comparable Inspected? ☒ Yes ☒ No Date: 8/8/2024**REVIEW INFORMATION:**Reviewer Name: Rick Mancinelli, SR/WA Comparable Approved? ☒ Yes ☐ No

Tax Map/Pin# 234366701000
Date Photo Taken: 8/8/2024



Photo #: 1 Photo Shows a View of: 41365 Springfield Lane



Photo #: 2 Photo Shows a View of: Aerial

PROPERTY OWNER NOTIFICATION LETTER



Office of the County Administrator
Real Property Asset Management and Planning
P.O. Box 7000
Leesburg, VA 20177-7000
571-367-8917 O | realproperty@loudoun.gov
loudoun.gov/PropertyManagement

November 14, 2025

Certified Mail Return Receipt Requested:
Regular First-Class Mail

Broadlands Association, Inc.
21907 Claiborne Parkway
Broadlands, VA 20148-4535

RE: Project: Claiborne Parkway – Broadlands Boulevard to Vestals Gap Drive Shared Use Path
Property Address: N/A
PIN#: 118-25-9594-000
Election District: Broad Run
Subject: Request for Permission to Inspect Property

Dear Property Owner:

Loudoun County (the "County") will be making certain pedestrian improvements, located adjacent to the property identified above ("Property Address"), as part of the above-mentioned public use ("Project"). This Project will be constructing pedestrian improvements along Claiborne Parkway between Broadlands Boulevard and Vestals Gap Drive.

Please allow this letter to serve as a formal request from the County of Loudoun (the County) and/or its authorized agent(s) for permission to enter upon and inspect your property, in connection with the above-referenced project, for the purpose of performing studies, testing, and tasks as specified in Attachment 1 for engineering inspection purposes.

An addressed and stamped post card titled "Permission to Inspect Property", is included for you to sign and return, granting permission for County representatives to conduct the activities specified in Attachment 1. Upon receipt of the signed permission post card, the County or its agents will enter within the time periods stated in Attachment 1.

Attachment 1 provides the following information: 1) The specific date or dates for the proposed inspection; 2) the name of the entity or entities that will be entering the property; 3) the number of persons for whom permission to enter is sought; 4) the purpose for which entry is made; and 5) the testing/appraisals/examinations to be performed and/or any other actions to be taken. Further, a point of contact has been provided for each activity that is anticipated to occur. If you have tenants living or working on your property, please notify them of these potential activities.

Please be advised that the County is seeking voluntary permission to enter and inspect your property. In the event permission is not granted, the Code of Virginia Section 25.1-203(B)(1)(iv) (Attachment 2) provides the County and its authorized officers, agents, or employees with the authority to enter your property 30 days after the date of this notice and on the date of the proposed inspection, regardless of permission.

The County prefers to accommodate its citizens and gain access to the property voluntarily. The County will seek to minimize any disruption to you or the property. You are welcome to be present during the inspection. If you would like to be present, please advise me.

Please note that while inspections will begin on the entry date specified in Attachment 1 and will be completed within the specified time frame and should there be any need to access your property beyond the time frame specified, the County will discuss this with you in person or send you additional requests for permission to enter the property.

Please sign and return the attached post card titled "Permission to Inspect Property" at your earliest convenience, but preferably no later than ten days from the date of this letter. Returning the attached post card will acknowledge your concurrence for the engineering inspections.

Loudoun County appreciates your cooperation with this matter. If you have any concerns or questions regarding the proposed entry and inspection, or questions concerning the project, please contact me at 571.420.9673 or Stephen.Bailey@loudoun.gov.

Sincerely,



Stephen M. Bailey, Land Acquisition Manager
571.420.9673 (Office)
Stephen.Bailey@loudoun.gov (Email)

cc: Jackie Marsh, Director, Real Property Asset Management and Planning (RPAMP)
Steve Jackson, Senior Assistant County Attorney, Office of the County Attorney (CAO)
Karen Lanham, Senior Land Acquisition Manager (RPAMP)
Terri McClure (Kimley-Horn)

Enclosures: Attachment 1
Attachment 2 – Virginia Code Section 25.1-203
Permission to Enter -Addressed/Stamped Post card

ATTACHMENT 1

In accordance with Virginia Code Section 25.1-203(B)(1)(i-iv), the chart below outlines the following requirements:

- (i) specific date or dates such inspection is proposed to be made
- (ii) the name of the entity entering the property
- (iii) the number of persons for whom permission is sought
- (iv) the purpose for which entry is made
- (v) the testing, appraisals, or examinations to be performed and other actions to be taken.

Entity Name: Activity Point of Contact: Contact Info:	# of Persons for Whom Permission is Sought:	Purpose for Which Entry is Made: Entity Activity: (Such as Photography, Engineering Examinations, Testing, Appraisals, Surveying, Etc.)	Specific Dates Activity Will Occur:
Rob Elliott Elliott Valuation & Consulting Services, LLC 864-707-5200 robelliottjr@icloud.com	2	Appraisal inspection and photo taking.	December 17, 2025

ATTACHMENT 2

Code of Virginia
Title 25.1. Eminent Domain
Chapter 2. Condemnation Procedures
Article 1. General Provisions

§ 25.1-203. Authority of certain condemnors to inspect property; reimbursement for damages; notice prior to entry

A. In connection with any project wherein the power of eminent domain may be exercised, any locality or any petitioner exercising the procedure set forth in Chapter 3 (§ 25.1-300 et seq.), acting through its duly authorized officers, agents or employees, may enter upon any property without the written permission of its owner if the petitioner has requested the owner's permission to inspect the property as provided in subsection B.

B. 1. A request for permission to inspect shall (i) be on the petitioner's official letterhead and signed by an authorized officer, agent, or employee of such entity; (ii) be sent to the owner by certified mail, return receipt requested, delivered by guaranteed overnight courier, or otherwise delivered to the owner in person with proof of delivery; (iii) be made not less than 30 days prior to the first date of the proposed inspection; and (iv) notify the owner that if permission is withheld, the petitioner shall be permitted to enter the property on the date of the proposed inspection. A mere citation of this section number of the Code of Virginia shall not satisfy the requirements of clause (iv). A request for permission to inspect shall be deemed to be made on the date of mailing, if mailed, or otherwise on the date of delivery.

2. A request for permission to inspect shall include (i) the specific date or dates such inspection is proposed to be made; (ii) the name of the entity entering the property; (iii) the number of persons for whom permission is sought; (iv) the purpose for which entry is made; and (v) the testing, appraisals, or examinations to be performed and other actions to be taken.

3. If a request for permission is provided in accordance with subdivision 1, a petitioner may enter the property sooner than the 30 days indicated in the request only if the owner provides permission, in writing, to enter on an earlier date.

C. Any entry authorized by this section (i) shall be for the purpose of making surveys, tests, appraisals or examinations thereof in order to determine the suitability of such property for the project, and (ii) shall not be deemed a trespass.

D. The petitioner shall make reimbursement for any actual damages resulting from entry upon the property. In any action filed under this section, the court may award the owner his reasonable (i) attorney fees, (ii) court costs, and (iii) fees for up to three experts or as many experts as are called by the petitioner, whichever is greater, who testified at trial if the court finds that the petitioner damaged the owner's property. A proceeding under this subsection shall not preclude the owner from pursuing any additional remedies available at law or equity.

E. The requirements of this section shall not apply to the practice of land surveying, as defined in § 54.1-400, when such surveying is not involved in any eminent domain or any proposed eminent domain matter.

1968, c. 415, § 25-232.1; 1970, c. 182; 2003, c. 940; 2005, c. 877; 2019, c. 788; 2021, Sp. Sess. I, c. 60



Loudoun County

VIRGINIA

WHERE TRADITION MEETS INNOVATION

Project: Claiborne Parkway – Broadlands Boulevard to Vestals Gap Drive Shared Use Path

Owner: Broadlands Association, Inc. PIN: 118-25-9594-000

Property Address: N/A

Permission to Enter Upon and Inspect Property

I/We, hereby grant permission to the County and/or its authorized agent(s) to enter upon my/our property located at **Parcel 118-25-9594-000 Broadlands, VA 20148** on the dates as shown in Attachment 1 to the County's letter dated **November 14, 2025**, for the purposes of performing an appraisal inspection in connection with the above project.

I/We are willing ☒ not willing ☐ to allow earlier access to the property upon appointment. To make an appointment, please contact me at:

not needed

Sahar 11/24/25 Signature & Date

APPRAISER QUALIFICATION

APPRAISER'S QUALIFICATIONS

ROBERT R. ELLIOTT, JR., MAI, SRA
Elliott Valuation and Consulting Services, LLC
South Carolina Certified General Real Estate Appraiser # 4745
North Carolina Certified General Real Estate Appraiser #A7536
Virginia Certified General Real Estate Appraiser #015749
West Virginia Certified General Real Estate Appraiser #515

Education

Formal:

- Graduate, the Citadel, the Military College of South Carolina, Charleston
Bachelor of Science Degree, May 2002

Appraisal Institute Courses/Seminars & Pertinent Coursework:

- Course 410, National Uniform Standards of Professional Appraisal Practice, 15 Hour, November 2006 (AI)
- Course 420, Business Practice and Ethics, December 2006 (AI)
- The FHA Appraisal Process, February 2007 (AI)
- Course 310, Basic Income Capitalization, March 2007 (AI)
- Worldwide ERC Online Seminar, June 2007 (AI)
- Course 330, Apartment Appraisal, August 2007 (AI)
- Course 520, General Market Analysis and Highest & Best Use, March 2008 (AI)
- Course 510, Advanced Income Capitalization, December 2008 (AI)
- Course 300, Real Estate Finance, Statistics & Valuation Modeling, February 2009 (AI)
- Course 401G, General Sales Comparison Approach, March 2009 (AI)
- Course 402G, General Site Valuation & Cost Approach, May 2009 (AI)
- Course 405G, General Appraiser Report Writing & Case Studies, October 2009 (AI)
- Course N404G – General Appraiser Income Approach, Part 2, March 2010 (AI)
- USPAP Update, CE1032, September 2010 (AI)
- Course 503GD – Advanced Concepts and Case Studies, December 2010 (AI)
- Residential Appraisal Update 2010: Staying Competent in a New Decade, CE-1137, January 2011 (AI)
- Eminent Domain: Appraisal of Partial Acquisitions, CE-1030, March 2011
- 7-Hour USPAP Update Course, March 2012
- Complex Litigation Appraisal Studies, CE-1273, April 2013 (AI)
- Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets, CE-1202, May 2013 (AI)
- Business Practice & Ethics, May 2013 (AI)
- "Excel as an Appraisal Professional," Webinar, June 2013 (AI)
- Marina Valuation Overview, Webinar, July 2013 (AI)
- Spotlight on USPAP: Common Errors and Issues, July 2013 (AI)
- Right of Way – Three Case Studies with Two Approaches to Value, Webinar, October 2014 (AI)

- Drone Technology and Its Impact on the Appraisal Industry, November 2014 (AI)
- A Picture is Worth a Thousand Words: Data Visualization in Appraisal, November 2014 (AI)
- Special Use Properties: Hospitality and Senior Housing, January 2015 (AI)
- Supervisory Appraiser/Trainee Appraiser Course, April 2015 (AI)
- The Lender Client and the Appraiser: You are on the Same Team, July 2015 (AI)
- Technology Tips for Real Estate Appraisers, October 2015 (AI)
- Case Studies for Complex Valuation, January 2016 (AI)
- Contract or Effective Rent: Finding the Real Rent, April 2016 (AI)

Professional Affiliations/Service

- Member of the Appraisal Institute
- 2011 SC Chapter of the Appraisal Institute Chair of Associate Members
- 2010 SC Chapter of the Appraisal Institute Vice Chair of Associate Members
- 2012 LDAC Representative for South Carolina Chapter
- 2013 LDAC Representative for South Carolina Chapter
- 2013 SC Chapter Candidate Guidance Committee Chair
- Appraisal Institute – Demonstration Appraisal Grading Panel; General
- 2014 SC Chapter Education Committee Chair
- 2014 LDAC Discussion Leader
- 2014 – Presenter at AI Connect Concerning Benefits and Damages
- Appraisal Institute's Capstone Program Facilitator
- 2015 SC Chapter Officer – Secretary
- 2015 SC Chapter Education Committee Chair
- 2015 SC Chapter Alternate Regional Representative
- 2015 Member of Admissions, Designations & Qualifications Committee (National)
- 2016 SC Chapter Officer – Treasurer
- 2016 SC Chapter Education Committee Chair
- 2016 SC Chapter Finance Committee Chair
- 2016 SC Chapter Regional Representative
- 2016 Vice Chair of Admissions, Designations & Qualifications Committee (National)
- 2017 SC Chapter Officer – Vice President
- 2017 SC Chapter – Finance Committee Member
- 2017 SC Chapter – Regional Representative
- 2017-2018 Finance Committee Member (National)
- 2017-2020 Chair of Admissions, Designations & Qualifications Committee (National)
- 2018 SC Chapter Officer – President
- 2019 SC Chapter Immediate Past President
- 2019 Strategic Planning Committee Member (National)
- 2020 Strategic Planning Committee Vice Chair (National)
- 2020 Region IX 3rd Director
- 2021 - 2022 Region IX Vice Chair (Member of the National Board of Directors)
- 2021 - 2024 Strategic Planning Committee Chair (National)
- 2023 - 2024 Region IX Chair (Member of the National Board of Directors)
- 2024 - 2025 Chair – Demonstration Knowledge Report Panel
- 2024 - 2025 - Spartanburg County Board of Assessment Appeals – Chairman

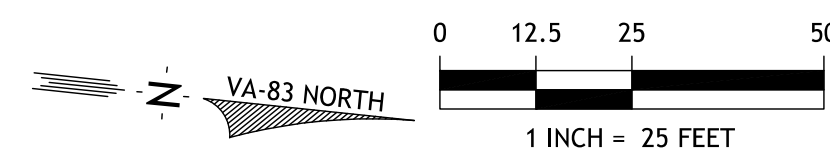
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LEGEND:

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| | EXISTING PAVEMENT |
| | EXISTING PAVEMENT DEMOLITION |
| | PROPOSED SHARED-USE PATH |
| | PROPOSED MILL AND/OR OVERLAY |
| | PROPOSED CONCRETE |
| | PROPOSED FULL DEPTH PAVEMENT |

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| | DENOTES LIMITS OF CONSTRUCTION |
| | DENOTES TEMPORARY CONSTRUCTION EASEMENT |
| | DENOTES PROPOSED RIGHT OF WAY |

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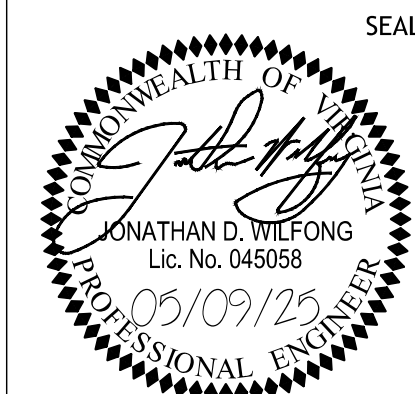
602 SOUTH KING STREET
SUITE 100
LEESBURG, VA 20175

CHANTILLY
LEESBURG
DUMFRIES
WARRENTON
ARLINGTON

P: 703.361.1550
J2ATWORK.COM

APPLICANT / OWNER:
LOUDOUN COUNTY
DEPARTMENT OF
TRANSPORTATION AND
CAPITAL INFRASTRUCTURE

101 BLUE SEAL DRIVE SE, STE 102,
LEESBURG, VA 20177



GRADING PLAN

COUNTY ROAD & CONSTRUCTION PLAN

CLAIBORNE PARKWAY SHARED USE PATH
IMPROVEMENTS

BROAD RUN & ASHBURN DISTRICTS

LOUDOUN COUNTY, VIRGINIA

REVISION / ISSUANCE

NO.	DATE	DESCRIPTION
1	07-12-2024	1ST SUBMISSION-60% PLANS
2	08-01-2024	2ND SUBMISSION-100% PLANS
3	05-09-2025	3RD SUBMISSION-100% PLANS

J2 PROJECT NO.
LC2303

DATE
2024

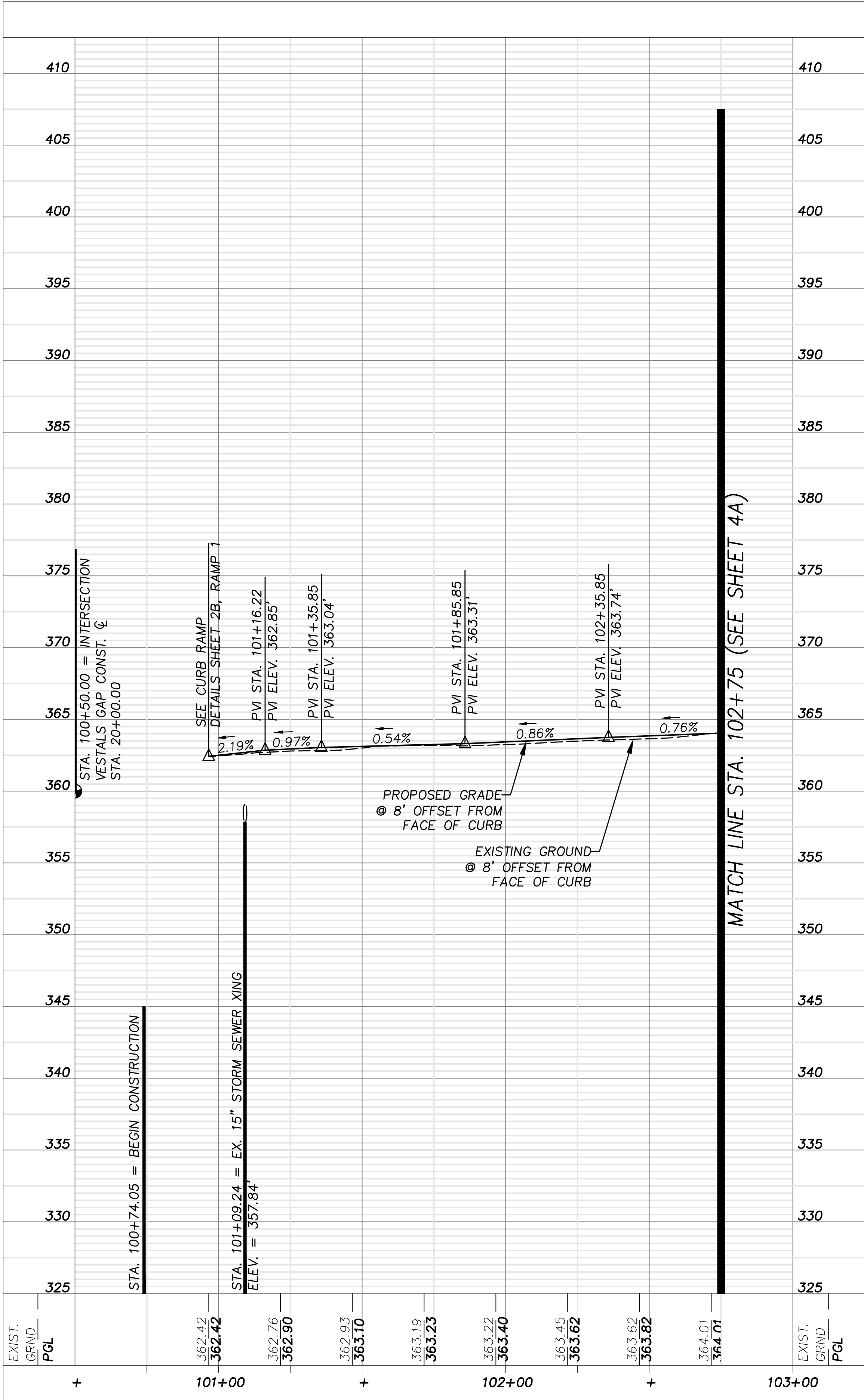
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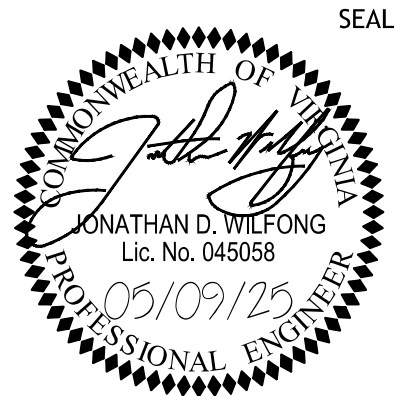
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PROFILE

COUNTY ROAD & CONSTRUCTION PLAN

CLAIBORNE PARKWAY SHARED USE PATH
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LOUDOUN COUNTY, VIRGINIA

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3	05-09-2025 3RD SUBMISSION-100% PLANS
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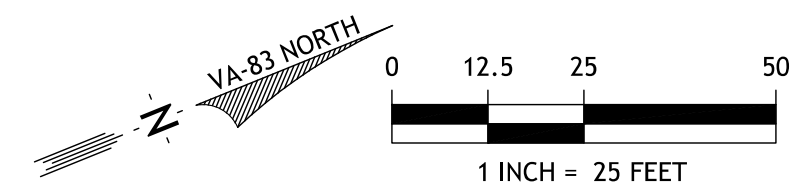
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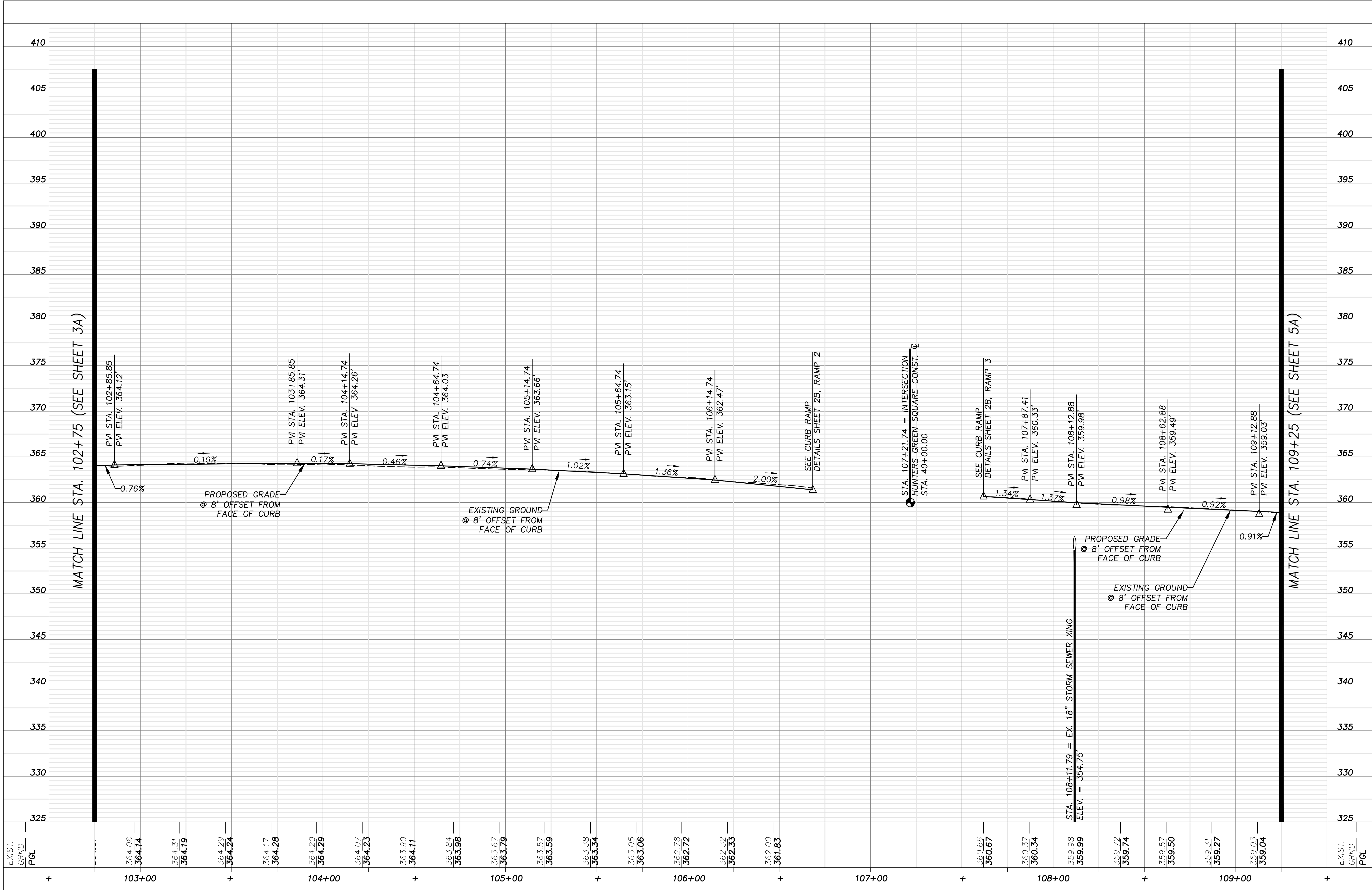
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PROFILE
COUNTY ROAD & CONSTRUCTION PLAN
CLAIBORNE PARKWAY SHARED USE PATH
IMPROVEMENTS
BROAD RUN & ASHBURN DISTRICTS
LOUDOUN COUNTY, VIRGINIA

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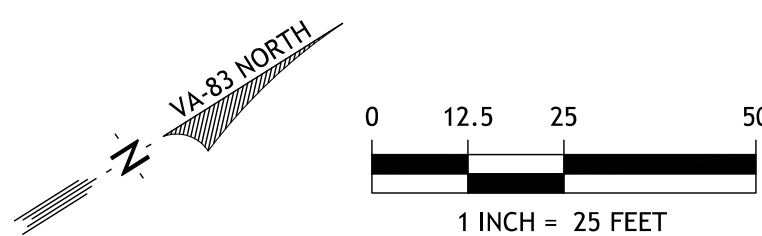
MATCHLINE STA. 109+25 (SEE SHEET 4)

LEGEND:

- EXISTING PAVEMENT
- EXISTING PAVEMENT DEMOLITION
- PROPOSED SHARED-USE PATH
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- PROPOSED CONCRETE
- PROPOSED FULL DEPTH PAVEMENT

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- 398— DENOTES PROPOSED CONTOUR
- LOC DENOTES LIMITS OF CONSTRUCTION
- DENOTES TEMPORARY CONSTRUCTION EASEMENT
- DENOTES PROPOSED RIGHT OF WAY

CLAIBORNE PARKWAY SUP CONST. @
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BROADLANDS BOULEVARD CONST. @
STA. 30+00.00
DELTA = 82.5'

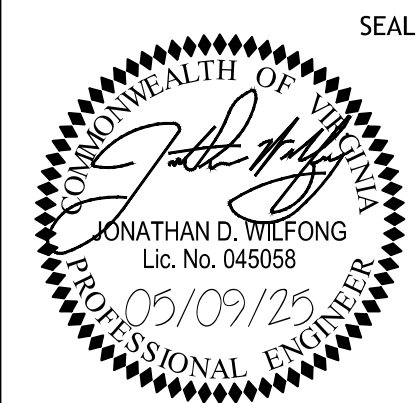


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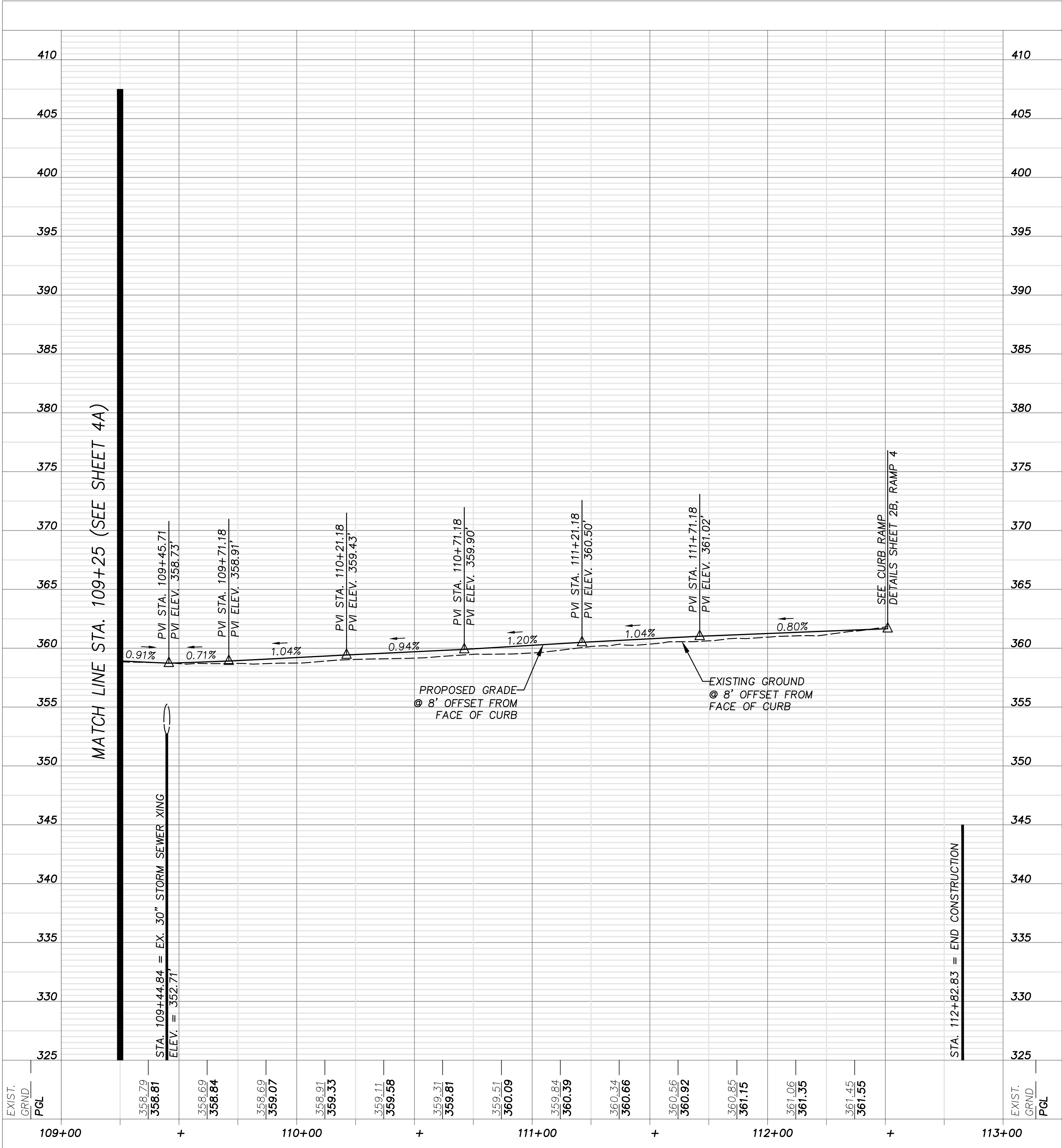
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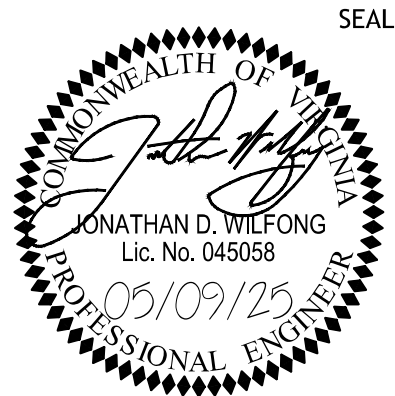
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CONTOUR INTERVAL
N/A

X:\SURVEY\ACTIVE\LoCo On-Call\Claiborne Pkwy SUP - LC2303\Plats\LC2303.710 PLAT-2024-0314.dwg

NOTES

1.

THE PROPERTY SHOWN HEREON IS IDENTIFIED ON LOUDOUN COUNTY TAX ASSESSMENT MAP AS PIN 118-25-9594-000 AND IS ZONED PD-H3 (PLANNED DEVELOPMENT-HOUSING 3) PER THE LOUDOUN COUNTY ZONING ORDINANCE.
2.

THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF BROADLANDS ASSOCIATION, INC. AS RECORDED IN DEED BOOK 1807, AT PAGE 2271 AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.

BROADLANDS ASSOCIATION, INC.

21907 CLAIBORNE PKWY

BROADLANDS, VA 20148-4535
3.

BOUNDARY INFORMATION SHOWN HEREON IS BASED ON EXISTING LAND RECORDS AND FIELD VERIFIED BY THIS FIRM IN FEBRUARY THROUGH MAY, 2024, AND THAT ALL COURSES ARE REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) OF 1983, NORTH ZONE.
4.

THIS PLAT HAS BEEN PREPARED WITH BENEFIT OF A TITLE REPORT SUMMARY PREPARED BY PENDULUM SERVICES, LLC, COVERING A PERIOD OF NOT LESS THAN SIXTY YEARS TO OCTOBER 28, 2025 AT 8:00 A.M. AND IS ISSUED TO AND FOR THE BENEFIT OF KIMLEY HORN AND ASSOCIATES, INC. AND/OR LOUDOUN COUNTY, VIRGINIA.
5.

NO FLOODPLAIN EXISTS ON THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION. THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) OF LOUDOUN COUNTY COMMUNITY PANEL NUMBER FOR THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION IS 51107C0244E, EFFECTIVE FEBRUARY 17, 2017.
6.

THE RIGHT-OF-WAY DEDICATION AND TEMPORARY CONSTRUCTION EASEMENTS SHOWN HERON ARE REQUIRED PURSUANT TO EPLAN-2024-0099.
7.

THE YARD AND SETBACK LINES ARE FOR DEPICTION OF CURRENT ORDINANCE REQUIREMENTS ONLY AND MAY BE SUBJECT TO CHANGE.
8.

IPF DENOTES IRON PIPE FOUND.

* DENOTES HATCHED PORTION HEREBY VACATED.

** DENOTES HATCH PORTION QUITCLAIMED BY SEPARATE INSTRUMENT.

EASEMENT LEGEND

- PSE

PERMANENT SIGNAL EASEMENT
HEREBY CREATED (185 S.F.)
- G

WASHINGTON GAS LIGHT COMPANY EASEMENT
TO BE RECORDED BY SEPARATE INSTRUMENT (2,687 S.F.)
- TC1

TEMPORARY CONSTRUCTION EASEMENT
HEREBY CREATED (4,442 S.F.)
- TC2

TEMPORARY CONSTRUCTION EASEMENT
HEREBY CREATED (4,339 S.F.)
- E1

EX. 15' VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT
D.B. 1862, PG. 144 (APPROX. LOCATION)
(HATCHED PORTION QUITCLAIMED BY SEPARATE INSTRUMENT)
- G1

EX. 15' WASHINGTON GAS LIGHT COMPANY EASEMENT
D.B. 1540, PG. 1721 (APPROX. LOCATION)
(HATCHED PORTION QUITCLAIMED BY SEPARATE INSTRUMENT)
- IE1

EX. INGRESS/EGRESS EASEMENT
D.B. 1807, PG. 2271
(HATCHED PORTION HEREBY VACATED)
- SD1

EX. 10' STORM DRAINAGE EASEMENT
D.B. 1470, PG. 920
(HATCHED PORTION HEREBY VACATED)
- SD2

EX. 15' STORM DRAINAGE EASEMENT
D.B. 1470, PG. 920
(HATCHED PORTION HEREBY VACATED)
- SD3

EX. 25' STORM DRAINAGE EASEMENT
D.B. 1470, PG. 920
- SD4

EX. 10' STORM DRAINAGE EASEMENT
D.B. 1521, PG. 782
(HATCHED PORTION HEREBY VACATED)
- SD5

EX. 10' STORM DRAINAGE EASEMENT
D.B. 1807, PG. 2271
- SI1

EX. SIGHT DISTANCE EASEMENT
D.B. 1470, PG. 920
(HATCHED PORTION HEREBY VACATED)
- SI2

EX. SIGHT DISTANCE EASEMENT
D.B. 1807, PG. 2271
(HATCHED PORTION HEREBY VACATED)
- SS1

EX. 10' SANITARY SEWER EASEMENT
D.B. 1807, PG. 2271
- T1

EX. BELL ATLANTIC - VIRGINIA, INC. EASEMENT
D.B. 1559, PG. 519 (APPROX. LOCATION)
(HATCHED PORTION QUITCLAIMED BY SEPARATE INSTRUMENT)
- T2

EX. 15' VERIZON VIRGINIA, INC. EASEMENT
D.B. 1906, PG. 2211 (APPROX. LOCATION)
(HATCHED PORTION QUITCLAIMED BY SEPARATE INSTRUMENT)
- T3

EX. 10' BELL ATLANTIC - VIRGINIA, INC. EASEMENT
D.B. 1617, PG. 2272 (APPROX. LOCATION)
- W1

EX. 10' WATERLINE EASEMENT
D.B. 1807, PG. 2271
- WET

EX. RESTRICTIVE WETLANDS AREA
D.B. 1807, PG. 2271

RIGHT-OF-WAY AREA TABULATION

PIN 118-25-9594-000	461,040	S.F.	OR	10.58400	AC.
RIGHT-OF-WAY DEDICATION	7,442	S.F.	OR	0.17084	AC.
REMAINDER	453,598	S.F.	OR	10.41316	AC.

EASEMENT AREA TABULATION

TEMPORARY CONSTRUCTION EASEMENT 1	4,442	S.F.	OR	0.10198	AC.
TEMPORARY CONSTRUCTION EASEMENT 2	4,339	S.F.	OR	0.09961	AC.
TOTAL TEMPORARY CONSTRUCTION EASEMENT	8,781	S.F.	OR	0.20159	AC.
TOTAL PERMANENT SIGNAL EASEMENT	185	S.F.	OR	0.00424	AC.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA ANGLE	TANGENT
C1	25.00'	40.62'	N 48°14'37" W	36.30'	93°06'15"	26.39'
C2	1,040.00'	613.96'	N 15°13'18" E	605.08'	33°49'27"	316.22'
C3	370.50'	33.56'	S 47°58'17" W	33.55'	51°12'4"	16.79'
C4	370.50'	10.55'	S 51°44'58" W	10.55'	1°37'51"	5.27'
C5	120.50'	61.66'	S 67°13'12" W	60.99'	29°19'07"	31.52'
C6	370.50'	93.44'	S 24°54'29" W	93.19'	14°27'01"	46.97'
C7	17.00'	3.23'	S 26°40'45" W	3.23'	10°54'10"	1.62'
C8	1,038.00'	565.92'	N 13°22'54" E	558.94'	31°14'16"	290.18'
C9	172.30'	24.79'	N 38°36'13" E	24.77'	8°14'34"	12.42'
C10	574.32'	37.16'	N 40°49'20" E	37.15'	3°42'24"	18.58'
C11	1,343.14'	17.15'	S 39°17'00" W	17.15'	0°43'54"	8.58'
C12	168.20'	23.42'	N 35°39'09" E	23.40'	7°58'40"	11.73'
C13	168.10'	24.42'	S 35°33'02" W	24.40'	8°19'27"	12.23'
C14	581.32'	37.57'	S 40°49'28" W	37.57'	3°42'11"	18.79'
C15	165.25'	23.60'	S 38°38'09" W	23.58'	8°10'52"	11.82'
C16	1,030.50'	571.61'	S 13°06'05" W	564.31'	31°46'54"	293.37'
C17	586.82'	20.72'	N 39°59'15" E	20.72'	2°01'23"	10.36'
C18	1,355.64'	17.16'	N 39°17'01" E	17.16'	0°43'31"	8.58'
C19	180.70'	25.03'	N 35°38'53" E	25.01'	7°56'09"	12.53'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 25°31'54" W	33.76'
L2	N 64°28'06" W	2.00'
L3	S 25°31'54" W	20.00'
L4	S 64°28'06" E	2.00'
L5	S 25°31'54" W	20.00'
L6	N 64°28'06" W	2.00'
L7	S 25°31'54" W	20.00'
L8	S 64°28'06" E	2.00'
L9	S 25°31'54" W	20.00'
L10	S 64°28'06" E	2.00'
L11	S 25°31'54" W	35.20'
L12	S 13°01'17" W	33.60'
L13	S 76°58'43" E	2.20'
L14	S 13°01'17" W	20.00'
L15	N 76°58'43" W	2.02'
L16	S 13°01'17" W	20.00'
L17	S 76°58'43" E	2.00'
L18	S 13°01'17" W	20.00'
L19	N 76°58'43" W	2.00'
L20	S 13°01'17" W	33.73'
L21	S 00°00'24" W	33.66'
L22	N 89°59'36" W	2.00'
L23	S 00°00'24" W	20.00'
L24	S 89°59'36" E	2.00'
L25	S 00°00'24" W	20.00'
L26	N 89°59'36" W	2.00'

LINE TABLE

LINE	BEARING	DISTANCE
L27	S 00°00'24" W	20.00'
L28	S 89°59'36" E	2.00'
L29	S 00°00'24" W	20.00'
L30	N 89°59'36" W	2.00'
L31	S 00°00'24" W	33.68'
--	-----	----
L33	N 31°16'49" E	102.37'
L34	N 39°41'24" E	25.51'
L35	N 81°28'30" E	48.06'
L36	S 31°14'47" W	15.09'
L36a	N 58°45'13" W	11.04'
L36b	S 80°11'32" W	31.91'
L37	S 30°50'02" W	212.03'
L38	S 37°42'33" W	50.30'
L39	S 32°10'07" W	89.42'
L40	S 39°17'01" W	17.15'
L41	S 31°24'44" W	51.90'
L42	N 58°43'11" W	6.88'
L43	S 58°35'16" E	7.50'
L44	S 31°16'49" W	22.58'
L45	S 31°14'47" W	11.38'
L46	N 58°45'13" W	9.16'
L47	S 80°11'32" W	36.34'
L48(TIE)	N 78°11'05" E	21.09'
L49	N 39°41'24" E	37.99'

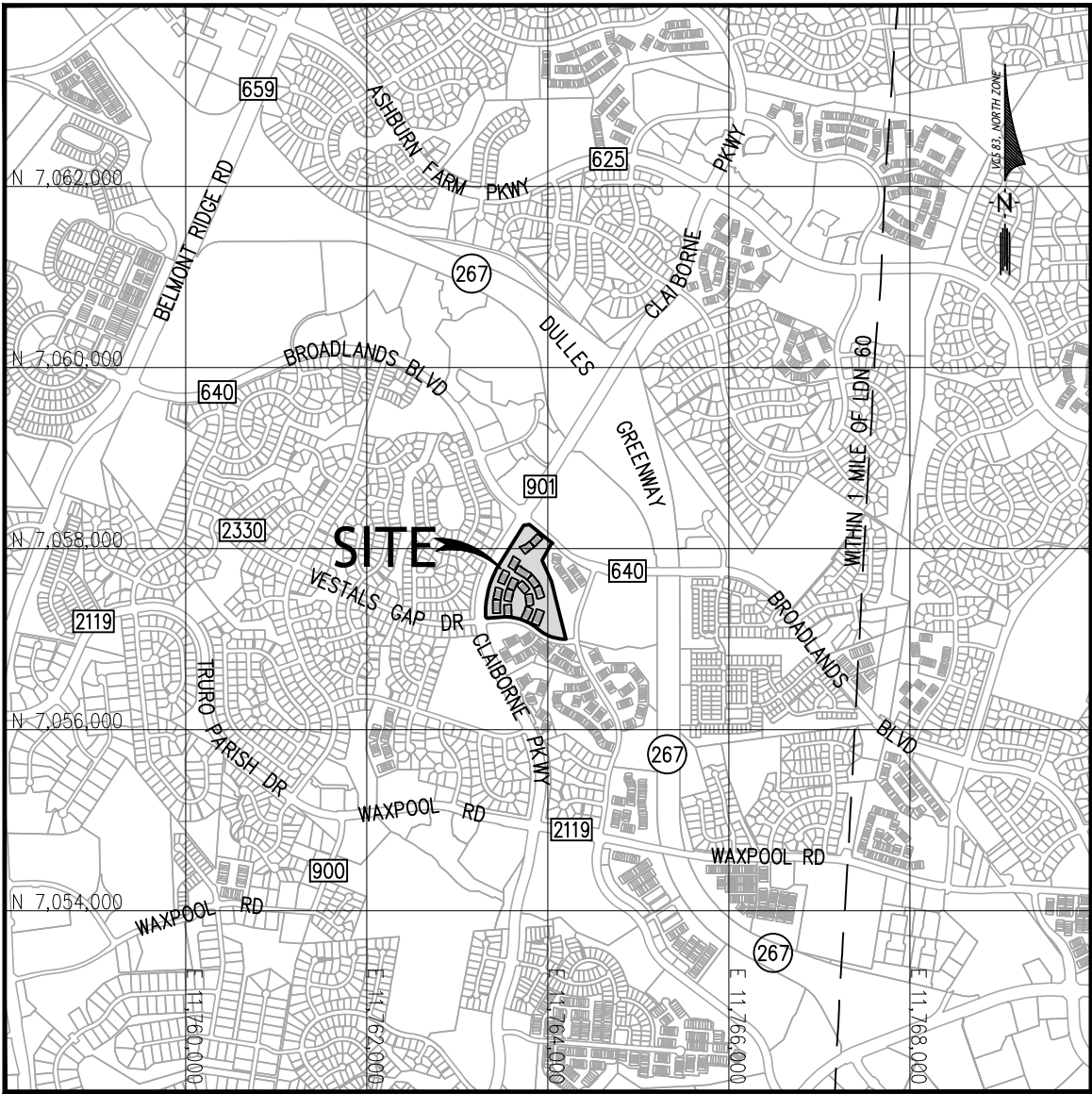
SURVEYOR'S CERTIFICATE

I, JON C. OVERTON, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON IS NOW IN THE NAME OF BROADLANDS ASSOCIATION, INC. AS RECORDED IN DEED BOOK 1807, AT PAGE 2271 AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THIS PLAT IS THE RESULT OF A COMPILATION FROM DEED AND/OR PLATS BY OTHERS AND THAT ALL THE COURSES ARE REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 NORTH ZONE AND SHOULD MY SERVICES BE RETAINED FOR THE PURPOSES OF SETTING IRON PIPES, SAID IRON PIPES WILL BE SET IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF LOUDOUN COUNTY, VIRGINIA.

JON C. OVERTON, PS #002757

DATE



VICINITY MAP

SCALE: 1" = 2000'



602 SOUTH KING STREET
SUITE 100
LEESBURG, VA 20175

CHANTILLY
LEESBURG
DUMFRIES
WARRENTON
ARLINGTON

P: 703.361.1550
J2ATWORK.COM

DEDICATION PLAT SHOWING
DEDICATION OF RIGHT-OF-WAY
AND CREATION OF PERMANENT SIGNAL EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
AND PARTIAL VACATION OF VARIOUS EASEMENTS
ON THE LAND OF

BROADLANDS ASSOCIATION, INC.

DEED BOOK 1807, PAGE 2271

BROAD RUN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

PLAT-2024-0314

REVISIONS	
NO.	DATE DESCRIPTION
1	12/2/24 COUNTY COMMENTS
2	5/22/25 ENG REVISIONS
3	7/16/25 COUNTY COMMENTS
4	1/21/26 TITLE REPORT

J2 PROJECT NO.
LC2303.710

DATE
October 9, 2024

SCALE
NONE

BY: MO

CHK: JCO

SHEET NUMBER

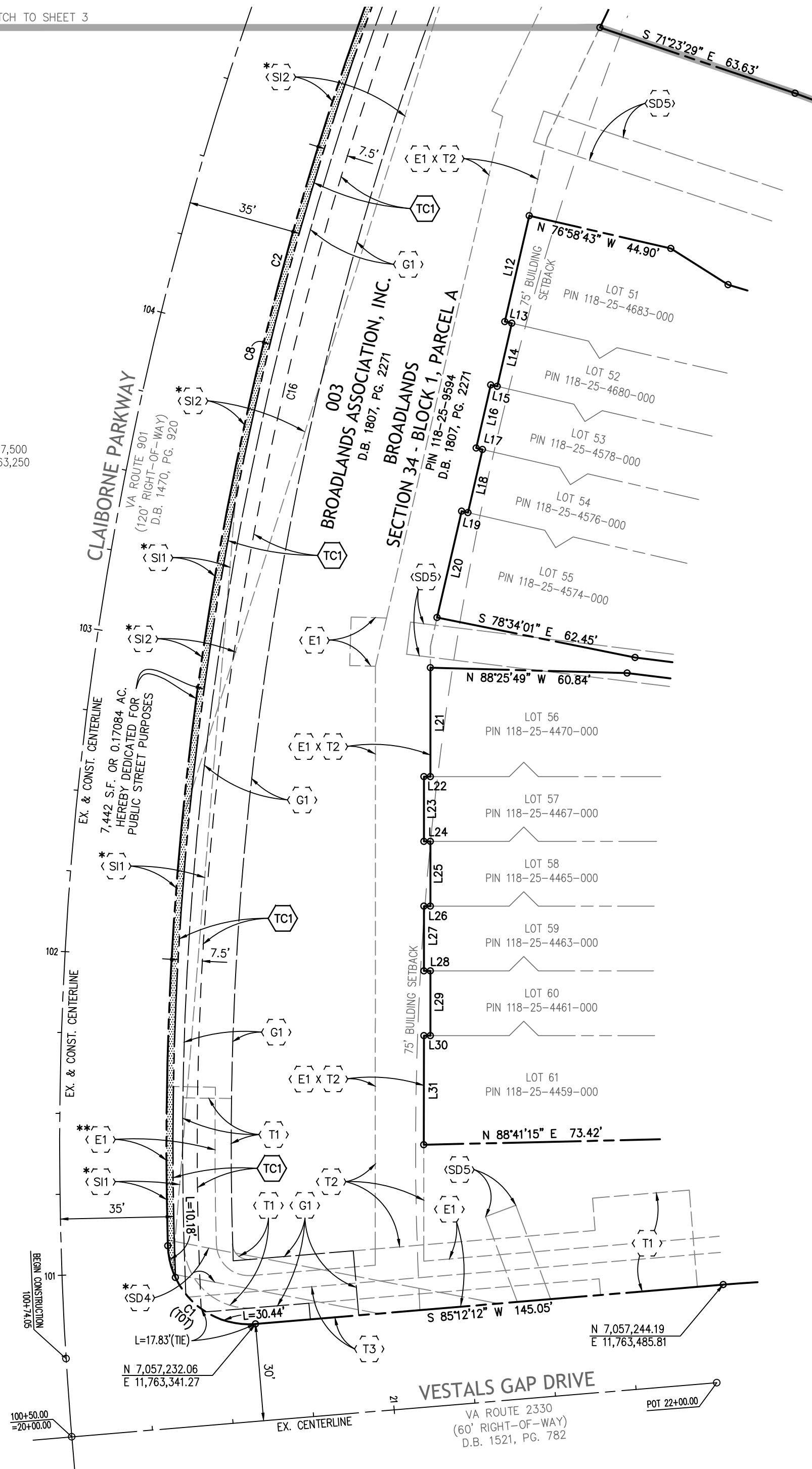
1 OF 4

X:\SURVEY\ACTIVE\Loco On-Call\Claiborne Pkwy SUP - LC2303\Plats\LC2303.710 PLAT-2024-0314.dwg



N 7,057,250
E 11,763,250

MATCH TO SHEET 3



602 SOUTH KING STREET
SUITE 100
LEESBURG, VA 20175

CHANTILLY
LEESBURG
DUMFRIES
WARRENTON
ARLINGTON

P: 703.361.1550
J2ATWORK.COM



DEDICATION PLAT SHOWING
DEDICATION OF RIGHT-OF-WAY
AND CREATION OF PERMANENT SIGNAL EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
AND PARTIAL VACATION OF VARIOUS EASEMENTS
ON THE LAND OF

BROADLANDS ASSOCIATION, INC.

DEED BOOK 1807, PAGE 2271

BROAD RUN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

PLAT-2024-0314

REVISIONS	
NO.	DESCRIPTION
1	COUNTY COMMENTS
2	COUNTY COMMENTS
3	COUNTY COMMENTS
4	COUNTY COMMENTS
	TITLE REPORT

J2 PROJECT NO.
LC2303.710

DATE
October 9, 2024

SCALE
1" = 30'

BY: MO
CHK: JCO

SHEET NUMBER

2 OF 4

EXEMPT FROM RECORDATION TAXES PURSUANT TO VIRGINIA CODE
SECTIONS 58.1-811(A) (3) AND 58.1-811(C) (5)
EXEMPT FROM FEES SECTIONS 17.1-266 AND 17.1-279(E)

RECORDATION COVER SHEET

TYPE OF INSTRUMENT:	DEED OF CONVEYANCE, EASEMENT, AND VACATION
DATE OF INSTRUMENT:	_____, 20__
NAME OF GRANTOR:	<u>BROADLANDS ASSOCIATION, INC.</u>
NAME OF GRANTEE:	<u>BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA</u>
COUNTY WHERE PROPERTY LOCATED:	LOUDOUN
ELECTION DISTRICT WHERE PROPERTY LOCATED:	BROAD RUN
INSTRUMENT NUMBER WHERE PROPERTY ACQUIRED:	DEED BOOK 1807, PAGE 2271
PLAT ATTACHED:	PLAT NO. LC2303.710
PROPERTY ID NO.:	PIN 118-25-9594-000
COUNTY FILE NO.:	PLAT 2024-0314
THIS INSTRUMENT PREPARED BY:	OFFICE OF THE COUNTY ATTORNEY, LOUDOUN COUNTY
RETURN TO:	OFFICE OF THE COUNTY ATTORNEY (SFJ) BOX 40

THIS DEED OF CONVEYANCE, EASEMENT, AND VACATION (the "Deed") is made this _____ day of _____, 20____, by and between **BROADLANDS ASSOCIATION, INC.**, a Virginia nonstock corporation (hereinafter referred to as "Owner"); and the **BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA**, a body corporate and politic (hereinafter referred to as "County").

W I T N E S S E T H:

WHEREAS, the Owner is the owner of certain real property (the "Property"), as shown on plat number LC2303.710 dated October 9, 2024 and revised through January 21, 2026 titled "DEDICATION PLAT DEPICTING DEDICATION OF RIGHT-OF-WAY AND CREATION OF PERMANENT SIGNAL EASEMENT AND TEMPORARY CONSTRUCTION EASEMENTS AND PARTIAL VACATION OF VARIOUS EASEMENTS ON THE LAND OF BROADLANDS ASSOCIATION, INC." prepared by J2, certified land surveyors (the "Plat") which Plat is attached hereto; and

WHEREAS, the Property is situate in Loudoun County, Virginia, the Owner having acquired the Property by Deed recorded in Deed Book 1807, Page 2271 Instrument Number 20081215-0072519 among the land records of Loudoun County, Virginia (the "Land Records"); and

WHEREAS, it is the desire and intent of Owner to grant and convey unto the County the fee simple right-of-way and easements in the locations as shown on the Plat and as hereinafter provided; and

WHEREAS, it is the desire and intent of the County and the Owner to vacate a portion of various easements in the location as shown on the Plat and as hereinafter provided; and

WHEREAS, the Property is not subject to the lien of a Deed of Trust.

NOW therefore, in consideration of the foregoing recitals, the Owner makes the following conveyances:

RIGHT-OF-WAY CONVEYANCE

For good and valuable consideration and the sum of One Dollar (\$1.00) cash in hand paid, receipt of which is hereby acknowledged, Owner does hereby grant, convey, and dedicate to the County in fee simple with GENERAL WARRANTY OF TITLE, the following real property located in the Broad Run Election District, Loudoun County, Virginia, consisting of 7,442 square

feet (0.17084 acre), designated on the Plat as **“7,442 S.F. OR 0.17084 AC. HEREBY DEDICATED FOR PUBLIC STREET PURPOSES.”**

COUNTY EASEMENTS

THIS DEED FURTHER WITNESSETH that in consideration of the premises and the sum of One Dollar (\$1.00), cash in hand paid, receipt of which is hereby acknowledged, Owner does hereby grant and convey unto the County, its successors and assigns, the permanent and temporary easements in the location shown on the Plat and described as follows, and such permanent easement shall run with the land and bind future owners of the Property:

Temporary Grading and Construction Easement. A temporary easement for the purpose of grading and construction, through and across the Property of Owner described on the Plat as **“[TC1] TEMPORARY CONSTRUCTION EASEMENT HEREBY CREATED (4,442 S.F.)”** and **“[TC2] TEMPORARY CONSTRUCTION EASEMENT HEREBY CREATED (4,339 S.F.)”** This temporary grading and construction easement shall become null and void at such time as grading and construction are complete.

Permanent Traffic Signal Easement. A non-exclusive Traffic Signal Easement for the installation, construction, operation, and maintenance of a traffic signal, junction box(es) and all other necessary appurtenances for the operation of traffic signalization in the location described on the Plat as **“[PSE] PERMANENT SIGNAL EASEMENT (185 S.F.)”** The County, its successors, assigns, and agents shall have full and free use of said easement and all necessary rights and privileges including the right of ingress and egress to and from the easement for the purpose of maintenance, repair, or replacement of the traffic signal facilities, the right to inspect said facilities, and to cut, clear, trim, and remove all trees, shrubbery, undergrowth, and other obstructions within or adjacent to the easement which may endanger or interfere with the proper and safe use of the easement for the purposes named. The County, at its own expense, shall restore the easement and access area to their original condition, to the extent practicable. Such restoration shall include the backfilling of trenches, the replacement of shrubbery, the reseeding or resodding of lawns or pasture areas, and the replacement of structures and other facilities located outside the easement, but shall not include the replacement of structures, trees, or other facilities located within the easement.

The County's rights and responsibilities in said Easement shall continue until such time as the traffic signalization improvements have been accepted into the State secondary system for maintenance, at which time the Traffic Signal Easement rights and responsibilities conveyed herein shall inure to the benefit and be assumed by the Virginia Department of Transportation.

The foregoing County easements are subject to the following conditions, where applicable:

1. All appurtenant facilities installed in permanent easements shall be and remain the property of the County, its successors, and assigns.

2. The County, its successors, assigns, and agents shall have full and free use of said easement for the purposes named, and all necessary rights and privileges, including the right of access to and from the easement and in the case of permanent easements, the right to use adjoining land where necessary; provided, however, that the right to use adjoining land shall be exercised only during periods of actual construction or maintenance, and further, this right shall not be construed to allow the County to erect any building or structure of a permanent nature on such adjoining land.

3. The County shall have the right to trim, cut, and remove trees, shrubbery, fences, structures, other obstructions, or facilities in or near the easement being conveyed, deemed by the County to interfere with the proper and efficient construction, operation, and maintenance of said easement. The County, at its own expense, shall restore the easement, access area, and adjoining land used by the County to their original condition, to the extent practicable. Such restoration shall include the backfilling of trenches, the replacement of fences and shrubbery, the reseedling or resodding of lawns or pasture areas, and the replacement of structures and other facilities located without the easements, but shall not include the replacement of structures, trees, or other facilities located within the permanent easement.

4. Owner reserves the right to construct and maintain roadways over said easement to the extent not prohibited or restricted by ordinance and to make any use of the easement in a manner that does not interfere with the rights herein conveyed or interfere with the use of said easement by the County for the purposes named; however, Owner shall not erect any building or other structure, excepting a fence, on the easement without obtaining the prior written approval of the County.

COUNTY VACATION OF EASEMENTS

THIS DEED FURTHER WITNESSETH, that in consideration of the premises and the sum of One Dollar (\$1.00), cash in hand paid, receipt of which is hereby acknowledged, the Owner and the County do hereby VACATE AND RELEASE that certain existing ingress/egress easement, storm drainage easement, and sight distance easement located within the right-of-way dedicated as public street right-of-way herein and that was recorded among the Land Records in Ded Book 1807, Page 2271; Deed Book 1470, Page 920; and in Deed Book 1521, Page 782. The terminated easements are shown on the Plat as “[IE1] EX. INGRESS/EGRESS EASEMENT D.B. 1807, PG. 2271 (HATCHED PORTION HEREBY VACATED)”; “[SD1] EX. 10’ STORM DRAINAGE EASEMENT D.B. 1470, PG. 920 (HATCHED PORTION HEREBY VACATED)”; “[SD2] EX. 15’ STORM DRAINAGE EASEMENT D.B. 1470, PG. 920 (HATCHED PORTION HEREBY VACATED)”; “[SD4] EX. 10’ STORM DRAINAGE EASEMENT D.B. 1521 PG. 782 (HATCHED PORTION HEREBY VACATED)”; “[SI1] EX. SIGHT DISTANCE EASEMENT D.B. 1470, PG. 920 (HATCHED PORTION HEREBY VACATED)”; and “[SI2] EX. SIGHT DISTANCE EASEMENT D.B. 1807, PG. 2271 (HATCHED PORTION HEREBY VACATED).”

MISCELLANEOUS

Owner represents to the County that the entire amount of compensation, set forth more particularly in the Land Acquisition Agreement, shall be paid to the Owner; Owner shall indemnify, defend and hold harmless the County from any claims, losses or damages resulting from any third party incurred by the County arising from the County paying the entire compensation to the Owner.

Headings used in this Deed are for convenience purposes only and are not intended to affect the express terms herein set forth.

This Deed is made in accordance with the approval of the proper authorities of the parties, as shown by the signatures affixed to this Deed, and is with the free consent and in accordance with the desire of parties.

The Owner by execution of this instrument acknowledges that the plans for the Claiborne Parkway shared use path improvement project as they affect the Property have been fully

explained to Owner or its authorized representative and this conveyance is made with the free consent and in accordance with the desire of the Owner.

IN WITNESS WHEREOF, the parties hereto have caused this Deed to be executed, under seal.

FURTHER WITNESS the following signatures and seals.

BROADLANDS ASSOCIATION, INC., a
Virginia nonstock corporation

By: _____ (SEAL)
Printed Name: _____
Title: _____

COMMONWEALTH /STATE OF _____
CITY/COUNTY OF _____, to wit:

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that _____ as _____ on behalf of BROADLANDS ASSOCIATION, INC., whose name is signed to the foregoing Deed, appeared before me and personally acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this _____ day of _____, 20____.

Notary Public

My commission expires: _____

Notary registration number: _____

The Foregoing Deed of Conveyance and Easement is Hereby Accepted Pursuant to Virginia Code Section 15.2-1803 and the Vacation of Easements are hereby approved.

APPROVED AS TO LEGAL FORM: BOARD OF SUPERVISORS OF LOUDOUN
COUNTY, VIRGINIA

Senior Assistant County Attorney

By: _____(SEAL)
Name: _____
Title: _____

COMMONWEALTH OF VIRGINIA
COUNTY OF LOUDOUN, to wit:

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that _____, as _____ of the BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA, whose name is signed to the foregoing Deed, appeared before me and personally acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this _____ day of _____, 20__.

Notary Public

My commission expires: _____

Notary registration number: _____



**Washington
Gas**

EASEMENT

THIS EASEMENT made and entered into this ____ day of _____, 2026, by and between **Broadlands Association, Inc.**, a Virginia nonstock corporation, its executors, administrators, legal representatives, successors, and assigns (hereinafter called "Owner" or "Owners") and **WASHINGTON GAS LIGHT COMPANY**, a corporation organized under the laws of the District of Columbia and Virginia, its successors, and assigns (hereinafter called the "Company").

WITNESSETH: That for and in consideration of the sum of One Dollar (\$1.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Owner does hereby grant and convey to the Company, its successors and assigns, a perpetual exclusive easement and right of way ("Easement") **Variable in width**, for the purposes of laying, constructing, maintaining, operating, removing, replacing, altering, extending, repairing, and increasing or decreasing in size a gas pipeline or pipelines, service pipes, valves, regulators and accessory equipment ("Equipment"), as well as wire or fiber optic communication cable, in through and across its property described and recorded by deed dated **August 2, 2000**, from **Broadlands Associates** to Owner, and recorded in **Deed Book 1807 Page 2271** of the Land Records of Loudoun County, Virginia the gas pipeline to be installed along a line as described on **an Easement Exhibit entitled, "Proposed Variable Width Washington Gas Easement on Broadlands Association, Inc.,"** attached hereto and made a part hereof.

Parcel ID: 118-25-9594



Washington Gas Light Company
Gas Transportation Unit
Survey & Land Rights Section, Room 272
6801 Industrial Road
Springfield, VA 22151

BCA# N/A
WR# N/A
QUAD MAP# N/A

The Easement is subject to the following conditions:

1. The Equipment shall be and remain the property of the Company.
2. The Company and its agents shall have full and free use of the Easement for the purposes named, including the right of access to and from the Easement; and, in addition, the Company shall have the right during the period of original construction of the Equipment, to use additional space, as needed, for construction use only.
3. The gas pipeline and service pipes shall be installed below cultivation and regulators and accessory equipment may be above the surface and Owner reserves the right to construct and maintain private roadways and fences over the Easement without restricting the Company access to the easement and to make any use of the Easement herein granted not inconsistent with the rights herein conveyed to the Company or with the use of the Easement by the Company for the purposes named. Uses inconsistent with the easement include, but are not limited to, the erection of any building or other structure within the Easement, the making of a fill or an excavation on the Easement, or the inundation of the Easement, without written approval of the Company.
4. The Company shall have the right to trim, cut, and remove trees, shrubbery, fences, structures, or other obstructions or facilities in the Easement deemed by the Company to interfere with the proper and efficient use of the Easement for the purposes

BCA # N/A
(Broadlands Section 34, Parcel A)



named; provided, however, the Company at its own expense shall restore, as nearly as possible, the property to its original condition, including the back filling of trenches, the replacement of fences, and the reseeded of lawns or pasture areas, but not the replacement of structures, trees, or other obstructions.

5. Owner warrants generally said Easement and will execute such further assurances thereof as the Company may request.

6. The Company shall pay Owner actual damages that may arise from the original construction, maintenance, replacement, operation, and removal of said Equipment.

***NOTICE TO OWNER:** You are conveying rights to a public service corporation. A public service corporation may have the right to obtain some or all of these rights through exercise of eminent domain. To the extent that any of the rights being conveyed are not subject to eminent domain, you have the right to choose not to convey those rights and you could not be compelled to do so. You have the right to negotiate compensation for any rights that you are voluntarily conveying.



(Owner) Broadlands Association, Inc.:

IN WITNESS the following signature(s):

By: Signed Name: _____

Printed Name: _____

Title: _____

STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me this _____ day
of _____, 2026 by _____.

My Commission expires: _____

Notary Public

BCA # N/A
(Broadlands Section 34, Parcel A)



Washington Gas Light Company:

IN WITNESS the following signature(s):

By: Signed Name: _____

Printed Name: _____

Title: _____

STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me this _____ day
of _____, 2026 by _____.

My Commission expires: _____

Notary Public

BCA # N/A
(Broadlands Section 34, Parcel A)

NOTES

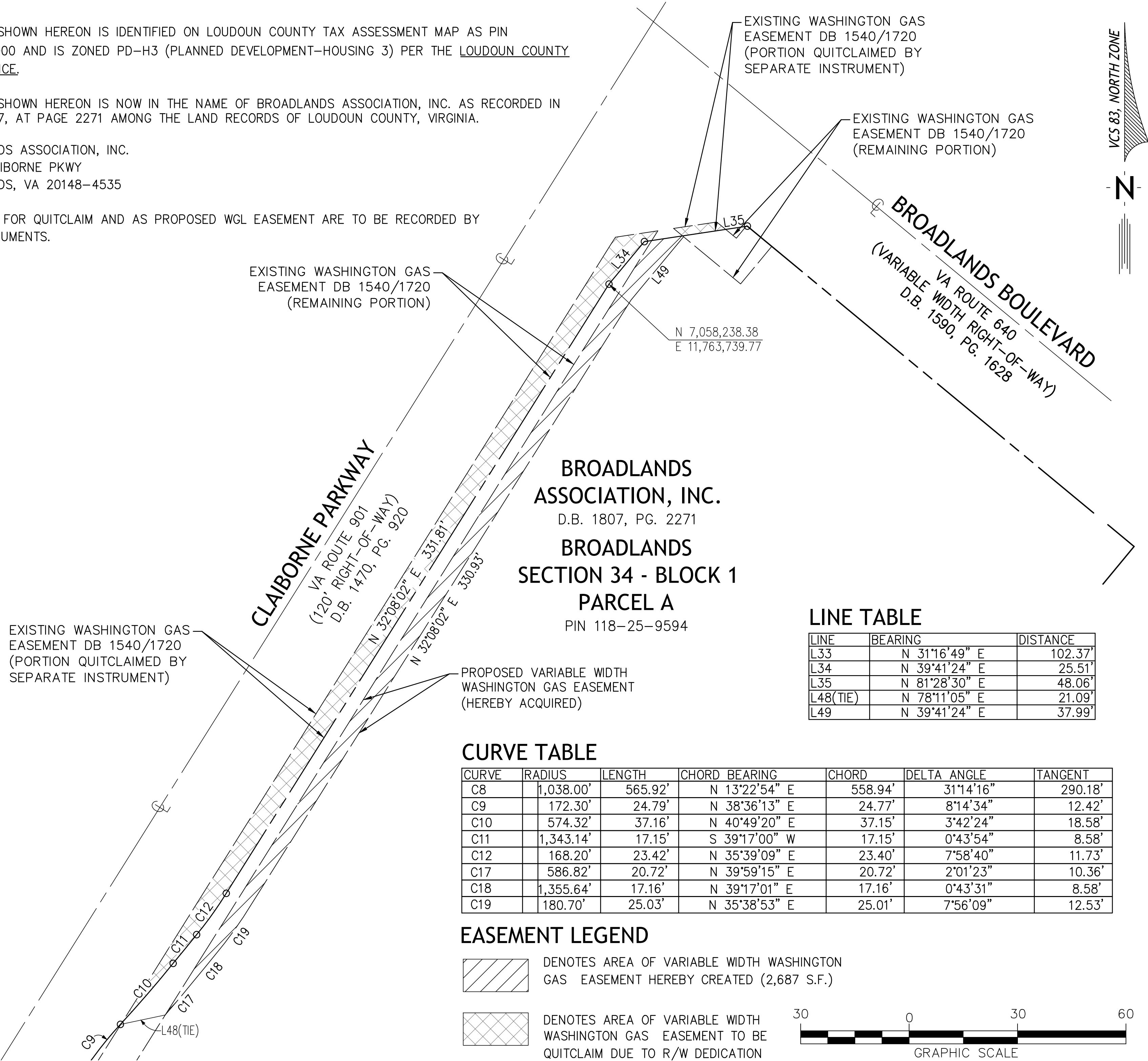
1.

THE PROPERTY SHOWN HEREON IS IDENTIFIED ON LOUDOUN COUNTY TAX ASSESSMENT MAP AS PIN 118-25-9594-000 AND IS ZONED PD-H3 (PLANNED DEVELOPMENT-HOUSING 3) PER THE LOUDOUN COUNTY ZONING ORDINANCE.
2.

THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF BROADLANDS ASSOCIATION, INC. AS RECORDED IN DEED BOOK 1807, AT PAGE 2271 AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.

BROADLANDS ASSOCIATION, INC.
21907 CLAIBORNE PKWY
BROADLANDS, VA 20148-4535
3.

AREAS DENOTED FOR QUITCLAIM AND AS PROPOSED WGL EASEMENT ARE TO BE RECORDED BY SEPARATE INSTRUMENTS.



1608 VILLAGE MARKET BLVD. SE
STE 200
LEESBURG, VA 20175

CHANTILLY
LEESBURG
DUMFRIES
WARRENTON
ARLINGTON

P: 703.361.1550
J2ATWORK.COM

EASEMENT EXHIBIT
PROPOSED VARIABLE WIDTH
WASHINGTON GAS EASEMENT
ON

BROADLANDS ASSOCIATION, INC.
DEED BOOK 1807, PAGE 2271

LOUDOUN COUNTY, VIRGINIA

BROAD RUN ELECTION DISTRICT

REVISIONS

NO.	DATE	DESCRIPTION

J2 PROJECT NO.
LC2303.710

DATE
March 5, 2026

SCALE
1" = 30'

BY: _____ CHK: _____

SHEET NUMBER

1 OF 1

LAND ACQUISITION AGREEMENT

THIS LAND ACQUISITION AGREEMENT (“Agreement”) is made and entered into this ____ day of _____, 20__, by and between the **BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA**, a body corporate and politic (hereinafter referred to as “County”) and **BROADLANDS ASSOCIATION, INC.**, a Virginia nonstock corporation (hereinafter referred to as “Grantor”). The County and Grantor being collectively referred to as the “Parties.”

RECITALS

R-1. County is acquiring land in fee simple and easements for the Claiborne Parkway Shared Use Path Improvements project (the “Project”); and

R-2. Grantor is the owner of certain real property (PIN 118-25-9594-000), (the “Property”) as shown on plats titled “Dedication Plat Showing Dedication of Right-of-Way and Creation of Permanent Signal Easement and Temporary Construction Easements and Partial Vacation of Various Easements on the Land of Broadlands Association, Inc.” dated January 21, 2026 and “Easement Exhibit Proposed Variable Width Washington Gas Easement on Broadlands Association, Inc.” dated March 5, 2026, prepared by J2. The plats are attached hereto and incorporated by reference as **Exhibit 1**; and

R-3. County, in order to complete the Project, must acquire land in fee simple and certain easements from Grantor for public street purposes which are located on the Property, said acquisition being under the threat of eminent domain; and

R-4. Specifically, the County needs to acquire the following property from Grantor:

- A. 7,442 square feet of the Property in Fee Simple for public street purposes
- B. 185 square feet of the Property for a Permanent Signal Easement
- C. 2,687 square feet of the Property for a Permanent Washington Gas Easement
- D. 4,442 square feet of the Property for Temporary Construction Easement 1
- E. 4,339 square feet of the Property for Temporary Construction Easement 2

R-5. The Parties agree that the total compensation for the land and easements shown on the plat attached as **Exhibit 1**, all cost to cure items, other improvements, if any, and any and all damages, including damages to the residue, if any, attorney’s fees and costs shall be Sixteen Thousand Nine Hundred Fifty Dollars and 0/100 Cents (**\$16,950.00**) to be paid to the Grantor, in cash or equivalent, upon receipt, final settlement, and recordation of the deed. The breakdown of the total compensation package is outlined below in recitals R-6 and R-7.

R-6. The compensation portion for the property interests comprised of the fee simple land and easements acquired across the Property shall be Ten Thousand Four Hundred Fifty Dollars and 0/100 Cents (\$10,450.00).

R-7. The compensation portion for the cost to cure items shall be Six Thousand Five Hundred Thousand Dollars and 00/100 Cents (\$6,500.00) and is broken down as follows:

Landscaping Replacement – The cost to replace existing landscaping. The County shall pay Five Thousand Dollars and 00/100 Cents (\$5,000.00).

Property Pins Replacement – The cost to replace property pins. The County shall pay One Thousand Five Hundred Dollars and 00/100 Cents (\$1,500.00).

NOW, THEREFORE, County and Grantor, for and in consideration of the mutual promises and covenants hereinafter contained, hereby agree as follows:

1. The above recitals are made a binding part of this Agreement.
2. The Parties agree the County shall pay to Grantor the following compensation as full and final payment for the land and easements shown on the plat attached as **Exhibit 1**, all cost to cure items, other improvements, if any, and any and all damages, including damages to the residue, if any, attorney's fees and costs:

Sixteen Thousand Nine Hundred Fifty Dollars and 0/100 Cents (\$16,950.00) in full and final payment. This **\$16,950.00** shall hereinafter be called the "Funds".

3. Grantor represents to the County that the entire amount of compensation set forth above shall be paid to the Grantor; Grantor shall indemnify, defend and hold harmless the County from any claims, losses or damages resulting from any third party incurred by the County arising from the County paying the entire compensation to the Grantor.
4. Grantor, by the execution of this Agreement, acknowledges that the plans for the Project as they affect the Property have been fully explained to Grantor, or their authorized representative.
5. Grantor shall execute a Deed in connection with settlement on this Agreement conveying General Warranty title and, among other things, convey the real property interests stated herein which shall be free of any liens, including liens by deeds of trust.
6. Settlement shall be conducted on or before 60 days from the date of this Agreement unless the Parties agree in writing to an earlier settlement date. Settlement shall be accomplished by mail and through the delivery of the recordable Deed and any other required documents. The County will pay all of the costs of settlement. Upon receipt and recordation of the Deed, the County shall tender a check payable to Grantor in the amount of the Funds, to be hand-delivered or mailed to Broadlands Association, Inc.
7. The Parties agree there have been no other promises, consideration or representations made which are not set forth in this Agreement. The Funds to be paid by the County represent the value of the land, or interests therein, and all damages to the remaining property, if any. Grantor agrees that no further compensation shall be due to the Grantor from County for the acquisition of the property interests described herein and all damages to the residue, if any.

8. Any notice that a party to this Agreement is required or may desire to give the other party shall be in writing and addressed as provided below. Notices shall be deemed made and complete when personally delivered; mailed by United States registered or certified mail, return-receipt requested; or sent by a commercial overnight delivery service to:

GRANTOR: Broadlands Association, Inc.
21907 Claiborne Parkway
Broadlands, VA 20148-4535

or to such other address or contact person as Grantor may direct in writing.

COUNTY: Board of Supervisors of Loudoun County
Attention: County Attorney
1 Harrison Street, SE, 5th Floor
PO Box 7000
Leesburg, Virginia 20177-7000

Office of Real Property Asset Management and Planning
106 Catocin Circle, SE, 2nd Floor
PO Box 7000
Leesburg, Virginia 20177-7000

or to such other address or contact person as County may direct in writing.

9. The Parties agree that each has consulted with an attorney, or had the opportunity to consult with an attorney, to participate in the drafting, negotiation, and/or review of this Agreement. In the event an ambiguity or question of intent, construction or interpretation arises as to this Agreement, no presumption, burden of proof or rule of construction shall apply favoring or disfavoring either party by virtue of the authorship of any part of the Agreement.
10. This Agreement shall be governed by the laws of the Commonwealth of Virginia. Venue for any action arising from or relating to this Agreement shall lie in the courts of Loudoun County, Virginia.
11. This Agreement shall not merge with the deed upon transfer of the land and easements to the County but rather, this Agreement shall survive and remain enforceable by the Parties.
12. This Agreement shall be executed in duplicate, and it may be executed in counterparts. Execution in counterparts shall not affect or alter the validity of this Agreement or the rights and responsibilities of the parties hereto. Facsimile signatures shall be treated as originals for all purposes applicable hereto, but the parties agree to exchange fully executed (non-facsimile) originals as soon as they are reasonably able to do so.

(SIGNATURES TO FOLLOW)

WITNESS the following signatures and seals:

BROADLANDS ASSOCIATION, INC., a Virginia
nonstock corporation

By: _____(SEAL)

Printed Name: _____

Title: _____

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF _____, to wit:

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that
_____ as _____ of Broadlands
Association, Inc., whose name is signed to the foregoing Agreement, appeared before me and
personally acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this _____ day of _____, 20____.

Notary Public

My commission expires: _____

Notary registration number: _____

BOARD OF SUPERVISORS OF LOUDOUN
COUNTY, VIRGINIA, a body corporate and politic

By: _____

Printed Name: _____

Title: _____

COMMONWEALTH OF VIRGINIA,
COUNTY OF LOUDOUN, to wit:

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that _____, as _____ of the Board of Supervisors of Loudoun County, whose name is signed to the foregoing Agreement, appeared before me and personally acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this _____ day of _____, 20__.

Notary Public

My commission expires: _____

Notary registration number: _____

APPROVED AS TO FORM:

Senior Assistant County Attorney

AFFIDAVIT OF AUTHORITY

I, _____, first being duly sworn, do swear or affirm that the following statements are true to the best of my knowledge, information and belief;

1. That the property, depicted in the attached plan sheet or plat, is owned by Broadlands Association, Inc., a Virginia nonstock corporation (the "Business Entity").
2. That I am _____ of said Business Entity.
3. That I warrant and represent that by virtue of my position I have the full and unrestricted authority to execute all documents binding upon the Business Entity described and to waive or claim any rights to which it may be entitled.

_____(SEAL)

Date: _____

City/County of _____)
State of _____)

Subscribed and sworn to before me this _____ day of _____, 2026,
by _____ (name), as _____ (title) of
Broadlands Association, Inc., on behalf of the corporation.

Notary Public

My Commission Expires: _____

Registration No.: _____

Reference No. EPLAN-2024-0099
Project No. C02480
UPC No.: N/A
Parcel No. 003

Landowner(s): Broadlands Association, Inc.
Property Address: N/A
Landowner(s) Address: 21907 Claiborne Parkway, Broadlands, VA 20148-4535

Name of Bank/Mortgage Co.: _____

Property Address: _____

Property Owner(s)/Mortgagee(s): _____

Loan No.: _____

Lender's Mailing Address: _____

Contact Person at Lender: _____ Phone No.: _____

Are you currently in bankruptcy? (Circle one) Yes No

To Whom It May Concern:

The above described property is currently encumbered by an existing mortgage that is held by your institution. We, the undersigned property owners, hereby authorize Loudoun County ("County") and its employees, and agents to seek, obtain and review any and all information in your possession or under your control pertaining to the above referenced mortgage.

Please consider this letter as our official request and authorization for you to disclose and provide all requested information (including copies) concerning this mortgage transaction to the County as they may request. Copies of this authorization shall be valid as if an original.

**BROADLANDS ASSOCIATION, INC.,
a Virginia nonstock corporation**

Landowner Signature

STATE OF _____

CITY/COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____,
2026, by _____, as _____ of Broadlands
Association, Inc., on behalf of the corporation.

Notary Public

Registration Number: _____

My Commission expires: _____



A Guide for **Property Owners and Tenants**





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Contact Information



VDOT representatives work with property owners and tenants to make the transactions and transitions of the move as smooth as possible.

Introduction

The Virginia Department of Transportation (VDOT) is responsible for building and maintaining the Commonwealth's transportation system. Transportation improvements bring many advantages to an area – ranging from shorter commutes to increased business activity.

To accomplish this, it is often necessary to acquire land from private property owners.

Private property rights are protected by both the Virginia and United States Constitutions. To provide uniform and equitable treatment for persons affected by a project, Congress passed the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and amended it in 1987. This law, called the Uniform Act, is the foundation for the information discussed in this brochure. VDOT respects these fundamental rights and is committed to treating all customers with fairness and respect.

This brochure will provide you with information about VDOT's process of acquiring rights of way for public improvement projects. In it you will find information on public hearings, the valuation process, negotiations between you and the right of way agent, and how VDOT will assist you if you have to move.



Important Terms Used In This Brochure

Acquisition — Acquisition is the process of acquiring real property (real estate) or some interest therein.

Appraisal — An appraisal is a written statement independently and impartially prepared by a qualified appraiser setting forth an opinion of defined value of an adequately described property as of a specific date, supported by the presentation and analysis of relevant market information.

Business — Any lawful activity, with the exception of a farm operation, conducted primarily for the purchase, sale, lease, and rental of personal or real property; or for the manufacture, processing, and/or marketing of products, commodities, or any other personal property; or for the sale of services to the public; or solely for the purpose of the Uniform Relocation Assistance Act, an outdoor advertising display or displays, when the display(s) must be moved as a result of the project.

Condemnation — Condemnation is the legal process of acquiring private property for public use or purpose through the Commonwealth's power of eminent domain. Condemnation is usually not used until all attempts to reach a mutually satisfactory agreement through negotiations have failed.

Displaced Person — Any person (individual, family, partnership, association or corporation) who is required to move from real property, or moves personal property from real property as a direct result of (1) the acquisition of the real property, in whole or in part, (2) the receipt of a written notice from VDOT of its intent to acquire, (3) the initiation of negotiations for the purchase of the real property by VDOT, or (4) a written notice requiring a person to vacate real property for the purpose of rehabilitation or demolition of improvements, provided the displacement is permanent and the property is needed for a transportation project.

Easement — An easement is the right of VDOT to use all or part of the property of a property owner for some specific purpose. Easements can be permanent or temporary (i.e., limited to a stated period of time). The term may be used to describe either the right itself or the document conferring the right. Examples are: permanent easement for utilities, permanent easement for perpetual maintenance of drainage structures, and temporary easement to allow reconstruction of slopes during construction.

Eminent Domain — Eminent domain is the right of the Commonwealth to take private property for public use. In the United States, just compensation must be paid for the taking of private property.

Farm — Any activity conducted solely or primarily for the production of one or more agricultural products or commodities, including timber, and customarily producing such products or commodities in sufficient quantity to be capable of contributing materially to the operator's support.

Initiation of Negotiations—The date VDOT makes the first personal contact with the owner of real property, or his/her representative, to provide a written offer to purchase the property being acquired.

Interest — An interest is a right, title, or legal share in something. People who share in the ownership of real property have an interest in the property.

Just Compensation — Just compensation is the price VDOT must pay to acquire real property. VDOT's representative must make the estimate of just compensation to be offered to the landowner for the property needed. That amount may not be less than the amount established in the approved appraisal report as the fair market value for your property. If you and VDOT cannot agree on the amount of just compensation to be paid for the property needed, and it becomes necessary for VDOT to use the condemnation process, the amount determined by the court will be the just compensation paid for your property.

Market Value — Market value is the sale price that a willing and informed seller and a willing and informed buyer agree to for a particular property.

Negotiation — Negotiation is the process used by VDOT to reach an amicable agreement with a property owner for the acquisition of needed property. An offer is made for the purchase of property in person, or on occasion by mail, and the offer is discussed with the owner.

Nonprofit Organization — A public or private entity that has established its nonprofit status under applicable Federal or State law.

Person — A person is an individual, family, partnership, corporation, or association.

Personal Property — In general, personal property is property that can be moved. It is not permanently attached to, or a part of, the real property. Personal property is not to be included and valued in the appraisal of real property.

Small Business — A business having not more than 500 employees working at a site which is the location of economic activity and which will be acquired for a program or project, or is displaced by a program or project. A site occupied solely by an outdoor advertising sign(s) does not qualify for purposes of the reestablishment expense benefit.

Waiver Valuation — The term waiver valuation means an administrative process for estimating fair market value for non-complex acquisitions. A waiver valuation (Basic Acquisition Report) is prepared in lieu of an appraisal.



Public Involvement

Public hearings are held for many transportation projects. At these community meetings, VDOT representatives will answer your questions and provide information about the proposed project. You will be able to get an idea about how the project will affect you and your family. A part of the public hearing process allows you to review the project information and voice your opinions and propose alternatives or changes. After the hearing, you will have 10 calendar days to provide comment and/or written documents about the project.

All information received at and after the hearing will be carefully reviewed by VDOT and decisions will be made to continue, modify, or abandon the project. If the hearing involves the location of a highway, a report is given to the Commonwealth Transportation Board which will make the decision.

VDOT decides whether to hold a hearing based on public interest and the magnitude of the project. A Notice of Willingness can be posted to satisfy the public hearing requirements for projects with minor improvements. If, as a result of a willingness posting, a request for a public hearing is received, notice of the date, time and place of the hearing will be posted in your local newspaper thirty days prior to the hearing date.

When a Notice of Willingness is posted and no request for a public hearing is received, a VDOT representative will still be available to answer your questions and explain the planned road improvement.

Property Appraisal

VDOT determines what specific property needs to be acquired after the project has been planned and all requirements have been met.

If your property, or a portion of it, needs to be acquired, you, the property owner, will be notified as soon as possible of (1) VDOT's interest in acquiring your property, (2) VDOT's obligation to secure any necessary appraisals, and (3) any other useful information.

When VDOT begins the acquisition process, the first personal contact with you, the property owner, should be no later than during the appraisal of the property.

An appraiser will contact you to make an appointment to inspect your property. The appraiser is responsible for determining the initial fair market value of the property. VDOT will have a review appraiser study and recommend approval of the appraisal report which will be used to establish the just compensation to be offered to you for the property needed.

You, or a representative that you designate, will be invited to accompany the appraiser when the appraiser inspects your property. You can point out any unusual or hidden features of the property that the appraiser could overlook. At this time, you should advise the appraiser if any of these conditions exist:

- There are other persons who have ownership or interest in the property.
- There are tenants on the property.
- Items of real or personal property that belong to someone else are located on your property.
- The presence of hazardous material, underground storage tanks or utilities.

This is your opportunity to tell the appraiser about anything relevant to your property, including other properties in your area that have recently sold. The appraiser will inspect your property and note its physical characteristics. He or she will review sales of properties similar to yours in order to compare the facts of those sales with the facts about your property. The appraiser will analyze all elements that affect value.

The appraisal report will describe your property and the agency will determine a value based on the condition of the property on the day that the appraiser last inspected it, as compared with other similar properties that have sold.

You will be provided a copy of the appraisal when negotiations begin.

Just Compensation

Once the appraisal of fair market value is complete, a review appraiser will review the report to ensure that all applicable appraisal standards and requirements are met. When they are, the review appraiser will give VDOT the approved appraisal to use in determining the amount of just compensation to be offered for your real property. This amount will never be less than the fair market value established by the approved appraisal. If VDOT is only acquiring a part of your property, there may be damages or benefits to your remaining property. Any allowable damages or benefits will be reflected in the just compensation amount. VDOT will prepare a written offer of just compensation for you when negotiations begin.

Buildings, Structures and Improvements

Sometimes buildings, structures, or other improvements are located on the property to be acquired. If they are real property, VDOT must offer to acquire at least an equal interest in them if they must be removed or if VDOT determines that the improvements will be adversely affected by the project.

An improvement will be valued as real property regardless of who owns it.

Exceptions To The Appraisal Requirement

The Uniform Act requires that all real property to be acquired must be appraised, but it also authorizes waiving that requirement for certain acquisitions.

Regulations provide that the appraisal may be waived:

- If you elect to donate the property and release VDOT from the obligation of performing an appraisal, or
- If VDOT believes the acquisition of your property is uncomplicated and a review of available data supports a fair market value likely to be less than the amount established by State law. Under these circumstances VDOT may prepare a waiver valuation (Basic Acquisition Report), rather than an appraisal, to estimate your fair market value.

The Written Offer

After VDOT approves the just compensation offer they will begin negotiations with you or your designated representative by delivering the written offer of just compensation for the purchase of the real property. If practical, this offer will be delivered in person by a representative of VDOT. Otherwise, the offer will be made by mail and followed up with a contact in person or by telephone. All owners of the property with known addresses will be contacted unless they collectively have designated one person to represent their interests.

VDOT's representative will explain the acquisition policies and procedures which are outlined in this brochure. VDOT's written offer will consist of a written summary statement that includes all of the following information:

- The amount offered as just compensation. (Usually includes plans or a plat).
- The description and location of the property and the interest to be acquired.
- The identification of the buildings and other improvements that are considered to be part of the real property.

The offer may list items of real property (such as small signs) that you may retain and remove from the property and their retention values. If you decide to retain any or all of these items, the offer will be reduced by the value of the items retained. You will be responsible for removing the items from the property in a timely manner. VDOT may elect to withhold a portion of the remaining offer until the retained items are removed from the property.

Any separately held ownership interests in the property, such as tenant-owned improvements, will be identified by VDOT.

VDOT may negotiate with each person who holds a separate ownership interest, or, may negotiate with the primary owner and prepare a check payable jointly to all owners.

VDOT will give you a reasonable amount of time to consider the written offer and ask questions or seek clarification of anything that is not understood.

If you believe that all relevant material was not considered during the appraisal, you may present such information at this time.

Modifications in the proposed terms and conditions of the purchase may be requested. VDOT will consider any reasonable requests that are made during negotiations.

Partial Acquisition

Often VDOT does not need all the property you own. Therefore, VDOT will usually purchase only what it needs.

If VDOT intends to acquire only a portion of the property, it must state the amount to be paid for the part to be acquired. In addition, an amount will be stated separately for damages, if any, to the portion of the property you will keep.

If VDOT determines that the remainder property will have little or no value or use to you, VDOT will consider this remainder to be an uneconomic remnant and will offer to purchase it. You have the option of accepting the offer for purchase of the uneconomic remnant or keeping the property.

Agreement between You and VDOT

When you reach an agreement with VDOT on just compensation, you will be asked to sign a purchase or easement agreement prepared by VDOT. Your signature will affirm that you and VDOT are in agreement concerning the acquisition of the property, including terms and conditions.

If you do not reach an agreement with VDOT because of some important point connected with the acquisition offer, state law requires mediation as a possible means of coming to agreement. This process is set by the courts.



Payment

The next step in the acquisition process is payment for your property. If there is a mortgage on the property, additional time may be required to contact your lender and secure a release to be sure your rights are protected before payment can be made by VDOT. Incidental expenses will also be paid or reimbursed by VDOT.

Penalty costs and other charges for prepaying any preexisting recorded mortgage entered into in good faith encumbering the real property will be reimbursed.

Settlement

VDOT will make every effort to reach an agreement with you during negotiations. You may provide additional information, and make reasonable counter offers and proposals for VDOT to consider. When it is in the public interest, the information provided will be used as a basis for administrative or legal settlements, as appropriate.

Condemnation

State law recognizes your right to refuse the purchase offer and to have the value of your property established by the courts.

The law also allows VDOT to acquire a property even when agreements cannot be reached, so that development of the project can continue. The right of a government to take private property for public use is called "eminent domain."

If you refuse the state's offer, VDOT files a legal document called a "certificate" with the circuit court in your county or city, indicating the need to obtain your property for project construction.

This allows VDOT to go ahead with the project. The state's monetary offer will still be available through the court, provided you have clear title to the property. Negotiations between you and VDOT do not end and should continue in efforts to reach a settlement.

If a settlement still is not reached the attorney representing VDOT will initiate legal proceedings necessary to allow you to present evidence as to the value of your property and any losses which you feel will occur due to the project.

After hearing testimony and viewing the property, the court will establish a value binding to you and VDOT. Either side may appeal if a legal error has been made or if the award is deemed unacceptable by the judge.

Eminent domain or condemnation proceedings can have benefits:

For you:

- You have additional time to consider the offer.
- By petitioning the court, you could get your money while negotiations continue if you have clear title to the property.

For VDOT:

- The project continues on schedule.
- There is more time to review the owner's expectations.
- While condemnation proceedings may be necessary, mutual agreement is preferred.

An Amendment to the Virginia Constitution provides for the body determining just compensation to include payment of lost profits from a business or farm operation as a result of a taking or damaging of a property on which the business or farm operation is operated. The business or farm operation bears the burden of proving lost profits in accordance with the requirements of subsection C of 25.1-230.1.

Eligibility requirements and definitions are contained in section 25.1-100 and in Section 25.1-230, of the Code of Virginia.

Please consult your legal counsel regarding your potential rights under these code sections. A form is available upon request from your VDOT representative. This form may aid you and/or your financial counsel, and your legal counsel in making further determinations regarding your rights.

A Right of Way Ombudsman has been established to provide independent and objective review of limited Right of Way actions, specific to eminent domain. The Right of Way Ombudsman will serve as a neutral, non-biased party to help Virginia landowners understand and resolve property disputes related to eminent domain.

The Ombudsman will:

- Identify involved/impacted parties
- Identify key documents, records and information relative to the dispute.
- Identify specific action requested by citizens.
- Identify options to resolve the dispute.
- Assist all parties in the evaluation of dispute resolution options.
- The Ombudsman will not advocate for one party or point of view; provide legal advice; or discuss compensation.

For more information, visit the VDOT Assurance and Compliance Office webpage at <http://www.virginiadot.org/business/bu-oig.asp>

Relocation Assistance and Advisory Services

A VDOT representative will contact you and offer relocation assistance and advisory services if it is determined that you are a displaced person. Any individual, family, business or farm

that is displaced by a transportation project shall be offered relocation assistance services for the purpose of locating a suitable replacement property. Relocation services are provided by qualified VDOT representatives. It is their goal and desire to be of service to you, and assist in any way possible to help you successfully relocate.

Remember, your VDOT representative is there to help and advise you, so please be sure to make full use of their services. Do not hesitate to ask questions and be sure you fully understand all your rights and benefits. Individuals with disabilities will be provided the assistance needed to locate and move to a replacement dwelling or site. The individuals should notify VDOT of any special requirements for assistance.

Once the acquisition and relocation process begins for the property that you now occupy, you will receive a notice from VDOT giving an assurance that you will not have to move for at least 90 days. A final notice to vacate will be issued at least 30 days prior to the date you will be required to move.

Residential Assistance

A VDOT representative will contact and interview you to find out your needs. Relocation services and payments will be explained in accordance with your eligibility. During the initial interview your housing needs and desires will be determined as well as your need for assistance. You will be provided with a current listing of comparable properties. You will also be provided a written determination of the amount of replacement housing payment for which you qualify.

If necessary, transportation will be offered to inspect replacement housing. VDOT will provide information or help you get assistance from other sources as a means of minimizing hardships in adjusting to your new location.

You will not be required to move unless at least one comparable decent, safe, and sanitary (DSS) replacement dwelling is made available to you. Please do not sign a sales contract or lease agreement for a new home until a VDOT representative has inspected it and assured that it meets DSS standards.

Business, Farm, And Nonprofit Organization Assistance

A VDOT representative will contact and interview you to find out your needs and replacement site requirements and estimate the time needed to accomplish the move. Relocation services and payments will be explained in accordance with your eligibility. It is important to explain to the representative any anticipated problems. During the initial interview you will be asked questions pertaining to your business operation to determine the need for outside specialists to plan, move, and reinstall personal property, and to determine the need for assistance from other local, State, and Federal agencies.

You and VDOT representatives will identify and resolve any issues regarding what is real estate and what is personal property to be relocated. In addition, as needed, the representative will provide you with listings of commercial properties and farms available in your area.

The goal is to achieve a successful relocation back into the community.

Residential Individuals and Families

Moving Costs

If you qualify as a displaced person, you are entitled to reimbursement of your moving costs and certain related moving expenses. Displaced individuals and families may choose to be paid either on the basis of actual, reasonable moving costs and related expenses, or according to a fixed moving cost schedule. To assure your eligibility and prompt payment of moving expenses, you should contact your VDOT representative before you move.

All expenses must be considered necessary and reasonable and supported by paid receipts or other evidence of expenses incurred. Payment will not be made until the move is complete and the property has been inspected.

Replacement Housing

There are three types of replacement housing payments: purchase supplement, rental assistance, and down payment. To understand replacement housing payments you first need to become familiar with the terms Comparable; Financial Means; and Decent, Safe, and Sanitary (DSS).

Comparable

A comparable replacement dwelling must be DSS and functionally equivalent to your present dwelling. While not necessarily identical to your present dwelling, a comparable replacement dwelling should provide for the same utility and function as the dwelling from which you are being displaced. In addition, a comparable replacement dwelling should be adequate in size to accommodate the occupants and should be within your financial means.

Rental Replacement Dwelling Application Fees and Credit Reports

Residential displaced tenants are entitled to reasonable reimbursement, as determined by the agency, for actual expenses not to exceed \$1,000, incurred for rental replacement dwelling application fees or credit reports required to lease a replacement dwelling.

Financial Means

For a homeowner, if a purchase supplement is needed and provided, in addition to the acquisition price for your dwelling, then the replacement dwelling is considered to be within your financial means.

For a tenant, the monthly rent and estimated average monthly utility (electricity, gas, other heating and cooking fuels, water and sewer) cost for a comparable replacement dwelling is considered to be within financial means if, after receiving rental assistance, this amount does not exceed the base monthly rent (including average monthly utility cost) for the dwelling from which the tenant is displaced.

VDOT may need to calculate the base monthly rent using 30% of the displaced tenant's total monthly gross household income, if that verified income qualifies as low income as determined by the U.S. Department of Housing and Urban Development (HUD).

Decent, Safe, and Sanitary

The DSS standard means the replacement dwelling meets the minimum requirements established by Federal and State regulations and conforms to applicable local housing and occupancy codes.

Length of Occupancy - Basic Occupancy Requirements

The type of payment you are eligible for depends on whether you are an owner or a tenant, and how long you have lived in the property being acquired prior to the initiation of negotiations. "Length of occupancy" simply means counting the number of days that you occupied the dwelling before the date of initiation of negotiations by VDOT for the purchase of the property.

Purchase Supplement For Owner Occupants of 90 Days or More

If you are an owner and occupied your home for 90 days or more immediately prior to the initiation of negotiations for your property, you may be eligible - in addition to the fair market value of your property - for a supplemental payment for costs necessary to purchase a comparable DSS replacement dwelling. VDOT will compute the maximum payment you are eligible to receive. You must purchase and occupy a DSS replacement dwelling within one year. A purchase supplement has three

components: a price differential, an amount for increased mortgage interest and incidental expenses. The purchase supplement is in addition to the acquisition price paid for your property.

Price Differential

The price differential payment is the amount by which the cost of a replacement dwelling exceeds the acquisition cost of the displacement dwelling.

Increased Mortgage Interest

You may be reimbursed for increased mortgage interest costs if the interest rate on your new mortgage exceeds that of your present mortgage and you have had the mortgage for at least 180 days prior to the initiation of negotiations.

Incidental Expenses

You may be reimbursed for other expenses such as reasonable costs incurred for title search, recording fees, and certain other closing costs, but not for prepaid expenses such as real estate taxes and property insurance.

Rental Assistance For Owner Occupants and Tenants of 90 Days or More

Owner occupants and tenants of 90 days or more may be eligible for a rental assistance payment. To be eligible for a rental assistance payment, tenants and owners must have been in occupancy at least 90 days immediately preceding the initiation of negotiations for the acquisition of the property.

This payment is designed to enable you to rent a comparable decent, safe, and sanitary replacement dwelling for a 42-month period. If you choose to rent a replacement dwelling and the cost of rent and utilities are higher than you were paying, you may be eligible for a rental assistance payment. This rental assistance payment may be used for a down payment toward the purchase of a replacement dwelling. VDOT will determine the maximum payment you may be eligible to receive.

Fair Housing Laws

Title VI of the Civil Rights Act of 1964 and Title VIII of the Civil Rights Act of 1968 set forth the policy of the United States to provide, within constitutional limitations, for fair housing throughout the United States. These Acts make discriminatory practices in the purchase and rental of residential units illegal if based on race, color, religion, sex, or national origin.

Businesses, Farms, and Nonprofit Organizations Moving Cost Expenses

Business owners may be paid on the basis of actual, reasonable moving costs and related expenses or, under certain circumstances, a fixed payment. Related expenses, such as personal property losses, expenses in finding a replacement site, and reestablishment expenses may also be reimbursable.

To be eligible for payments, you must provide VDOT with an inventory of the personal property to be moved and reasonable advance notice of the approximate date of the move.

Actual Cost Move

You may be paid the actual, reasonable and necessary cost of your move when the move is performed by a professional mover or when you elect to move yourself, however, all your moving costs must be supported by paid receipts or other evidence of expenses incurred. In addition to the transportation costs of your personal property, certain other expenses may be reimbursable, such as packing, crating, unpacking and uncrating, and the disconnecting, dismantling, removing, reassembling, and reinstalling relocated machinery, equipment and other personal property.

Other expenses such as professional services necessary for planning and carrying out the move, temporary storage costs, and the cost of licenses, permits and certifications may also be reimbursable. This is not an inclusive list of moving related expenses. Your VDOT representative will provide you with a complete explanation of reimbursable expenses.

Searching Expenses for Replacement Property

Displaced businesses, farms, and nonprofit organizations are entitled to reimbursement for actual, reasonable expenses incurred in searching for a replacement property. These expenses are not to exceed \$5,000, with proper documentation. VDOT may allow a one- time payment of \$1,000 for search expenses with minimal or no documentation as an alternative payment method.

Reestablishment Expenses

A small business, farm, or nonprofit organization may be eligible for a payment, not to exceed \$33,200, for expenses actually incurred in relocating and reestablishing the business at a replacement site. To qualify, the business, farm, or nonprofit organization must have not more than 500 employees working at the site who will be displaced by the transportation project.

Fixed Payment For Actual Moving Expenses (In Lieu Payment) A business may be entitled to a fixed payment in lieu of payment for actual moving and related expenses of \$1,000 minimum and a maximum of \$75,000 if:

- The business owns or rents personal property which must be moved in connection with such displacement and for which an expense would be incurred in such move, and vacates or relocates from the displacement site.
- The business cannot be relocated without a substantial loss of clientele or net earnings.
- The business is not a part of a commercial enterprise having more than 3 other entities which are not being acquired by VDOT.
- It is a source of income for the displaced owner.

A farm operation also can receive a minimum of \$1,000 or a maximum of \$75,000 if:

- The farm operation stops or is relocated elsewhere on the remaining property.
- The project impedes the efficiency of the farm operation.
- The project makes it economically unfeasible to operate the remaining property as a farm.

The fixed payment for a displaced business or farm is based upon the average annual net earnings of the operation for the two taxable years immediately preceding the taxable year in which it was displaced. You must provide VDOT with proof of net earnings to support your claim. Proof of net earnings can be documented by income tax returns or certified financial statements.

A non-profit organization can receive a minimum of \$1,000 or a maximum of \$75,000 if:

- It cannot be relocated without a substantial loss of clientele or membership.

Eligibility requirements for nonprofit organizations are slightly different than business requirements. The computation for nonprofit organizations differs in that the payment is computed on the basis of average annual gross revenues less administrative expenses for the two year period specified.

Relocation Payments are not Considered To Be Income

No relocation payment received will be considered as income for the purpose of the Internal Revenue Code. No relocation payment received will be considered income for the purposes of determining eligibility or the extent of eligibility of any person for assistance under the Social Security Act or any other Federal law (except for any Federal law providing low-income housing assistance).

Right To Appeal

If you do not agree with the relocation services you have received, you may appeal in writing to the regional right of way and utilities manager within 90 days of the date VDOT makes its relocation offer or notifies you of your eligibility to receive a payment.

If you find the right of way and utilities manager's decision unacceptable, you have 10 days to appeal in writing to the Commissioner of Highways. VDOT will appoint a panel to review your case. You will have an opportunity to present supporting evidence to the panel, which will give a written report to the commissioner. The commissioner will render a decision and advise you in writing. If that decision is unacceptable, you have thirty days to seek recourse through the courts.

Contact Information

From the public hearing stage until the time you are contacted personally by a VDOT representative, you may get additional information by calling the number for your area listed on the next page. After you have been contacted in person, your best source of assistance is through your VDOT representative.

Important Information To Remember...

- Stay in touch with your VDOT representative.
- All transactions involving the exchange of property will be reported to the Internal Revenue Service.
- Relocation Payments Have No Adverse Effects On:
 - Social Security Eligibility
 - Welfare Eligibility
 - Income Taxes

VDOT Contacts

VDOT Customer Service Center

1-800-367-7623
TTY users can call 711
E-mail: vdotinfo@vdot.virginia.gov

Western Region

(Bristol, Salem, Lynchburg and Staunton Districts)
P.O. Box 3071
731 Harrison Ave.
Salem, VA 24153
(540) 387-5320
E-mail: saleminfo@vdot.virginia.gov

Northeast Region

(Culeper, Fredericksburg and Northern Virginia Districts)
4975 Alliance Drive
Fairfax, VA 22030
(703) 259-2319
E-mail: NOVAinfo@vdot.virginia.gov

Southeast Region

(Hampton Roads and Richmond Districts)
7511 Burbage Dr.
Suffolk, VA 23434
(757) 925-2500
E-mail: hamptonroadsinfo@vdot.virginia.gov

VDOT Central Office

(804) 786-2923
1401 E. Broad St.
Richmond, VA 23219

Personal Contact

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CONTACT US:

1-800-FOR-ROAD (TTY-TDD users call 711)

Email questions or comments to:

VDOTinfo@VDOT.Virginia.gov

FOLLOW US ONLINE:

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X @VaDOT

Web www.VDOT.Virginia.gov