



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

November 20, 2024

CERTIFIED MAIL/EMAIL

The Town of Vienna, Virginia
127 Center St
Vienna, VA 22180

Reference: Project WW-000034-004: Gravity Sewer Capacity Improvements-Tysons West
Tax Map Numbers: 038-1-02-0023
038-1-02-0024

To Whom It May Concern:

The Board of Supervisors of Fairfax County, Virginia, has approved this project. In accordance with Section 25.1-204(B) of the Code of Virginia, as amended, the County hereby certifies that it has reviewed the acquisition of the land rights stated below and finds it to be in compliance with Section 1-219.1 of the Code of Virginia, as amended.

A title examination has verified you or your company as the legal owner of this property. A copy of the title abstract report is enclosed.

This project is in the final design phase and consists of providing reliable sewer services and sufficient sewer capacity to the area. The project (located in Tysons Corner) consists of a new 25 million gallons per day (MGD) wastewater pump station, five miles of 30-inch force main pipe, and three miles of 48-inch gravity sewer pipe.

The construction of these improvements requires the following land rights across your property, as shown on the plat(s) attached to the enclosed agreement(s):

Sanitary Sewer Easement
Grading Agreement and Temporary Construction Easement

A licensed appraiser has appraised the land rights needed to determine the fair market value. A copy of this appraisal is enclosed for your use. Based upon this appraisal, I hereby make the following bona fide offer:

FOUR THOUSAND SIX HUNDRED TWENTY-FIVE DOLLARS (\$4,625.00)

This offer constitutes total compensation for the required land rights, including trees, shrubbery, and landscaping, if any. Any questions you may have regarding the information contained in the appraisal report should be directed to my attention. To request reasonable accommodation, please call 703-324-5800, TTY 711.

Department of Public Works and Environmental Services

Land Acquisition Division

12000 Government Center Parkway, Suite 449

Fairfax, VA 22035-0052

Phone: 703-324-5090, TTY: 711, Fax: 703-631-0842

www.fairfaxcounty.gov/publicworks



Please sign and have your signature(s) notarized on one copy of the enclosed agreement(s) by those holding an interest in the property, and return the executed agreement to this office for recordation. A self-addressed, stamped return envelope is enclosed for your convenience. The extra copy of the agreement(s) is for your records.

Upon receipt of the properly executed agreement(s) a check in the stated amount will be requested from the Department of Finance. Delinquent real estate taxes (if any) may be paid from the proceeds for the land rights acquired. To process the payment request, the Department of Finance requires the enclosed Request for Taxpayer Identification Number and Certification (W-9) form be completed and signed. The form must be returned to this office with the executed agreement(s).

Your cooperation in this matter is greatly appreciated. Please feel free to reach out if you have any questions or would like to arrange a meeting, whether in person or on Teams. If I can be of further assistance or provide notary services, please email or call me.

Sincerely,



Tajera (Lynn) DeSena, Senior Right of Way Agent
Office: 703-324-3867
Email: Tajera.DeSena@fairfaxcounty.gov

cc. Jocelyn Campbell, Right of Way Agent LAD

Enclosure(s): As Stated
Title Abstract
Title Bring Down Certification
Appraisal
Easement Documents (plus one copy)
Plat
W-9 and instructions
Languages Spoken Flyer
Self-addressed, stamped envelope to return signed documents

AHA, LLC TITLE REPORT - LONG FORM

8205 Buckland Mill Rd., Gainesville, VA 20155 AHALLC@VERIZON.NET 703-795-5272

File No: **PROJECT: Gravity Sewer Capacity Improvements – Tysons Corner
Redevelopment – WW-000032-002 – 0381 02 0023 – AHA# 23-7979**

Verified: 2-12-23

Legal Description: “THIRD” Tract cited in the below Deed, to wit:

That certain parcel of land designated on a plat hereto attached and made a part hereof, mad by Joseph Berry, on July 16th, 1934, captioned “a part of the estate of the late Charles DeLano Hine,” as containing, exclusive of a thirty foot road, 16.335 acres, (designated in said resolution as the Patsy Land). This tract consists of two parcels of land: One containing 2.32 acres, which was conveyed to the said Alma Delano Hine by William F. Young, and wife, by deed dated January 11th, 1908, recorded in Liber “Y” No. 6, page 342, of the said deed books, and a tract of land containing 15 acres which was conveyed to the said Alma DeLano Hine by Archibald G. Kenyon and wife, be deed dated October 16th, 1907, recorded in Liber “X” No. 6, page 624, of the said deed books, and conveyed to the said Charles DeLano Hine by the said Alma DeLano Hine by deed dated February 8th, 1915, recorded in Liber “V” No. 7, page 419, of said deed books.

- **The same appearing on the D.T.A. printout as being 15.8717 acres, more or less.**

Vesting: THE TOWN OF VIENNA, VIRGINIA, a body corporate

Dated: 8-15-34

Recorded: 8-28-34

Bk/Pg: O-11/514

Tax Map No: 0381 02 0023

Paid Thru: *EXEMPT*

Town: Town of Vienna - *EXEMPT*

Delinquent: NONE

Deeds of Trust:

1. None of Record

Liens: None of Record

Judgments: None of Record

Schedule "B" Exceptions

Restrictions: None of Record

Easements: VEPCO 1371-15, 1868-229, 1926-285, 3399-184, 4113-127,
4113-130

Outlet Road depicted on plat attached to Deed O-11/514 (Copy in the
chain-of-title docs.)

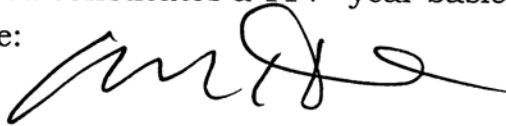
Fairfax County Board of Supervisors C-12/370, 2987-354

Dedication Plat: None of Record

Notes: * Nothing objectionable.

** The attached constitutes a 114+ year basic/acreage title search.

Ashley D. Hale:

A handwritten signature in black ink, appearing to be 'ASHLEY D. HALE', written in a cursive style.

Verified Date: 2-12-23

By: A.HALE (2-15-23)

AHA, LLC TITLE REPORT - LONG FORM

8205 Buckland Mill Rd., Gainesville, VA 20155 AHALLC@VERIZON.NET 703-795-5272

File No: **PROJECT: Gravity Sewer Capacity Improvements – Tysons Corner
Redevelopment – WW-000034-004 – 0381 02 0024 – AHA# 23-8308**

Verified: 11-12-23

Legal Description:

Parcel I: (O-11/514)

“FOURTH” Tract cited in the below Deed, O-11/514:

A certain strip of land containing 3.022 acres and marked on said plat as “right of way” which was conveyed to the said Charles DeLano Hine by William F. Young and wife, be Deed dated June 2nd, 1906, recorded in Liber “U” No. 6, page 226, among the land records of Fairfax County, Virginia.

Parcel II: (3122-62)

BEGINNING at a point in the north line of the Washington and Old Dominion Railroad, said point also being a corner of the land of the Town of Vienna; thence with the north line of the Washington AND Old Dominion Railroad, N. 35° 20’ 33” W. 570.00 feet to a point; thence through the land of Fairland, Inc., N. 54° 39’ 27” E. 22.07 feet to a point of curvature; thence along the arc of a 771.20 ft. radius curve to the left 343.08 feet to the point of tangency; thence N. 29° 10’ 08” E. 265.32 feet to appoint in a western line of the land of Town of Vienna; thence with the said western line, S. 1° 22’ 00” E. 242.57 feet to a point; thence S. 5° 30’ 00” W. 201.00 feet to appoint; thence S. 6° 45’ 00” E. 299.40 feet to appoint; thence S. 16° 38’ 58” W. 232.44 feet to the point and the place of beginning, containing 172,938 square feet of land, more or less.

- **Subject parcel contains 5.5782 acres pursuant to the Commissioner of Revenue for Fairfax County.**

Vesting: THE TOWN OF VIENNA, VIRGINIA, a body corporate

Dated: 8-15-34

Recorded: 8-28-34

Bk/Pg: O-11/514

6-5-68

12-24-68

3122-62

Tax Map No: 0381 02 0024

Paid Thru: *EXEMPT*

Town: Town of Vienna - *EXEMPT*

Delinquent: NONE

Deeds of Trust:

1. None of Record

Liens: None of Record

Judgments: None of Record

Schedule "B" Exceptions

Restrictions: None of Record

Easements: American Telephone and Telegraph Company of Virginia H-8/271

VEPCO 1884-27

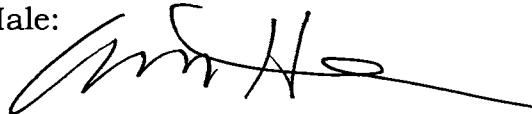
Outlet Road U-6/226, O-11/514, 2515-488 (Copies in the chain-of-title docs.)

Fairfax County Board of Supervisors C-12/370, 2952-723, 2987-354

Dedication Plat: None of Record

Notes: * Premises is incident to riparian rights (Piney Branch).

** The attached constitutes a 110+ and 117+ year basic/acreage title search. Ashley D. Hale:



Verified Date: 11-12-23

By: A.HALE (12-11-23)



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

November 20, 2024

The Town of Vienna, Virginia
127 Center St
Vienna, VA 22180

Reference: Gravity Sewer Capacity Improvements-Tysons West
Tax Map Numbers: 038-1-02-0023
038-1-02-0024

This certifies that Tajera DeSena completed a title bring down from 11/12/23 to 11/20/2024 to ensure no additional instruments have been recorded on the subject property in Fairfax County Circuit Courthouse land records since the time of the original title search. This search reflects the public records as of the dates listed above and does not constitute an opinion of title or taxes.

The following document was recorded since the last title search:
NONE.

Agent Signature

Tajera (Lynn) DeSena, Senior Right of Way Agent
Land Acquisition Division
Office: 703-324-3867
Email: Tajera.DeSena@fairfaxcounty.gov

Department of Public Works and Environmental Services

Land Acquisition Division

12000 Government Center Parkway, Suite 449

Fairfax, VA 22035-0052

Phone: 703-324-5090, TTY: 711, Fax: 703-631-0842

www.fairfaxcounty.gov/publicworks



APPRAISAL OF PROPERTY

LOCATION OF PROPERTY:

Portions of the Northside Park/Maud Robinson Wildlife Preserve
Town of Vienna, Virginia 22180
Tax Map # 0381-02-0023 & 0381-02-0024

FOR:

Mr. Tim Butler, MAI, SR/WA
Appraisal Manager, Land Acquisition Division
Fairfax County
Department of Public Works and Environmental Services
12000 Government Center Parkway
Suite 449
Fairfax, VA 22035

SUBMITTED BY: W. Scott Gudely, MAI

DATE OF VALUATION: July 19, 2024

PROJECT IDENTIFICATION:

Project No. #WW-000034-004
Gravity Sewer Capacity Improvements – Tysons West
Fairfax, Fairfax County, Virginia

LANDOWNER INFORMATION:

Landowner: The Town of Vienna
Address: 127 Center Street South
Vienna, Virginia 22180
Phone: 703-255-6300
Email: Brad.Baer@viennava.gov

INTERNAL USE

Approved for Acquisition By: _____
Authorized Approver

Print Name: _____

Date: ____/____/____

SUBJECT INFORMATION				
Parcel Size Before Acquisition (Easement Parcels)	934,358	SF		
Fee Simple Acquisition Size		AC		
Prescriptive Right of Way Acquired		AC		
Parcel Size After Acquisition (Easement Parcels)	934,358	SF		
TOTAL ESTIMATED COMPENSATION				
Value of Land in Fee Acquired				
Land in Fee	SF @ \$		= \$	N/A
Land in Fee	SF @ \$		= \$	N/A
Prescriptive Right of Way	SF @ \$		= \$	N/A
Value of Easements Acquired:				
Sanitary Sewer Easement (SSE) Parcel 0024	2,942	SF @ \$ 0.62	X 30.0% =	\$ 550 (R)
Grading Agreement & Temporary Construction Easement (GA&TCE) Parcel 0024	4,529	SF @ \$ 0.62	X 35.0% =	\$ 980 (R)
Sanitary Sewer Easement (SSEA) Parcel 0023	2,980	SF @ \$ 0.62	X 30.0% =	\$ 555 (R)
Sanitary Sewer Easement (SSEB) Parcel 0023	9,593	SF @ \$ 0.62	X 30.0% =	\$ 1,785 (R)
Grading Agreement & Temporary Construction Easement (GA&TCE) Parcel 0023	3,476	SF @ \$ 0.62	X 35.0% =	\$ 755 (R)
Total Estimated Value of Land Acquired				\$ 4,625
Value of Buildings Acquired:				
Total Estimated Value of Buildings				\$ N/A
Value of Other Improvements Acquired:				
Landscaping: – Contributory value			\$	
Landscaping: – Contributory value			\$	
Total Estimated Value of Other Improvements				\$ 0
Value of Cost to Cure Items				N/A
Damages (less Enhancements)				\$ N/A
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:				\$ 4,625
IMPORTANT DATES				
Effective Date of the Appraisal	July 19, 2024			
Property Inspection Date	July 19, 2024			
Appraisal Report Date	October 11, 2024			

LICENSED APPRAISER

Signature



Name W. Scott Gudely, MAI
Date October 11, 2024
License/Certification Number 4001-008133
License Type Certified General

INTRODUCTION

APPRAISAL PROBLEM

The subject for this appraisal is comprised of two parcels configured as the Northside Park/Maud Robinson Wildlife Preserve that have unity of ownership, unity of use, and that are contiguous. Combined, these two parcels form a “larger parcel” that encompasses 21.45 acres (15.8717 acres, + 5.5782 acres), or 934,358 square feet. The parcels are vacant and currently used as parkland for the Town of Vienna and are currently configured as Northside Park/Maud Robinson Wildlife Preserve. The parcels are positioned along the northern line of the Washington and Old Dominion Trail to the west of the terminus of Mill Street, NE in the Town of Vienna, Virginia.

The subject parcels do not have assigned addresses within public records; however, when searching the Northside Park/Maud Robinson Wildlife Preserve online the address used for the subject parcel is Mill and Glyndon Streets, Town of Vienna, Virginia 22180. For tax purposes, the subject parcels are identified as Tax Parcel 038-1-02-0023 and 038-1-02-0024 on the land maps of Fairfax County. The legal description of the subject parcel is “W and OD RR and Glyndon Street and W and OD RR 3122 62”.

The purpose of the appraisal is to estimate the market value of three proposed Sanitary Sewer Easements (SSE) containing a combined 15,515 square feet of ground. The SSE associated with Parcel 0024 contains 2,942 square feet, and SSEA and SSEB associated with Parcel 0023 contains 2,980, and 9,593 square feet. Additionally, the parcels are to be encumbered by two Grading Agreements and Temporary Construction Easements (GA&TCE) containing a combined 8,005 square feet. The GA&TCE associated with Parcel 0024 contains 4,529 square feet, and the GA&TCE associated with Parcel 0023 contains 3,476 square feet. The easements are depicted on plats titled Gravity Sewer Capacity Improvements - Tysons West, Project Number WW-000034-004. This document is dated October 3, 2024, and was prepared by Rinker Design Associates, LLC. A copy of this document is provided in the Addendum.

For the size of the subject parcel, we have relied on the Fairfax County tax record and the plan sheets provided by Fairfax County dated August 2023, titled Gravity Sewer Capacity Improvements - Tysons West. Portions of this document are provided in the Addendum of this report.

The subject parcels are proposed to be encumbered by three new sanitary sewer easements (SSE) and two new grading agreements and temporary construction easements. The SSEs and GA&TCEs are located in the northwestern portions of each parcel. The easements are proposed to be located on the subject parcels as part of the Gravity Sewer Capacity Improvements - Tysons West, Project Number WW-000034-004. The proposed construction is a project of the Fairfax County, Virginia Department of Public Works and Environmental Services.

The appraisers were provided with plan sheets titled, Tysons Wastewater Conveyance System Modifications Package 4: Force Main, dated March 2024. We have relied on the plan sheets and project details provided by our client for the project description. The subject property may be located on Plan Sheets C-14, C-15, C-16, C-17, and C-18 Stations 94+00 to 100+50, STA 101+50 to 104+00, STA 104+00 to 110+50, STA 110+50 to 117+00 and STA 117+00 to 123+00 on the project plan. A copy of the subject plats and plan sheets C-14, C-15, C-16, C-17, and C-18, which include the subject property, are provided in the Addendum.

The purpose of the construction project is intended to increase the capacity of the sewer system to accommodate the anticipated growth in the northern Fairfax County area and to ensure the system

continues to provide continuous reliable service to all customers. The project will involve the installation of sanitary sewer lines. The proposed work is located in the northwestern portions of the subject parcels. The area that will be affected by the project is heavily wooded with mature hardwoods and understory.

According to information provided by our client, the duration of the proposed construction project is estimated at three (3) years. However, the exact start date of the construction is undetermined as of the date of this appraisal. Allowing for unforeseen events such as bad weather or material delays, the appraisers will use a period of 3.5 years or 42 months to estimate the compensation to the property owner attributable to the GA&TCE.

The areas affected by the project are wooded areas in the northwestern portions of the parcels.

CONTACT

The landowner(s) representative, Town Council of the Town of Vienna, was contacted by Ms. Tajera DeSena of Fairfax County Land Acquisition Division allowing them the opportunity to accompany the appraisers on the inspection of the property by letter dated July 18, 2024. According to Ms. DeSena, the letter was acknowledged and returned by Mr. Brad Bear Director of Public Works, Town of Vienna Virginia. A copy of the notification letter is provided in the Addendum. On July 19, 2024, Ms. Tajera DeSena of Fairfax County Land Acquisition Division, Brad Bear Director of Public Works for the Town of Vienna and Matthew Fuller Arborist for the Town of Vienna accompanied the appraisers on an inspection of the property.

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:

☒ Partial Acquisition – In the case of the subject property the acquisition is limited to three proposed Sanitary Sewer Easements (SSE) containing a combined 15,515 square feet of ground. The SSE associated with parcel 0024 contains 2,942 square feet, and SSEA and SSEB associated with parcel 0023 contains 2,980, and 9,593 square feet. Additionally, the parcels are to be encumbered by two Grading Agreements and Temporary Construction Easements (GA&TCE) containing a combined 8,005 square feet. The GA&TCE associated with Parcel 0024 contains 4,529 square feet, and the GA&TCE associated with Parcel 0023 contains 3,476 square feet. The appraiser(s) have determined that:

No damages result to the Remainder after the acquisition: The appraiser(s) concludes that no apparent damage occurred to the remainder as a result of the partial acquisition of three proposed Sanitary Sewer Easements (SSE) containing a combined 15,515 square feet of ground. The SSE associated with parcel 0024 contains 2,942 square feet, and SSEA and SSEB associated with parcel 0023 contains 2,980, and 9,593 square feet. Additionally, the parcels are to be encumbered by two Grading Agreements and Temporary Construction Easements (GA&TCE) containing a combined 8,005 square feet. The GA&TCE associated with Parcel 0024 contains 4,529 square feet, and the GA&TCE associated with Parcel 0023 contains 3,476 square feet on subject property.

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 Mr. Tim Butler, MAI, SR/WA and the Fairfax County Department of Public Works and Environmental Services. The intended users of this appraisal are Mr. Butler, and the Land Acquisition Division of the Fairfax County Department of Public Works and Environmental Services. It is the understanding of the appraisers that the property owner will receive a copy of this appraisal.

INTENDED USE OF THE APPRAISAL

The intended use of this appraisal report is to provide the client, the Land Acquisition Division, Fairfax County Department of Public Works and Environmental Services, with a basis for compensation to the property owner for the proposed acquisition.

SCOPE OF THE APPRAISAL

The Robert Paul Jones Company, LLC, maintains an extensive database of information concerning real estate in Northern Virginia. Information contained in company records comes from various sources, including public records, sales reporting services provided by private vendors, general circulation periodicals, and private sources. We attempt to confirm transactions by cross referencing with the public records and by contacting at least one of the principals to each transaction, or a market participant familiar with the transaction such as a real estate agent, a settlement attorney, or lender.

On July 19, 2024, the appraisers inspected the subject property including the area of the acquisition. We supplemented the observations gathered during our physical inspection of the subject property with information supplied by the Land Acquisition Division, Fairfax County Department of Public Works and Environmental Services concerning plans to acquire the various easements on the subject property in connection with Project No. #WW-000034-004, the Gravity Sewer Capacity Improvements - Tysons West Project construction project.

We have relied on information that we believe is accurate; however, we cannot guarantee the validity of information obtained from third parties. We attempted to use the most recent comparable information; however, there may be elements of market data that were not available to us.

In preparing this appraisal, we:

- 1) personally inspected the subject property and surrounding neighborhood;
- 2) gathered and confirmed data on comparable land sales;

- 3) considered the subject's highest and best use, "as if vacant";
- 4) considered the three generally accepted approaches to value the subject, then utilized the Sales Comparison Approach to value the fee simple estate of the land, because this approach is considered most appropriate to the valuation problem;
- 5) reconciled the value indications developed for the subject site, "as if vacant"; by the Sales Comparison Approach to a final conclusion of the site's fee simple market value before the partial acquisition;
- 6) considered the potential benefits and/or damages to the subject as a result of the partial acquisition, by the Land Acquisition Division, Fairfax County Department of Public Works and Environmental Services, concluding a prospective market value for the fee simple interest in the subject, with the acquisition already being in effect as of the appraisal date; and
- 7) communicated the appraisal's data, analyses, reasoning, and conclusions in this Real Property Appraisal Report.

This Real Property Appraisal Report is a brief recapitulation of the appraisers' data, analyses, and conclusions. To report the appraisal's data, reasoning, and analyses, this Appraisal Report was prepared in compliance with reporting requirements set forth under Standards Rule 2-2(a) of the USPAP 2024. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraisers' work file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated herein.

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.

HYPOTHETICAL CONDITIONS

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

If circumstances dictate that the appraisers 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.

It is a hypothetical condition of this appraisal that project influence has no impact to property value in the before valuation.

The "Before" value is based upon the premise that the project is not proposed. Any "After" assumptions are based upon the premise that the project is completed on the effective date of the appraisal as proposed based upon the project plans/plat provided 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.

We have assumed a usable area of 755,762 square feet, or 17.35 acres.

For the size of the subject parcel, we have relied on the Fairfax County tax record and plats titled Gravity Sewer Capacity Improvements - Tysons West, Project Number WW-000034-004, dated October 3, 2024.

The appraisers have relied on project details provided by our client including plan sheets titled, Gravity Sewer Capacity Improvements - Tysons West Project, Project No.: #WW-000034-004, dated March 2024, for this appraisal.

We requested a printable version of the project plan sheets and a tree survey associated with the subject parcels but were not provided with the requested documentation.

We have assumed that the utilization of the land and improvements is within the boundaries or property lines of the subject property and that there is no encroachment or trespass unless otherwise stated in this report.

We have assumed that public utilities are available in sufficient quantities to support any allowable development on the larger parcel.

We have assumed that the subject soil will support any improvements permitted by zoning.

We have assumed that the subject property is not adversely impacted by environmental issues and that there are no underground fuel/chemical storage tanks on the property.

We have assumed that there are no delinquent real estate taxes, penalties or interest owed on the subject property as of the appraisal date.

If any of these assumptions should prove to be false, the values contained herein are subject to change.

EXPOSURE TIME

The estimated length of time 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; a retrospective opinion based on an analysis of past events assuming a competitive and open market.

Based on information discovered during the process of confirming the comparables utilized in this analysis, plus information obtained during the appraisal of other properties in the market area, discussions with sellers, purchasers and brokers as well as data available through MRIS and CoStar, it is the opinion of the appraisers that the reported value conclusion reflects reasonable exposure and marketing periods at the property's market value/price levels and represents probable price in cash or cash equivalent terms. We have estimated exposure time for the subject to be one-year or less.

"BEFORE ACQUISITION VALUE" OF THE PROPERTY

DELINEATION OF TITLE AND PRIOR SERVICES RENDERED

Title Report Furnished: ☒ Yes ☐ No. Has the property sold in the last 5 years: ☐ Yes ☒ No
From: _____ To: _____
Date: _____ D.B.: _____ Page: _____ Verified/Indicated Consideration \$ _____

- W. Scott Gudely, MAI has not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

The subject is known as Northside Park/Maud Robinson Wildlife Preserve and zoned PC, Parks and Conservation Zone. Per the Town of Vienna zoning ordinance the PC zone is “to provide standards for the preservation or restoration of land to a natural, undisturbed, and undeveloped state.”

PROPERTY ASSESSMENT DATA

Tax Map #: 36-1-02-0023 & 36-1-02-0024

Taxes: \$ NA

Real Estate Assessment:

Year: 2024 Land: \$4,488,000 Improvements: \$0 TOTAL: \$4,488,000

Real property in the Commonwealth of Virginia is assessed annually at estimated market value. Please refer to the following table which summarizes the Fairfax County 2024 assessment for the subject property.

Property Address	Tax Map Number	Land Assessment	Improvement Assessment	Total Assessment	Taxes
Not Assigned	038-1-02-0023	\$3,237,000	\$0	\$3,237,000	Tax Exempt
Not Assigned	038-1-02-0024	\$1,251,000	\$0	\$1,251,000	Tax Exempt
Total		\$4,488,000		\$4,488,000	Tax Exempt

The subject is located in the Hunter Mill Town of Vienna tax district. The Fairfax County 2024 tax rate was set at \$1.125 per \$100 of assessed value. In addition to the base tax, the subject is assessed \$0.001 per \$100 for pest infestation, and \$0.0325 per \$100 for storm water, for a total tax rate of \$1.15850 per \$100 of assessment. Based upon the 2024 assessment and tax rate, the combined total real estate taxes for the subject for 2024 are **\$51,993.48**. However, the parcel is tax exempt.

We assume that the subject property has no delinquent taxes, penalties or interest owed on the property. If this should prove to be incorrect, then our value conclusion could be affected.

If the estimated value is significantly higher or lower than the assessed value, provide discussion for the difference: It is the opinion of the appraisers that the subject’s current land assessment is not reflective of the subject’s market value as estimated in this appraisal. A reason for the difference may be that the assessment is based on mass appraisal techniques vs. considering individual property characteristics.

Note if and how the property has physically changed in a material and substantial way since the current assessment such that the real estate tax assessment no longer represents a fair valuation of the property: The current assessment is as of January 1, 2024. Based on our observations during our inspection of the subject property, it appears to the appraisers that no significant changes to the property have been made within the past year.

Additionally, the Fairfax County tax records indicate that parcel 0023 is “Buildable-Poor Lot” and parcel 0024 is “Buildable-Average Lot”. The assessor assumes that all lots are “buildable” unless an appeal is made that provides evidence to the contrary. Further, the assessments indicate that the parcels are zoned RS-16 at a density of two dwelling units per acre. The Town of Vienna confirmed that the parcels are zoned RC, Residential Conservation District and that the long-range plan designation is for public use. Therefore, it is not legally permissible to subdivide the lots for residential homes since no building area greater than 150 square feet is permitted on land zoned RC.

ZONING AND PROPERTY RESTRICTIONS

Zoning PC, Parks and Conservation Zone Current Property Use: Open Space

Flood Plain: ☒ Yes ☐ No Zone See Below Map # 51059C0145E Date September 17, 2010

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

Proffers: ☐ Yes ☒ No. If yes, explain:

A copy of the FEMA flood map is provided in the Addendum. The majority of the subject parcels are located in unshaded Zone X. Zone X, unshaded is an area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. However, portions of both parcels are located in Zone A. Flood Zone A indicates areas with a 1.0 percent annual chance of flooding and 26.0 percent chance of flooding over the life of a 30-year mortgage. Additionally, the Fairfax County Environmental Report indicates that combined there are 3.0 acres (14.0 percent) located in floodplain, 10,018 square feet located in resource protection area (RPA), 4.1 acres (19.0 percent) located in a 100-foot stream buffer, and 108 square feet located in FEMA DFIRM. A copy of the Fairfax County Environmental Report with associated map for each parcel may be found in the Addendum of this report.

The subject site is zoned PC, Parks and Conservation Zone. Please refer to what is intended to be a relatively comprehensive (but not necessarily exhaustive) summary presented below intended for the use of the reader. The following description is based upon the ordinance as we understand it, stated to be in effect on the Town of Vienna website. Please also be advised that we are not attorneys and make no attempt to render a legal or zoning opinion concerning the subject.

The purpose of the Parks and Conservation Zone is to provide standards for the preservation or restoration of land to a natural, undisturbed, and undeveloped state. Conditional principal uses include government uses, and public outdoor parks and recreational uses. There are no secondary uses. The minimum lot area is 5.0 acres if not abutting another lot in the PC Zone; no min. if abutting another lot in the PC Zone. The lot width at front line is 75 feet, open space requirement is 90.0 percent minimum. Setbacks are 15.0 feet for front and side yards, and 25.0 feet for rear yards. Maximum allowable building heights are 14 feet with a maximum total aggregate area of buildings of 150 square feet.

It is assumed that the subject is legal, conforming land use under the existing zoning regulations. We are not attorneys and make no attempt to render a legal or zoning opinion concerning the subject and advise that our client consult a zoning attorney for all matters concerning permitted uses and zoning issues.

The subject is assumed to be a legally conforming property in compliance with all relevant land use regulations and dedications. However, we are not attorneys or zoning experts and we advise that our client consult a zoning attorney for all matters concerning permitted uses, possible uses, and zoning issues. We make no attempt to render a legal or zoning opinion.

Comprehensive Plan. Within the Town of Vienna Comprehensive Plan, the subject is marked for Open Space uses. Please review the map presented in the Addendum of this report.

TENANT INFORMATION

Are tenants located on the property? ☐ Yes ☒ No ☐ Unknown

Name: NA

Address: NA

Telephone Number: NA Current Rent: \$_____ per _____ Expiration Date of Contract: _____

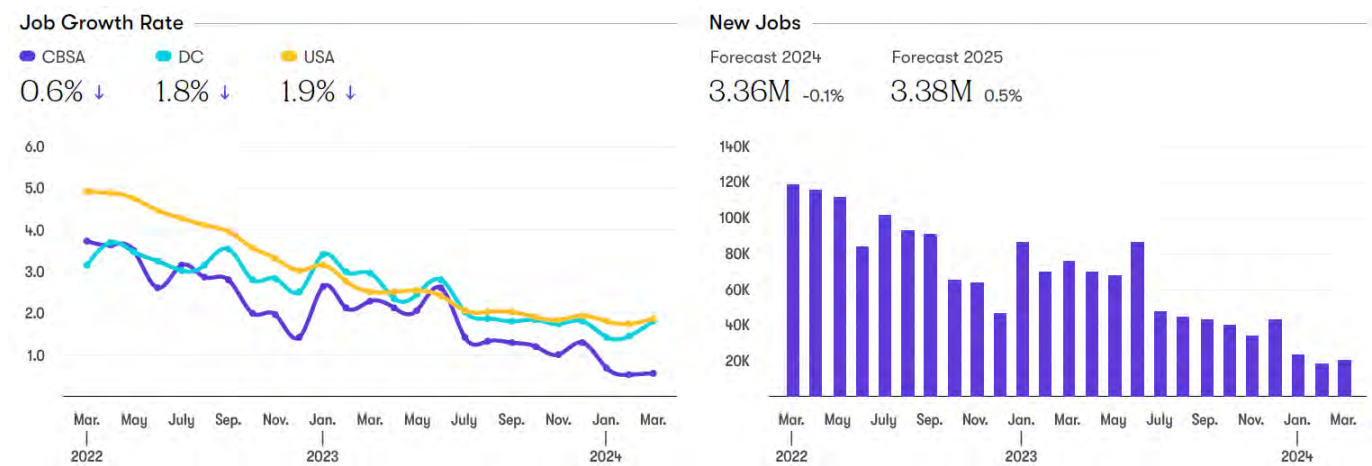
MARKET AREA ANALYSIS

MARKET AREA INFLUENCES (Marketing times, conditions, pertinent demographics, etc.):

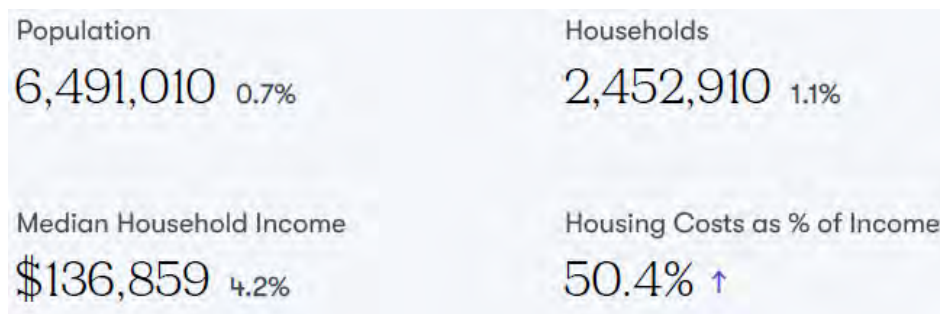
The following information is derived from our July 2024 Zonda Market Report Survey, a copy of which can be found in the Addendum to this appraisal report.

RESIDENTIAL MARKET OVERVIEW:

Economy Highlights. Total nonfarm employment in the Washington-Arlington-Alexandria, DC-VA-MD-WV metropolitan statistical area increased 0.6% from the same period last year to 3,380,000 payrolls in March 2024. There were approximately 4,500 more jobs in March 2024 compared to the previous month. The local unemployment rate increased to 2.9% in March compared to 2.8% in the previous month. March 2024's jobless rate is higher than it was this time last year when it stood at 2.6%. Zonda forecasts the region's unemployment rate will finish the year at 2.7%.



Community Highlights. The current population for the Washington-Arlington-Alexandria, DC-VA-MD-WV metropolitan area is approximately 6,491,010 people. Population in the area is projected to increase by 0.7% in 2024. There are approximately 2,452,910 households in the region which is up 1.1% year-over-year. Households are forecast to grow 2.3% from 2023 to 2028. Median household income increased by 4.2% from the previous year to \$136,859.

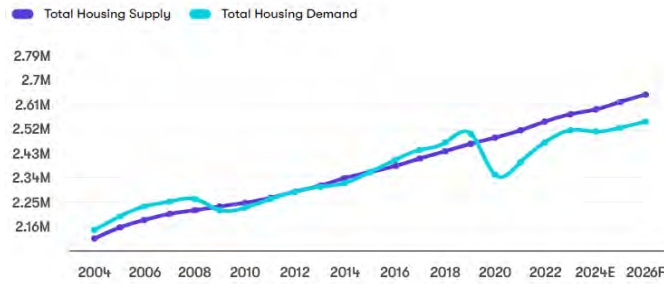


Supply. In 2Q 2024 finished vacant inventory decreased 15.1% year-over-year to 1,378 units, and total housing inventory increased 1.2% over a year earlier to 6,665 units. Quarterly housing starts increased 1.1% over a year ago, while the number of available vacant developed lots sits at 8,212, down 32.8% from the same quarter last year. There is currently 9.3 months of supply of vacant developed lots.

Supply Vs. Demand

2024E

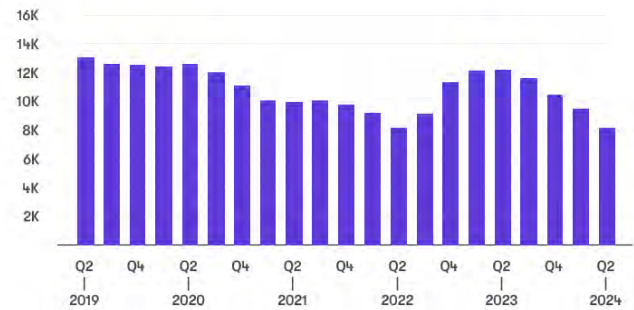
3.28% Oversupplied



Vacant Developed Lots

2Q 24

8,212 -32.8%



Sales Highlights. New home sales in the Washington-Arlington-Alexandria, DC-VA-MD-WV metropolitan area increased 10.6% year-over-year to an annualized rate of 10,054 units in June. Over the past 12 months, 6,595 of sales were attached units and 3,459 were detached. Existing home closings for the 12-month period ending in March posted a year-over-year decline of 21.3% to an annualized rate of 61,927 units. Of those, 26,846 were attached units and 35,081 detached.

New Home Sales

New Home Sales L12M

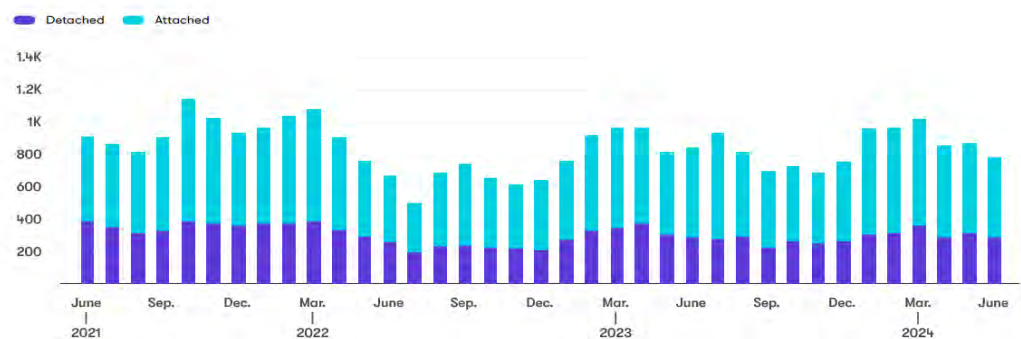
10,054 10.6%

Detached Sales L12M

3,459 6.4%

Attached Sales L12M

6,595 13.0%



Price Highlights. The average list price for a new detached home in the Washington-Arlington-Alexandria, DC-VA-MD-WV region decreased 0.6% from 2023 to \$806,923 in June while the average list price for a new attached home increased 2.1% over the same period to \$618,831. Homes priced under \$350,000 experienced the most closing activity over the past year. The new home affordability ratio for a detached home was 30.4% in March.

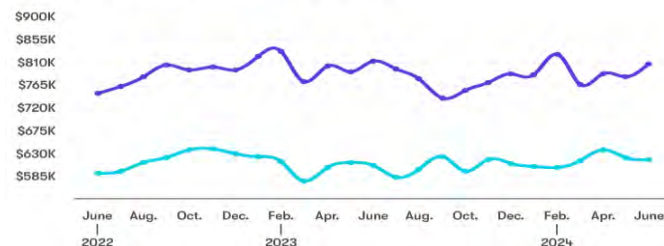
Avg. New Home List Price

Detached

\$806,923 -0.6%

Attached

\$618,831 2.1%



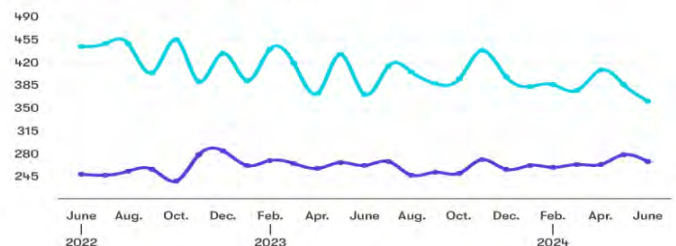
Avg. New Home List Price per sq ft

Detached \$/SF

\$268 -2.9%

Attached \$/SF

\$360 -2.9%



In Summary, the Washington, D.C., metro housing market is expected to remain strong due to low supply and consistent demand. The Zonda Market Ranking (ZMR) for the Washington, DC market in May remained consistent with the previous month, maintaining an 'average' rating. The existing housing supply in Washington D.C. is expected to increase in 2024 but remains very limited because of the many

homeowners still locked into mortgages with low rates. Among the top 100 new home markets, the metro area ranked 15th by existing home closings and saw volume contract year-over-year. New home closings, however, held relatively steady during the same period.

Strengths. Approximately 2.5 million square feet of downtown office space have been tagged to be repurposed for residential use. But the pandemic has resulted in record-high vacancies. The Housing in Downtown Abatement Program will work to convert more into housing.

Weaknesses. The vacancy rate in Washington D.C.'s office space reached a record high of 21.2% in the fourth quarter of 2023. However, the high vacancy rate applies to overall and Class-B/Class-C office spaces. The vacancy rate for high-quality space is much lower at 11.5%.

Vienna Neighborhood. Using the Bright MLS System, we performed a Competitive Market Analysis (CMA) looking for closed sales of single-family residential homes in a one-mile radius around the subject property from February 23, 2024 to July 22, 2024. The service returned 50 closed sales. The following chart displays the results of the CMA. The CMA may be found in the Addendum of this report.

# LISTINGS:	50	Bds	Bths	Yr Blt	Acres	Abv Grd SF	CL\$/SqFt	List Price	CL Price	Concess	CL Date	CLP%LP	DOM
Medians:		5	4.0	1974	0.30	2,330	\$532.65	\$1,199,000	\$1,232,500	\$6,500		100.68	6
Minimums:		3	3.0	1955	0.06	1,220	\$353.18	\$825,000	\$825,000	\$6,500		93.97	0
Maximums:		7	7.0	2024	0.96	5,479	\$942.56	\$3,150,000	\$2,960,000	\$6,500		114.68	299
Averages:		5	4.1	1980	0.38	2,625	\$559.60	\$1,349,942	\$1,382,886	\$6,500		102.73	18

There were 50 houses sold in a one-mile radius surrounding the subject since February 23, 2024. This translates to roughly 10 homes sold per month. The lowest price was a home at 1848 Foxstone Drive which sold for \$825,000 and the highest price attained was for a home at 1918 Beulah Road which sold for \$2,960,000. The average closed price was \$1,382,886 with an average day on market of 18 days. Overall, the data indicates that the subject market has a healthy, single-family home sales market.

DESCRIBE THE IMMEDIATE MARKET AREA OF THE SUBJECT PROPERTY:

Location Description. The subject is located in the western portion of the Town of Vienna within Fairfax County, Virginia. Fairfax County, Virginia, is an integral part of the Northern Virginia suburbs and of the Washington, DC, Primary Metropolitan Statistical Area (PMSA). Fairfax County is located approximately ten miles west of the District of Columbia, which is the PMSA’s central business district. Both the PMSA, in general, and the Northern Virginia suburbs, in particular, are economically vibrant regions with good long-term prospects for future growth in employment, population, income, and retail sales.

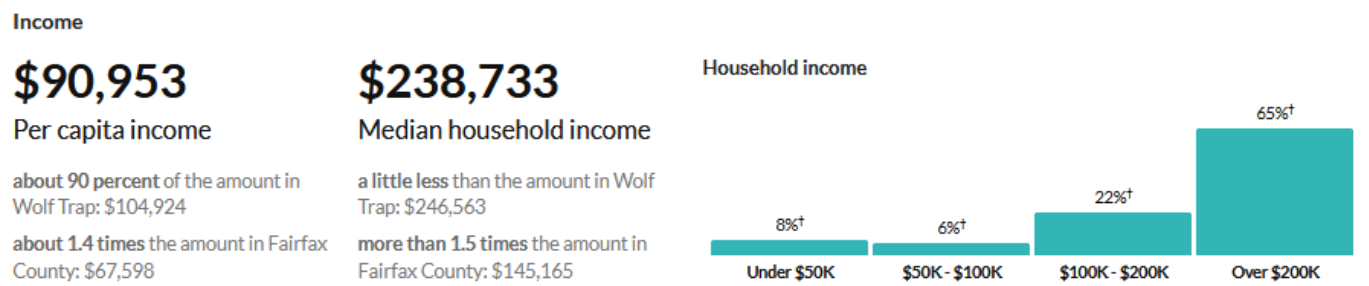
Fairfax County, Virginia, is an integral part of the Northern Virginia suburbs and of the Washington, DC, Primary Metropolitan Statistical Area (PMSA). Fairfax County is located approximately ten miles west of the District of Columbia, which is the PMSA’s central business district. Both the PMSA, in general, and the Northern Virginia suburbs, in particular, are economically vibrant regions with good long-term prospects for future growth in employment, population, income, and retail sales.

Fairfax County is located in a region very accessible to the entire Washington Metropolitan Area. Some of the major highways serving the County include Interstate 495 (I-495, which is also known as the Capital Beltway), Interstate 66 (I-66), and Interstate 95 (I-95), with the portion inside the Capital Beltway being identified as I-395 (Henry G. Shirley Memorial Highway). Interstate 66 and the Washington-Dulles International Airport Access and Toll Road (Route 267) run east to west and provide access from the outlying western suburbs into the District of Columbia. Interstate 95 is a major north-south route

along the East Coast from New York to Florida and also functions as a commuter route from various counties, including Spotsylvania County, Stafford County, Prince William County, and Fairfax County, into the District of Columbia.

Fairfax County is recognized as a prosperous area which has attracted new industry and residents for decades. The area is easily accessible by all means of transportation, has an excellent educational system, and its residents have a high standard of living. According to Forbes, as of July 2017, Fairfax County was the third most affluent county in the Nation, trailing only Loudoun County, Virginia (first), and the City of Falls Church (second). Estimates for 2010 by the U. S. Bureau of Census American Community Survey, indicate that 55.7 percent of Fairfax County households had incomes over \$100,000 per year, and according to the Fairfax County website, the 2014 median household income in the County was \$110,674. For 2016, the median household income was \$113,327, and was up to \$119,320 in 2017, according to the Fairfax County website. Continuing to increase, according to the Fairfax County Demographic Reports 2021, was \$133,974, the most recent data available.

According to Census Reporter using data provided by the Census Bureau in 2022, the most recent data available, the subjects census tract 4603, Fairfax, Virginia encompasses 0.8 square miles and has a population of 2,801, or 3,299 people per square mile. Median household income for the area is \$238,733 which is 1.5 times larger than the County figures for 2021.



Fairfax County experienced tremendous population growth during the first decades after the Second World War when the County was at the periphery of Washington’s suburbs. The County’s population increased over fivefold between 1950 and 1975. During the 1990s, its population grew 18.5 percent. The rate of population growth has now slowed as the inventory of available, undeveloped land has shrunk. Fairfax County ranks as the most populous jurisdiction in Virginia, encompassing 13.4 percent of the state’s population, and is home to one of every five residents of the Washington Metropolitan Area. The population estimate in the Fairfax County Demographic Reports 2015 available on the Fairfax County website indicates a population of slightly more than 1.125 million people in the County. The Fairfax County Demographic Reports 2021 estimated the County population to have increased to 1.171 million.

The County’s fastest growing employment sector since the 1990s has been the Services sector, with the most rapid growth in Services employment concentrated in Business Services, Engineering Services, and Management Services. Fairfax County has the greatest concentration of technical and high-tech workers of all jurisdictions in the Washington Metropolitan Area. The proportion of these professional and business service jobs encompasses a much larger percentage of the total labor force in this area compared to other metropolitan areas, nearly double the national average. This work force is presently concentrated in the Tysons Corner, Merrifield, and Reston/Herndon areas of the County, but forecasts indicate that the Fairfax Center, Dulles, and Chantilly areas will also continue to grow as major business centers. Fairfax County has a \$115 Billion economy, according to the Fairfax County EDA.

According to the Census Bureau, as reported by the Washington Post, Fairfax County has more jobs than any other jurisdiction in the Washington area. Approximately 36.0 percent of the metropolitan area's workers are employed in Northern Virginia, 33.0 percent in Washington, DC, and 29.0 percent in Maryland. The professional services and technology job sectors are of primary importance. Twenty-three of the largest technology employers in the Washington region are located in Fairfax County. More than 16.0 percent of all firms in Fairfax County are affiliated with the technology field and nearly 54.5 percent of County residents work within the County. Fairfax County has the second highest concentration of jobs at tech companies in the United States.

The County is also home to eleven Fortune 500 companies, half of all the Fortune 500 companies located in the Washington Metropolitan Area. Six of Fairfax County's 11 Fortune 500 firms are defense contractors. There are also four Black Enterprise 500 companies and ten Hispanic 500 companies in Fairfax County. In addition, there are more than 430 foreign-owned companies representing 49 companies with offices in the County, including BAE Systems, Intelsat and Volkswagen Group.

Government employment includes military and intelligence jobs. Fort Belvoir is the largest single employer in the County. More than 19,000 soldiers, sailors, airmen, Marines, and Defense Department civilians are employed at the base. Intelligence employment in the County includes the headquarters of the Central Intelligence Agency, the National Geospatial-Intelligence Agency, the National Counterterrorism Center, and the National Reconnaissance Office. Twelve of the top 50 federal contractors are headquartered in the County.

Further, Fairfax County is also home to the headquarters of many major companies, among them Amazon, Bechtel, Booz Allen Hamilton, Carahsoft, Hilton Worldwide, Capital One, GeoEye, Inc., Mars, Northrop Grumman, NVR, and SAIC. Fairfax County has a very proactive Economic Development Authority, which works to entice businesses to the area.

According to the Virginia Employment Commission ("VEC"), the total non-agricultural employment in Fairfax County was 518,821 for 2000. Total employment, i.e., the total number of employed Fairfax County residents, regardless of place of employment, fell during 2003, the first yearly decrease since 1992, and was reported at 524,232 jobs in 2003. The figure for the fourth quarter 2010 was 607,562 jobs, an increase of 83,330 jobs, or 15.9 percent, since 2003. Total employment for 2013, according to Fairfax County statistics was 610,000, based upon VEC statistics and Bureau of Labor Statistics (BLS). For 2017, the County reported total employment at approximately the same level, i.e., 610,531. As of May 2024 the rate (not seasonally adjusted) in the County was 2.3 percent, below the unemployment rate for the Commonwealth of Virginia, which totaled 2.7 percent, and the U.S. rate, which was 4.0 percent.

With approximately 120.4 million square feet of office space as of the beginning of 2024, Fairfax County has traditionally been ranked as the second largest suburban office market in the nation. Tysons Corner, with over 31.65 million square feet of office space, up approximately 7.2 percent since the beginning of 2018, has been described as the "downtown" of Fairfax County. It is ranked fourteenth among the U.S. business districts, and 80,000 people work in the vicinity. With the extension of the Silver Line of the Metrorail System through the Tysons Corner area, the location has been experiencing significant new redevelopment with multiple multifamily, office and hotel properties, some of which exceed 30 stories, while more is in process.

Further, the Metrorail and Metrobus system provide access to the entire Washington Metropolitan Area. The Orange line, the Blue line, the Yellow Line and now, the Silver Line all serve the County. The Orange line provides access between Vienna in Fairfax County and Rosslyn in Arlington County (where

one can transfer to the Blue Line) before continuing on into Washington, DC; the Blue line runs south from Arlington County to National Airport continuing south to the City of Alexandria, then southeast back into Fairfax County where it terminates in Springfield where one can transfer to the Virginia Rail Express (VRE) and continue south to Fredericksburg; one can also transfer to the yellow line in Alexandria to reach the Huntington area of Fairfax County along the Route One Corridor. Finally, the Orange line also provides a transfer point at the West Falls Church Metrorail Station to the Silver Line, providing Metrorail access to McLean, Tysons Corner, Reston, Herndon, and the Washington-Dulles International Airport before continuing on into Loudoun County. The stations through Wiehle-Reston East of the Silver Line were completed and open as of March 2016 and the final station in Ashburn in Loudoun County opened as of November 2022.

The extension of the Silver Line has had a significant effect on the Tysons Corner area, an established area which has traditionally had a mix of land uses that includes mostly office buildings and neighborhood and community shopping centers, flanked by residential uses, and which has recently also had a growing number of high-rise residential uses, numerous mid- to high-rise office buildings, the Tysons Corner Shopping Center, and Tysons II Galleria shopping center, along with freestanding retail and automotive uses. The recently completed portion of the extension of the Silver Line of the Metrorail System through the McLean and Tysons Corner area, including the construction of new stations along the median of Route 7 has created a commanding influence in the immediate area. As such, with the anticipation of the Metrorail line through Tysons Corner, filings of rezoning applications in the neighborhood accelerated sharply in 2011 and 2012. There are now numerous rezoning applications approved or in the queue for new transit-oriented developments covering more than 225 acres. The total square footage of new development planned is approximately 36.0 million square feet, including 19.0 million square feet of non-residential uses. As of January 2023, there was 3.7 million square feet under construction.

In response to rapid employment growth, substantial new office development occurred in the late 1990's. Until 2001, office space absorption kept pace with the new development. Office vacancy rates were extremely low, while rental rates and property values increased sharply. However, in 2001, Northern Virginia's office vacancy rates increased as a result of the market correction in the computer and high-tech industries. This was exacerbated by the events of September 11, 2001. As vacancy rates increased and absorption slowed, office market rents declined, with the steepest declines occurring in the submarkets with the highest vacancy rates.

The office market began to improve in 2003 after reaching a peak vacancy of almost 18.0 percent, and by the end of 2004, the Countywide vacancy had declined to 12.3 percent. By year-end 2009, the office inventory was approximately 109 million square feet, but vacancy had increased, again, to 16.0 percent, due to an abundance of new buildings and the recessionary economic climate. During the next several years, the office vacancy held generally steady in the range of 14.0-15.0 percent, but began to rise, reaching 16.6 percent in the second quarter of 2016. By mid-June 2018, the direct office vacancy rate in Fairfax County was 16.4 percent (trending down from 17.3 percent at the beginning of 2017) with 18,873,710 square feet vacant out of a rentable inventory of 115,073,658 square feet in 1,789 existing office buildings according to CoStar/Comps reporting service. As of April 2020, CoStar reported a direct office vacancy rate for Fairfax County, including the Cities of Fairfax and Falls Church, of 14.6 percent, and 15.3 percent when sublet space was included, with 18,973,338 square feet vacant out of a total inventory of 123,857,452 square feet of office space.

One year later, as of April 2021, the office vacancy for Fairfax County, including the Cities of Fairfax and Falls Church, had begun to rise again to 16.9 percent, with a total of 20,879,041 square feet vacant (including sublet space), out of a total inventory in existing office buildings of 123,477,518 square feet,

declining slightly to 16.7 percent as of mid-December 2021. However, we also note that office construction has continued during this time, with 14 new office buildings constructed since the second quarter of 2018, adding 3,678,312 square feet of office space to the inventory, according to the service. As of January 2024, the Fairfax County office vacancy rate, including the Cities of Fairfax and Falls Church, has continued to rise and is estimated by CoStar to be 18.4 percent. We do note that four buildings totaling 2,524,592 square feet, delivered in 2022, and one 125,000 square foot building delivered in 2023 according to the service. In addition, we also note that at least one recent transaction in Tysons Corner for redevelopment occurred during the pandemic and the purchasers considered the effect of Covid 19, apparently had the option to proceed or not, and yet proceeded with the transaction. The largest business parks in the submarket are currently Tysons II, West*Gate Park and Westwood Corporate Center, although some of these parks are experiencing redevelopment in favor of multi-family. In addition, there are also Class A office projects which house ground-floor retail such as Tiffany's and Elizabeth Arden Red Door Spa.

According to an Area Business Report, Fairfax County reported the Tyson's Corner submarket has the largest concentration of hotels in Fairfax County, with 15 hotels having nearly 3,944 rooms. Notable hotels include the 458-room Hilton on Jones Branch Drive, the 437-room Sheraton Premiere on Leesburg Pike, the 396-room high-rise Marriott, and the 398-room Ritz Carlton which is connected to the Tysons Galleria. As with the hotel market in general, the Tyson's Corner hotel market has suffered over the past few years but is now improving. For example, a new Archer hotel has just completed construction in the southwestern quadrant of Dolley Madison Boulevard and Colshire Drive at the McLean Metrorail Station. As of January 2024 there is one hotel under construction with 101 rooms located at 1587 Spring Hill Road. This will be an economy class franchise of Suburban Studios and is due to be completed in the first quarter of 2024.

Also, as of mid-June 2018, the direct vacancy rate for industrial/flex buildings in Fairfax County was 8.7 percent (continuing down from the beginning of 2017 when it was 10.7 percent), with 3,457,650 square feet vacant out of an inventory of 39,516,872 square feet in 898 existing industrial/flex buildings. As of April 2020, the direct industrial-flex vacancy for the County (including the Cities of Fairfax and Falls Church) was reported by CoStar to have declined to 7.1 percent, and 7.6 percent, when sublet space is included, with 3,143,009 square feet vacant out of a rentable inventory of 40,972,467 square feet. As of mid-December 2021, the industrial-flex vacancy rate had declined again to 6.1 percent, with a total of 943 existing buildings, with a total of 2,471,350 square feet vacant out of an inventory of 40,685,339 square feet. By the end of 2023, the industrial-flex vacancy rate in the County was 5.8 percent, and held steady at 5.8 at the beginning of 2024 with 2,417,790 square feet vacant out of a total inventory of 41,403,717 in 909 existing buildings.

Retail vacancy in Fairfax County as of mid-June 2018 was estimated by CoStar to be 2.6 percent with 1,179,252 square feet vacant out of an inventory of 45,278,367 square feet of rentable area in 2,064 existing buildings. For Fairfax County, the Cities of Fairfax and Falls Church, CoStar reported an April 2020 total vacancy rate of 2.9 percent. For Fairfax County only, the total vacancy rate was estimated to be 2.7 percent by the service with 1,226,919 square feet vacant out of a total rentable inventory of 44,730,525 square feet in 2,112 existing retail buildings. As of the end of 2023, the Fairfax County retail vacancy rate, including the Cities of Fairfax and Falls Church, was estimated to be 2.7 percent with 1,374,501, square feet vacant out of an inventory of 50,362,296 square feet in 2,502 buildings, and has increased to 2.8 percent as of the beginning of 2024. As such, the Fairfax County retail submarket is considered to be stabilized or constrained, as of our effective date of appraisal.

An additional stimulus to the Fairfax County economy is the presence of the Fairfax Inova Medical Campus hospital system, which has continued to expand. The Fairfax Hospital is located along Gallows

Road, just south of U.S. Route 50 near the Capital Beltway and just north of Woodburn Road. Fairfax Inova Hospital, part of the Inova Health System, is a 753-bed hospital which has been ranked in a US News and World Report survey as “One of America’s Best Hospitals”. The most recent expansion has included the long-term leasing of the 117-acre site of the former Mobil complex across Gallows Road from the Hospital and which is improved with 1.3 million square feet of building improvements, including five towers and four large office buildings, a rooftop helicopter pad, and has additional room for expansion. Reportedly, Inova is now acquiring the facility and will develop the Inova Health System’s Center for Personalized Health which will include health-oriented restaurants, retail, and technology centered businesses. It also includes the \$250 million Dwight and Martha Schar Cancer Center which Inova constructed, and which opened in May 2019.

Further, the Amazon location and development of its \$2.5 billion, 25,000 employees, “HQ-2” in Arlington County in National Landing, opened in June 2023. National Landing is comprised of Crystal City, Pentagon City and primarily, the northern portion of Potomac Yards. The entity is continuing to occupy multiple JBG-Smith development sites in Pentagon City and Crystal City, as well as, reportedly future phases in the Potomac Yard area in Alexandria. Initially, Amazon was reported to lease 536,722 square feet of existing office space at 241 18th Street South, 1800 South Bell Street, and 1700 Crystal Drive. Arlington County provided various concessions to attract the company and has now committed to a \$360 million investment in infrastructure at National Landing will be made, including a second entrance to the Crystal City Metrorail Station. Although this development is occurring in Arlington County, there are multiple Amazon acquisitions in the surrounding counties and beneficial overflow is expected to occur. For example, Amazon is also planning construction of a 600,000+ square-foot data center in Avion Park in Chantilly, fronting on Route 50 just west of Washington-Dulles International Airport in Fairfax County.

We expect the next decade to be a period of moderate growth in employment, population, and incomes as the reputation of Fairfax County as a strong high-tech area and the needs of the Federal Government will continue to attract new industry in the future. As of March 15, 2024, date of valuation, local, regional, national and global markets were being impacted by the COVID-19 pandemic. Currently, there continues to be uncertainty in the marketplace which we anticipate will continue in the local market over the foreseeable near term. However, because of the proximity of Fairfax County to the seat of the Federal Government, Fairfax County has developed a reputation as a strong high-tech/business area meeting the needs of the Federal Government as well as that of the private corporations who have located in the area. As such, we anticipate that Fairfax County will continue to attract new industry in the future. Overall amenities, in combination with a highly educated workforce, a national reputation as a center for business and industry, and proximity to the Federal Government should create a climate for continued growth, development and prosperity for Fairfax County over the long term.

Neighborhood Description. The subject is located along the northern line of the Washington and Old Dominion Trail just west of the terminus of Glyndon Street NE, south of the terminus of Talisman Drive, and east of the terminus of Prelude Drive in the western portion of the Town of Vienna, Fairfax County. The subject’s larger market area includes the Town of Vienna which is concentrated along Route 123 (Chain Bridge Road, aka Maple Avenue in Vienna) between Tysons Corner and the City of Fairfax. This area is about three miles west of the Capital Beltway (I-495) and 10 miles west of downtown Washington, DC.

The Town of Vienna provides a stable neighborhood that is generally built-out, with little vacant land available for development. Although near the concentration of commercial developments in Tysons Corner, Vienna is generally residential in character, with the exception of the Maple Avenue Corridor which is a densely developed, low-rise commercial thoroughfare connecting Tysons Corner (east of the

Town of Vienna) with the City of Fairfax (west of Interstate-66), passing through the Oakton area immediately west of Vienna. Route 123 also provides ease of access to the Capital Beltway (I-495) near Tysons Corner. It additionally provides access to the Vienna Metrorail station and Interstate 66 (I-66) via Nutley Street, just south of the subject.

Residential development surrounding the corridor consists of townhouses, apartments and a variety of single-family subdivisions ranging from recently constructed, luxury homes in the upper income brackets to older, more moderately priced dwellings. The neighborhood is close to major employment centers including Tysons Corner, western Fairfax and eastern Loudoun Counties, the Arlington central business district, and the Washington, DC, CBD. Consequently, in recent years many of the older residential land uses have been redeveloped with new single-family detached and attached residential projects.

Retail land uses in the neighborhood are primarily centered on both sides of Maple Avenue, just north of the subject, which traverses the town from northeast to southwest. Commercial land uses are a mix of retail centers, office condominiums, low-rise office buildings, freestanding bank branches, retail and service establishments, restaurants and automotive service uses. In addition, several sites along the Maple Avenue corridor have been redeveloped with retail uses, such as the Eckerd drug store at 215 Maple Avenue, West, on the site of the former Steak and Ale restaurant, and the small retail strip center on the former site of a Southern States store at the southeastern corner of Maple Avenue and Park Street. The former Safeway store has been redeveloped with Walgreen Drugs and Petco.

The Town of Vienna is also well served by institutional and recreational uses. There are a number of public and private schools within the subject's immediate vicinity including Vienna Elementary School (in the southwest corner of the intersection of Maple Avenue and Park Street), Louise Archer Elementary School (at Nutley and Knoll Streets), Thoreau Middle School (just outside the Town of Vienna limits on the eastern line of Cedar Lane), and James Madison High School on James Madison Drive. Private schools include Our Lady of Good Counsel Catholic School (which serves kindergarten through eighth grade), Green Hedges private school, and others. There are also a number of parks within the area including the adjacent to the west Nottoway Park, the Meadow Lane Park, and the North Side Park. The Westwood Country Club, a private golf and country club, is located at the northeastern end of town.

The subject property is located at the western most point of the Town of Vienna. Residential uses surround the subject on the north, east, and western sides. To the south the parcels are bordered by the public use W&OD Trail with residential uses below. The primary commercial corridor in the town is located roughly one to two blocks north along Maple Avenue.

Public transportation in the area would be considered good with the Spring Hill Metro Station along the Silver Line, which is located along Route 7 (Leesburg Pike) near its intersection with Spring Hill Road at the western end of Tysons Corner. The Silver Line provides connections to the Orange Line and Metro Center in the District of Columbia. This station is roughly two miles north of the subject and serves the general neighborhood. Bus service in the area is provided by the Fairfax Connector and Metro Bus with multiple lines serving the area.

Please refer to the following table which summarizes the 2023 and 2028 current demographic information based upon 1.0, 3.0, and 5.0-mile radii for the subject's general location from the Site To Do Business (STDBonline) database. Please refer to the Addendum of this appraisal for a copy of a Site Map and a Market Profile Report for more detail.

SITE TO DO BUSINESS DATA			
Households			
	1.0 Mile Radius	3.0 Mile Radius	5.0 Mile Radius
Number of Households (2023)	3,156	32,094	96,891
Five-year Projections			
Number of Households (2028)	3,140	32,554	100,086
Percentage Increase	-0.5%	+1.4%	+3.3%
Average Annual Household Income	\$317,927	\$250,316	\$68.6
\$100,000, or greater	83.3%	74.5%	69.0%
\$200,000, or greater	55.9%	44.1%	35.8%
Population			
Population (2023)	9,485	85,891	251,134
Five-year Projections			
Population (2028)	9,430	86,742	257,469
Percentage Increase	-0.6%	+1.0%	+2.5%

In conclusion, the subject neighborhood and surrounding market area contains established single-family and multi-family residential communities, with supporting neighborhood retail and services. The immediate market area is anchored by an established base of employment in the City of Fairfax and growing employment in nearby Tysons Corner to the northeast of the subject (the largest employment center in the county). Transportation linkages are good. The area is experiencing new residential construction and redevelopment of older, single-family homes. The long-term outlook for the market area is positive. The subject's location just west and south of major commuter roads is considered desirable and should continue to be attractive to potential investors and users for the foreseeable future.

“BEFORE ACQUISITION VALUE” OF THE PROPERTY

PROPERTY DESCRIPTION:

LOCATION:

The subject property consists of two adjacent tax parcels located along the northern line of the Washington and Old Dominion Trail just west of the terminus of Glyndon Street NE, south of the terminus of Talisman Drive, and east of the terminus of Prelude Drive in the western portion of the Town of Vienna, Fairfax County. The subject does not have a listed address in public record but is frequently known as Northside Park/Maud Robinson Wildlife Preserve at Mills and Glyndon Street, Vienna, Virginia 22180. For tax purposes, the subject is known as Tax Map Parcels 038-1-02-0023 & 0024 on the land maps of Fairfax County.

LAND:

For the size, shape, and dimensions of the subject parcels, we have relied on the Fairfax County tax record and plan sheets titled, Gravity Sewer Capacity Improvements – Tysons West, dated March 2024. We have relied on the plan sheets and project details provided by our client for the project description. The subject property is located on Plan Sheets C-14, C-15, C-16, C-17, and C-18 Stations 94+00 to 100+50, STA 101+50 to 104+00, STA 104+00 to 110+50, STA 110+50 to 117+00 and STA 117+00 to 123+00 on the project plan. A copy of the subject plats and plan sheets C-14, C-15, C-16, C-17, and C-18, which include the subject property, are provided in the Addendum.

Combined, the subject property contains 21.45 acres or 934,358 square feet of land. Individually and collectively, the parcels offer an irregular but highly useable shape and provide approximately 980-feet of frontage along the Washington and Old Dominion Trail. Additionally, there is a small 9,593-square-foot, or 0.22-acre, portion of parcel 0381-02-0023 that is detached from the main portion of the parcel located to the north in the shape of a dog leg. Please review the tax map for a visual representation of the layout of this parcel. Combined, the topography of the parcels are sloping from west to east and east to west down to a seasonal stream which traverses the parcels from north to south connecting with the Piney Branch Stream. Piney Branch traverses the southern portions of the parcels. Piney Branch is part of the Difficult Run Watershed. The eastern highpoint is 370-feet above sea level sloping downward to the west to 300-feet above sea level. The western highpoint is 340-feet above sea level sloping downward to the east to 305-feet above sea level. There are two potential building sites, one on the highpoint on the east and one on the high point on the west. The parcels are heavily wooded with mature hardwood trees and a number of hiking trails open to the public. There are no roads that provide direct access to the parcels; however, there are a number of secondary streets that terminate at the boundary of the parcels in the surrounding neighborhood.

Public utilities available to the subject include sanitary sewer, water, electricity, gas, and communications. According to the provided title reports the parcels are encumbered with typical utility easements to provide utilities to nearby properties.

The appraisers were not provided with any subsurface soil or bearing studies or environmental studies of the subject property. We have assumed that the subject soil will support any improvements permitted by zoning. We have also assumed that the property is not adversely impacted by environmental issues. The appraisers have assumed that there are no underground fuel/chemical storage tanks on the property.

The subject property is located on Flood Insurance Rate Map Number 51059C0145E, revised as of September 17, 2010. According to this map, portions of the subject are located in unshaded Zone X, an area determined to be outside of the 500-Year Floodplain and Zone A, an area with a 1.0 percent annual chance of flooding and a 26.0 percent chance of flooding over the life of a 30-year mortgage.

The Fairfax County Environmental Report Fairfax County Environmental Report indicates that combined there are 3.0 acres (14.0 percent) located in floodplain, 10,018 square feet located in resource protection area (RPA), 4.1 acres (19.0 percent) located in a 100-foot stream buffer, and 108 square feet located in FEMA DFIRM. A copy of the Fairfax County Environmental Report with associated map for each parcel may be found in the Addendum of this report.

In summary, the property has potential adequate access to local roadways; however, there are no roadways that connect directly to the site. Commuter routes are in close proximity and the Spring Hill Metrorail Station is approximately 2.0-miles to the northeast. Public utilities are available in adequate capacities to serve any development allowed on the subject. Overall, it is our opinion that the subject property would be well accepted by the market for potential residential uses; however, the parcels PC zoning classification does not allow residential uses.

IMPROVEMENTS:

As of the date of our appraisal, the subject parcels were vacant land used as the Northside Park/Maud Robinson Wildlife Preserve and are improved with a number of public hiking and walking trails. At the time of our inspection on July 19, 2024, there were no structures on the subject property.

PUBLIC UTILITIES AVAILABLE: ☒ Electric ☒ Telephone ☒ Water ☒ Sewer
☒ Gas ☐ Other ____; Private ☐ Well ☐ Septic System ☐ Other ____.

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.

In addition, it states:

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

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

AS IF VACANT

Physically Possible. Combined, the subject property contains 21.45 acres or 934,358 square feet of land. Individually and collectively, the parcels offer an irregular but highly useable shape that provides approximately 980 feet of frontage along the Washington and Old Dominion Trail. The topography is steeply sloping from west to east and east to west down to a seasonal stream which traverses the parcels from north to south connecting with the Piney Branch Stream. Portions of Piney Branch traverse the southern portions of the parcels. The area is part of the Difficult Run Watershed. The remainder of the parcels is heavily wooded with, steep slopes, mature hardwood trees and a number of hiking trails open to the public. There are no roads that provide direct access to the parcels; however, there are a number of secondary streets that terminate at the boundary of the park in the surrounding neighborhood. The Fairfax County Environmental Report indicates that combined there are 3.0 acres (14.0 percent) located in floodplain, 10,018 square feet located in resource protection area (RPA), 4.1 acres (19.0 percent) located in a 100-foot stream buffer, and 108 square feet located in FEMA DFIRM. The floodplain and stream buffer are located along the southern portion of the parcels along Piney Branch.

Due to the topography (steep slopes), location of floodplain and stream buffers, lack of access, and necessary setbacks in the zoning regulations of the parcels it is determined that the site is undevelopable, thus considered unusable, for any development absent a recreational and open space use. The entire site is used for recreational and open space use for its allowable uses.

Physically, the subject site does not appear suitable for development.

Legally Permissible. The subject property is zoned PC, Parks and Conservation Zone. The purpose of the Parks and Conservation Zone is to provide standards for the preservation or restoration of land to a natural, undisturbed, and undeveloped state. Government uses are an allowable use; however, any structures constructed on PC zoned land may not exceed 150 square feet. Additionally, the subject is long range planned for public uses within the Town of Vienna Comprehensive Plan. This effectively eliminates its developability for residential and commercial uses. The only legal use of the site would be for parkland with potential restroom facilities.

Financially Feasible. Due to the subjects PC Parks and Conservation zoning, we have determined that the subject property is undevelopable and that there are no financially feasible uses.

Maximally Productive. Due to the subjects PC Parks and Conservation zoning we have determined that the subject property is undevelopable and that the maximally productive use would be for public open space.

Conclusion. After considering the subject's physical features, zoning, and different development alternatives, it is the appraiser's opinion that the highest and best use of the subject property "as if vacant" is for use as public open space.

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. The application of this approach includes the following:

- 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.

The appraisers have utilized the Sales Comparison Approach to value the subject land. Sales of similar properties in the subjects' market area were researched for comparison to the subject. The appropriate unit of comparison in the valuation of the subject is the sales price per square foot of gross land area.

COST APPROACH

The Cost Approach to value is based on the principle that a prudent purchaser would not pay more for a property than the cost to purchase a similar parcel and erect similar improvements. The replacement cost new of an improvement is typically estimated by use of local contractors and/or a national cost service. Depreciation from all causes is then deducted from the estimated replacement cost new. The depreciated cost new of the improvements is then added to the site improvements and land value to arrive at the value indicated by the Cost Approach. The Cost Approach is primarily applicable to improved properties and was not utilized in the appraisal of the subject.

THE INCOME APPROACH

The Income Approach typically involves projecting the income and expenses of a property over a period, or periods of time into a cash flow projection, before debt service and depreciation. The cash flow (net operating income) is then capitalized into a value estimate. The capitalization rate is typically based upon current financial market requirements and equity return requirements of the specific real estate market of which the property is a part. The validity of this approach is largely based upon the principle of anticipation. An investor purchasing an income producing property is paying a sum of money in present dollars for the right to receive future dollars.

In arriving at a value estimate via this approach the following steps are taken:

- 1) Estimate the annual gross income of the property based upon the actual lease in effect and/or on comparable leases.
- 2) Deduct from the Gross Potential Income the estimated loss of income resulting from vacancies and/or non-collections to arrive at an estimate of gross effective income.
- 3) Estimate the expenses that are anticipated to be incurred on the operation of the property. The total expenses are deducted from the effective gross income to arrive at the estimate of net operating income (NOI- income before debt service, income taxes and depreciation).

Derive a capitalization rate by reference to the competitive markets. Select an appropriate method of capitalization and convert the NOI into a value estimate. The Income Approach is primarily applicable to improved properties and was not utilized in the appraisal of the subject.

COMMENT ON APPROACHES TO VALUE EXCLUDED

The subject property is vacant land with no improvements and is known as the Northside Park/Maud Robinson Wildlife Preserve. The proposed easement acquisitions impact the subject land; therefore, we will value the subject as vacant land available for development at its highest and best use as open space.

Since the subject is vacant land, we have relied on the Sales Comparison Approach to estimate the value of the subject. Since the subject is vacant land, neither the Cost Approach nor the Income Approach is applicable in the valuation of the land and both approaches have been excluded. In our opinion, the appropriate unit of comparison in the following analysis is the price paid per square foot of land.

The Cost approach will be utilized to estimate the contributory value of any site improvements that are removed and not replaced as part of the proposed construction.

“BEFORE ACQUISITION VALUE” OF THE PROPERTY

SALES COMPARISON APPROACH

In the Highest and Best Use Section we estimated that the highest and best use of the subject land, as if vacant, is for open space. The subject is known as the Northside Park/Maud Robinson Wildlife Preserve and as previously described in the zoning section is not developable. The subject is surrounded by residential development, and in this analysis, we have used undevelopable residential land to value the subject property. Additionally, we used quantitative analysis for transactional characteristics; however, because the comparables are nondevelopable land and a limited number of sales exist, we used a qualitative analysis to evaluate differences between the subject and comparables for physical characteristics.

These types of parcels do trade; however, the frequency of transfer is limited. The best available sales are presented in the following chart. The subject parcels combined contain 21.45 acres or 934,358 square feet.

UNDEVELOPABLE LAND COMPARABLES						
Comp No.	Grantee/Property Address	Sale Date	Sale Price	Zoning	Lot Area In Acres & Sq. Ft.	Sale Price per Acre & Sq. Ft.
1 (5172)	Charles Edwin Dyer Clifton Area Clifton, Fairfax County, VA	1/23	\$300,000	RC	10.00 Acres 435,600 SF	\$30,000/Acre \$0.69/ Sq. Ft.
2 (5173)	Robert H. Baskin 6640 Kilkenny Lane Fairfax Station, Fairfax County, VA	4/22	\$303,000	R-1	5.00 Acres 217,800 SF	\$60,600/Acre \$1.39/ Sq. Ft
3 (5174)	Zachary D. Crowe Terminus of Hardwood Lane McLean, Fairfax County, VA	12/22	\$75,000	R-2	3.00 Acres 130,665 SF	\$25,003/Acre \$0.57/ Sq. Ft
4 (5175)	James Shiao West of 1417 Grady Randall Court McLean, Fairfax County, VA	6/22	\$90,850	R-2C	3.00 Acres 130,680 SF	\$30,283/Acre \$0.70/ Sq. Ft

Prior to adjustment the undevelopable comparable land sales show a range in pricing from \$0.57 to \$1.39 per square foot and \$25,003 to \$60,600 per acre of land area. Please refer to the following Land Comparable Adjustment Grid. It is the appraiser's opinion, the most appropriate unit of comparison in the Sales Comparison Approach is the price paid per acre of site area.

UNDEVELOPABLE LAND COMPARABLES ADJUSTMENT GRID					
	Subject	Comp. #1 (5172)	Comp. #2 (5173)	Comp. #3 (5174)	Comp. #4 (5175)
Sale Price \$/Acre.	N/A	\$30,000	\$60,600	\$25,003	\$30,283
Demolition Expense or Contributory Value of Existing Improvements	Assume a Vacant Site	Similar -0-	Similar -0-	Similar -0-	Similar -0-
Adjusted Price \$/Acre	N/A	\$30,000	\$60,600	\$25,003	\$30,283
Conditions of Sale	Arm's Length	Atypical -5.0%	Similar -0-	Atypical -5.0%	Similar -0-
Adjusted Price \$/ Acre	N/A	\$28,500	\$60,600	\$23,753	\$30,283
Financing Terms	Assume Typical	Similar -0-	Similar -0-	Similar -0-	Similar -0-
Market Conditions	March 2024	1/23 -5.0%	4/22 -5.0%	12/22 -5.0%	6/22 -5.0%
Adjusted Price \$/Acre	N/A	\$27,075	\$57,570	\$22,565	\$28,769
Location	Fairfax	Inferior +	Inferior +	Similar -0-	Similar -0-
Exposure	Average / Mid-Block	Similar -0-	Superior --	Similar -0-	Similar -0-
Site Street Access	Land Locked	Land Locked -0-	Superior --	Land Locked -0-	Superior --
Site Size in Sq. Ft.	21.45 Acres	10.00 Acres -0-	5.00 Acres --	3.00 Acres --	3.00 Acres --
Site Shape	Irregular	Highly Irregular +	Highly Usable --	Highly Irregular +	Highly Usable --
Utilities Available	All	Inferior +	Inferior +	Inferior +	Inferior +
Zoning/Use	PC – Parks & Conservation Limited uses	RC --	R-1 ---	R-2 --	R-2C --
Total Quantitative Adjustment	N/A	+	-----	--	-----

EXPLANATION AND SUPPORT FOR THE ADJUSTMENTS, CORRELATION AND FINAL RECONCILIATION OF VALUE

Demolition Expense, or Contributory Value of Existing Improvements Adjustment.

None of the comparable had existing improvements. No adjustments are necessary

Transactional Adjustments.

Transactional adjustments account for conditions of sale, financing terms, and market conditions. All comparable were reportedly open negotiated market transactions that transferred in cash or cash equivalent terms. No adjustments are necessary for financing terms.

In terms of conditions of sale, **COMPARABLES ONE** and **THREE** were purchased by adjacent property owners to expand their residences buffer. Because of the potential for atypical conditions due to the willingness of the purchaser to purchase the property, **COMPARABLES ONE** and **THREE** are adjusted downward.

In terms of market conditions, **COMPARABLE ONE** transacted in January 2023, with the remaining comparables transacting in 2022. All comparable transacted when financing conditions were superior than current conditions. The comparables receive a downward adjustment to reflect the superior market conditions.

Physical Characteristics Adjustments.

Location. The subject is located in the Town of Vienna within Fairfax County. This location is less than one mile west of the main commercial corridor in the Town of Vienna. **COMPARABLES ONE** and **TWO** are located to the south of the subject in the Clifton and Fairfax Station areas. These areas are considered inferior and upward adjustments are applied. **COMPARABLES THREE** and **FOUR** are located to the northeast of the subject in the McLean area an area considered similar to the subject. No adjustments are applied.

Exposure. The subject is located in a residential enclave and has limited visibility. **COMPARABLES ONE, THREE, and FOUR** are positioned within residential subdivisions and are considered similar and no adjustments are applied. **COMPARABLE TWO** is located on a local connector and a downward adjustment is applied.

Access. The subject parcels are landlocked, which is similar to **COMPARABLES ONE** and **THREE** and no adjustments are necessary. **COMPARABLE TWO** and **FOUR** have access to a public street and are considered superior and downward adjustments are applied.

Size. The subject site is 21.45 acres. Pricing for smaller parcels is typically higher than larger parcels as there are more potential purchasers due to the lower price point. This typically drives pricing higher as more people bid on the property. **COMPARABLE ONE** is a relatively similar size and does not require adjustment. The remaining three comparables are all smaller in size and should have a larger pool of users, driving pricing upward. Downward adjustments are applied.

Site Shape. Site shape is an important factor for purchasers of this type of property as it factors into the potential of how the parcel could potentially be used or incorporated into an existing parcel. Highly irregularly shaped parcels may only serve as potential open space but contribute to setbacks or additional density while more traditionally shaped parcels may potentially be used as part of the development area of any future development. The subject offers a useable rectangular site shape. **COMPARABLES ONE** and **THREE** are long narrow parcels and considered inferior. Upward adjustments are applied. **COMPARABLES TWO** and **FOUR** each have a highly usable shape and do not require adjustment.

Utilities Available. The subject has all necessary utilities available for development at the street. All comparable are located within residential areas that are on well and septic which is inferior. All comparables are adjusted upward.

Zoning. This adjustment is to account for the variance in any future potential development potential either due to changes in environmental issues, or its ability to be combined with adjacent parcels. The subject offers a PR Parks and Recreational zoning classification which allows for limited uses. Most uses are open space area for the community, or governmental uses. The comparable all have residential uses which is superior and adjusted downward. **COMPARABLE TWO** reportedly had at one point a perk site for a one-bedroom residence and receives a larger downward adjustment.

Reconciliation. After transactional adjustments are applied, the indicated value per acre ranges from \$22,565 to \$57,570. When considering qualitative adjustments made for differences in physical characteristics, **COMPARABLE ONE**, which as the least degree of adjustment needed for physical

characteristics, is adjusted upward modestly. This is the most reliable indicator, and it shows that the value per acre should be reconciled higher than \$27,075. **COMPARABLES TWO** and **FOUR** are adjusted downward significantly indicating that the value per acre should be much less than \$57,570 and less than \$28,769 respectively. **COMPARABLE THREE** suggests that the value should be less than \$22,565 per acre.

When reconciling a value per acre, we relied upon **COMPARABLE TWO** the least. The remaining 3 comparables suggest a value range from \$22,565 and \$27,075. Relying the most on **COMPARABLE ONE** because it is the most reliable indicator of value, we reconcile to a value of \$27,000 per acre. For the purposes of calculating compensation, the value per acre is converted to a value per square foot, which equals \$0.62.

21.4499 Acres x \$27,000 per acre = \$579,147, Rounded \$580,000, or \$0.62 per square foot.

21.4499 Acres x 43,560 Sq Ft/Acre = 934,358 Sq. Ft.

\$580,000 ÷ 934,358 = \$0.62 per Sq. Ft. land area

ACQUISITION VALUE

TYPE OF ACQUISITION (Check all that apply)

- ☐ Total Acquisition (Further analysis is not required so delete all remaining pages)
- ☐ Partial Acquisition
- ☒ Easement
- ☐ Other

DESCRIPTION OF ACQUISITION

The subject is proposed to be encumbered by three Sanitary Sewer Easements (SSE) containing a combined 15,515 square feet of ground. The SSE associated with Parcel 0024 contains 2,942 square feet, and SSEA and SSEB associated with Parcel 0023 contains 2,980, and 9,593 square feet. Additionally, the parcels are to be encumbered by two Grading Agreements and Temporary Construction Easements (GA&TCE) containing a combined 8,005 square feet. The GA&TCE associated with Parcel 0024 contains 4,529 square feet, and the GA&TCE associated with Parcel 0023 contains 3,476 square feet. The easements are part of the Gravity Sewer Capacity Improvements - Tysons West Project No. #WW-000034-004. The proposed construction is a project of the Fairfax County, Virginia Department of Public Works and Environmental Services. The subject property may be located on Plan Sheets C-14, C-15, C-16, C-17, and C-18 Stations 94+00 to 100+50, STA 101+50 to 104+00, STA 104+00 to 110 to 50, STA 110+50 to 117 to 00 and STA 117+00 to 123 +00 on the project plan. A copy of the subject plats and plan sheets C-14, C-15, C-16, C-17, and C-18, which include the subject property, are provided in the Addendum.

The purpose of the construction project is intended to increase the capacity of the sewer system to accommodate the anticipated growth in the northern Fairfax County area and to ensure the system continues to provide continuous reliable service to all customers. The project will involve the installation of sanitary sewer lines. The proposed work is located in the northwestern portions of the subject parcels. The area that will be affected by the project is heavily wooded with mature hardwoods and understory.

According to information provided by our client, the duration of the proposed construction project is estimated at three (3) years. However, the exact start date of the construction is undetermined as of the date of this appraisal. Allowing for unforeseen events such as bad weather or material delays, the

appraisers will use a period of 3.5 years or 42 months to estimate the compensation to the property owner attributable to the GA&TCE.

There are mature hardwood trees and understory that will be removed. There are no site improvements located on the property. Most of the impacted trees are in poor condition, or dead and we conclude that their removal has no impact on the land's contributory value. However, we have considered the disturbance of the land area in our conclusion of the percent of fee simple value that should be paid for the permanent easements. This will also be considered when selecting the percentage of fee simple that should be used to compensate for the temporary easements.

Land

The proposed acquisition affecting the subject property consists of the following two components.

1. Permanent Sanitary Sewer Easement (SSE). The SSE's are to the benefit of the Board of Supervisors of Fairfax County, Virginia, and contain a combined gross area of 15,515 square feet.

SSE associated with Parcel 0024 contains 2,942 square feet and starts at a point along the eastern border of the parcel 142.13 feet south of the northern most point of the parcel. The easement then travels to the southeast along the eastern border of the parcel for 40.85 feet to a point where it turns to the south southwest and travels for 145.56 feet to a point along the parcel's western border where it turns north northwest and runs along the parcel's western border for 38.19 feet to a point where it turns to the north northeast and runs for 148.65 feet connecting back at its start. The SSE will not impact access to or the use of the existing park. As such, it is our opinion, the impact on the subject from the SSE is minimal and estimated to be 15.0 percent of the fee value of the property. Therefore, the total compensation due the property owner from the SSE is based on 15.0 percent of the fee value of \$0.62 as follows,

SSE containing 2,942 SF x \$0.62 x 0.30 = \$547.21, Rounded \$550.00.

SSEA associated with Parcel 0023 contains 2,980 square feet and starts at a point along the northern line of the larger portion of the parcel 130.70 feet southeast from the northwestern most point of the portion of the parcel and runs along the northern line for 22.04 feet to a point where it turns south southwest and runs for 73.38 feet to a point where it turns north northwest and runs for 40.85 feet to a point where it turns north northeast and runs for 82.57 feet connecting back at its start. SSEA will not impact access to or the use of the existing park. As such, it is our opinion, the impact on the subject from the SSEA is minimal and estimated to be 15.0 percent of the fee value of the property. Therefore, the total compensation due the property owner from the SSE is based on 15.0 percent of the fee value of \$0.62 as follows,

SSEA containing 2,980 SF x \$0.62 x 0.30 = \$554.28, Rounded \$555.00.

SSEB contains 9,593 square feet and occupies the entirety of the dog leg portion of the parcel located to the north of the main acreage of the parcel. Please review the tax map for a visual representation of the shape of the parcel. SSEB will not impact access to or the use of the existing park. As such, it is our opinion, the impact on the subject from the SSE is minimal and estimated to be 15.0 percent of the fee value of the property. Therefore, the total compensation due the property owner from the SSE is based on 15.0 percent of the fee value of \$0.62 as follows,

SSEB containing 9,593 SF x \$0.62 x 0.30 = \$1,784.30, Rounded \$1,785.00.

Building(s)

The subject parcels are used as parkland and there are no improvements on the subject parcels; therefore, building improvements are not impacted by the construction or easement acquisition.

Other Improvements. (include site improvements, cost source etc.)

Landscaping. The subject parcels are used as parkland with mature trees of various sizes and species on the portions of the parcels to be acquired and encumbered that will have to be removed. Many of the trees are dead or in poor condition and do not contribute significant value to the property. No value has been assigned to these features.

2. Grading Agreement and Temporary Construction Easement (GA&TCE). The GA&TCE's are to the benefit of the Board of Supervisors of Fairfax County, Virginia, and contain a combined gross area of 8,005 square feet.

GA&TCE-0024 associated with Parcel 0024 contains 4,529 square feet and starts at a point along the eastern border of the parcel 80.85 feet south of the northern most point of the parcel. The easement then travels to the southeast along the eastern border of the parcel for 61.28 feet to a point where it turns to the south southwest and travels for 148.65 feet to a point along the parcels western border where it turns north northwest and runs along the parcels western border for 57.29 feet to a point where it turns to the north northeast and runs for 152.92 feet connecting back at its start. The GA&TCE will not impact access to, or the use of, the existing park.

GA&TCE-0023 associated with Parcel 0023 contains 3,476 square feet and starts at a point along the northern line of the larger portion of the parcel 97.64 feet southeast from the northwestern most point of the portion of the parcel and runs along the northern line for 33.06 feet to a point where it turns south southwest and runs for 82.57 feet to a point where it turns north northwest and runs for 61.28 feet to a point where it turns north northeast and runs for 96.00 feet connecting back at its start. The GA&TCE will not impact access to, or the use of, the existing park.

The purpose of the GA&TCE's are to provide the contractor an area for the contractor to establish siltation control and also for access during the construction of the new sewer line. After construction of the sewer line, the GA&TCE areas will be utilized for final grading and the contractor will seed the easement area. Upon completion of the construction project, the GA&TCE's will be extinguished.

The GA&TCE's will not impact access, parking or the use of the property. In our opinion, the impact on the subject from the GA&TCE's is minimal and estimated to be 10.0 percent annually of the fee value of the property, which reflects a small premium over existing return requirements for land leases that typically range from 7.0 – 9.0 percent.

As previously reported, the GA&TCE will have a duration of three (3) years. However, the exact start date of the construction is undetermined as of the date of this appraisal. Allowing for unforeseen events such as bad weather or material delays, the appraisers will use a period of 3.5 years or 42 months to estimate the compensation to the property owner attributable to the GA&TCE. Therefore, the total compensation due the property owner from the GA&TCE's is based on 10.0 percent ($0.10 \times 3.50 = 0.35$ or 35.0 percent) of the fee value of \$0.62 as follows,

GA&TCE - 0024 containing 4,529 SF $\times$ \$0.62 $\times$ 0.35 = \$982.79, Rounded to \$980.00.

GA&TCE - 0023 containing 3,476 SF $\times$ \$0.62 $\times$ 0.35 = \$754.29, Rounded to \$755.00.

Building(s)

The subject parcel is vacant parkland; therefore, no building improvements are impacted by the construction or easement acquisition.

Other Improvements. (include site improvements, cost source etc.)

Landscaping. The subject parcels are used as parkland with mature trees of various sizes and species on the portions of the parcels to be acquired and encumbered that will have to be removed. Many of the trees are dead or in poor condition and do not contribute significant value to the property. No value has been assigned to these features.

ACQUISITION VALUE

TOTAL ESTIMATED COMPENSATION

Value of Easements Acquired:

Sanitary Sewer Easement (SSE) Parcel 0024	2,942	SF @ \$ 0.62	X	30.0% =	\$ 550 (R)
Grading Agreement & Temporary Construction Easement (GA&TCE) Parcel 0024	4,529	SF @ \$ 0.62	X	35.0% =	\$ 980 (R)
Sanitary Sewer Easement (SSEA) Parcel 0023	2,980	SF @ \$ 0.62	X	30.0% =	\$ 555 (R)
Sanitary Sewer Easement (SSEB) Parcel 0023	9,593	SF @ \$ 0.62	X	30.0% =	\$ 1,785 (R)
Grading Agreement & Temporary Construction Easement (GA&TCE) Parcel 0023	3,476	SF @ \$ 0.62	X	35.0% =	\$ 755 (R)

Total Estimated Value of Land Acquired

\$ 4,625

Value of Buildings Acquired:

Building 1 \$ N/A

Total Estimated Value of Buildings

\$ N/A

Value of Other Improvements Acquired:

Landscaping:- Contributory value \$

Landscaping:- Contributory value \$

Total Estimated Value of Other Improvements

\$ 0

Value of Cost to Cure Items

N/A

Damages (less Enhancements)

\$ N/A

I ESTIMATE THE MARKET VALUE, AS DEFINED, of ACQUIRED LAND, IMPROVEMENTS, EASEMENTS and COST TO CURE ITEMS BEFORE DAMAGES OR ENHANCEMENTS as of the EFFECTIVE APPRAISAL DATE TO BE:

\$ 4,625

DESCRIPTION AND AREA OF REMAINDER:

The remainder consists of 21.4499 acres or 934,358 square feet of land. The proposed acquisition has not changed the size of the subject property and will not result in a loss of potential density. The property is currently configured as the Northside Park/Maud Robinson Wildlife Preserve. There is no change in access to the property and there is no loss of parking due to the easement acquisition. The SSE & GA&TCE easements are located in the northwestern portions of the parcels.

In summary, the utility and use of the remainder is basically unchanged from the subject in the “before” situation. The highest and best use of the subject property is not changed as a result of the construction or easement acquisitions.

DAMAGES and/or ENHANCEMENTS

APPRAISER'S DETERMINATION

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

FAIRFAX COUNTY REQUIRED CONTINGENT AND LIMITING CONDITIONS

1. I/We did not base, either partially or completely, the analysis and/or a value opinion in the appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, sexual orientation, or national origin of the owners and/or occupants of the subject property, or of properties in the vicinity of the subject property or on any other basis that is prohibited by law.
2. I/We developed the analysis, opinions and conclusions and prepared this appraisal report, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP); the Code of Virginia; VDOT's Right of Way Manual of Instructions; Title III of the Uniform Relocation Act; the Code of Federal Regulations, 49CFR 24.102, .103, .104, .105, and .108 and, to the extent applicable, the Uniform Standards of Federal Land Acquisitions.
3. If I am a supervisory appraiser overseeing the contribution of an appraiser trainee or other appraiser, I have taken the required Supervisory Appraiser/Trainee Appraiser Course required by the Virginia Real Estate Appraiser Board.
4. I/We Certify the estimate of market value, as defined, of acquired property, including any acquired land, easements, improvements, and any resulting incurable damages and cost-to-cure items if applicable, as of the effective date of the appraisal to be **\$4,625**.

CONTINGENT AND LIMITING CONDITIONS

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

1. The appraisers are not responsible for matters of a legal nature that affect either the property being appraised or the title to the property. The appraisers assume 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 appraisers have examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and have noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraisers are not surveyors, they make no guarantees, express or implied, regarding this determination.
3. The appraisers will not give testimony or appear in court because they made an appraisal of the property in question, unless specific arrangements to do so have been made.
4. The appraisers have 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 appraisers have 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 appraisers have 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 have assumed that there are no such conditions and make no guarantees or warranties, express or implied, regarding the condition of the property. The appraisers 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 appraisers are not experts in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property. The appraisers are not qualified to detect hazardous waste and/or toxic materials.
6. The appraisers obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that they consider reliable and are believed to be true and correct. However, no warranty is given for its accuracy.
7. The appraisers 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 appraisers have 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.
17. The appraisers are not responsible for the "unauthorized use of this appraisal."

APPRAISER CERTIFICATION

Property Owner's Name: Town Council, Town of Vienna

We certify that to the best of our 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 our personal, impartial, and unbiased professional analyses, opinions and conclusions.
3. We 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. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Our 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. Our analysis, opinions, and conclusions were developed and this report has been prepared in conformity with the ***Uniform Standards of Professional Appraisal Practice***.
8. We have made a personal inspection of the property that is the subject of this report.
9. No one provided significant real property appraisal assistance to the persons 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. We certify that any individual so named is qualified to perform the tasks.
10. We will not reveal the findings and results of such appraisal to anyone other than the proper officials of the County of Fairfax, Virginia, professional appraisal organizations, or officials of the Federal Highway Administration until authorized by state officials to do so, or until we are required to do so by due process of law, or until we are released from this obligation by having publicly testified as to such findings.
11. We understand that such appraisal is to be used in connection with the easement acquisition of right of way for a highway to be constructed by the County of Fairfax Virginia with the potential of 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 our 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. We 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, we 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 the County of Fairfax, Virginia, without restriction or limitation on their use.

16. We have not performed any type of service relating to the subject property within the three year period immediately preceding acceptance of the assignment, as an appraiser or in any other capacity. If services were performed for a client other than the County of Fairfax, Virginia, provide details regarding services rendered.

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, W. Scott Gudely, MAI, has completed the continuing education program of the Appraisal Institute.

As of the date of this report, W. Scott Gudely, MAI, has completed the Standards and Ethics Requirements for the Appraisal Institute.

VDOT Certifications in Addition to Those Required by USPAP:

1. We did not base, either partially or completely, our analysis and/or the opinion of value (if any) in the appraisal review 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. We developed our analysis, opinions, and conclusions and prepared this review 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).
3. We 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 **\$4,625**.

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

LICENSED APPRAISER

Signature



Name	W. Scott Gudely, MAI		
Date	October 11, 2024		
License/Certification Number	4001-008133		
License Type	Certified General		

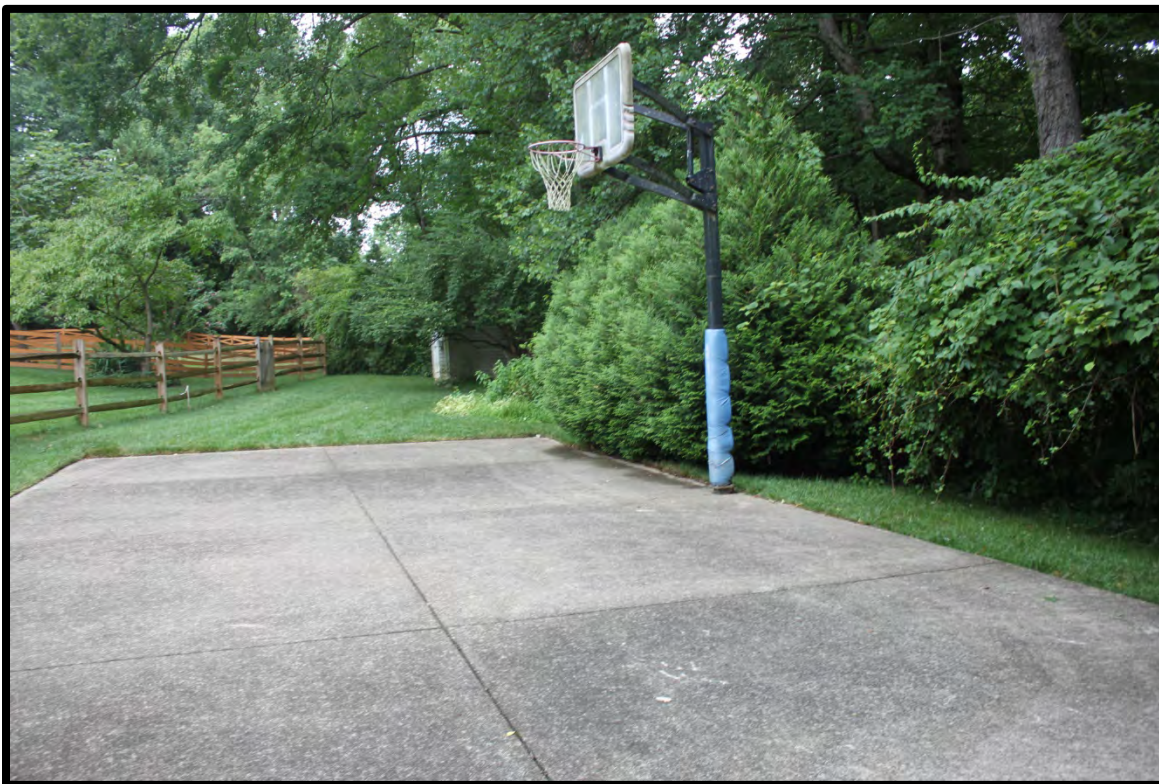
LICENSED APPRAISER

Signature

Name			
Date			
License/Certification Number			
License Type			

ADDENDUM

SUBJECT PHOTOGRAPHS



Parcel 0023 standing in easement area looking north over SSEB.
(24-068-007)



Parcel 0023 standing in easement area looking south over SSEB.
(24-068-002)

SUBJECT PHOTOGRAPHS



Parcel 0023 standing in easement area looking south over SSEA & GA&TCE.
(24-068-009)

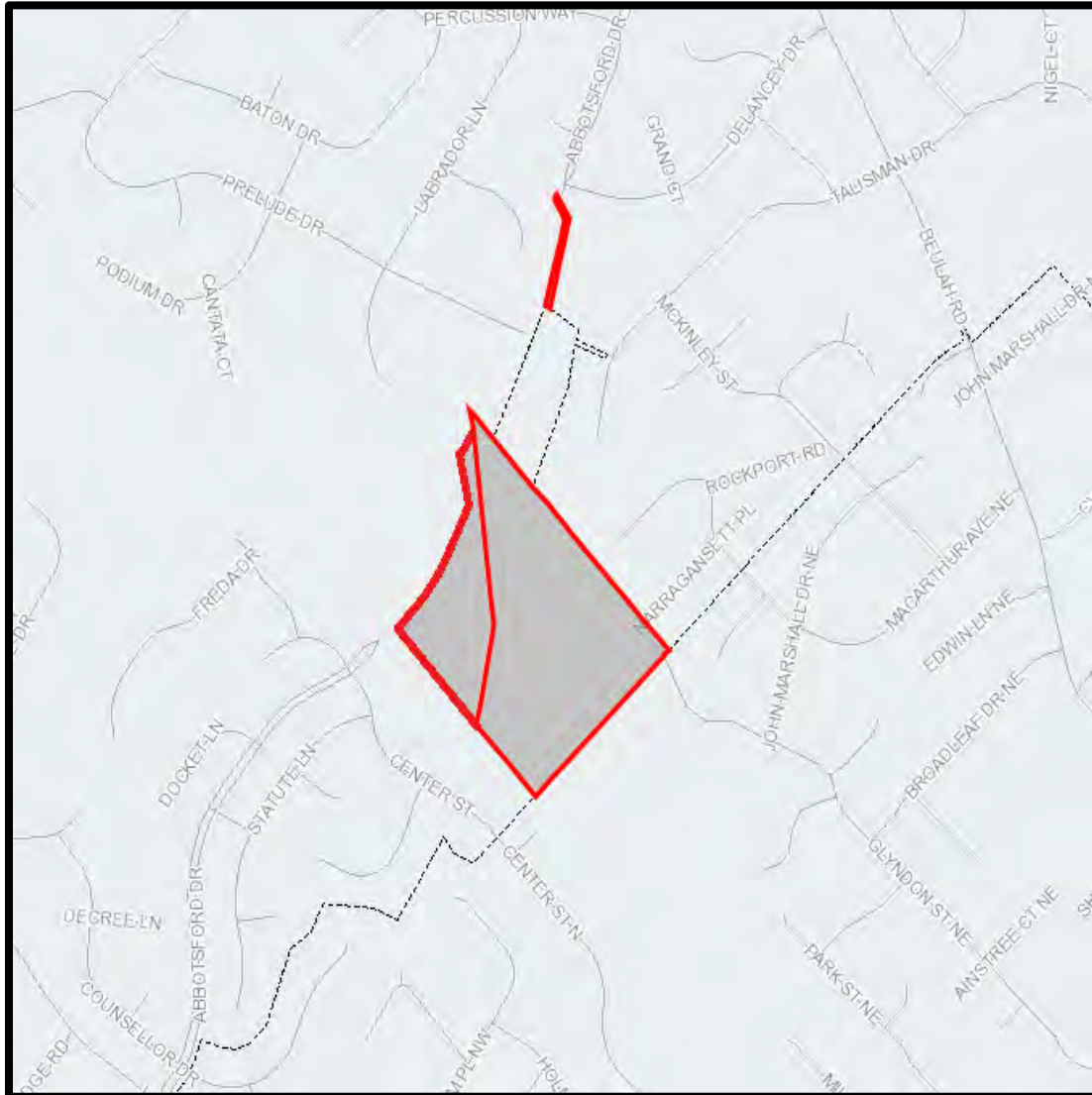


Parcel 0024 standing in easement area looking south over SSE & GA&TCE.
(24-068-010)

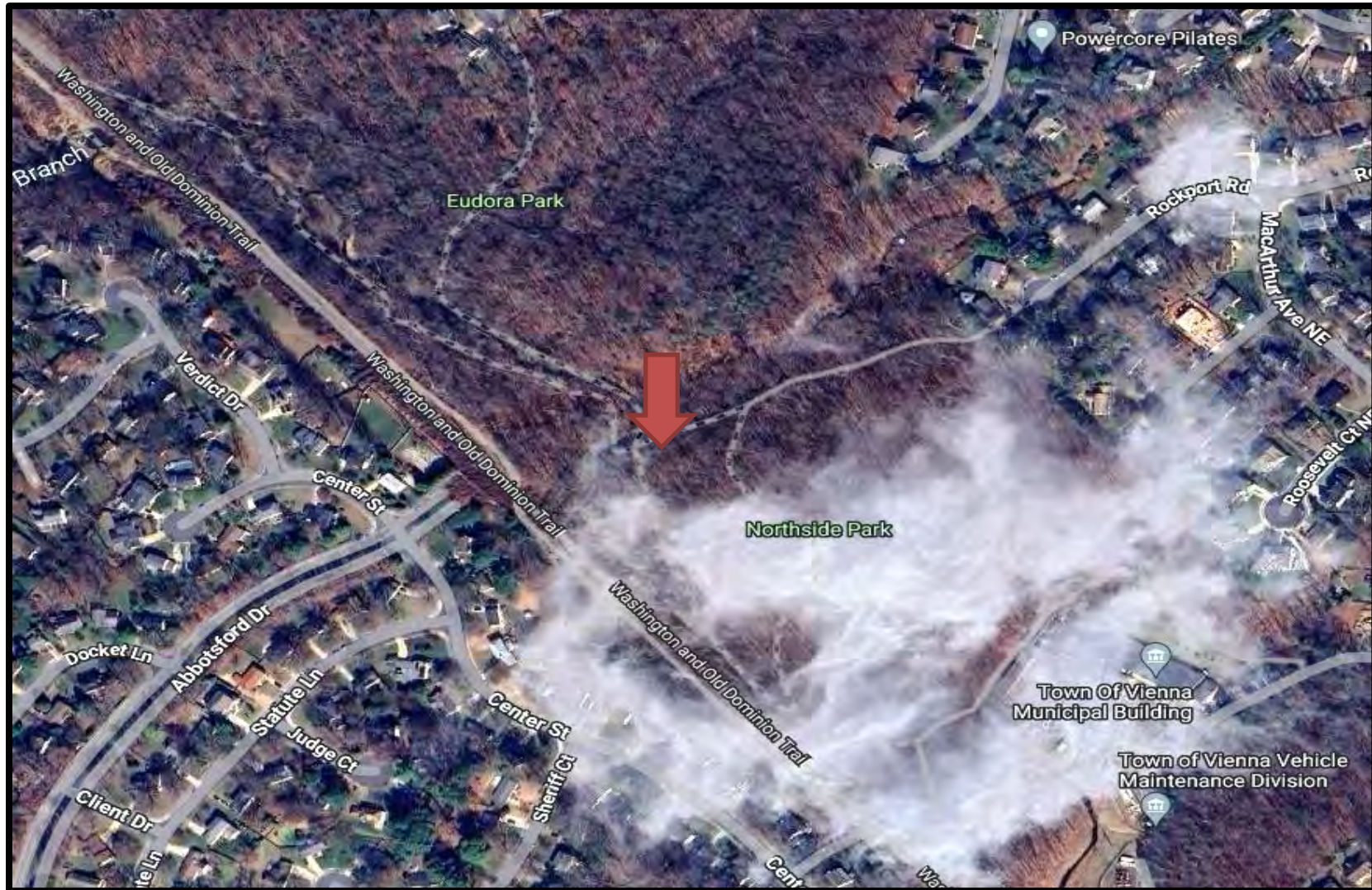
STDB ONLINE MAP



TAX MAP



AERIAL MAP



**STDB ONLINE
MARKET PROFILE**



Market Profile

9434 Talisman Dr, Vienna, Virginia, 22182
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 38.91436
Longitude: -77.27342

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	9,188	75,787	221,097
2020 Total Population	9,546	84,572	245,527
2020 Group Quarters	1	240	680
2023 Total Population	9,485	85,891	251,134
2023 Group Quarters	1	240	680
2028 Total Population	9,430	86,742	257,469
2023-2028 Annual Rate	-0.12%	0.20%	0.50%
2023 Total Daytime Population	8,712	135,012	358,849
Workers	4,075	95,698	248,882
Residents	4,637	39,314	109,967
Household Summary			
2010 Households	3,163	28,141	85,406
2010 Average Household Size	2.90	2.69	2.58
2020 Total Households	3,167	31,322	94,459
2020 Average Household Size	3.01	2.69	2.59
2023 Households	3,156	32,094	96,891
2023 Average Household Size	3.01	2.67	2.58
2028 Households	3,140	32,554	100,086
2028 Average Household Size	3.00	2.66	2.57
2023-2028 Annual Rate	-0.10%	0.29%	0.65%
2010 Families	2,681	20,488	57,624
2010 Average Family Size	3.16	3.13	3.10
2023 Families	2,639	21,850	61,506
2023 Average Family Size	3.30	3.23	3.22
2028 Families	2,619	21,943	62,640
2028 Average Family Size	3.31	3.24	3.22
2023-2028 Annual Rate	-0.15%	0.08%	0.37%
Housing Unit Summary			
2000 Housing Units	3,154	26,273	80,563
Owner Occupied Housing Units	92.3%	76.1%	66.0%
Renter Occupied Housing Units	6.8%	20.8%	31.3%
Vacant Housing Units	0.8%	3.1%	2.7%
2010 Housing Units	3,233	29,757	89,495
Owner Occupied Housing Units	89.9%	71.5%	64.5%
Renter Occupied Housing Units	8.0%	23.1%	30.9%
Vacant Housing Units	2.2%	5.4%	4.6%
2020 Housing Units	3,245	32,902	99,465
Owner Occupied Housing Units	89.9%	65.1%	57.8%
Renter Occupied Housing Units	7.7%	30.1%	37.1%
Vacant Housing Units	2.7%	4.8%	5.2%
2023 Housing Units	3,234	33,764	102,686
Owner Occupied Housing Units	89.8%	66.0%	58.2%
Renter Occupied Housing Units	7.8%	29.1%	36.2%
Vacant Housing Units	2.4%	4.9%	5.6%
2028 Housing Units	3,257	34,260	105,534
Owner Occupied Housing Units	89.3%	66.1%	58.0%
Renter Occupied Housing Units	7.1%	28.9%	36.8%
Vacant Housing Units	3.6%	5.0%	5.2%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

June 03, 2024



Market Profile

9434 Talisman Dr, Vienna, Virginia, 22182
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 38.91436
Longitude: -77.27342

	1 mile	3 miles	5 miles
2023 Households by Income			
Household Income Base	3,156	32,094	96,891
<\$15,000	2.3%	4.0%	4.4%
\$15,000 - \$24,999	1.3%	2.2%	2.7%
\$25,000 - \$34,999	1.3%	1.7%	2.5%
\$35,000 - \$49,999	2.0%	2.5%	4.2%
\$50,000 - \$74,999	4.8%	7.1%	8.3%
\$75,000 - \$99,999	5.0%	7.9%	9.4%
\$100,000 - \$149,999	12.4%	16.2%	17.5%
\$150,000 - \$199,999	15.0%	14.2%	15.3%
\$200,000+	55.9%	44.1%	35.8%
Average Household Income	\$317,927	\$250,316	\$215,419
2028 Households by Income			
Household Income Base	3,140	32,554	100,086
<\$15,000	1.8%	3.3%	3.6%
\$15,000 - \$24,999	0.9%	1.6%	2.1%
\$25,000 - \$34,999	1.0%	1.3%	1.9%
\$35,000 - \$49,999	1.5%	1.9%	3.3%
\$50,000 - \$74,999	3.9%	5.9%	7.0%
\$75,000 - \$99,999	4.1%	6.9%	8.4%
\$100,000 - \$149,999	11.5%	16.0%	17.4%
\$150,000 - \$199,999	16.1%	15.8%	17.5%
\$200,000+	59.0%	47.3%	38.8%
Average Household Income	\$344,185	\$273,040	\$236,858
2023 Owner Occupied Housing Units by Value			
Total	2,905	22,272	59,769
<\$50,000	0.3%	0.2%	0.3%
\$50,000 - \$99,999	0.0%	0.0%	0.1%
\$100,000 - \$149,999	0.0%	0.1%	0.1%
\$150,000 - \$199,999	0.0%	0.0%	0.3%
\$200,000 - \$249,999	0.0%	0.3%	1.0%
\$250,000 - \$299,999	0.0%	0.4%	1.3%
\$300,000 - \$399,999	0.0%	1.5%	3.0%
\$400,000 - \$499,999	0.1%	2.4%	6.0%
\$500,000 - \$749,999	10.3%	19.1%	23.7%
\$750,000 - \$999,999	49.6%	40.4%	35.2%
\$1,000,000 - \$1,499,999	30.2%	25.5%	20.5%
\$1,500,000 - \$1,999,999	7.1%	7.1%	5.1%
\$2,000,000 +	2.4%	2.9%	3.4%
Average Home Value	\$1,053,880	\$999,893	\$922,535
2028 Owner Occupied Housing Units by Value			
Total	2,909	22,651	61,201
<\$50,000	0.1%	0.1%	0.1%
\$50,000 - \$99,999	0.0%	0.0%	0.0%
\$100,000 - \$149,999	0.0%	0.0%	0.0%
\$150,000 - \$199,999	0.0%	0.0%	0.1%
\$200,000 - \$249,999	0.0%	0.1%	0.4%
\$250,000 - \$299,999	0.0%	0.2%	0.7%
\$300,000 - \$399,999	0.0%	1.0%	2.5%
\$400,000 - \$499,999	0.0%	2.0%	5.3%
\$500,000 - \$749,999	8.8%	18.4%	23.8%
\$750,000 - \$999,999	51.1%	42.3%	37.7%
\$1,000,000 - \$1,499,999	31.0%	26.3%	21.3%
\$1,500,000 - \$1,999,999	6.9%	7.1%	5.2%
\$2,000,000 +	2.0%	2.5%	3.0%
Average Home Value	\$1,055,870	\$1,007,890	\$937,825

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

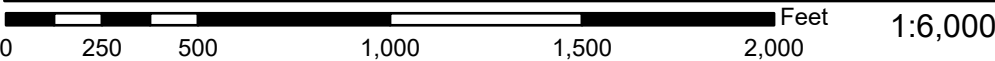
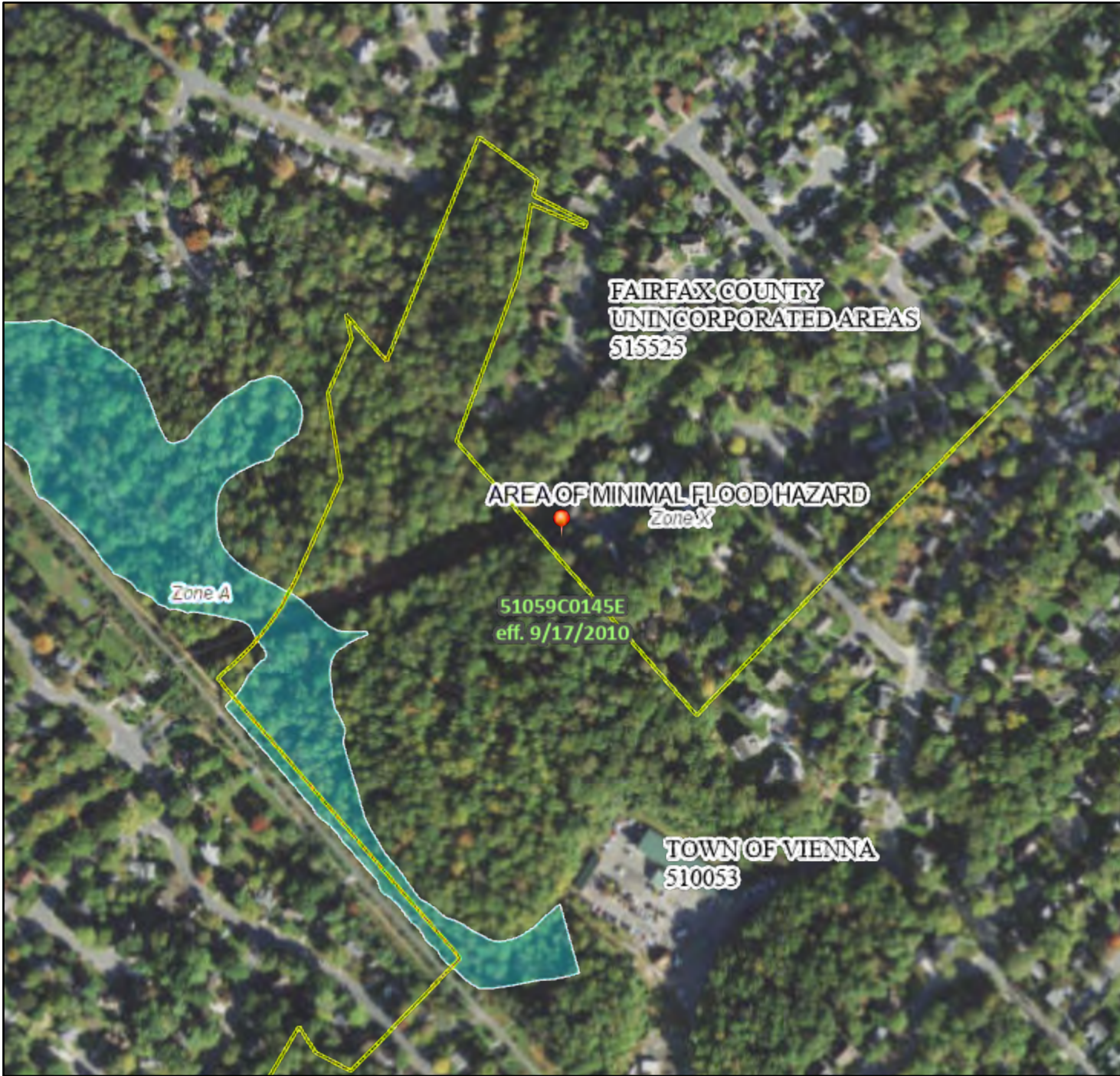
June 03, 2024

FLOOD MAP

National Flood Hazard Layer FIRMMette



77°16'41"W 38°55'2"N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/3/2024 at 12:09 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

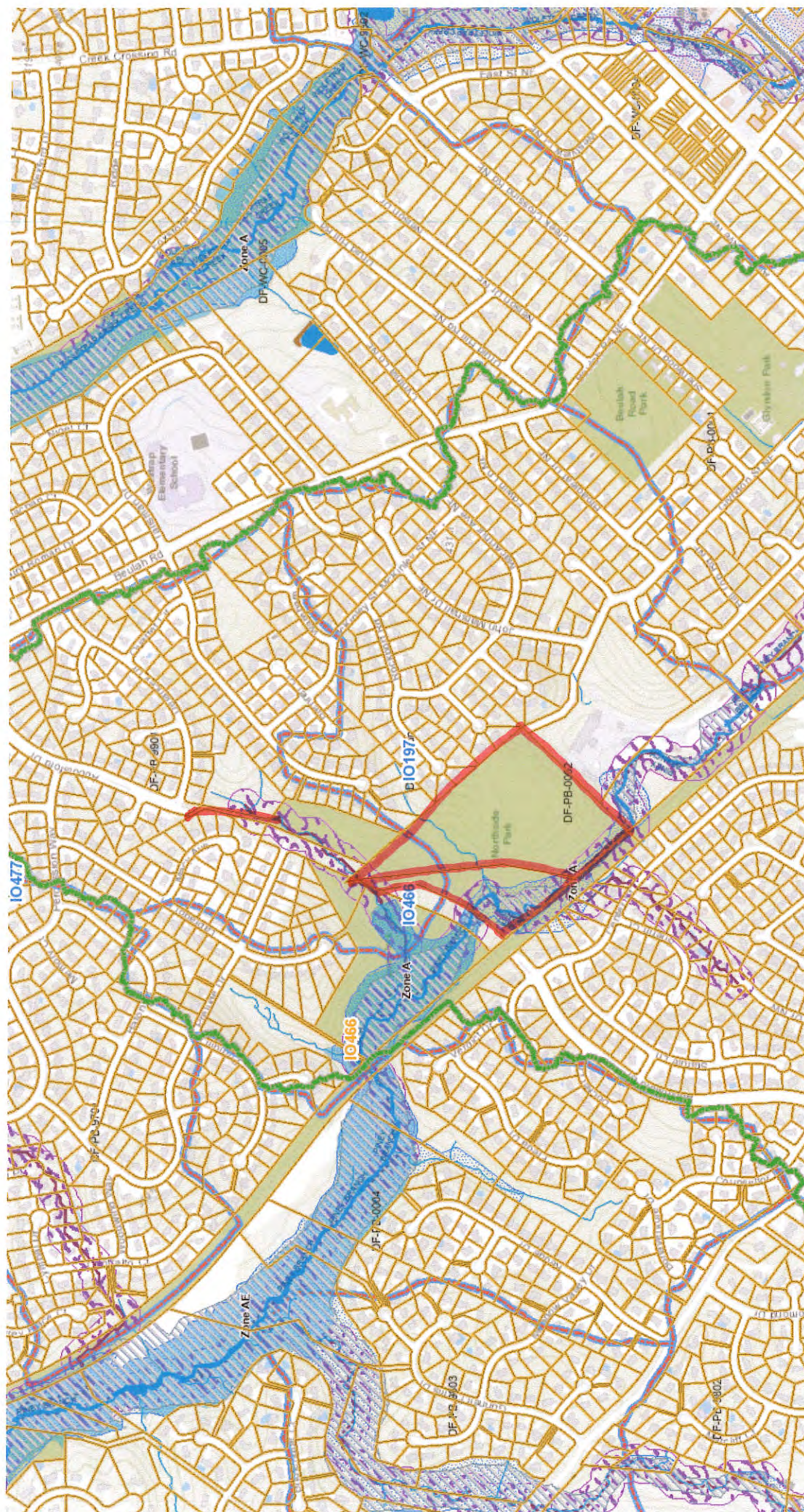
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

FAIRFAX COUNTY ENVIRONMENTAL PARCEL REPORTS

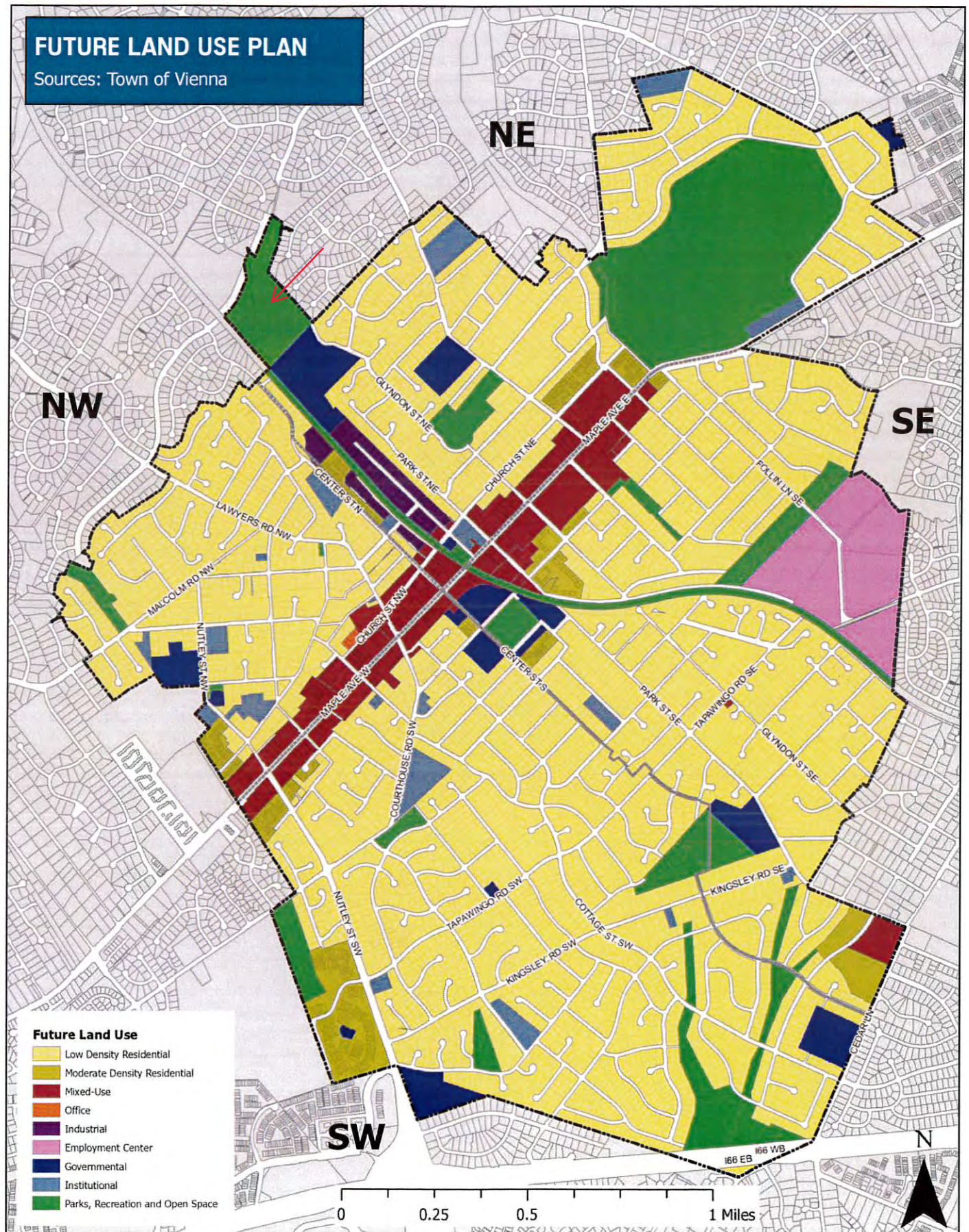
Parcel Identification Number (Map #): 0381 02 0023	
Property Location: N/A	
Hydrologic Indicators	
The tabulations provided for whether a floodplain or stream buffer is present on the property, and if so how much, is not from a survey. This data taken from Fairfax County's Geographic Information System (GIS) and may contain significant inaccuracies, including both the parcel boundaries and flood plain extents, and thus and calculation is approximate. This information is meant to be a representation of the County's GIS data and does not replace a site-specific survey.	
Watershed: Difficult Run	There are 30 designated watersheds in Fairfax County.
Floodplain: Yes, approx 0.6 acre (3%)	The Fairfax County Recorded Floodplain (FPL) only represents recorded floodplains from individual subdivision submissions and does not denote the full boundaries of FEMA's 100 year flood zone.
Resource Protection Area: Yes, approx 9922 sqft (1%)	Resource Protection Areas (RPAs) are the corridors of environmentally sensitive land that lie alongside or near the shorelines of streams, rivers and other waterways. Fairfax County has regulations that limit development and building in these designated areas.
100' Stream Buffer (70-360ac): Yes, approx 1.3 acre (7%)	This stream buffer is used to estimate a floodplain when no other floodplain study has been conducted. This is applied to stream segments with a drainage area of greater than 70 acres but less than 360 acres.
FEMA DFIRM: Yes, approx 49 sqft (0%)	The Federal Emergency Management Agency Digital Flood Insurance Rate Map (FEMA DFIRM) represents high risk areas with a one-percent chance of inundation by a base flood in any given year. These areas are identified by the National Flood Insurance Program maps. Floodplain management regulations must be enforced and mandatory purchase of flood insurance applies to these areas.
Soil	
The tabulations provided for whether a soil type is present on the property is taken from Fairfax County's Geographic Information System (GIS) soil map layer and may contain significant inaccuracies, including both in the parcel boundaries and soil type extents, and thus calculation is approximate. This information is meant to be a representation of the County's GIS data and does not replace a site-specific soil survey. See the Fairfax County Soil & Water Conservation District website for more information.	
Soils (Official 2018): 105C, 107B, 30A, 38B, 39C, 39D, 39E, 78B, 93B	Information on 2018 soil survey codes and how the data were collected may be found at the Fairfax County Soil & Water Conservation District website.
Asbestos Soils: NO	Asbestos is a naturally formed mineral fiber and a confirmed human carcinogen. Extensive regulations have been created to protect public and worker health by the U.S. Environmental Protection Agency (EPA) and the U.S. Occupational Safety and Health Administration (OSHA). In Virginia these regulations are enforced by the Virginia Department of Labor and Industry.
Marine Clay: NO	Marine clay is a type of soil found in Fairfax County that contains clays that swell upon wetting and shrink upon drying. Potential problems associated with these soils include land slippage and slope instability, shrinking and swelling of clays, poor foundation support, and poor drainage.
Marumsco Soils: NO	Marumsco soils are mapped in complexes with other soil types. The complexes are highly variable and consist of combinations of clays, silts, sands, and gravels. They may also be problematic. In steep areas that contain clays known as "marine clays" slope stability can be a problem. In addition, structures constructed on clays found in this complex could suffer foundation distress if adequate precautions are not taken during design and construction.
Other Shrink Swell Soils: NO	These soils with clay minerals that will expand when wet and retract when dry. This ability to drastically change volume can cause engineering problems, or damage to existing structures.
Radon Potential: 5	Radon potential is given in levels of 1 (low) to 5 (high). Radon is a natural, carcinogenic radioactive gas that is colorless, tasteless and odorless. Testing your home, workplace or other normally occupied area is the only way to know for sure if an indoor radon problem exists.

Parcel Identification Number (Map #): 0381 02 0024	
Property Location: N/A	
Hydrologic Indicators	
The tabulations provided for whether a floodplain or stream buffer is present on the property, and if so how much, is not from a survey. This data taken from Fairfax County's Geographic Information System (GIS) and may contain significant inaccuracies, including both the parcel boundaries and flood plain extents, and thus and calculation is approximate. This information is meant to be a representation of the County's GIS data and does not replace a site-specific survey.	
Watershed: Difficult Run	There are 30 designated watersheds in Fairfax County.
Floodplain: Yes, approx 2.4 acre (45%)	The Fairfax County Recorded Floodplain (FPL) only represents recorded floodplains from individual subdivision submissions and does not denote the full boundaries of FEMA's 100 year flood zone.
Resource Protection Area: Yes, approx 96 sqft (0%)	Resource Protection Areas (RPAs) are the corridors of environmentally sensitive land that lie alongside or near the shorelines of streams, rivers and other waterways. Fairfax County has regulations that limit development and building in these designated areas.
100' Stream Buffer (70-360ac): Yes, approx 2.8 acre (51%)	This stream buffer is used to estimate a floodplain when no other floodplain study has been conducted. This is applied to stream segments with a drainage area of greater than 70 acres but less than 360 acres.
FEMA DFIRM: Yes, approx 59 sqft (0%)	The Federal Emergency Management Agency Digital Flood Insurance Rate Map (FEMA DFIRM) represents high risk areas with a one-percent chance of inundation by a base flood in any given year. These areas are identified by the National Flood Insurance Program maps. Floodplain management regulations must be enforced and mandatory purchase of flood insurance applies to these areas.
Soil	
The tabulations provided for whether a soil type is present on the property is taken from Fairfax County's Geographic Information System (GIS) soil map layer and may contain significant inaccuracies, including both in the parcel boundaries and soil type extents, and thus calculation is approximate. This information is meant to be a representation of the County's GIS data and does not replace a site-specific soil survey. See the Fairfax County Soil & Water Conservation District website for more information.	
Soils (Official 2018): 105C, 105D, 30A, 38B, 39E, 93B	Information on 2018 soil survey codes and how the data were collected may be found at the Fairfax County Soil & Water Conservation District website.
Asbestos Soils: NO	Asbestos is a naturally formed mineral fiber and a confirmed human carcinogen. Extensive regulations have been created to protect public and worker health by the U.S. Environmental Protection Agency (EPA) and the U.S. Occupational Safety and Health Administration (OSHA). In Virginia these regulations are enforced by the Virginia Department of Labor and Industry.
Marine Clay: NO	Marine clay is a type of soil found in Fairfax County that contains clays that swell upon wetting and shrink upon drying. Potential problems associated with these soils include land slippage and slope instability, shrinking and swelling of clays, poor foundation support, and poor drainage.
Marumsco Soils: NO	Marumsco soils are mapped in complexes with other soil types. The complexes are highly variable and consist of combinations of clays, silts, sands, and gravels. They may also be problematic. In steep areas that contain clays known as "marine clays" slope stability can be a problem. In addition, structures constructed on clays found in this complex could suffer foundation distress if adequate precautions are not taken during design and construction.
Other Shrink Swell Soils: NO	These soils with clay minerals that will expand when wet and retract when dry. This ability to drastically change volume can cause engineering problems, or damage to existing structures.
Radon Potential: 5	Radon potential is given in levels of 1 (low) to 5 (high). Radon is a natural, carcinogenic radioactive gas that is colorless, tasteless and odorless. Testing your home, workplace or other normally occupied area is the only way to know for sure if an indoor radon problem exists.

FAIRFAX COUNTY ENVIRONMENTAL MAP



**TOWN OF VIENNA
FUTURE LAND USE PLAN**



EASEMENT PLATS



TAX MAP 38-1-21-Y2
FAIRFAX COUNTY PARK
AUTHORITY
D.B. 4702 PG. 565

TAX MAP 38-1-02-0024
TOWN OF VIENNA, VIRGINIA
D.B. 275 PG. 514

TAX MAP 38-1-34-A
TOWN OF VIENNA, VIRGINIA
D.B. 4930 PG. 689

TAX MAP 38-1-02-0023
TOWN OF VIENNA, VIRGINIA
D.B. 275 PG. 514

GRADING AGREEMENT AND
TEMPORARY CONSTRUCTION EASEMENT

EASEMENT AREA TABULATION

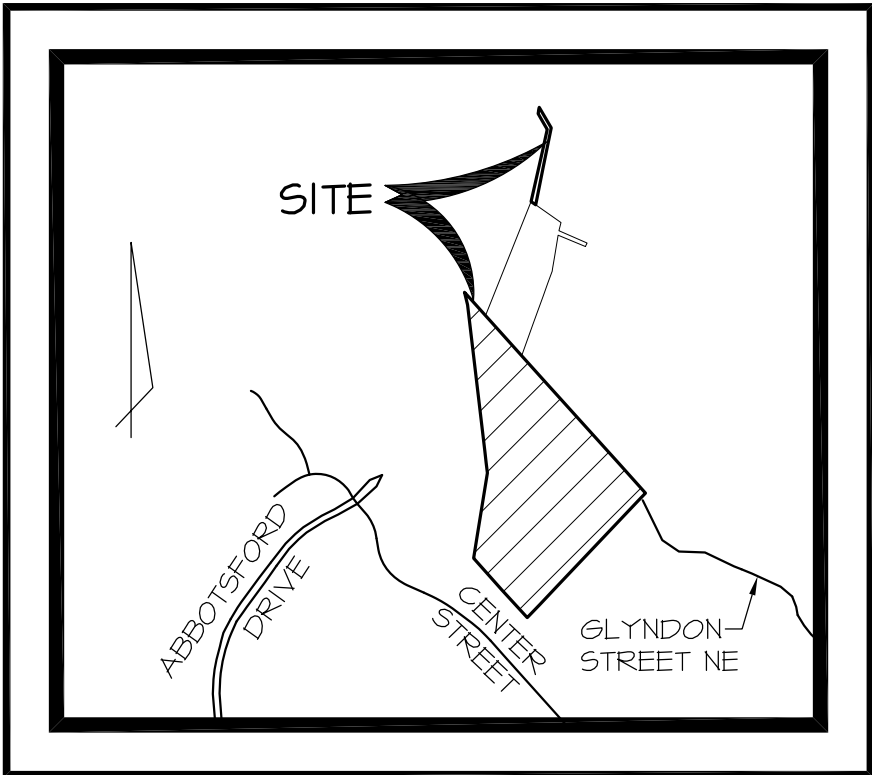
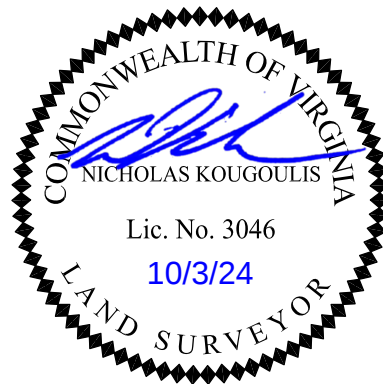
20' SANITARY SEWER EASEMENT 'A' = 2,980 SQ. FT.
SANITARY SEWER EASEMENT 'B' = 9,543 SQ. FT.
TOTAL 12,523 SQ. FT.

GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT = 3,476 SQ. FT.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



VICINITY MAP
SCALE: 1"=1000'

NOTES:

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE NOT ALL ENCUMBRANCES TO THE PROPERTY ARE NECESSARILY SHOWN HEREON.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY. ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND SHOWN ON THIS PLAT.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHT-OF-WAYS, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 38-1 ((2))-0023.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE, AND CONDITIONS OF EASEMENTS SHOWN.

PROJECT NAME: GRAVITY SEWER CAPACITY
IMPROVEMENTS - TYSONS WEST
PROJECT NUMBER: WN-000034-004

FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS
& ENVIRONMENTAL SERVICES
CAPITAL FACILITIES, LAND SURVEY BRANCH
12000 GOVERNMENT CENTER PARKWAY
FAIRFAX, VIRGINIA

PLAT SHOWING
SANITARY SEWER EASEMENT AND
GRADING AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENT
THROUGH THE PROPERTY OF
TOWN OF VIENNA, VIRGINIA
D.B. 275 , PG. 514
HUNTER MILL TOWN OF VIENNA DISTRICT
FAIRFAX COUNTY, VIRGINIA
SHEET 1 OF 2

SCALE: 1"=30' DATE: 6/14/24 DRAWN BY: PJC



VA STATE Z GRID NORTH
VCS 83; NORTH ZONE

TOWN OF VIENNA, VIRGINIA
0311W DB, 275 PG. 514
TAX MAP 38-1-02-0023 402.84' (TOTAL)

- SANITARY SEWER EASEMENT 'B'

SANITARY SEWER
EASEMENT 'B'

ABBOTSFORD DRIVE
(WIDTH VARIES)
56-

ABBOTSFORD DRIVE
(WIDTH VARIES)

TAX MAP 28-3-09-B
BEULAH TERRACE
COMMUNITY COUNCIL, INC.
D.B. 3142 PG. 610

MATCH LINE - THIS SHEET

SCALE: 1"=30'	DATE: 6/14/24	DRAWN BY: PJC
---------------	---------------	---------------

Engineering * Surveying * Land Planning * Transportation * Environmental Services
11100 Endeavor Court, Suite 200, Manassas VA, 20109 on the web @ www.racivil.com
Telephone: (703) 368-7373 Fax: (703) 257-5443
"Turning Challenges into Opportunities"

Rinker Design Associates, LLC

רפ"ד

19074-004

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TAX MAP 38-I-2I-Y2
FAIRFAX COUNTY PARK AUTHORITY
D.B. 4702 PG. 565

TAX MAP 38-I-2I-Z
FAIRFAX COUNTY PARK AUTHORITY
D.B. 3173 PG. 90

ABBOTSFORD DRIVE
(WIDTH VARIES)

TAX MAP 38-I-02-0024
TOWN OF VIENNA,
VIRGINIA
D.B. 275 PG. 514

EASEMENT AREA TABULATION
SANITARY SEWER EASEMENT = 2,442 SQ. FT.
GRADING AGREEMENT AND
TEMPORARY CONSTRUCTION EASEMENT = 4,529 SQ. FT.

N22°29'35"E 265.32'

N22°29'36"E 91.05'

GRADING AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENT

N23°32'14"E 152.92'

N23°32'14"E 148.65'

S23°32'14"W 145.56'

20' SANITARY
SEWER EASEMENT

N08°02'33"W 216.50' (TOTAL)

38.14'

51.29'

40.85'

61.28'

62.29'

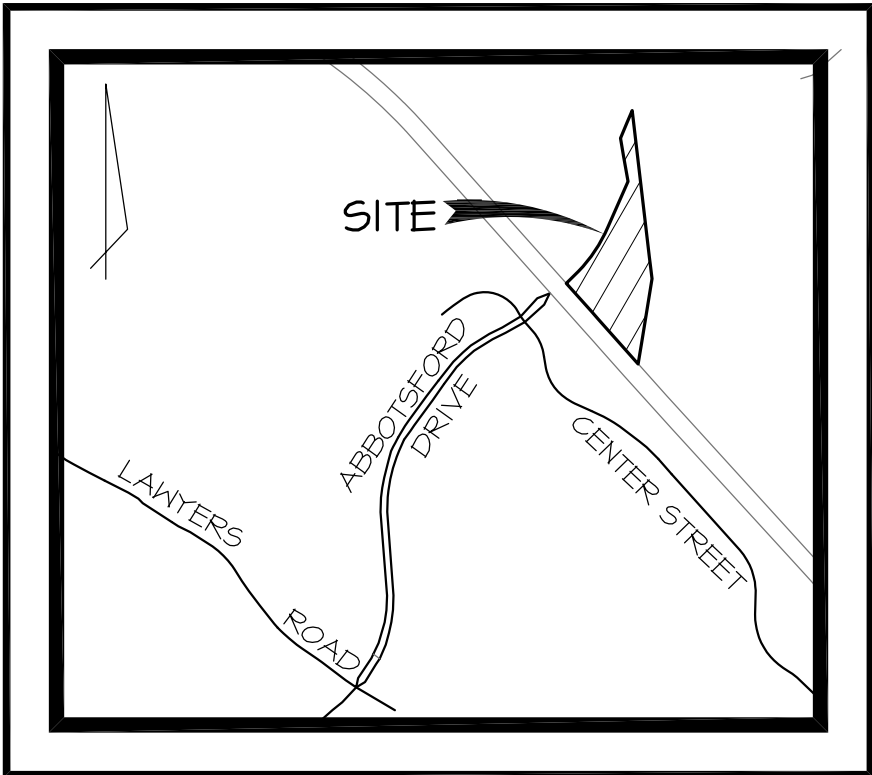
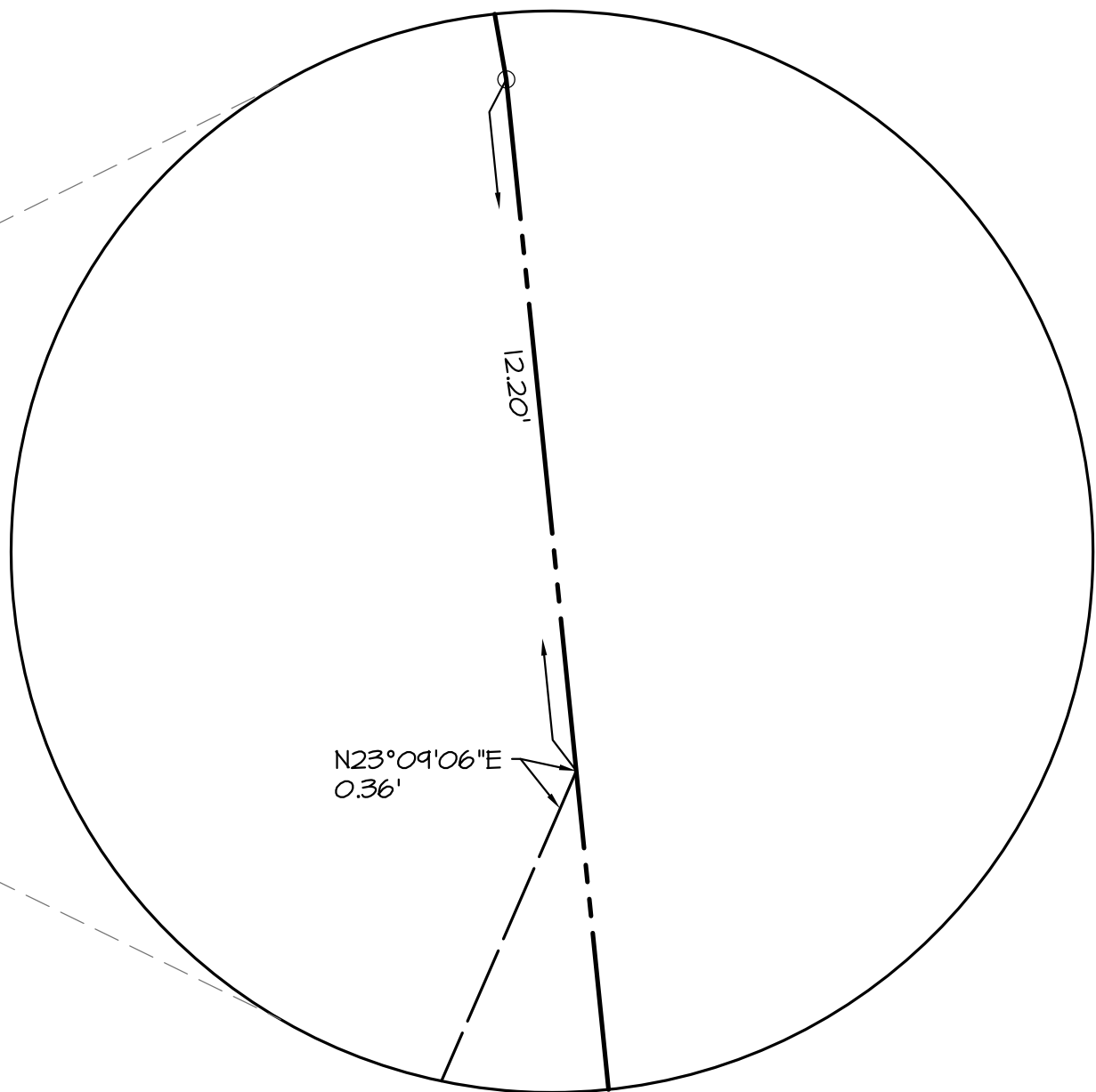
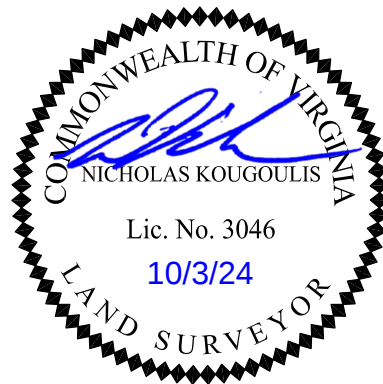
S10°03'30"E 80.85'

TAX MAP 38-I-02-0023
THE TOWN OF VIENNA, VIRGINIA
D.B. 275 PG. 514

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



VICINITY MAP
SCALE: 1"=1000'

NOTES:
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SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE, AND CONDITIONS OF EASEMENTS SHOWN.

PROJECT NAME: GRAVITY SEWER CAPACITY
IMPROVEMENTS - TYSONS WEST
PROJECT NUMBER: WN-000034-004

FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS
& ENVIRONMENTAL SERVICES
CAPITAL FACILITIES, LAND SURVEY BRANCH
12000 GOVERNMENT CENTER PARKWAY
FAIRFAX, VIRGINIA

PLAT SHOWING
SANITARY SEWER EASEMENT AND
GRADING AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENT
THROUGH THE PROPERTY OF
TOWN OF VIENNA, VIRGINIA
D.B. 275, PG. 514
HUNTER MILL DISTRICT
TOWN OF VIENNA, VIRGINIA
SHEET 1 OF 1

SCALE: 1"=30' DATE: 6/14/24 DRAWN BY: PJC

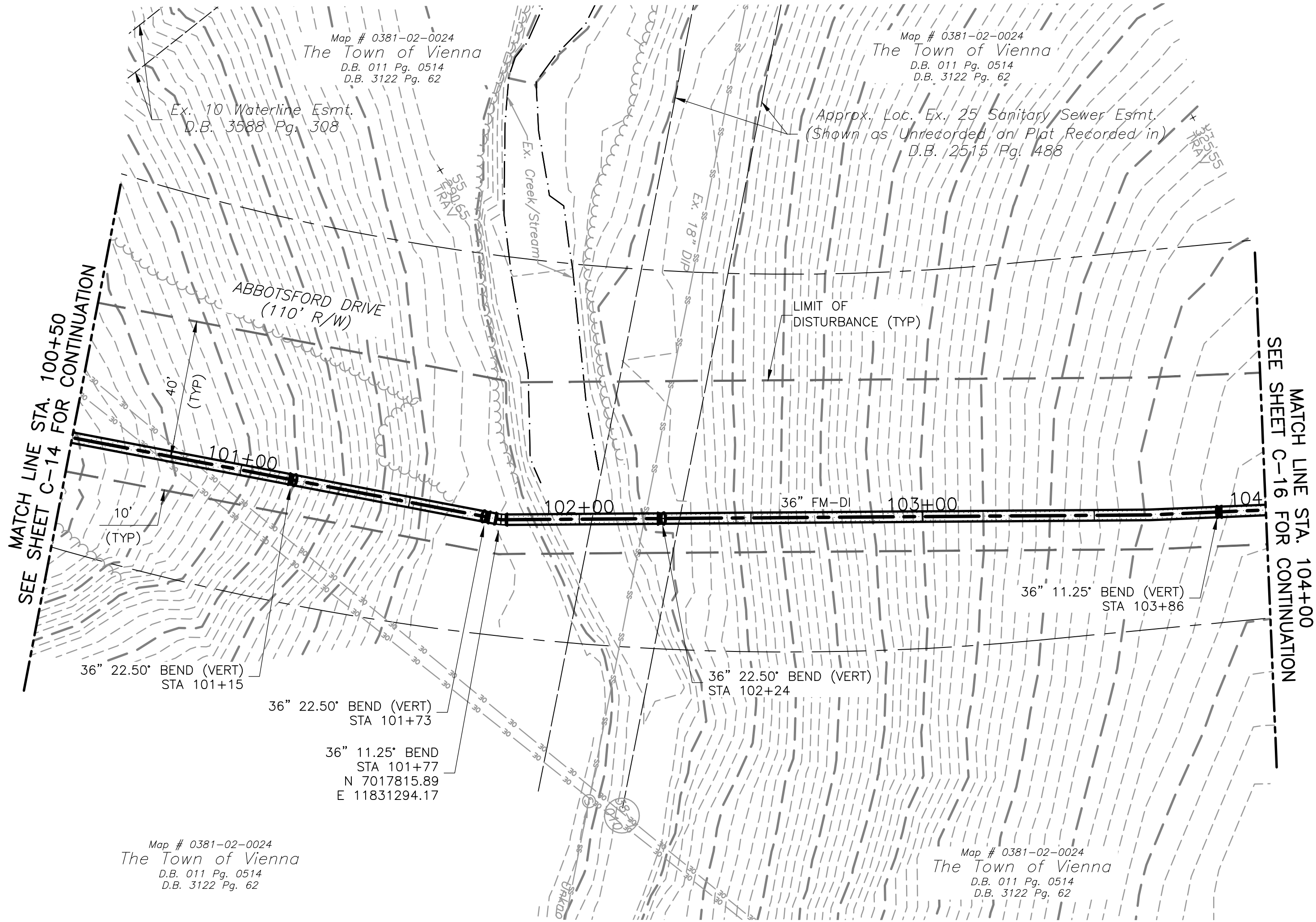
Engineering * Surveying * Land Planning * Transportation * Environmental Services
11100 Endeavor Court, Suite 200, Manassas VA, 20109 on the web @ www.rdaenv.com
Telephone: (703) 368-7373 Fax: (703) 257-5443
"Turning Challenges into Opportunities"

Rinker Design Associates, LLC



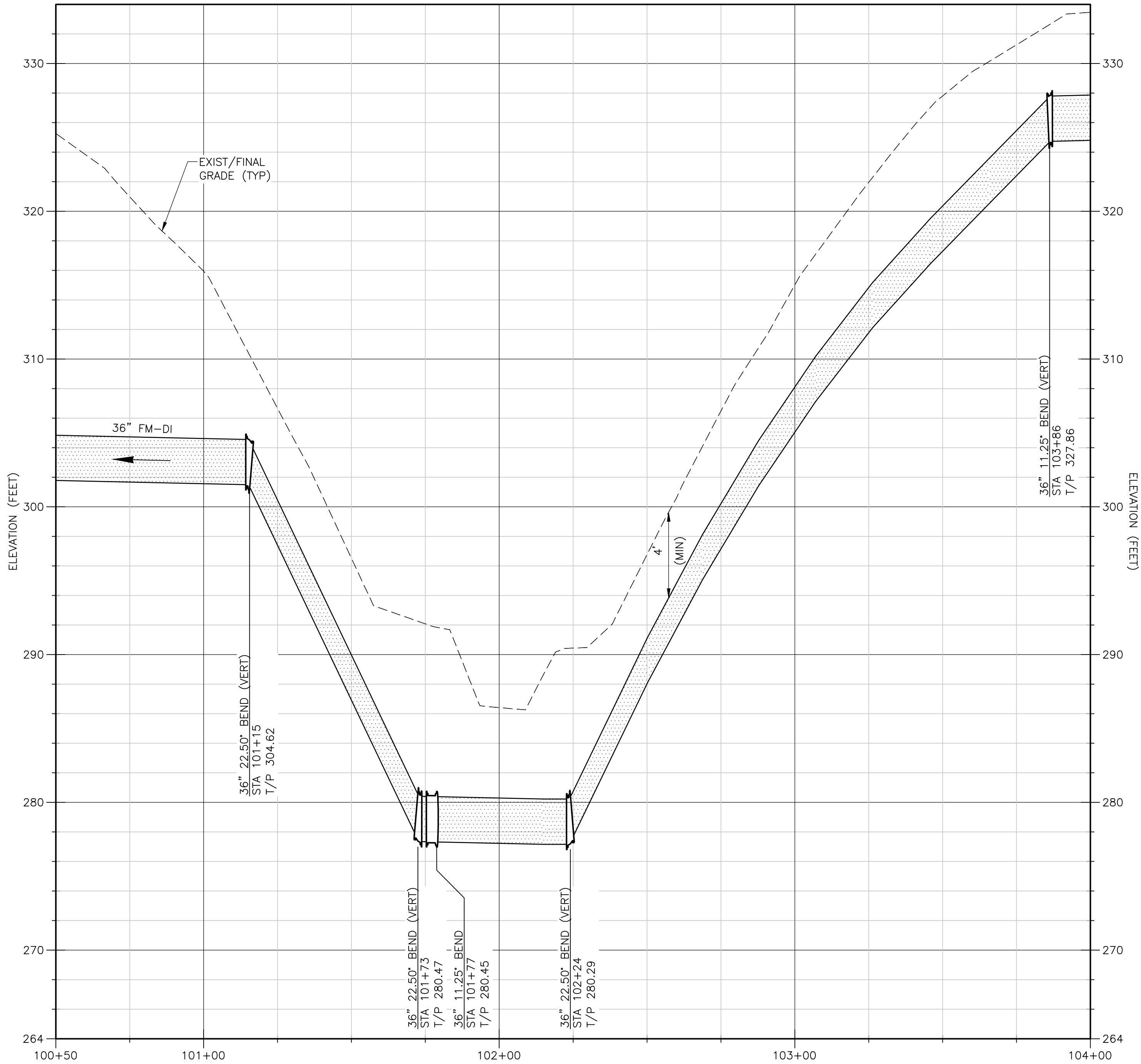
PLAN SHEETS

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PLAN

1" = 25'



PROFILE

HORIZONTAL: 1" = 25'
VERTICAL: 1" = 5'

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: G. THOMAS
DRAWN BY: C. MILLER
SHEET CHK'D BY: J. KUNAY
CROSS CHK'D BY:
APPROVED BY:
DATE: MARCH 2024

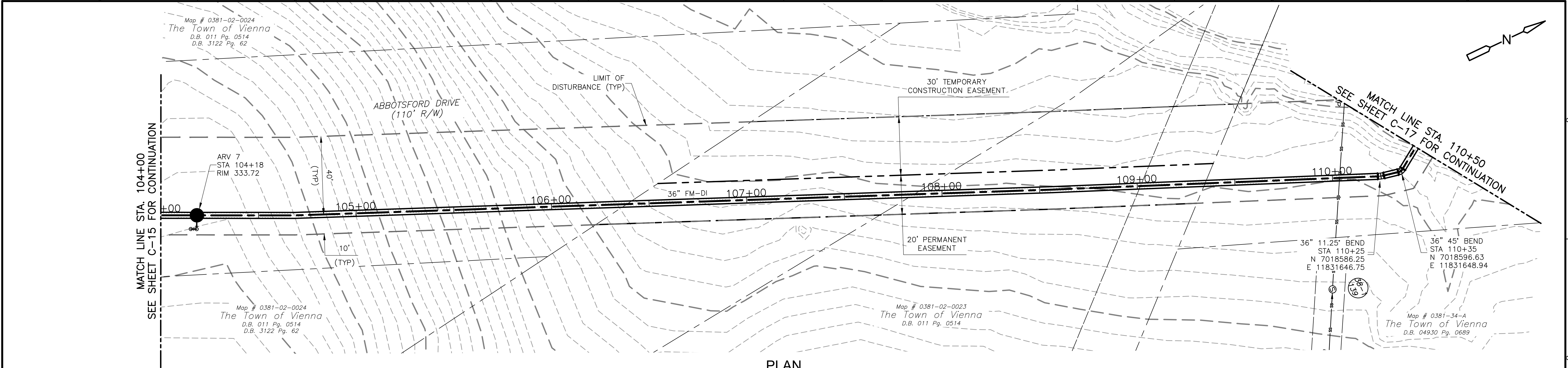
CDM Smith
10306 Eaton Place, Suite 220
Fairfax, VA 22030
Tel: (703) 691-6500

FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES
TYSONS WASTEWATER CONVEYANCE SYSTEM
MODIFICATIONS
PACKAGE 4: FORCE MAIN

ABBOTSFORD DRIVE AND EUDORA PARK
PLAN AND PROFILE
STA 101+50 TO STA 104+00

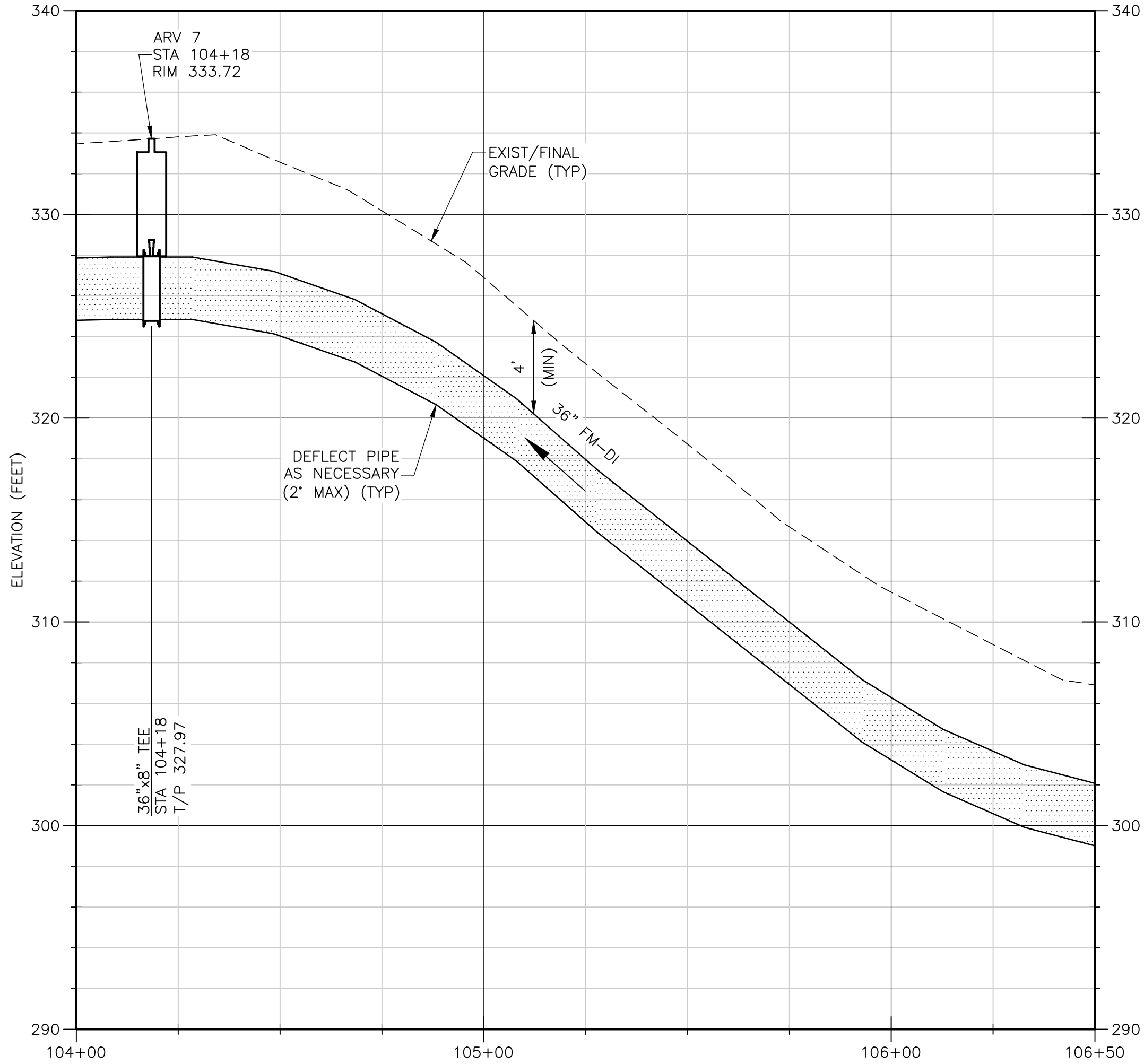
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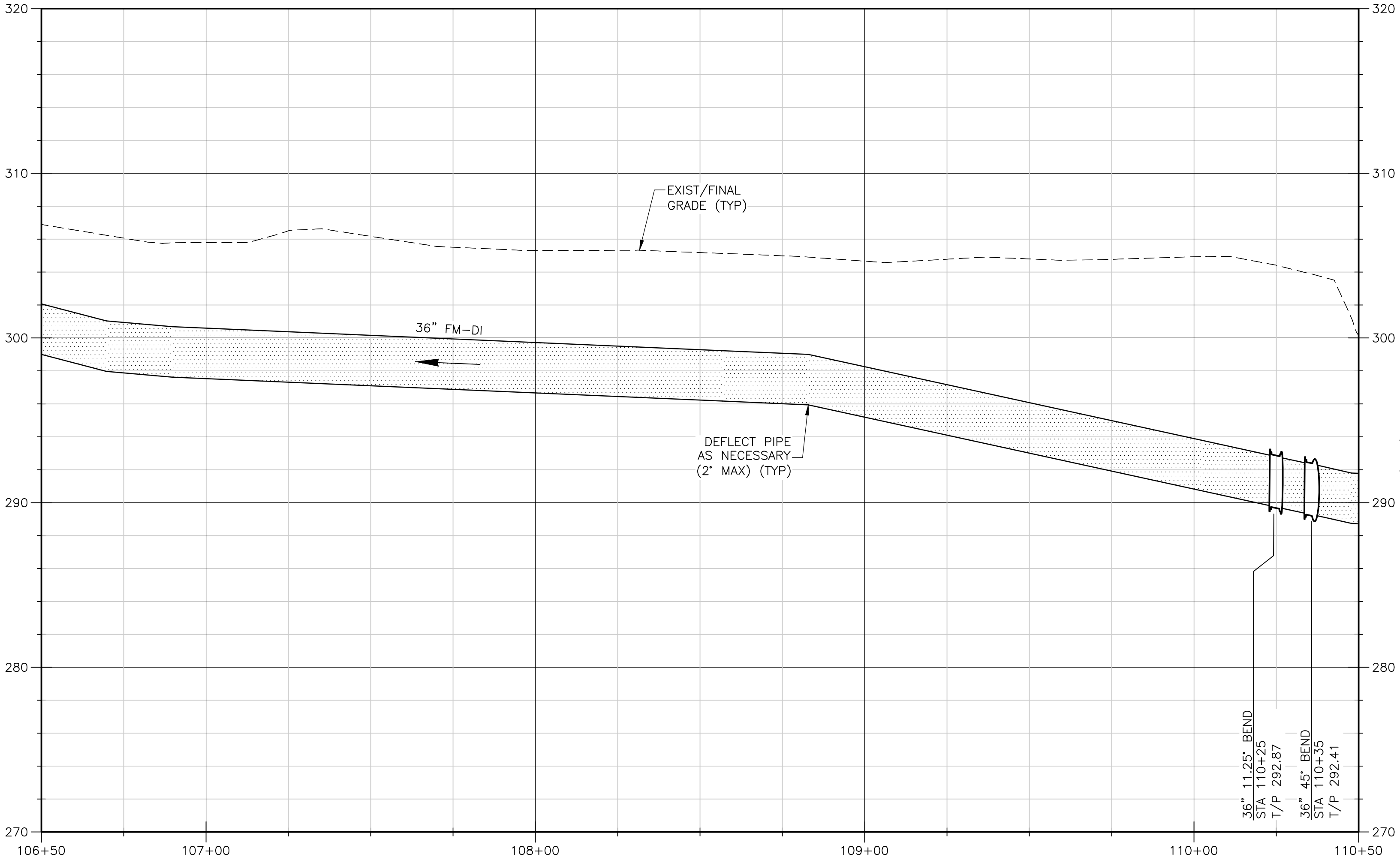
PLAN

1" = 25'



PROFILE

HORIZONTAL: 1" = 25'
VERTICAL: 1" = 5'



PROFILE

HORIZONTAL: 1" = 25'
VERTICAL: 1" = 5'

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY:	G. THOMAS
DRAWN BY:	C. MILLER
SHEET CHK'D BY:	J. KUNAY
CROSS CHK'D BY:	
APPROVED BY:	
DATE:	MARCH 2024

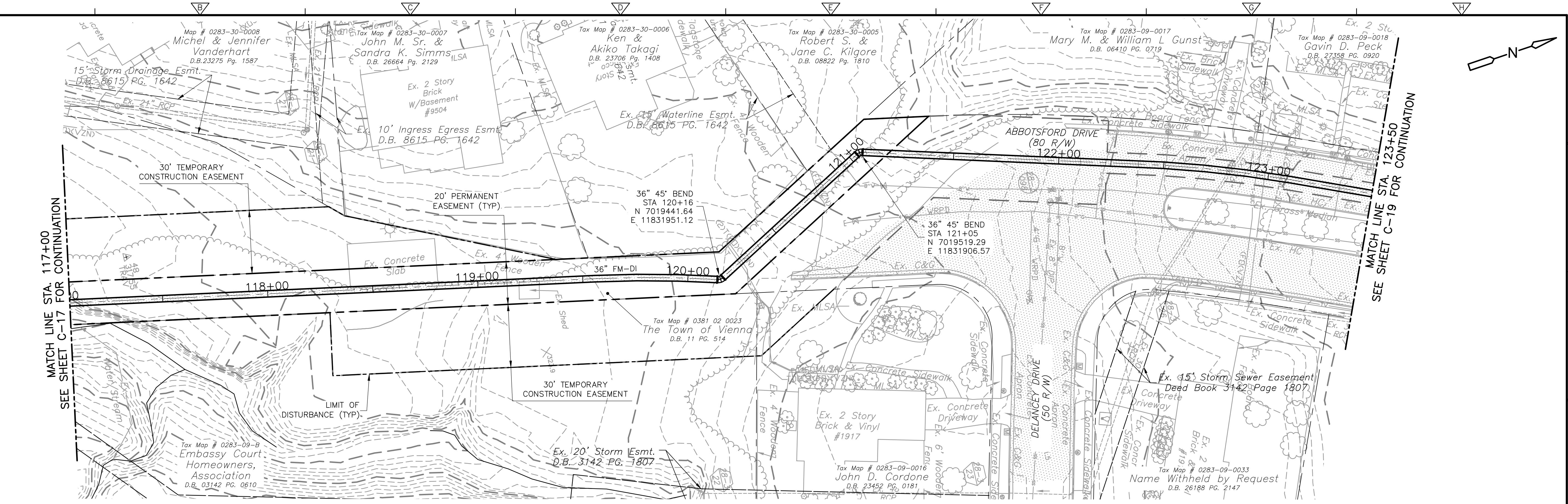
CDM Smith
10306 Eaton Place, Suite 220
Fairfax, VA 22030
Tel: (703) 691-6500

FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES
TYSONS WASTEWATER CONVEYANCE SYSTEM
MODIFICATIONS
PACKAGE 4: FORCE MAIN

ABBOTSFORD DRIVE AND EUDORA PARK
PLAN AND PROFILES
STA 104+00 TO STA 110+50

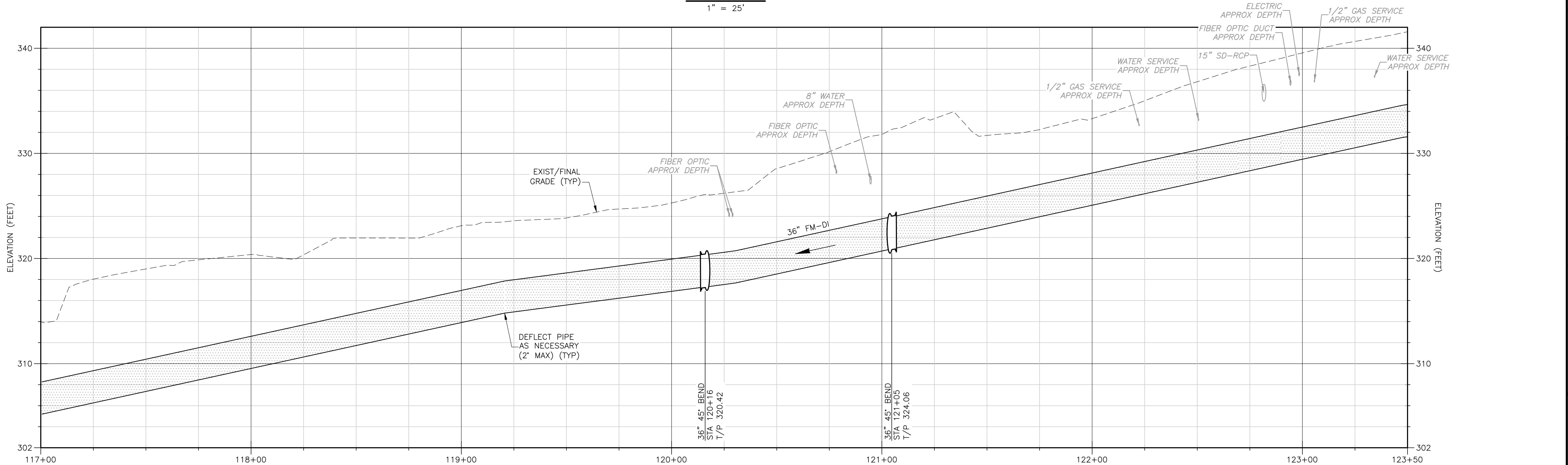
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SHEET NO.	C-16

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PLAN

1" = 25'



PROFILE

HORIZONTAL: 1" = 25'
VERTICAL: 1" = 5'

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY:	G. THOMAS
DRAWN BY:	C. MILLER
SHEET CHK'D BY:	J. KUNAY
CROSS CHK'D BY:	
APPROVED BY:	
DATE:	MARCH 2024

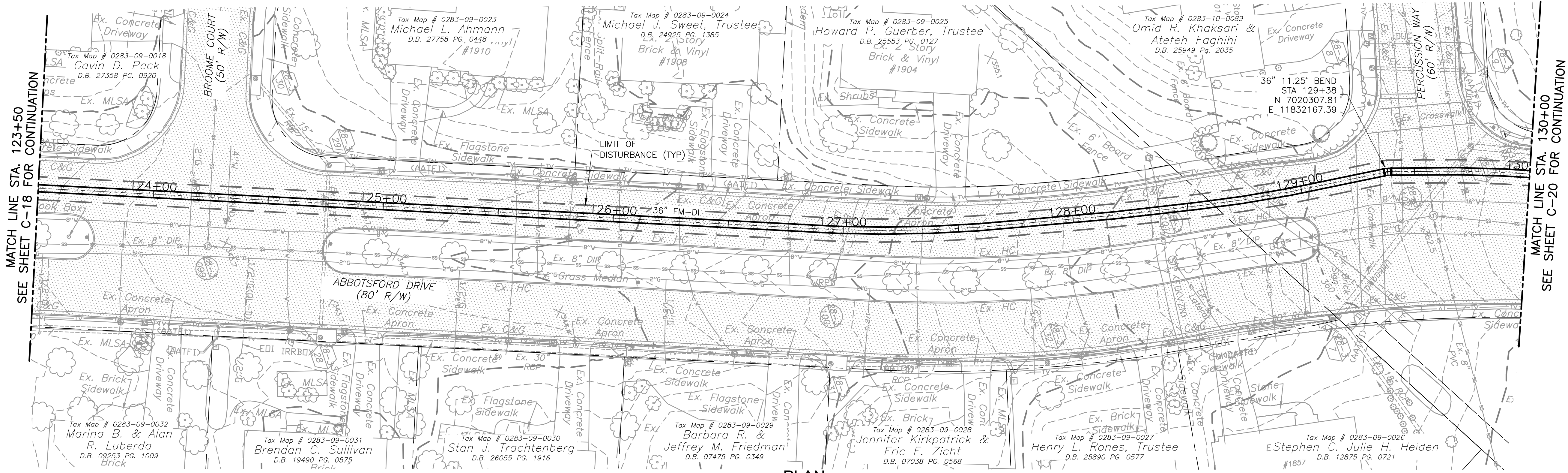
CDM Smith
10306 Eaton Place, Suite 220
Fairfax, VA 22030
Tel: (703) 691-6500

FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES
TYSONS WASTEWATER CONVEYANCE SYSTEM
MODIFICATIONS
PACKAGE 4: FORCE MAIN

ABBOTSFORD DRIVE
PLAN AND PROFILE
STA 117+00 TO STA 123+50

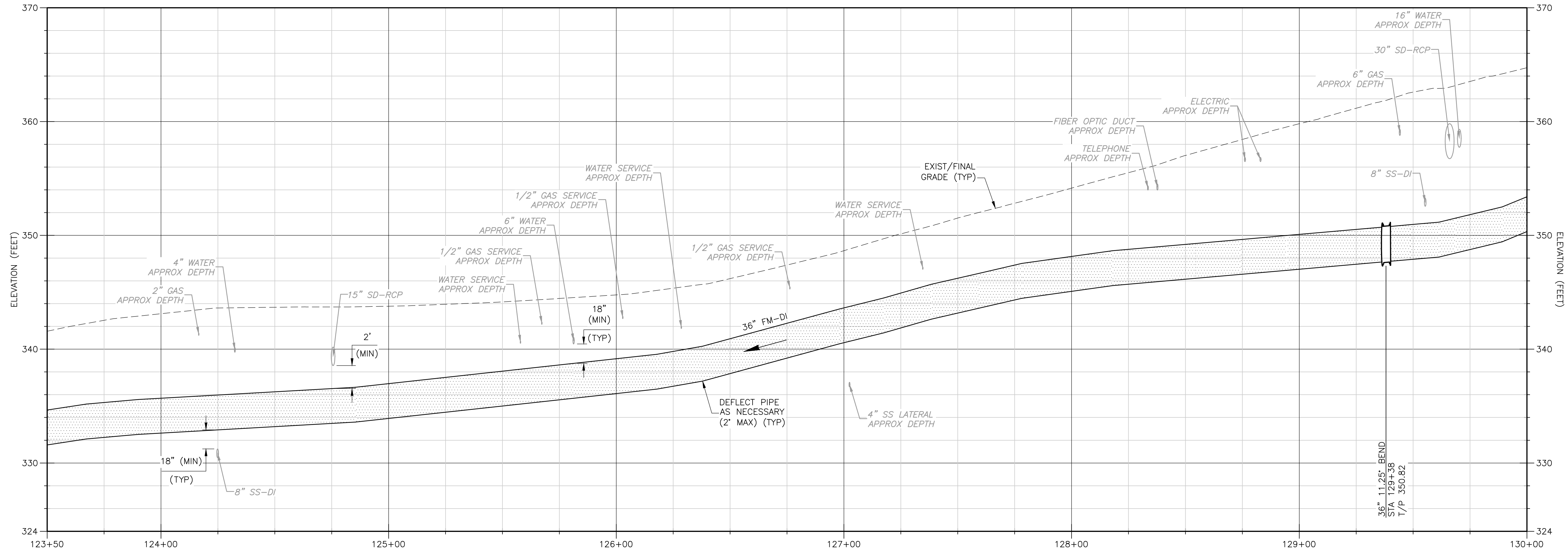
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PLAN

1" = 25'



PROFILE

HORIZONTAL: 1" = 25'
VERTICAL: 1" = 5'

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: G. THOMAS
DRAWN BY: C. MILLER
SHEET CHK'D BY: J. KUNAY
CROSS CHK'D BY:
APPROVED BY:
DATE: MARCH 2024

CDM Smith
10306 Eaton Place, Suite 220
Fairfax, VA 22030
Tel: (703) 691-6500

FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES
TYSONS WASTEWATER CONVEYANCE SYSTEM
MODIFICATIONS
PACKAGE 4: FORCE MAIN

ABBOTSFORD DRIVE
PLAN AND PROFILE
STA 123+50 TO STA 130+00

PROJECT NO. 5003-244105
FILE NAME: C019FMPP.DWG
SHEET NO.
C-19

35% SUBMITTAL - NOT FOR CONSTRUCTION

ZONDA MARKET REPORT

Washington-Arlington-Alexandria, DC-VA-MD-WV CBSA

The Washington, D.C., metro housing market is expected to remain strong due to low supply and consistent demand. The Zonda Market Ranking (ZMR) for the Washington, DC market in May remained consistent with the previous month, maintaining an ‘average’ rating. The existing housing supply in Washington D.C. is expected to increase in 2024 but remains very limited because of the many homeowners still locked into mortgages with low rates. Among the top 100 new home markets, the metro area ranked 15th by existing home closings and saw volume contract year-over-year. New home closings, however, held relatively steady during the same period.

Strengths

Approximately 2.5 million square feet of downtown office space have been tagged to be repurposed for residential use. But the pandemic has resulted in record-high vacancies. The Housing in Downtown Abatement Program will work to convert more into housing.

Weaknesses

The vacancy rate in Washington D.C.'s office space reached a record high of 21.2% in the fourth quarter of 2023. However, the high vacancy rate applies to overall and Class-B/Class-C office spaces. The vacancy rate for high-quality space is much lower at 11.5%

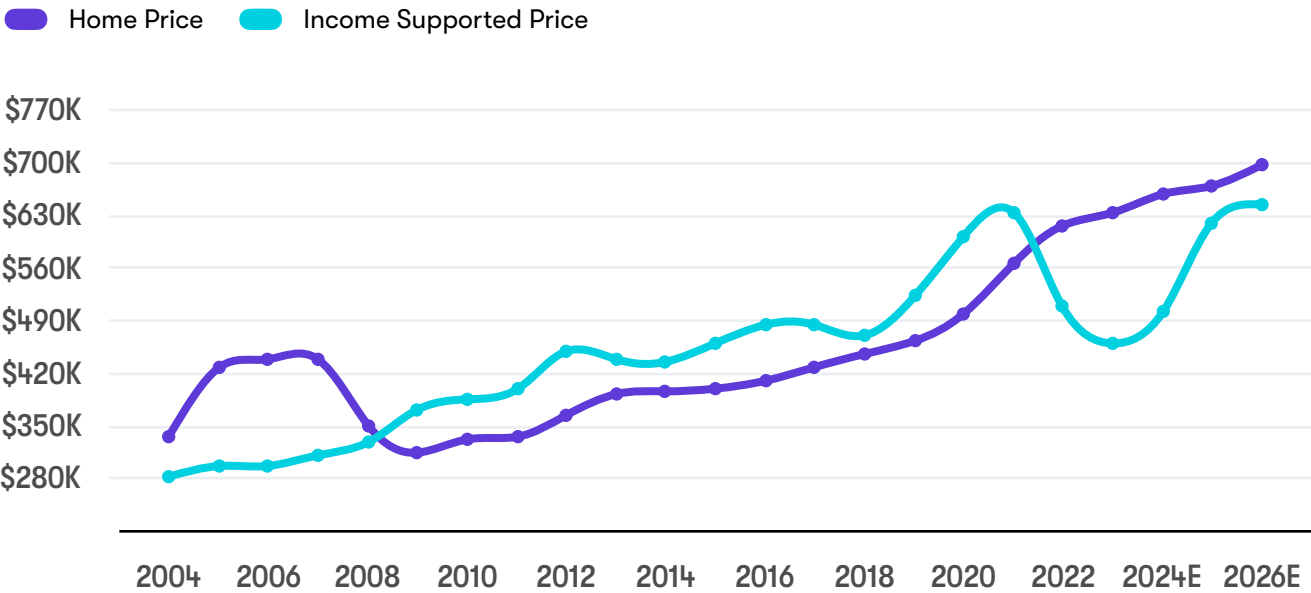
New Home Pending Sales Index

YOY Change 1.8% ↓ MOM Change 0.4% ↓



Valuation Patterns

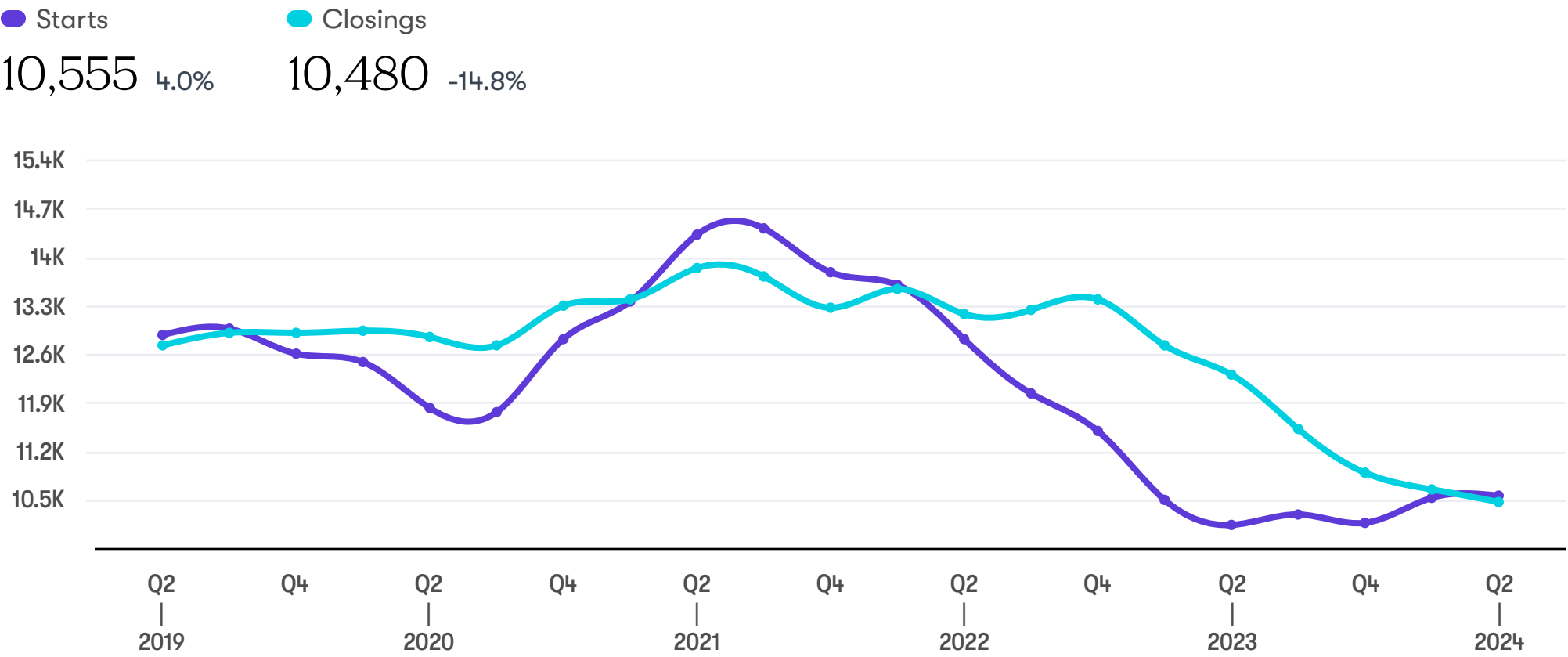
Valuation 23.5% Overvalued



Supply Snapshot

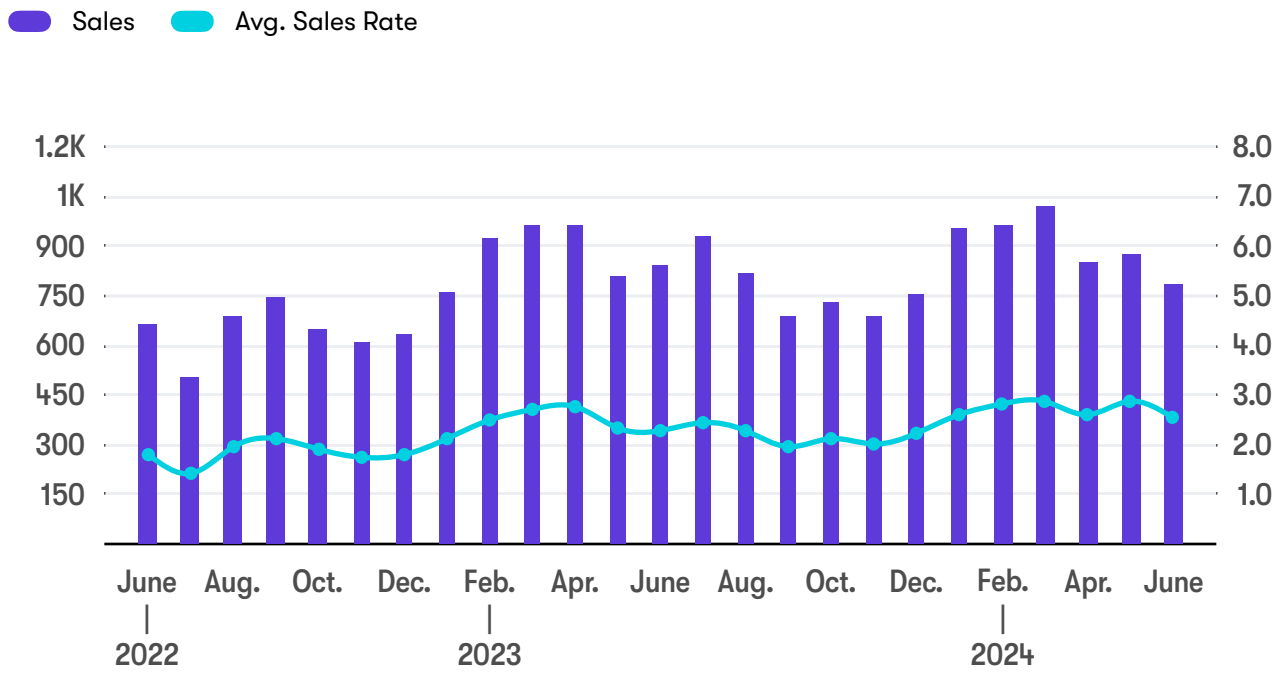
Vacant Developed Lots	VDL Months of Supply
8,212 ↓	9.3 ↓
Total Housing Inventory	Housing Inventory Months of Supply
6,665 ↑	7.6 ↑
Active Projects	Avg. Quick Move-Ins
310 ↓	0.8 ↑

Annual Observed Starts Vs. Annual Observed Closings



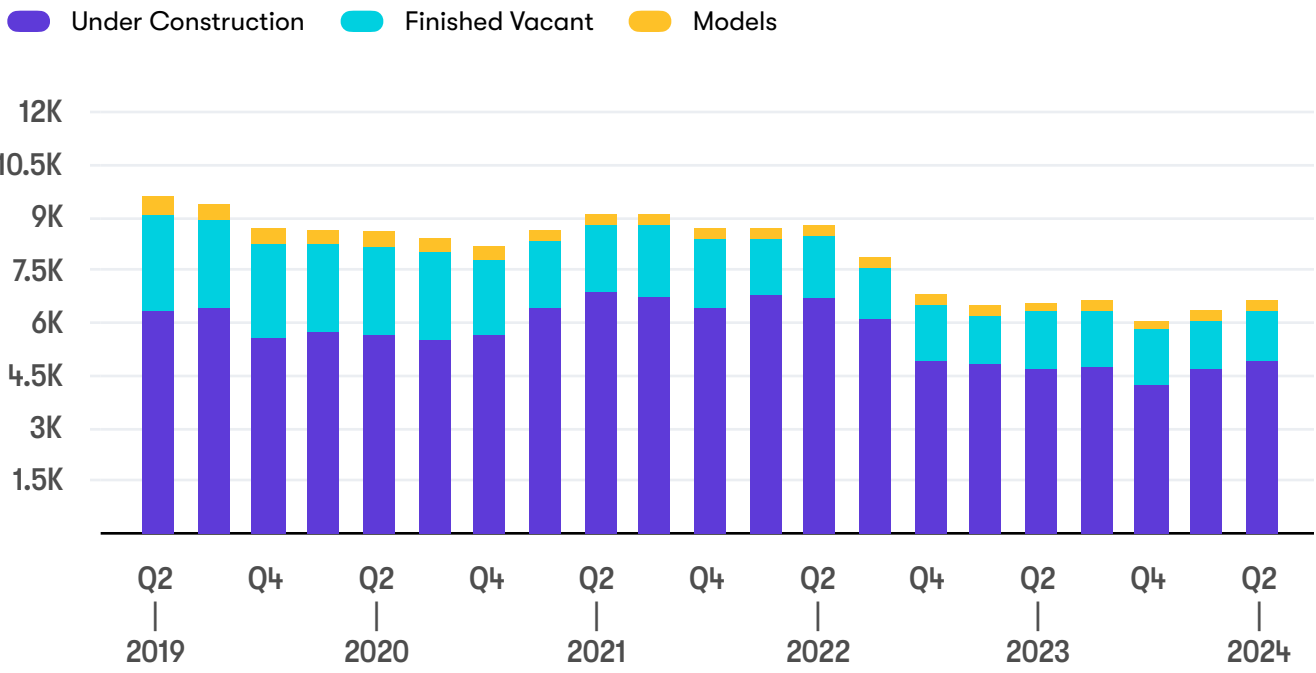
New Home Sales

Sales L12M	Avg. Sales Rate L12M	Avg. Sales Rate June 2024
10,054 10.6%	2.4 13.8%	2.6



Housing Inventory

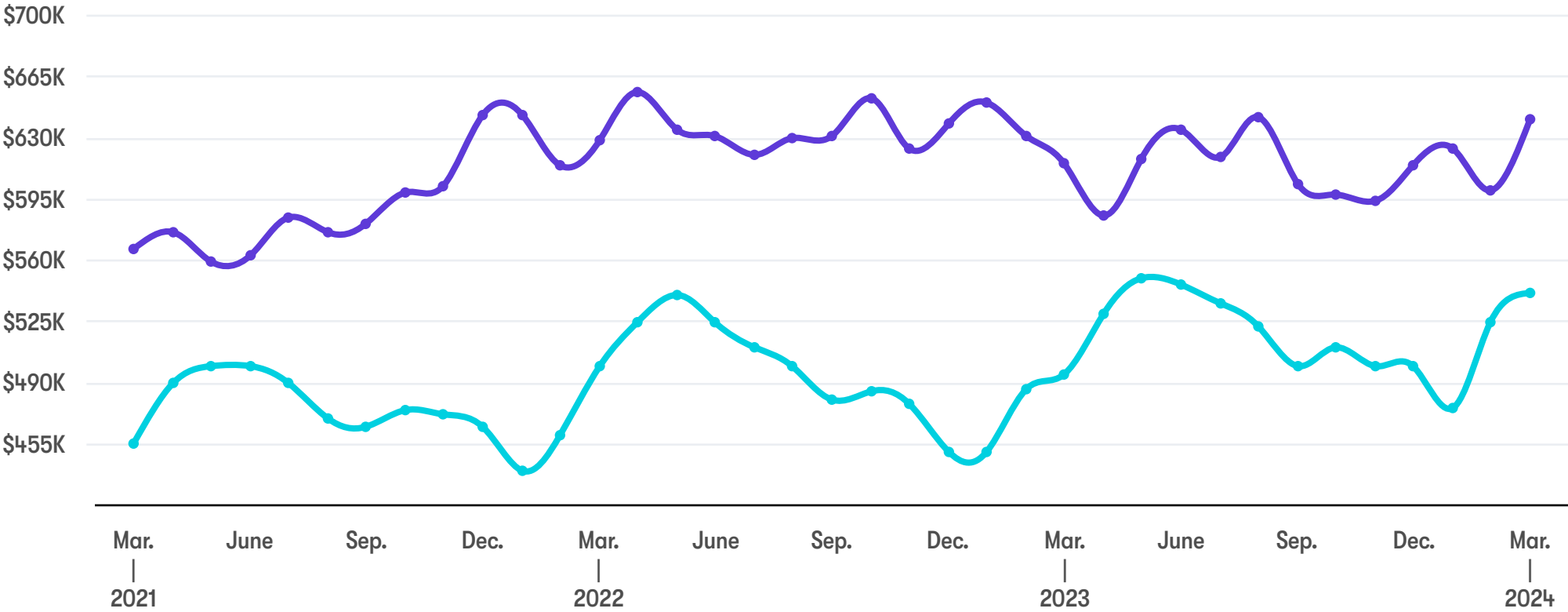
Under Construction MOS	Finished Vacant MOS
5.6 ↑	2.0 ↑



Median Closing Price

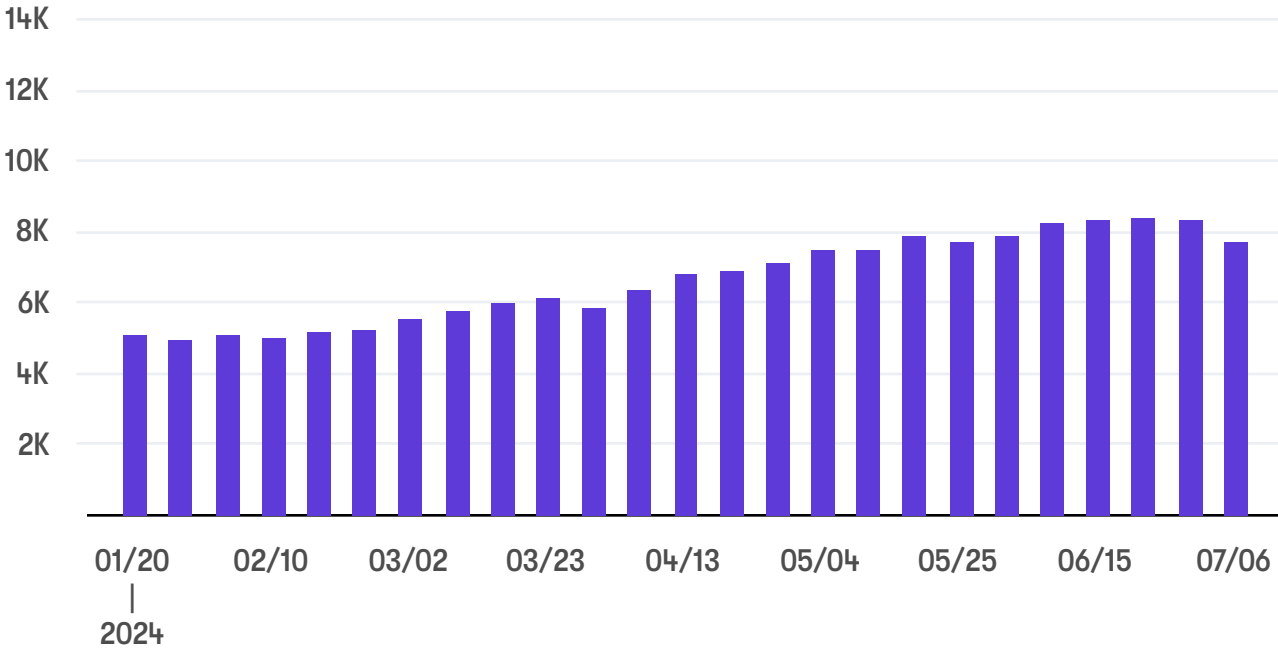
Existing
\$640,994 4.2%

New
\$542,000 9.5%



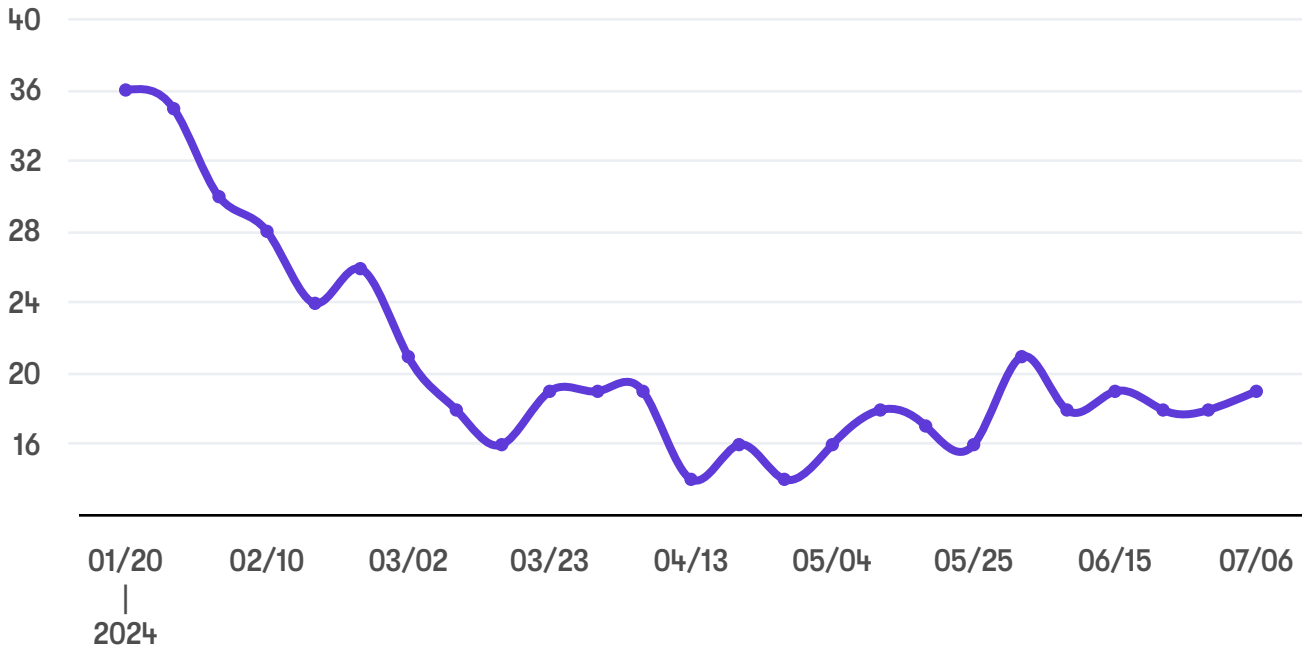
Zillow Listings

Listings
7,723 13.8%



Zillow Median Days to Pending

Days to Pending
19 ↑

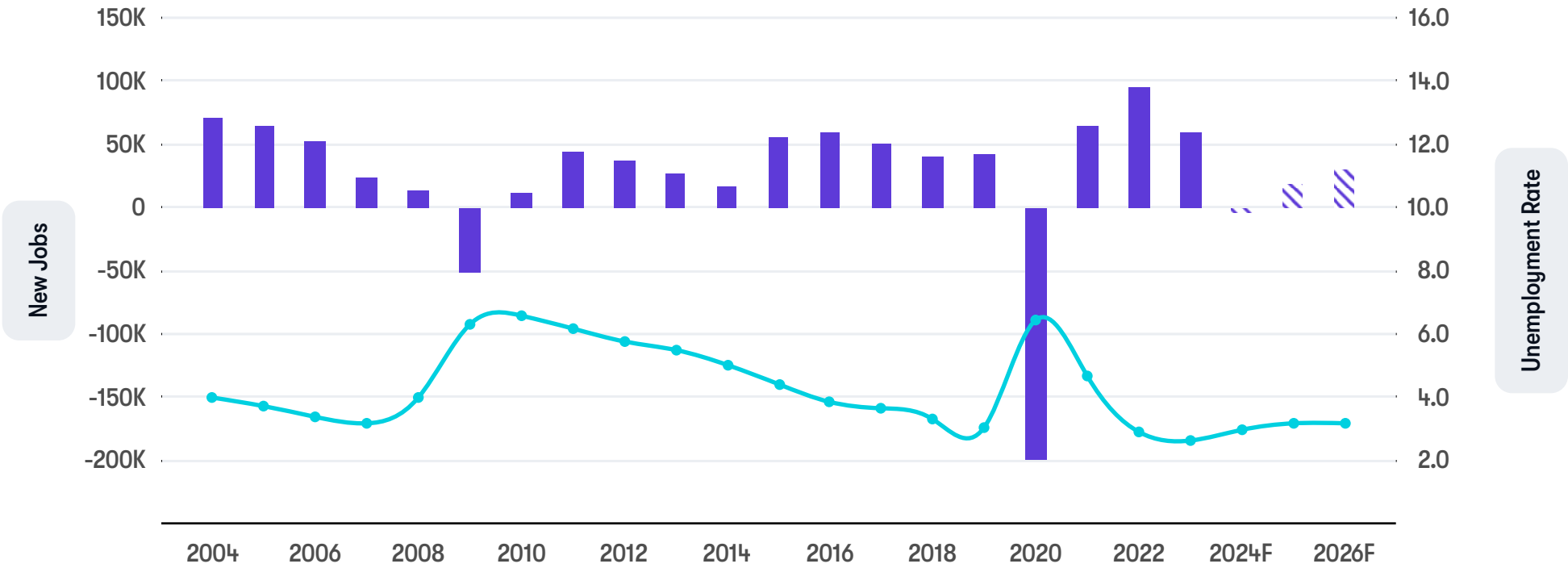


Jobs Vs. Unemployment

Total Jobs 2024E
3,362,570 -0.1 %

Annual Job Growth
-3,672 ↓

Unemployment Rate
2.7 %

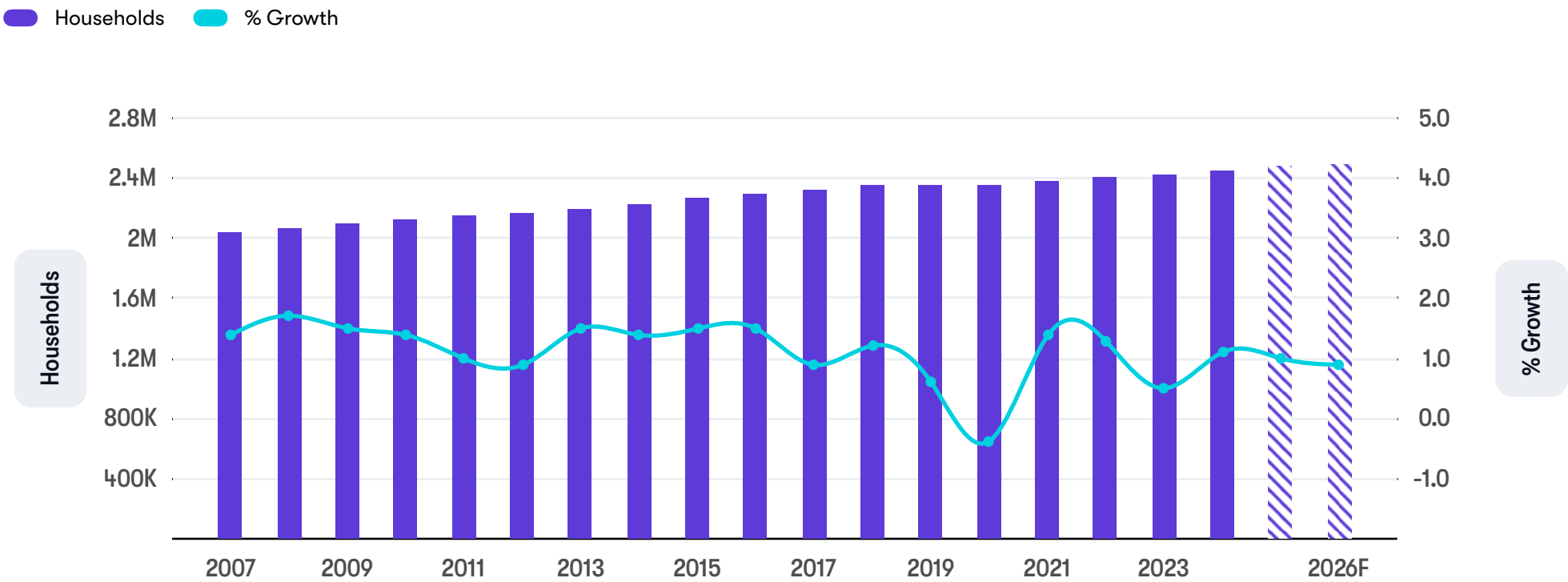


Household Growth

2024 Total Households
2,452,910 1.1%

2024 Household Growth
26,340 1.09%

2025 Total Household Forecast
2,478,180 1%



Supply

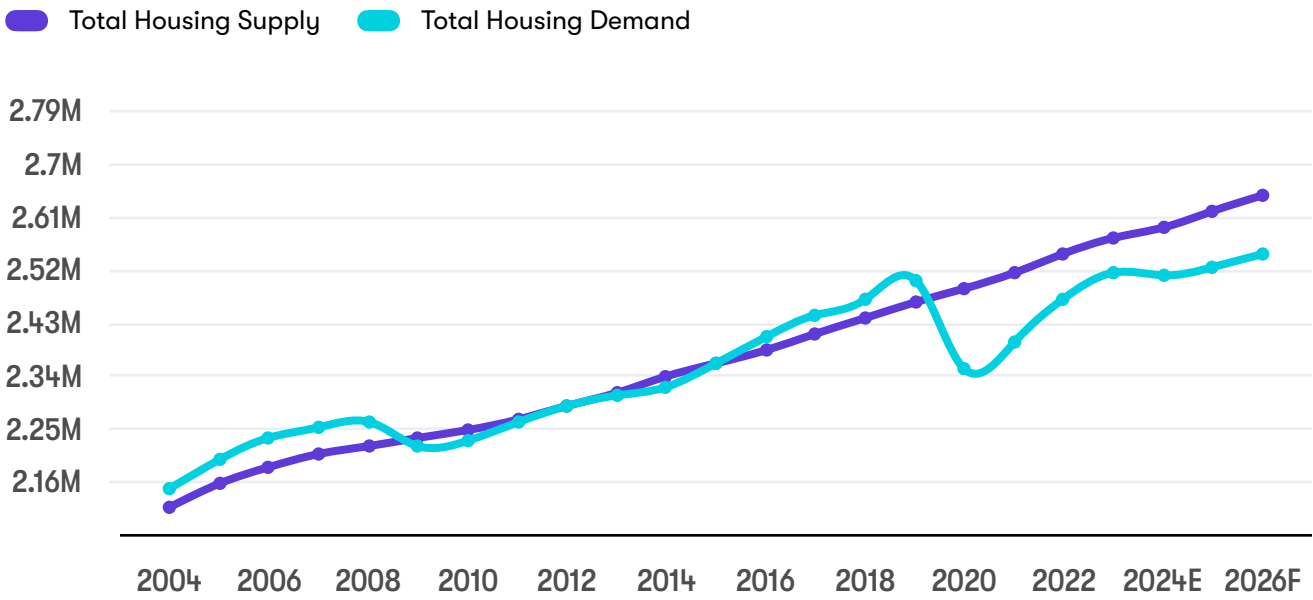
In 2Q 2024 finished vacant inventory decreased 15.1% year-over-year to 1,378 units, and total housing inventory increased 1.2% over a year earlier to 6,665 units. Quarterly housing starts increased 1.1% over a year ago, while the number of available vacant developed lots sits at 8,212, down 32.8% from the same quarter last year. There is currently 9.3 months of supply of vacant developed lots.

Supply Highlights

Future Lots	Finished Vacant Inventory
163,124 3.1%	1,378 -15.1%
Quarterly Deliveries	Quarterly Starts
1,606 -45.6%	2,828 1.1%
Under Construction MOS	Finished Vacant MOS
5.2 15.3%	2.0 8.1%

Supply Vs. Demand

2024E
3.28% Oversupplied

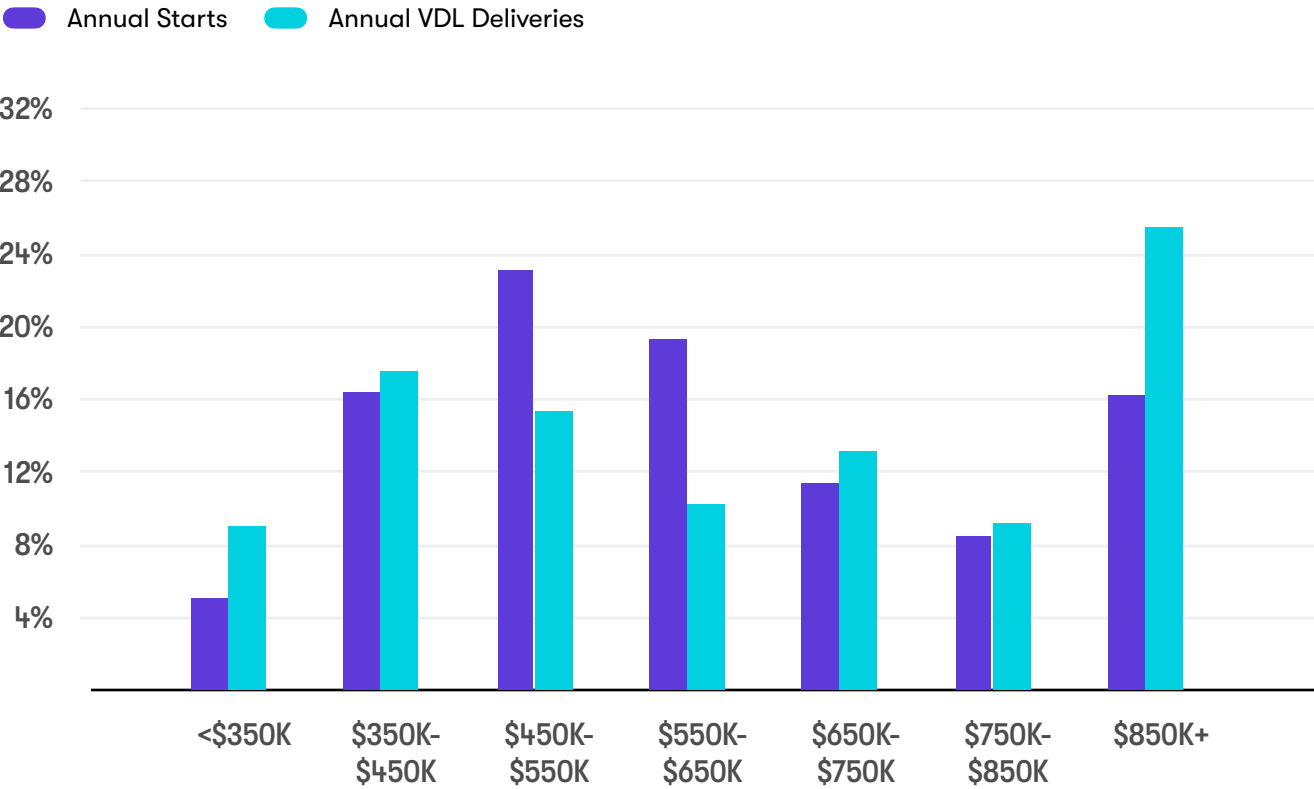


Vacant Developed Lots

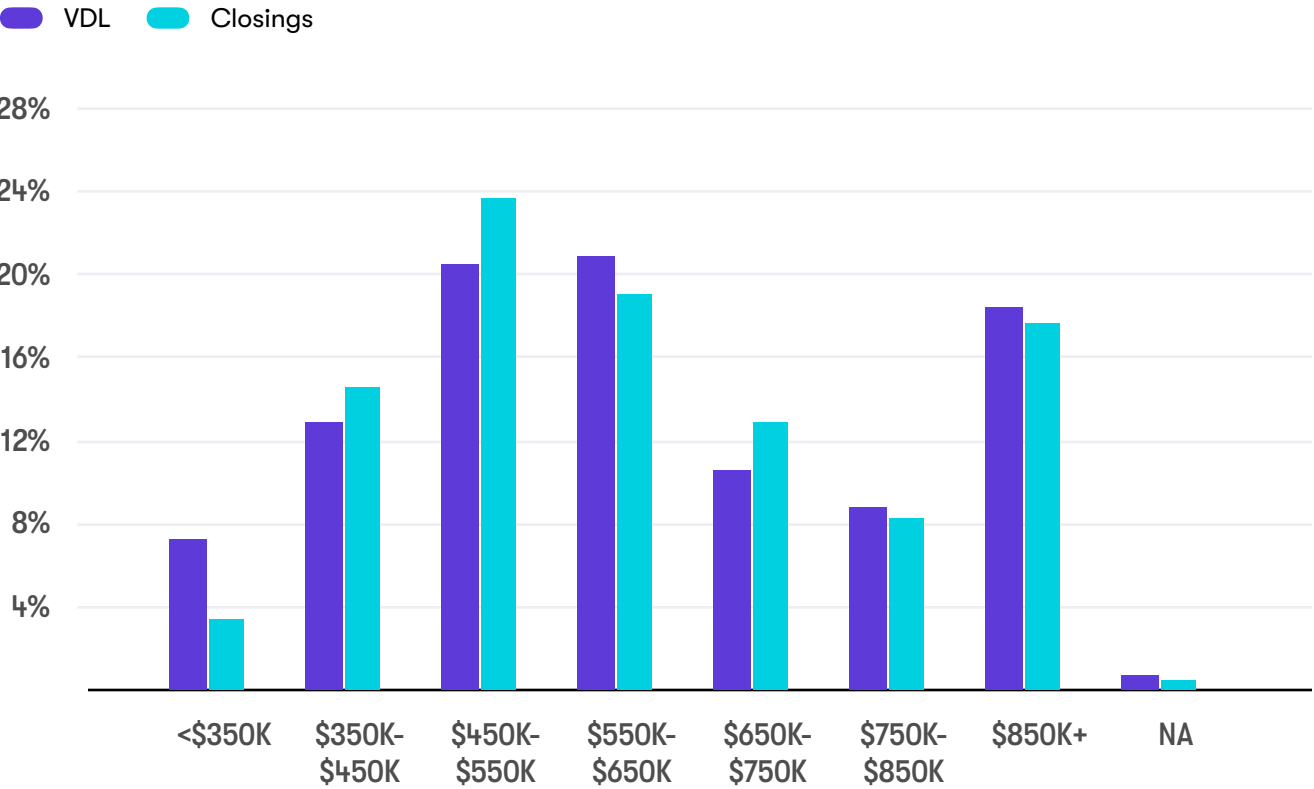
2Q 24
8,212 -32.8%



Starts Vs. Deliveries By Price Last 4 Quarters

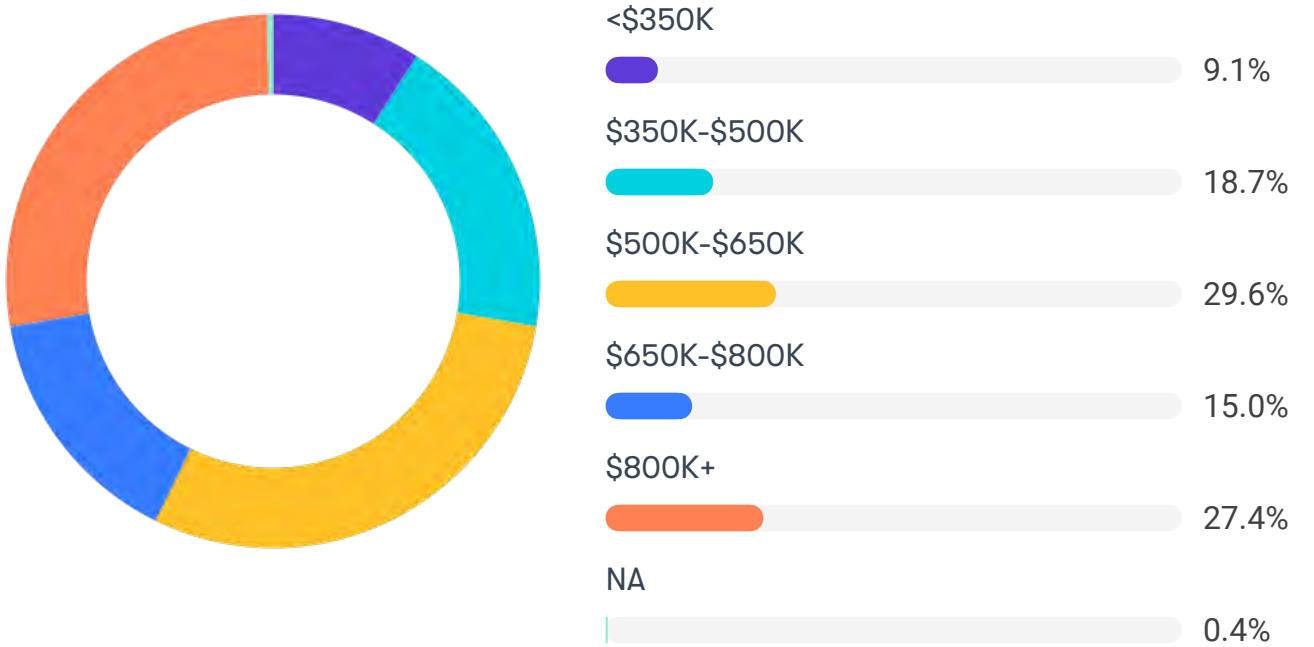


VDL Vs. Closings By Price Last 4 Quarters

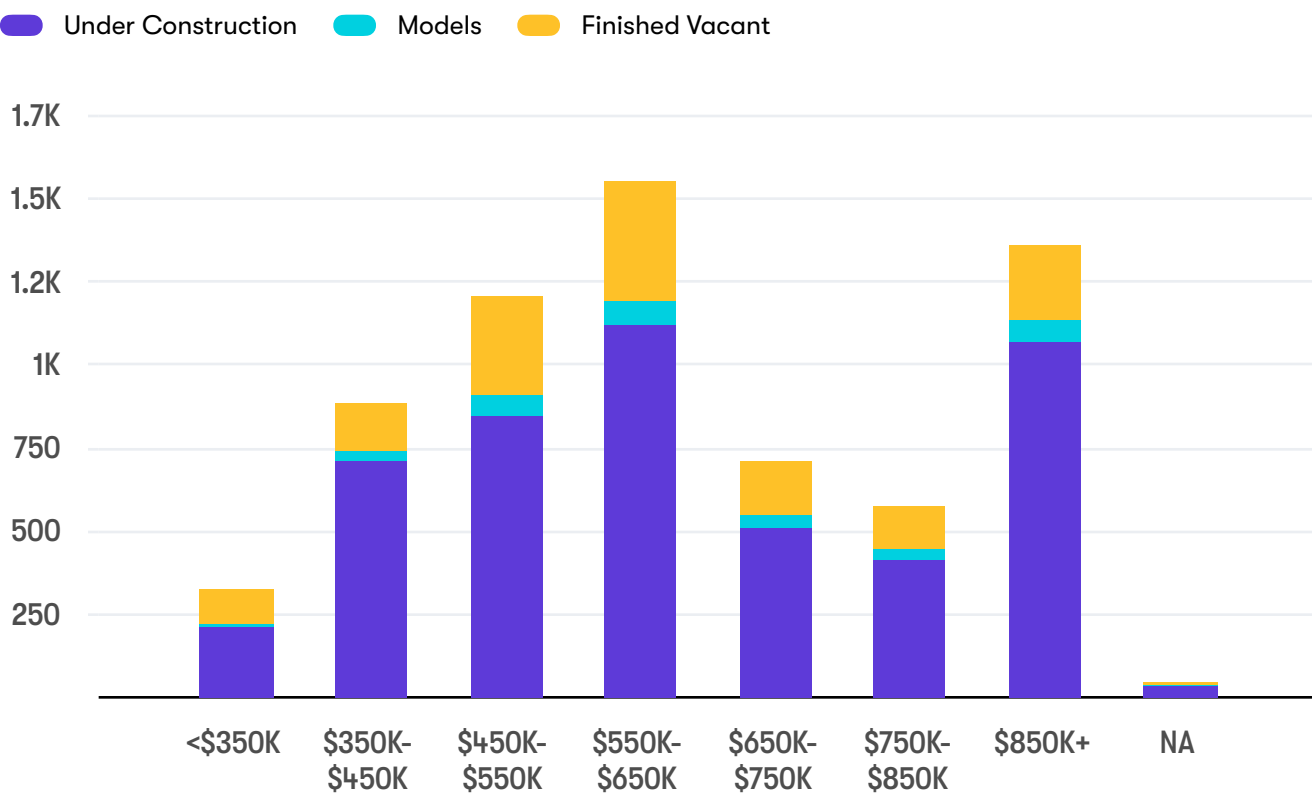


Vacant Developed Lots By Price

Months of Supply
9.3 -35.4%

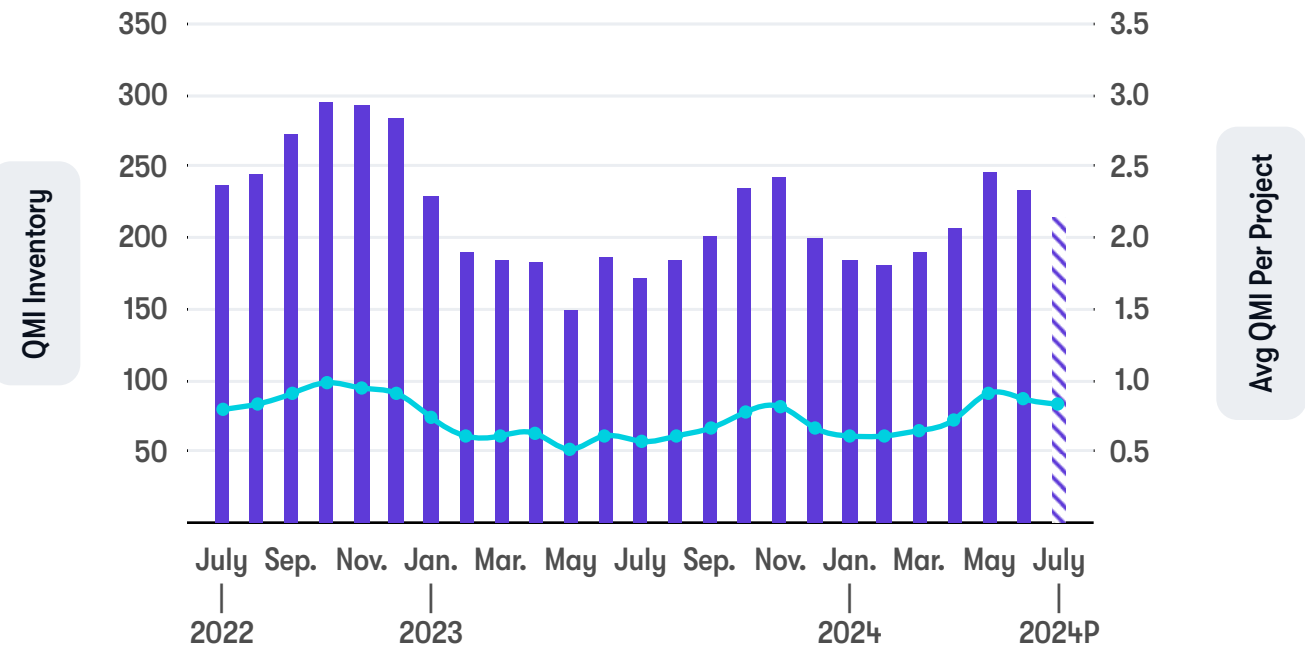


Inventory By Price 2Q 2024



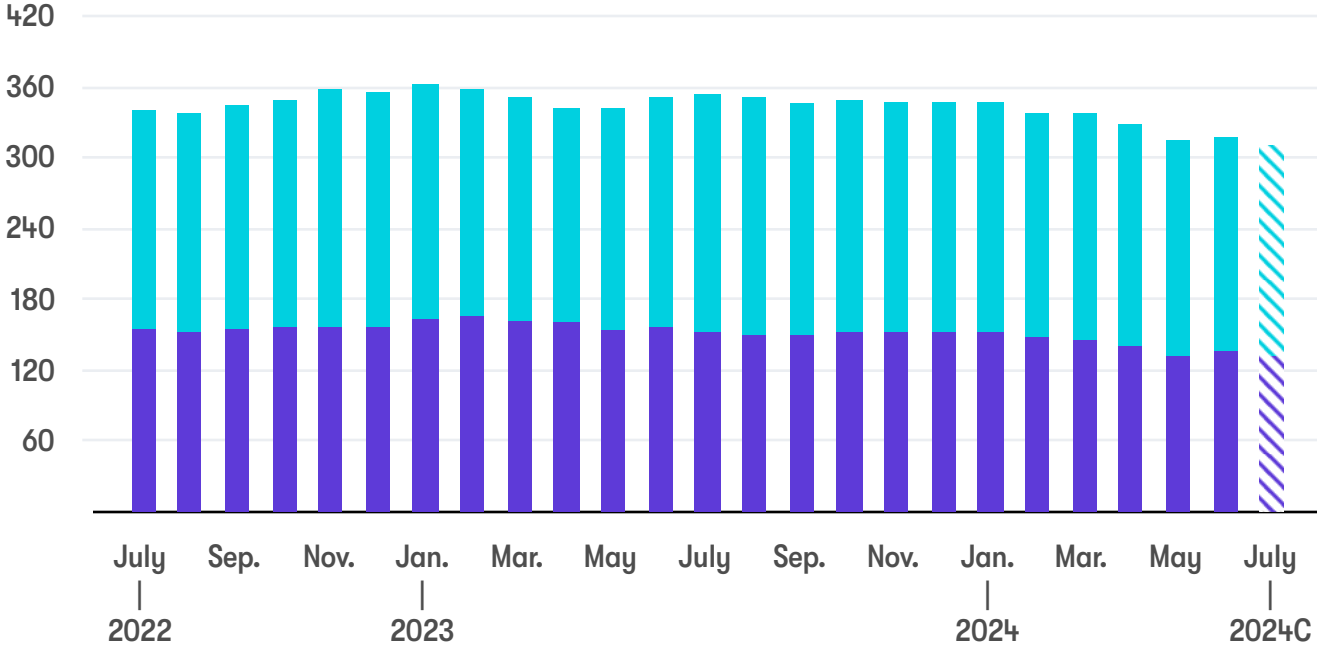
Quick Move Ins

July 2024 0.8 ↓
Avg. QMI L3M 0.9 ↓



Active Projects

Detached 132 -13.2%
Attached 178 -11.4%



Building Permits Vs. E/P Ratio

Total Permits 2023E

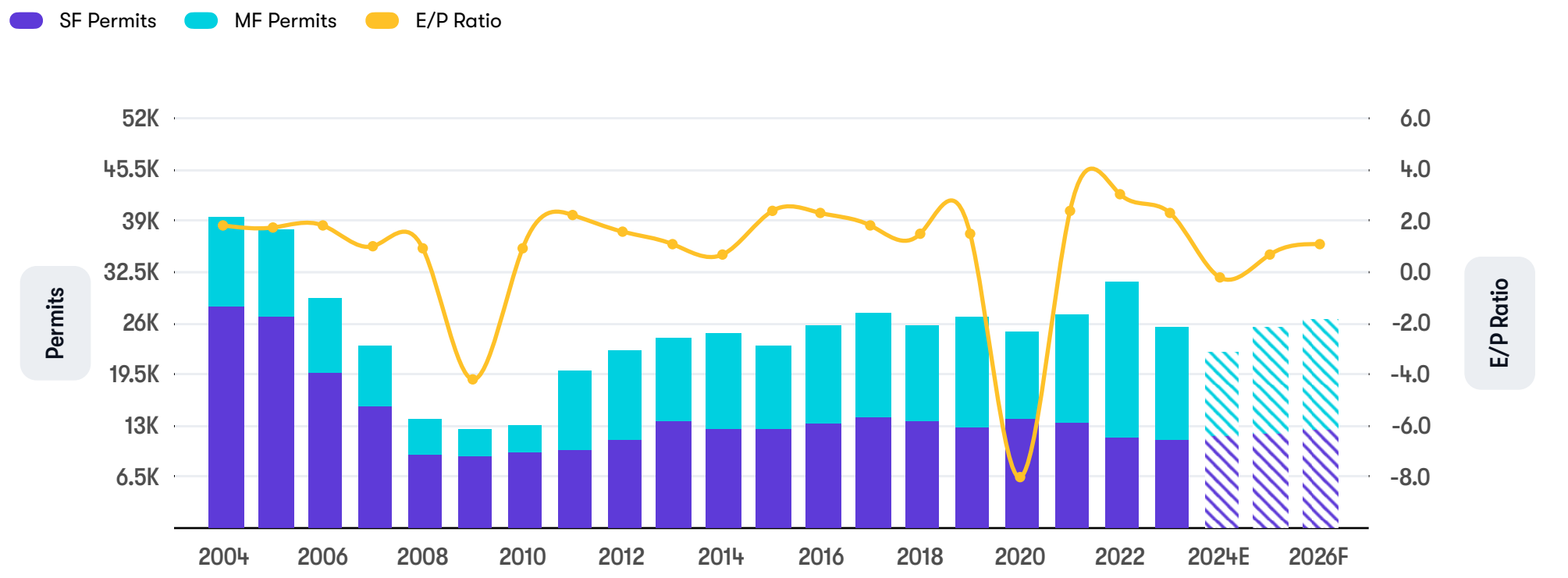
25,509 -18.2%

E/P Ratio 2023E

2.3 ↓

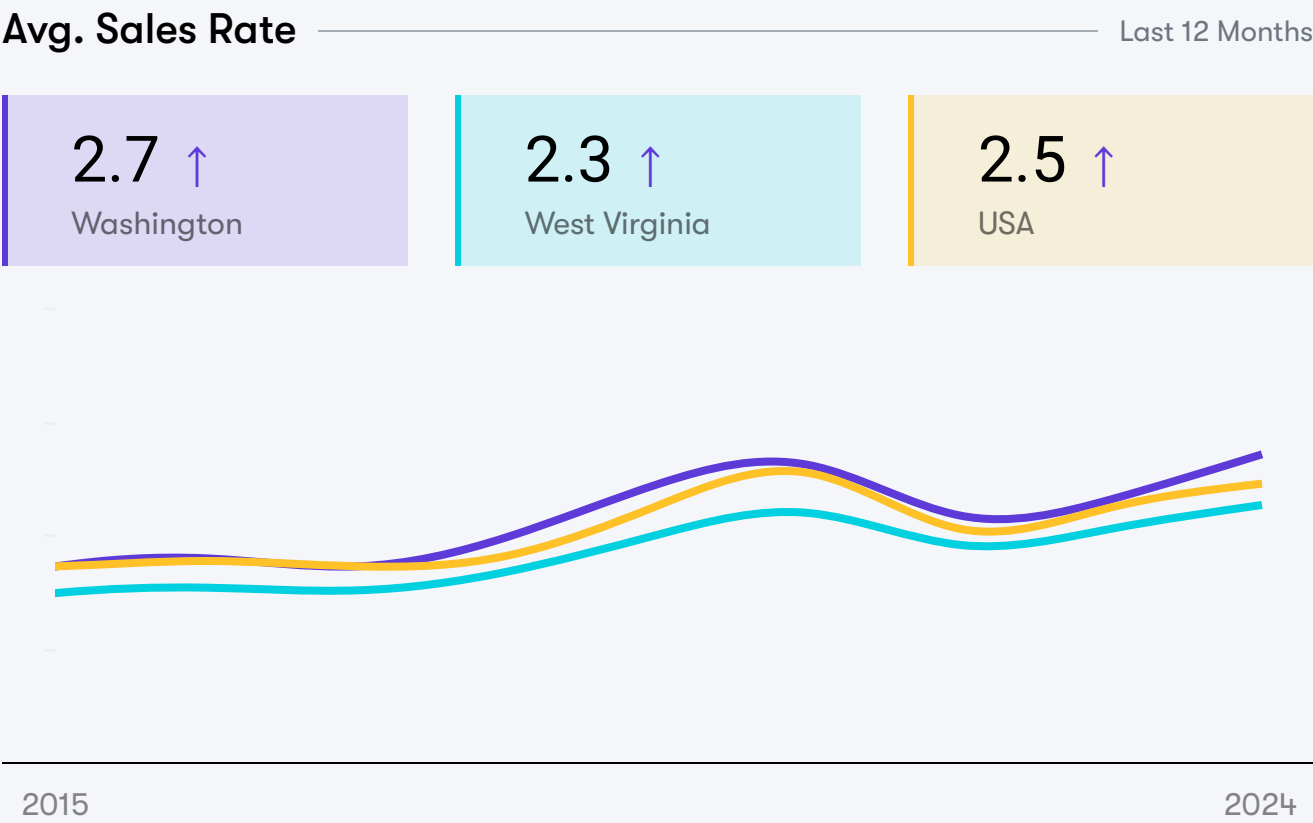
E/P Ratio Forecast 2024

-0.2 ↓



Sales

New home sales in the Washington-Arlington-Alexandria, DC-VA-MD-WV metropolitan area increased 10.6% year-over-year to an annualized rate of 10,054 units in June. Over the past 12 months, 6,595 of sales were attached units and 3,459 were detached. Existing home closings for the 12 month period ending in March posted a year-over-year decline of 21.3% to an annualized rate of 61,927 units. Of those, 26,846 were attached units and 35,081 detached.



New Home Sales

New Home Sales L12M

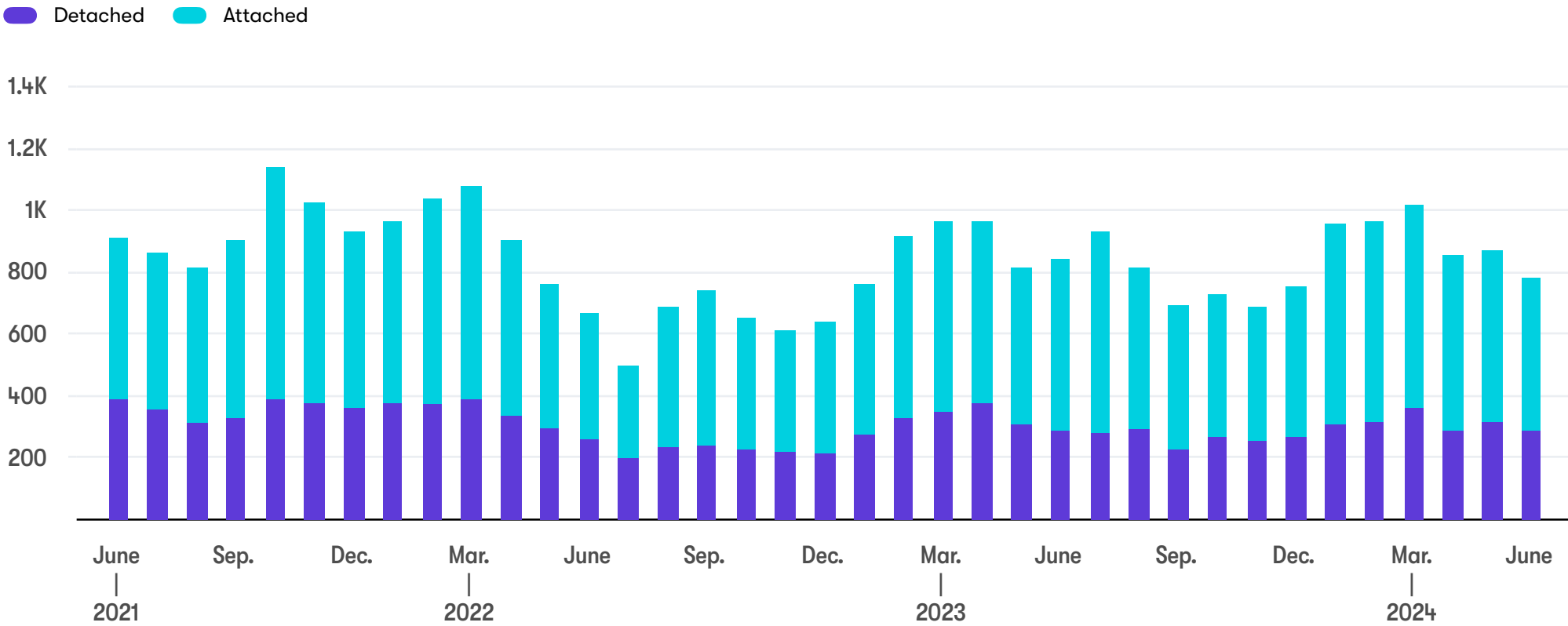
10,054 10.6%

Detached Sales L12M

3,459 6.4%

Attached Sales L12M

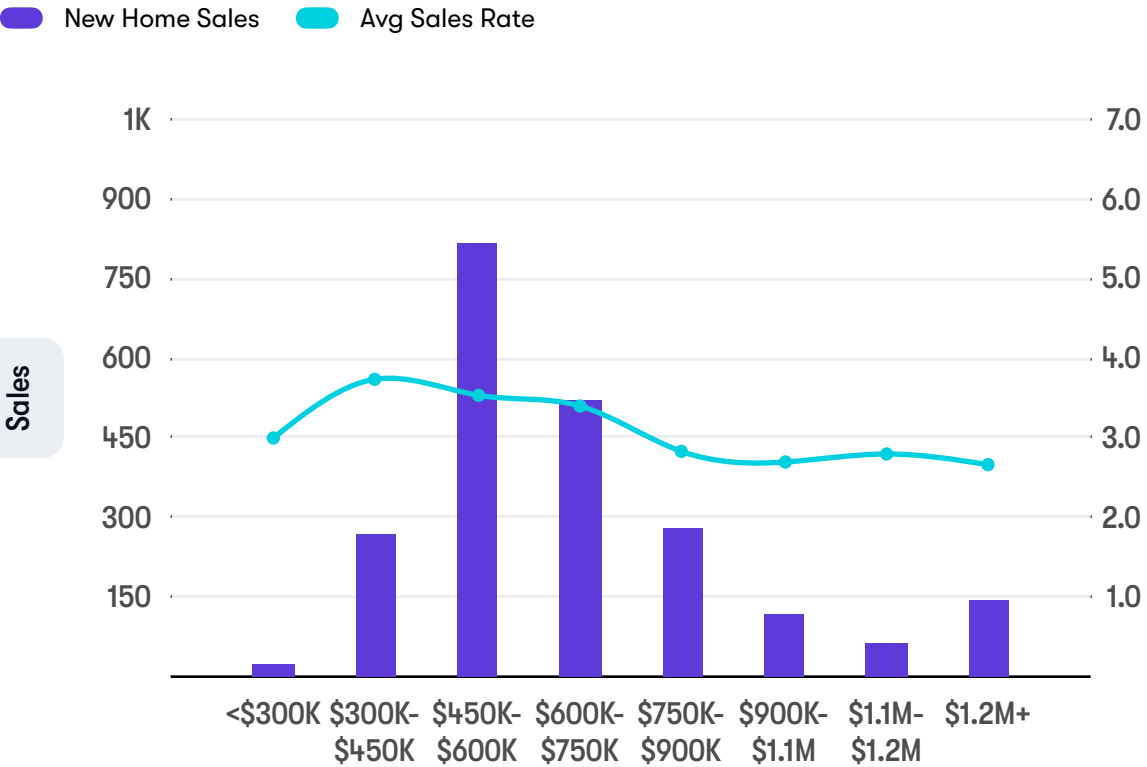
6,595 13.0%



Sales by Avg. Unit Size Last 3 Months



Sales by Avg. Price Last 3 Months



Closings

Total Closings L12M

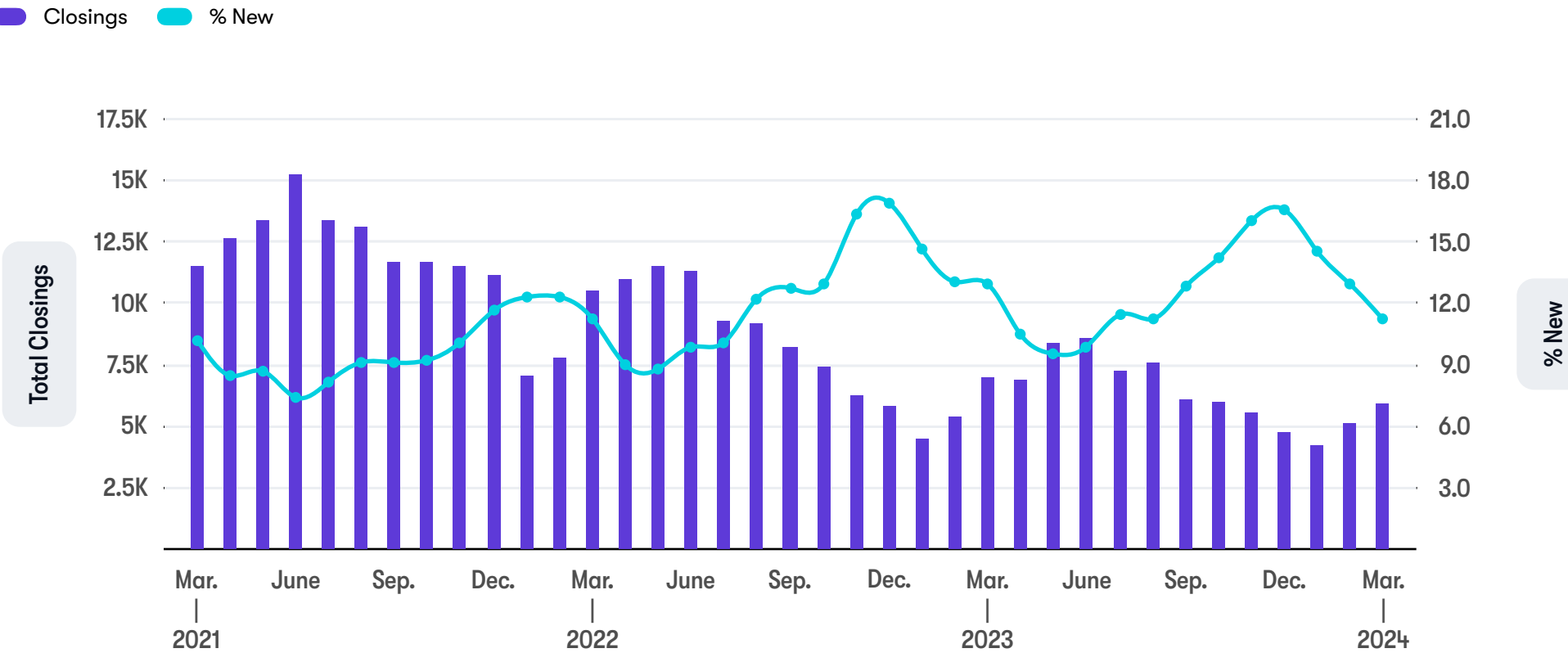
76,301 -21.1%

Existing Closings L12M

67,008 -21.4%

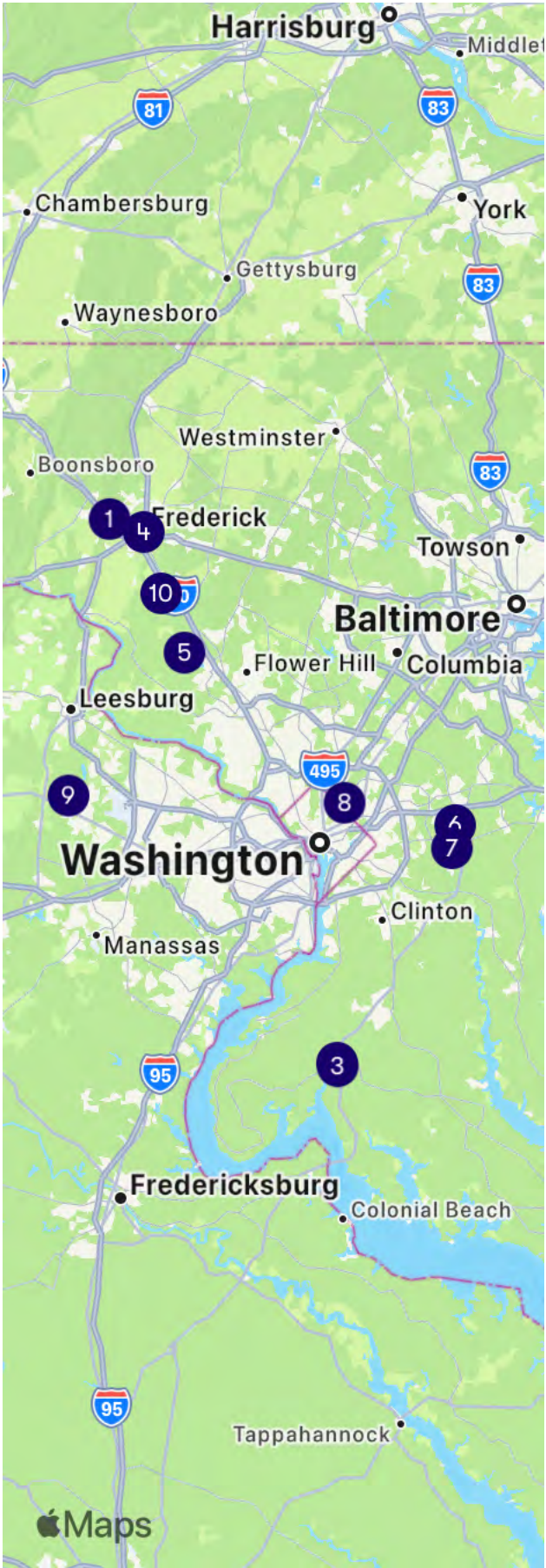
New Closings L12M

9,293 -18.9%



Top Active Projects

#	PROJECT NAME	BUILDER	CITY	TYPE	AVG. PRICE	AVG. UNIT SIZE	AVG. \$ /SF	SALES RATE ↓
Averages					\$620,277	2,612	\$246	11.6
1	Sycamore Ridge	NVR Inc.	Frederick	Detached	\$684,990	3,761	\$185	22.3
2	Pinegrove/TH	D.R. Horton, Inc.	La Plata	Attached	\$369,990	1,890	\$196	17.5
3	Pinegrove/SF	D.R. Horton, Inc.	La Plata	Detached	\$511,567	2,195	\$236	13.9
4	Renn Quarter/TH	D.R. Horton, Inc.	Frederick	Attached	\$499,490	1,877	\$266	12.5
5	Creekside at Cabi...	PulteGroup Inc.	Boyd's	Attached	\$599,990	1,997	\$300	9.2
6	Mill Branch Crossi...	Stanley Martin Ho...	Bowie	Attached	\$565,827	2,168	\$266	8.8
7	Southlake	DRB Homes	Bowie	Detached	\$841,657	4,017	\$212	8.1
8	Gateway West	Stanley Martin Ho...	Chillum	Attached	\$565,370	1,984	\$290	8.0
9	Solis at West Park	TRI Pointe Homes,...	Ashburn	Attached	\$837,900	2,942	\$285	7.9
10	Bloomfields 55+/SF	NVR Inc.	Frederick	Detached	\$725,990	3,294	\$226	7.9



Top 15 Active Builders

#	BUILDER	# OF PROJECTS	AVG. PRICE	# OF YTD SALES	MARKET SHARE ↓	AVG.SALES RATE	REMAINING UNITS
Totals & Averages		181	\$773,178	4,365	83%	3.81	12,003
1	NVR Inc.	38	\$618,968	970	18.2%	5.13	3,294
2	Stanley Martin Homes	16	\$648,792	663	12.4%	5.47	1,247
3	D.R. Horton, Inc.	14	\$651,462	423	7.9%	5.70	824
4	Lennar	21	\$480,580	406	7.6%	3.71	1,909
5	DRB Homes	18	\$662,940	298	5.6%	3.11	949
6	Van Metre Homes	15	\$866,117	284	5.3%	2.67	858
7	PulteGroup Inc.	11	\$727,676	260	4.9%	4.98	856
8	K. Hovnanian Homes	8	\$778,843	235	4.4%	3.47	295
9	Toll Brothers	11	\$1,669,223	195	3.7%	2.07	284
10	TRI Pointe Homes, Inc.	8	\$1,001,793	185	3.5%	4.32	432
11	EYA	4	\$1,032,383	106	2.0%	4.27	179
12	Mid-Atlantic Builders	2	\$653,054	89	1.7%	4.90	187
13	The Knutson Companies	3	\$595,784	85	1.6%	2.92	245
14	Dream Finders Homes	9	\$670,926	84	1.6%	1.44	244
15	Beazer Homes	3	\$539,132	82	1.5%	2.92	200

Prices

The average list price for a new detached home in the Washington-Arlington-Alexandria, DC-VA-MD-WV region decreased 0.6% from 2023 to \$806,923 in June while the average list price for a new attached home increased 2.1% over the same period to \$618,831. Homes priced under \$350,000 experienced the most closing activity over the past year. The new home affordability ratio for a detached home was 30.4% in March.

Price Highlights

Average New List Price

\$712,877 0.5%

Median Existing Closed Price

\$542,000 9.5%

New Home Median Price/Sq Ft

\$405 40.6%

Existing Home Median Price/Sq Ft

\$329 5.8%

New Detached Home Premium

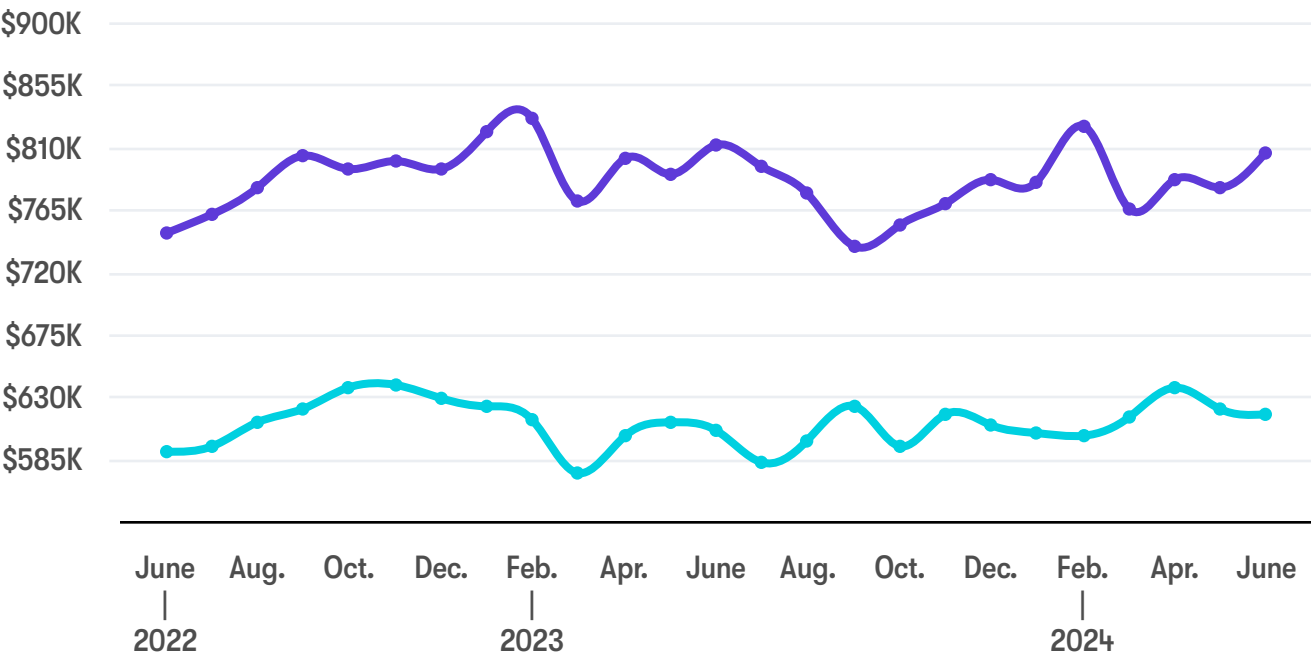
19% ↓

New Attached Home Premium

35% ↑

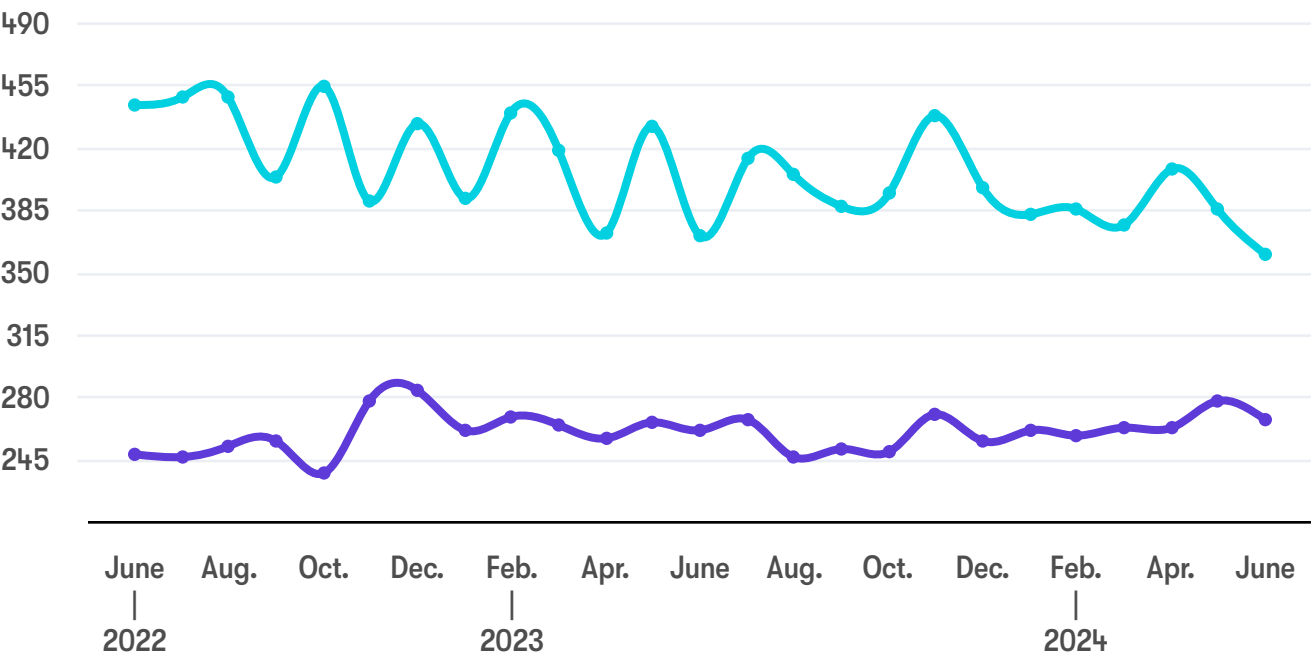
Avg. New Home List Price

Detached Attached
\$806,923 -0.6% \$618,831 2.1%

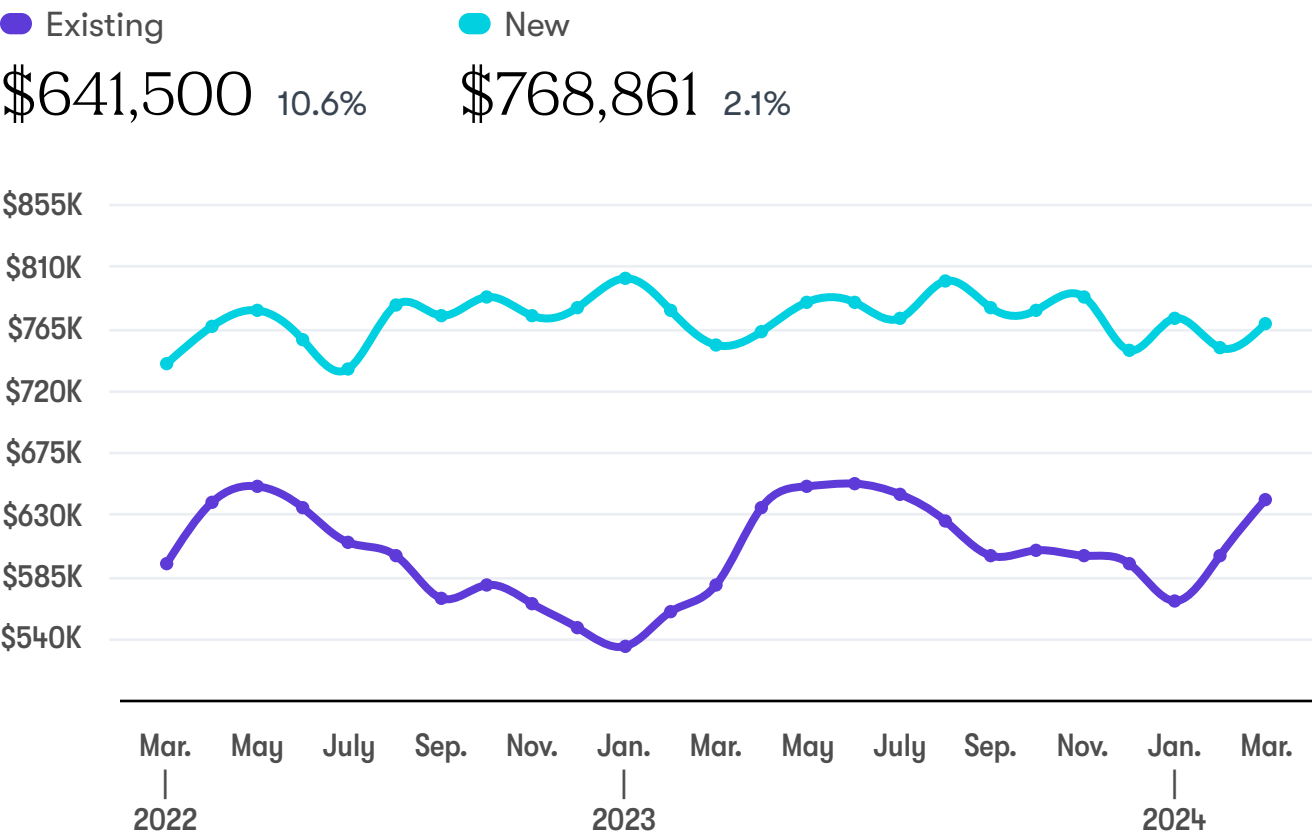


Avg. New Home List Price per sq ft

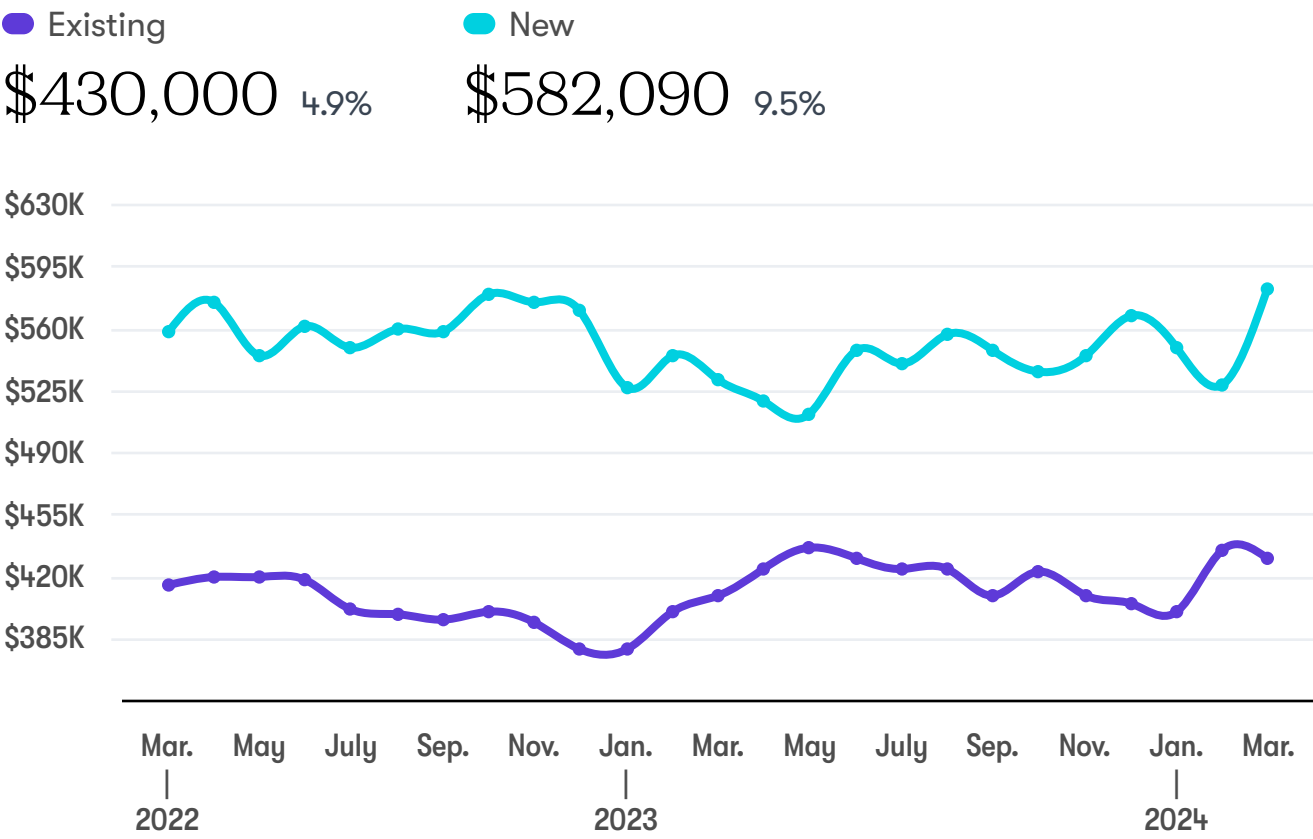
Detached \$/SF Attached \$/SF
\$268 -2.9% \$360 -2.9%



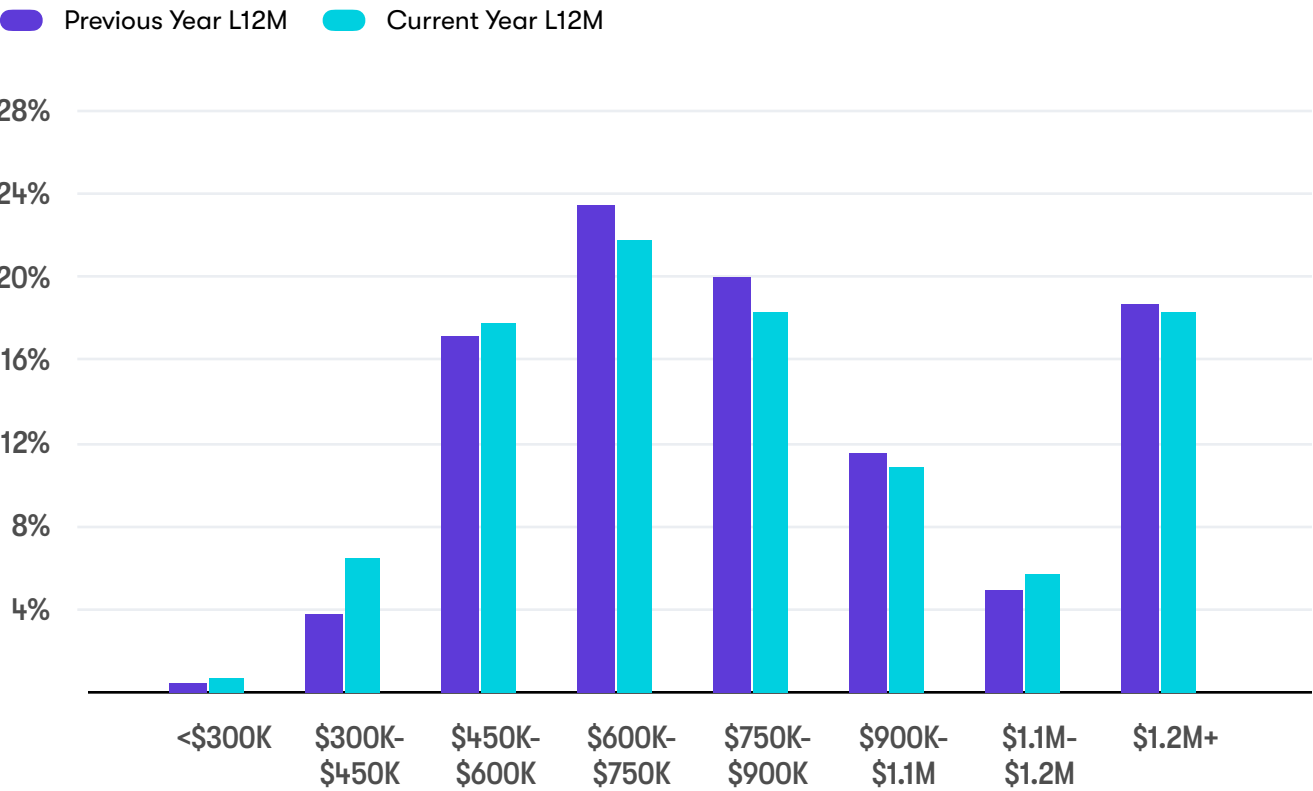
Detached Median Closing Price



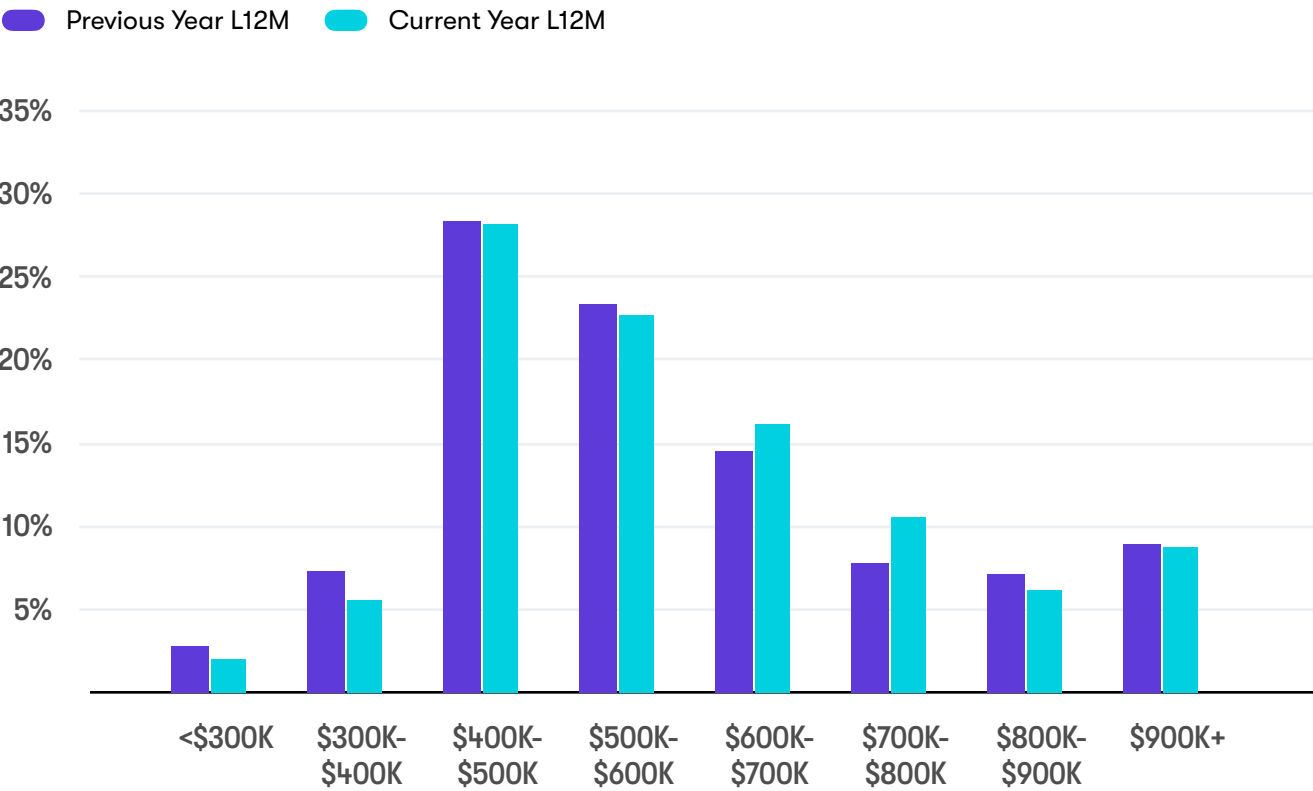
Attached Median Closing Price



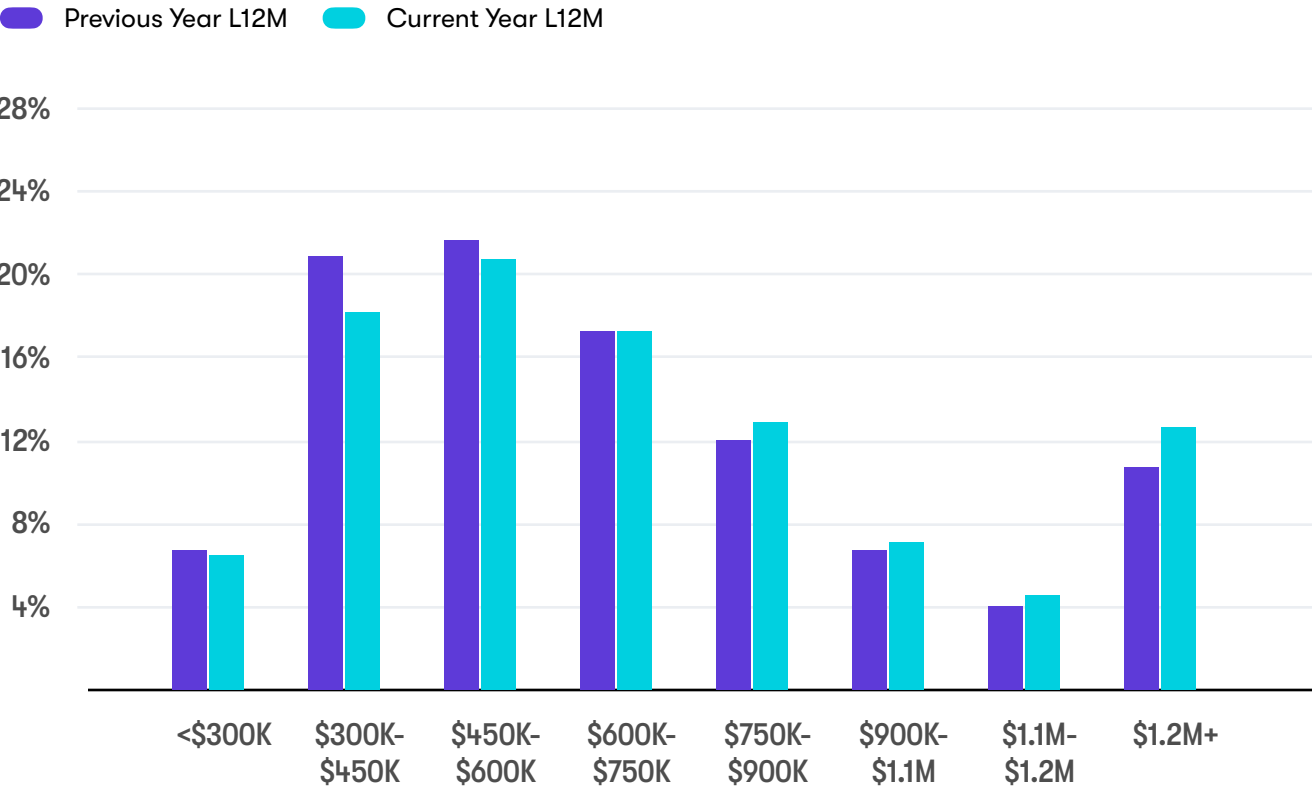
New Detached Closings By Price



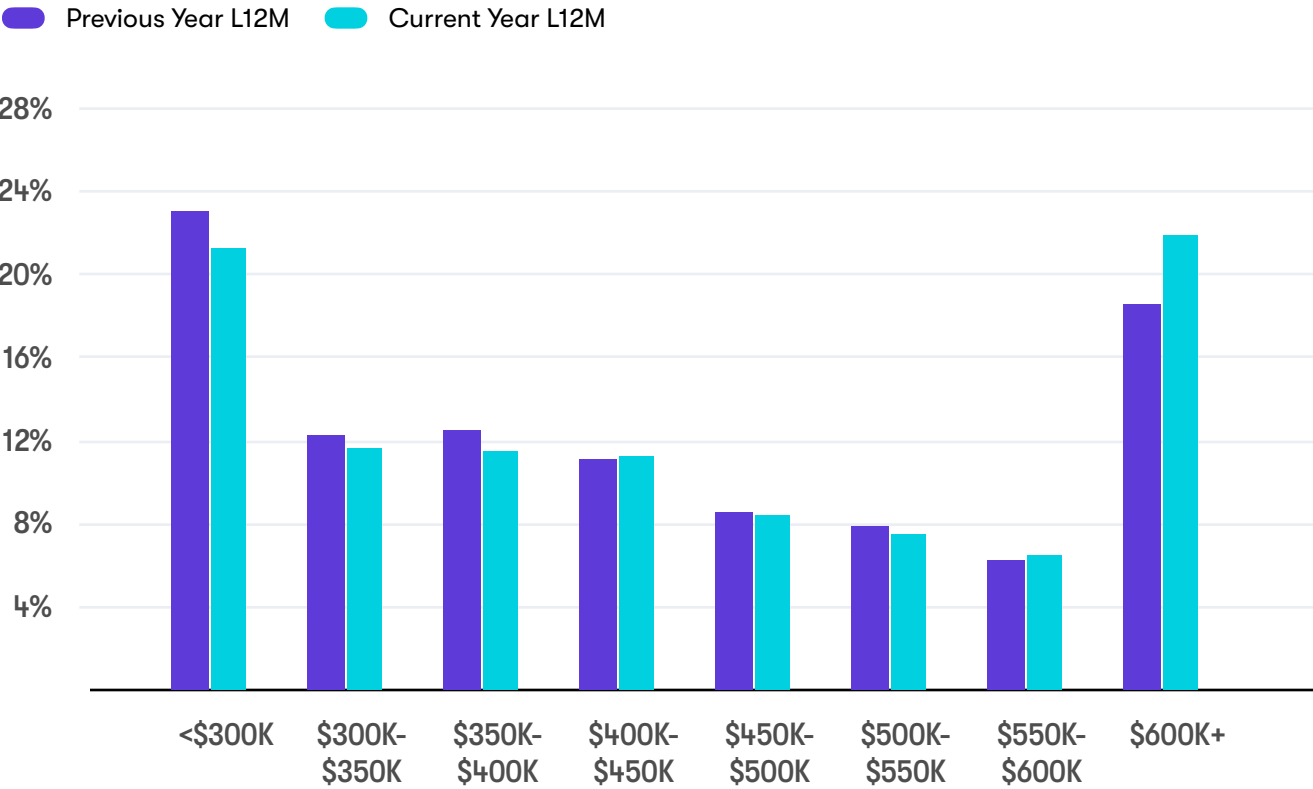
New Attached Closings By Price



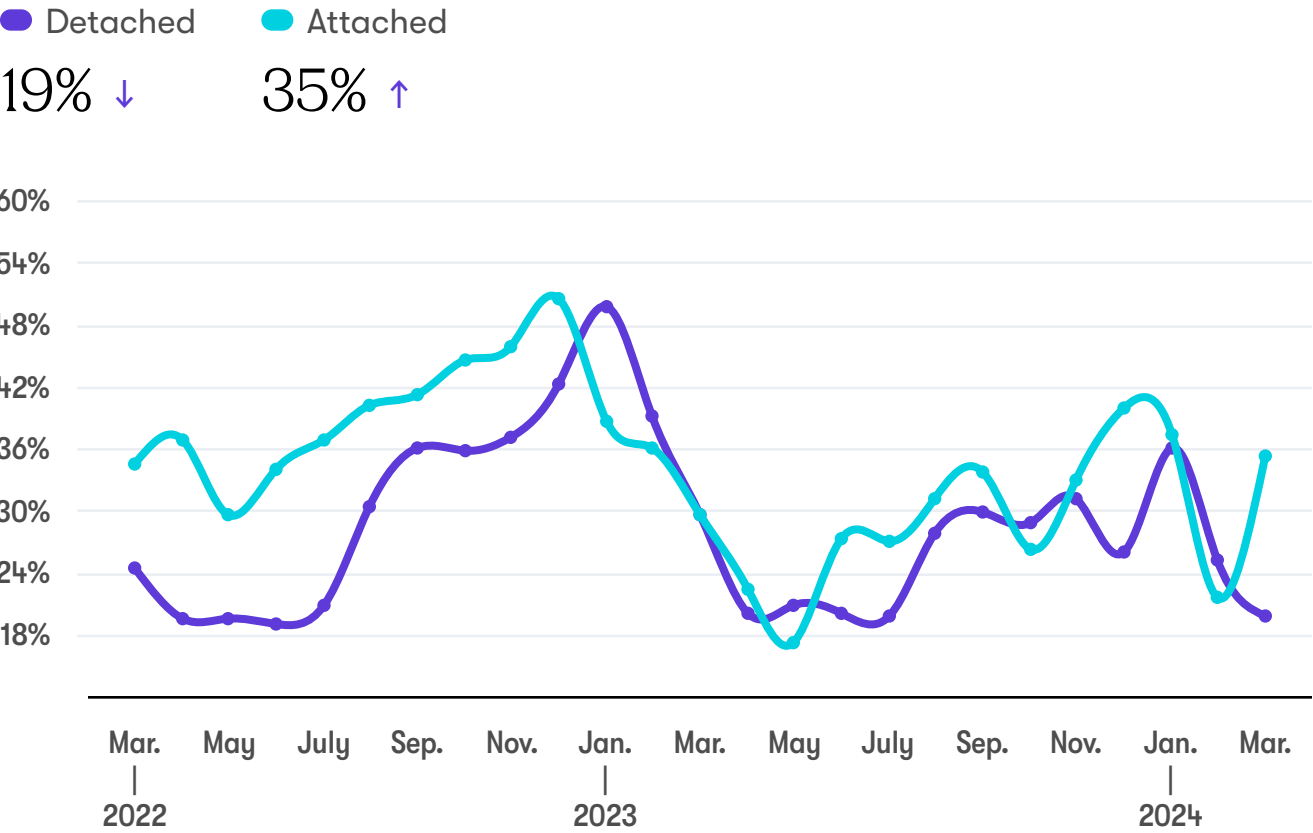
Existing Detached Closings By Price



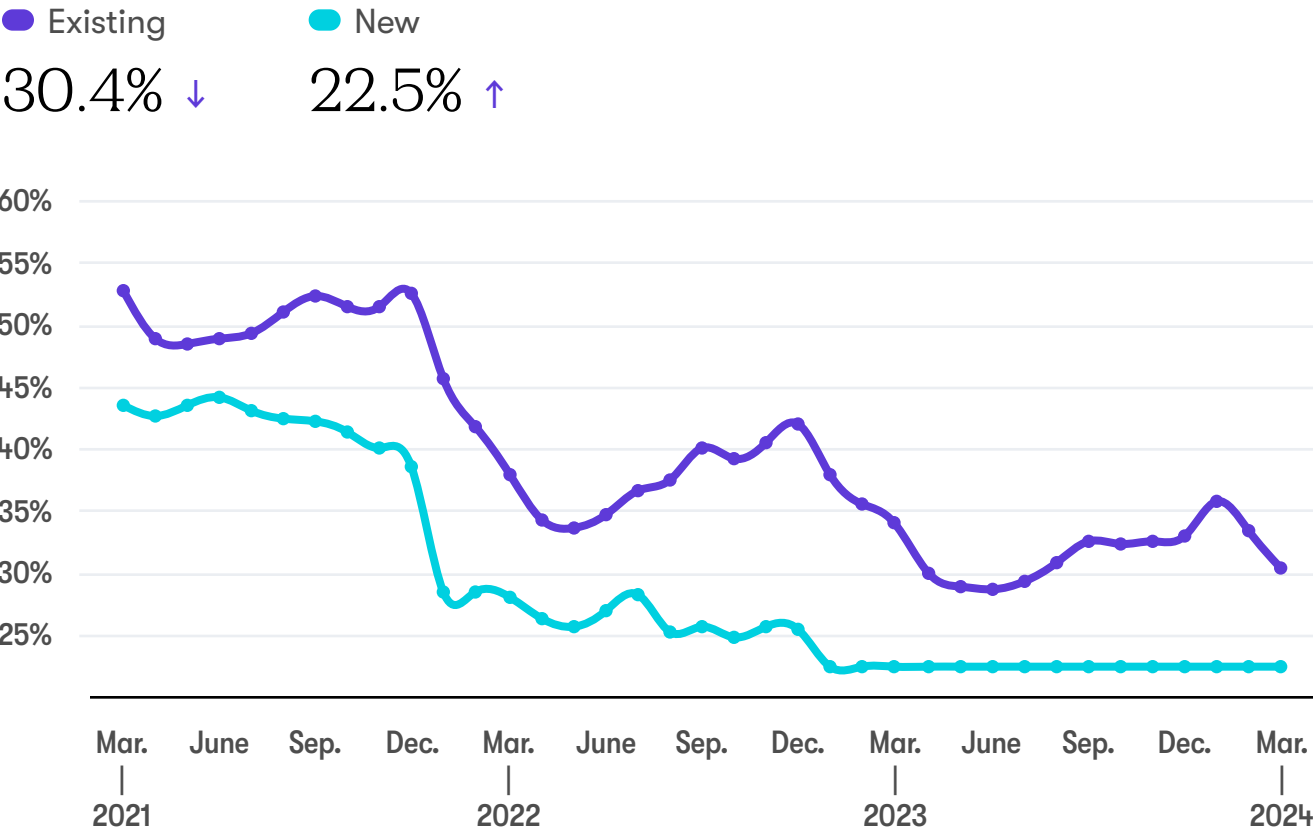
Existing Attached Closings By Price



New Home Premium



Affordability Ratio



Distress

The region experienced 50 foreclosures in March, a decrease of 52.8% year-over-year. Meanwhile, notices of default registered at 333 for the month, a decrease of 22.9% over last year.

Distress Highlights

Notices Of Default

333 -22.9%

Foreclosures

50 -52.8%

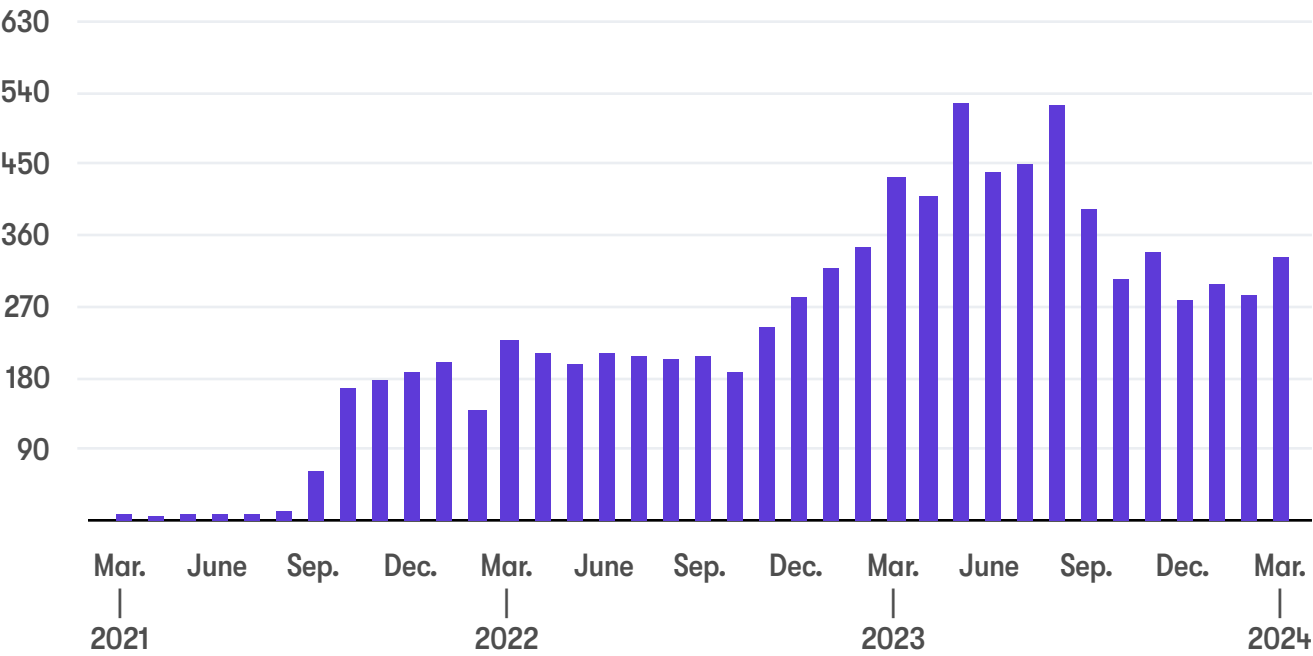
Foreclosures Market Share

0.8% ↓

Notices of Default

Last 12 Months

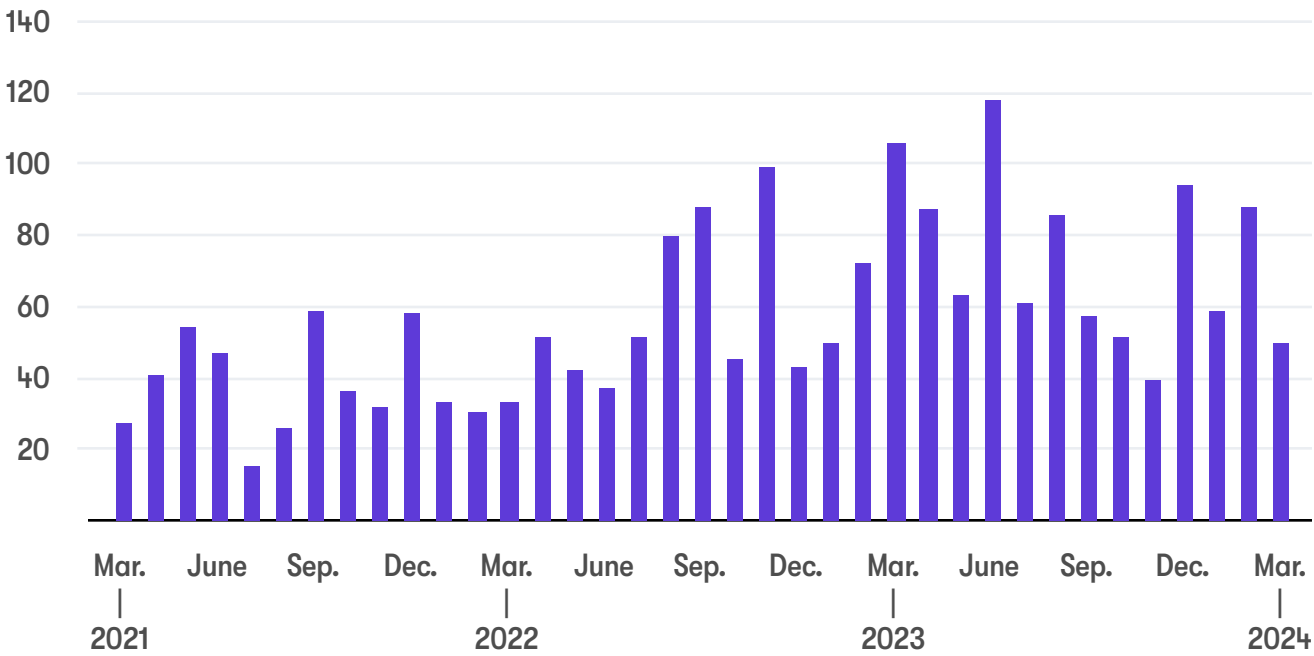
4,576 50.3%



Foreclosures

Last 12 Months

853 11.6%



Economy

Total nonfarm employment in the Washington-Arlington-Alexandria, DC-VA-MD-WV metropolitan statistical area increased 0.6% from the same period last year to 3,380,000 payrolls in Mar. 2024. There were approximately 4,500 more jobs in Mar. 2024 compared to the previous month. The local unemployment rate increased to 2.9% in March compared to 2.8% in the previous month. Mar. 2024's jobless rate is higher than it was this time last year when it stood at 2.6%. Zonda forecasts the region's unemployment rate will finish the year at 2.7%.

Economy Highlights

Current Month Jobs
3,380,000 0.6%

CBSA Unemployment Rate
2.9% ↑

MOM Job Growth
4,500 0.1%

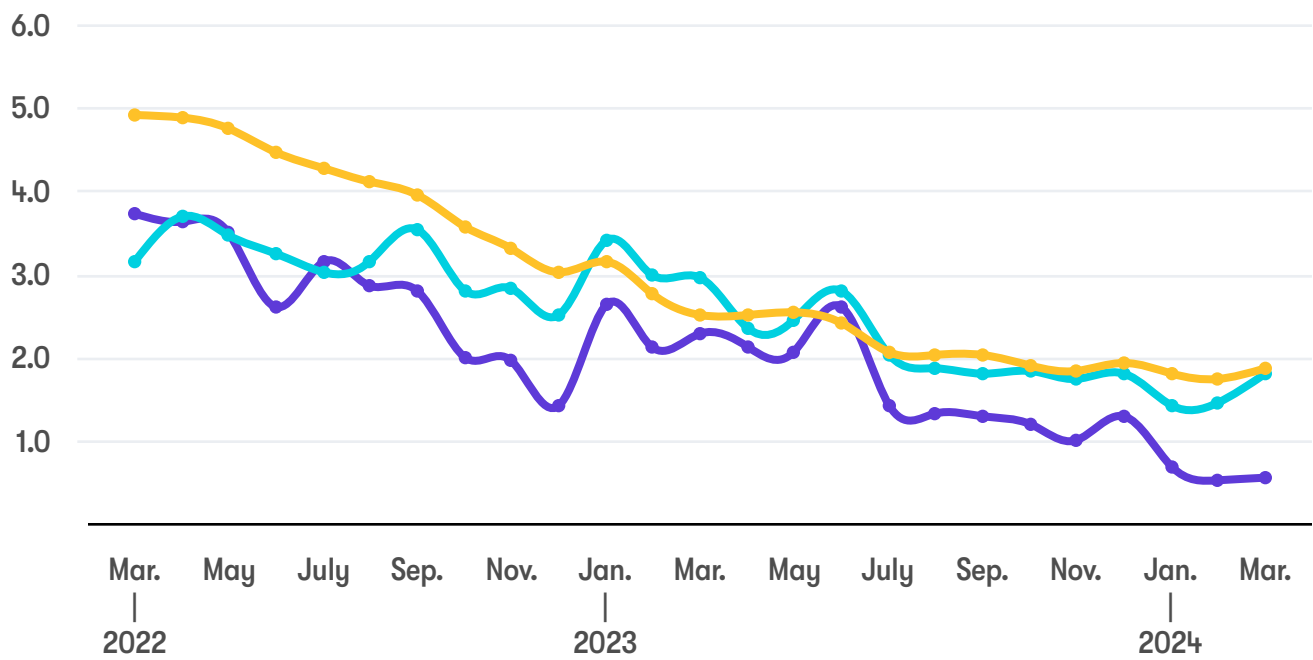
DC Unemployment Rate
5.3% ↑

YOY Job Growth
20,600 -72.9%

USA Unemployment Rate
4.1% ↑

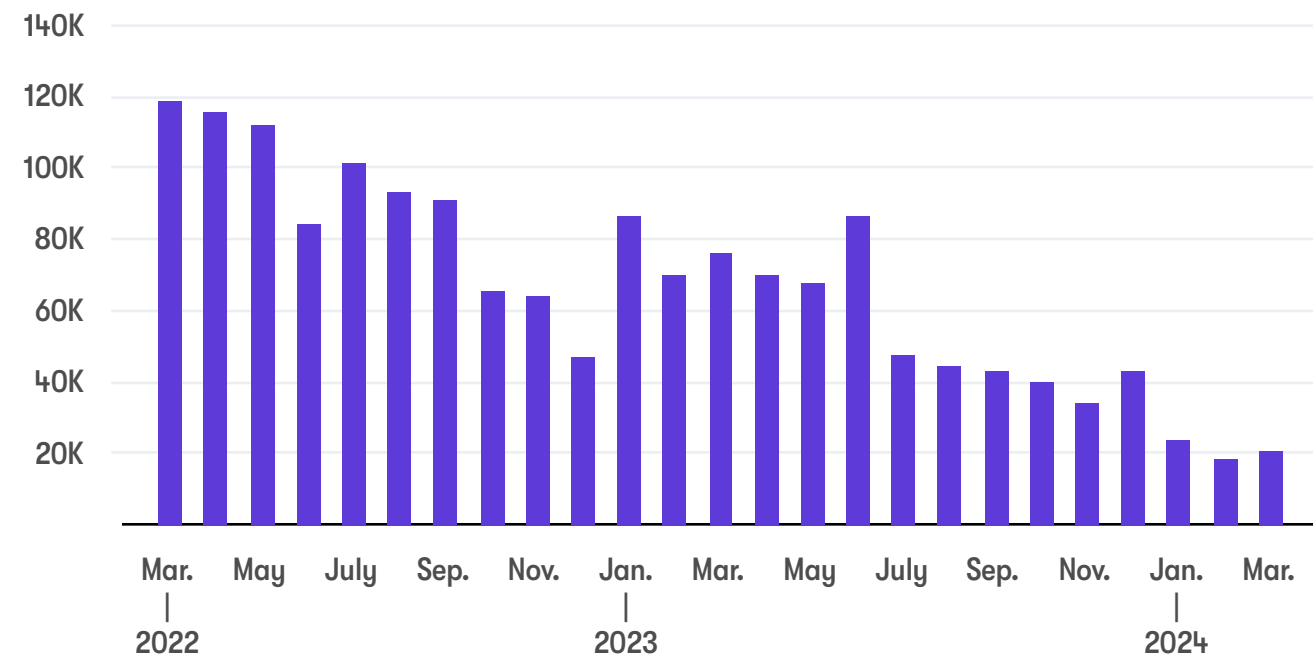
Job Growth Rate

CBSA 0.6% ↓ DC 1.8% ↓ USA 1.9% ↓



New Jobs

Forecast 2024 3.36M -0.1% Forecast 2025 3.38M 0.5%



Job Growth By Industry

INDUSTRY	CBSA % TOTAL (NON-FARM)	USA % TOTALS (NON-FARM)	YOY JOBS CHANGE	YOY CHANGE	3 YEAR GROWTH FORECAST
Trade, Transport & Utilities	12.0%	18.3%	-1,600	-0.4%	-1.0%
Education & Health	13.7%	16.5%	4,283	0.9%	2.7%
Professional & Business Services	24.1%	14.5%	-4,275	-0.5%	3.0%
Government	21.6%	14.6%	6,125	0.9%	0.5%
Hospitality	9.5%	10.7%	-2,633	-0.8%	0.9%
Manufacturing	1.7%	8.2%	633	1.1%	3.7%
Finance	4.5%	5.8%	-4,234	-2.7%	-2.3%
Information	2.4%	1.9%	-1,700	-2.1%	-0.6%
Other	5.8%	3.7%	1,109	0.6%	1.1%
Construction	0.0%	5.2%	0	0.0%	0.0%
Natural Resource Mining	0.0%	0.4%	0	0.0%	0.0%

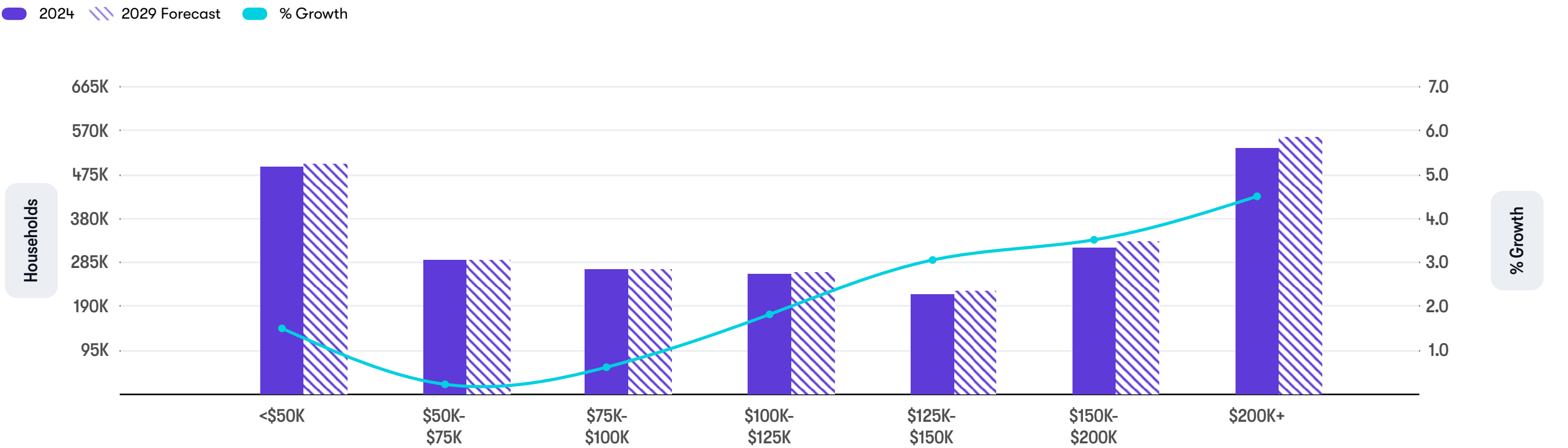
Community

The current population for the Washington-Arlington-Alexandria, DC-VA-MD-WV metropolitan area is approximately 6,491,010 people. Population in the area is projected to increase by 0.7% in 2024. There are approximately 2,452,910 households in the region which is up 1.1% year-over-year. Households are forecast to grow 2.3% from 2023 to 2028. Median household income increased by 4.2% from the previous year to \$136,859.

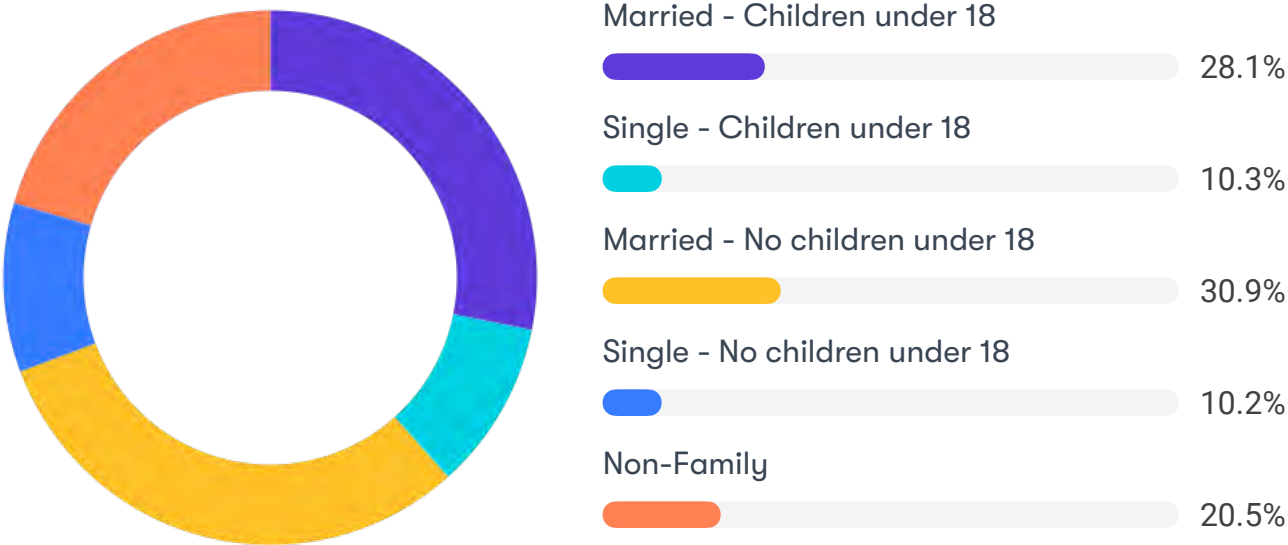
Community Highlights

Population	Households
6,491,010 0.7%	2,452,910 1.1%
Median Household Income	Housing Costs as % of Income
\$136,859 4.2%	50.4% ↑

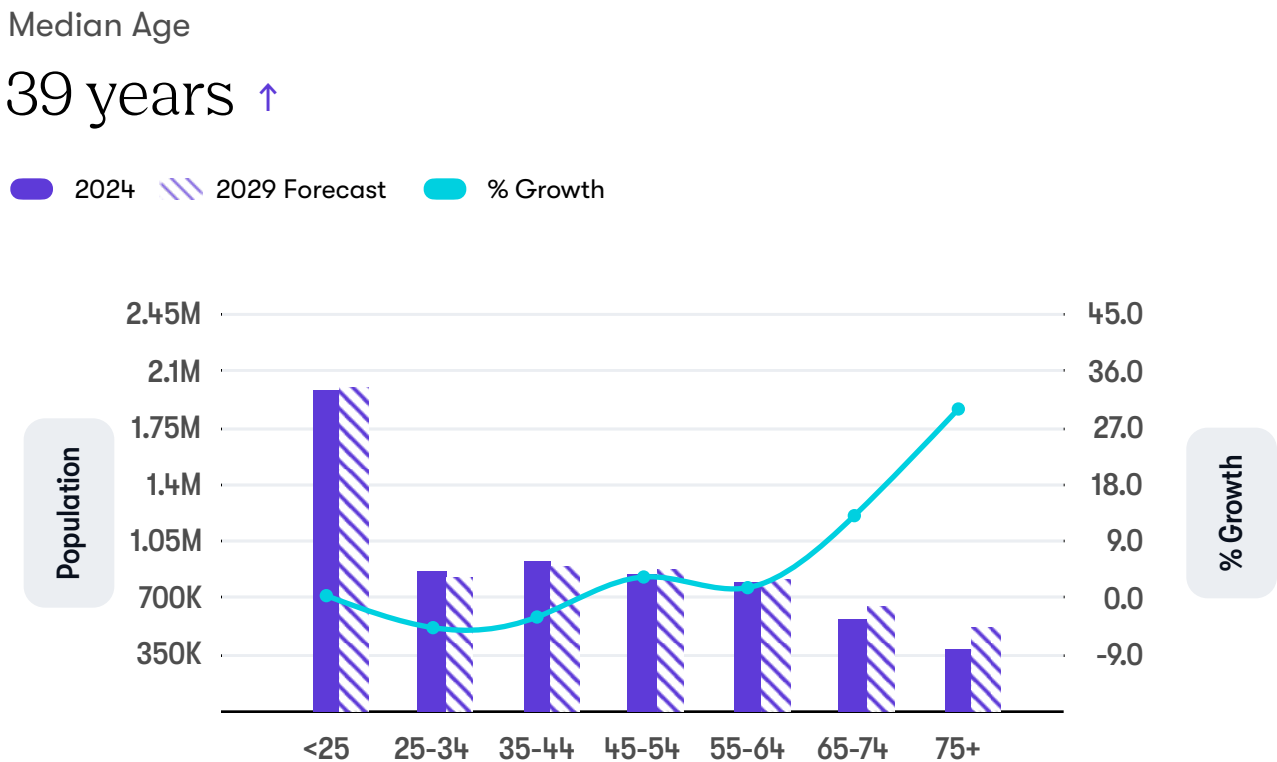
Median Household Income



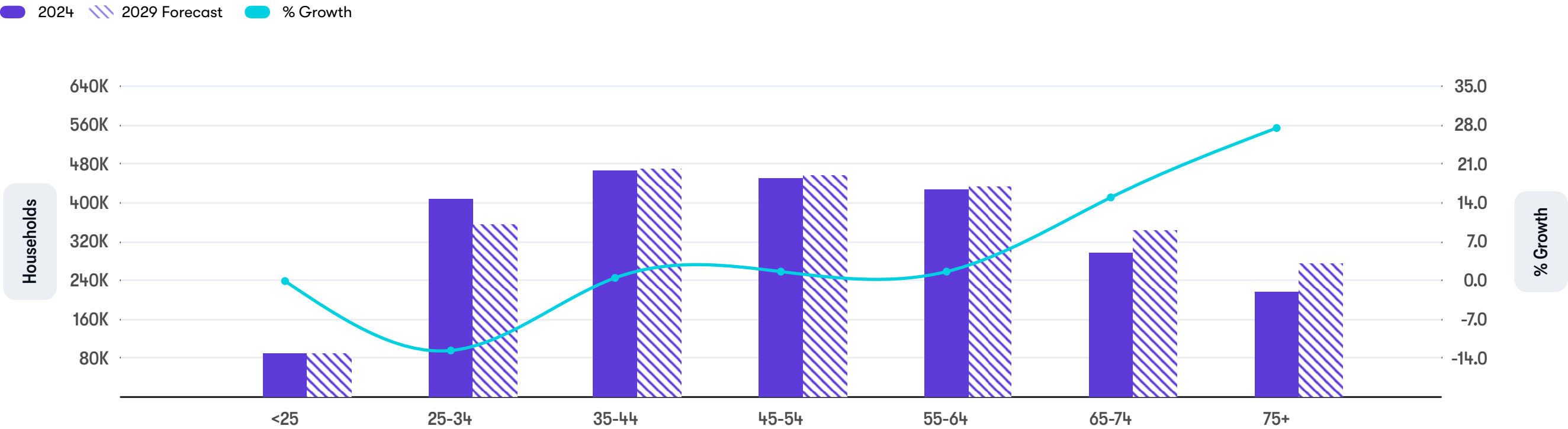
Households By Type



Population By Age



Households By Age



Market Health

Market Health Forecast

	2023	YOY CHANGE	2024E	YOY CHANGE	2025F	YOY CHANGE	2026F	YOY CHANGE
Total Jobs	3,366,242	1.8 %	3,362,570	-0.1 %	3,380,013	0.5 %	3,409,425	0.9 %
Households	2,426,570	0.5%	2,452,910	1.1%	2,478,180	1.0%	2,499,940	0.9%
Single-Family Permits	11,097	-2.3%	11,849	6.8%	11,948	0.8%	12,556	5.1%
Multifamily Permits	14,412	-27.3%	10,569	-26.7%	13,483	27.6%	14,007	3.9%
Units Over/Underbuilt	+57,465	-24.7%	+82,403	43.4%	+94,547	14.7%	+98,868	4.6%
% Over/Underbuilt	2.2% Overbuilt	-	3.2% Overbuilt	-	3.6% Overbuilt	-	3.7% Overbuilt	-
Median Household Income	\$131,401	6.2%	\$136,859	4.2%	\$142,284	4.0%	\$146,620	3.0%
Median Existing SF Price	\$633,409	3.0%	\$657,097	3.7%	\$667,578	1.6%	\$696,495	4.3%
% Over/Undervalued	27.3% Overvalued	-	23.5% Overvalued	-	7.5% Overvalued	-	7.6% Overvalued	-

Market Health

Market Health					10-Year Annual History		
	2023	YOY CHANGE	CURRENT MONTH/QUARTER	YOY CHANGE	AVG	MIN	MAX
Future Lots	158,051	1.2%	162,166	2.9%	145,167	133,209	163,289
Lot Deliveries	9,287	-29.0%	1,581	-46.3%	11,574	1,581	15,144
VDL	11,595	22.6%	8,212	-32.8%	12,775	8,212	17,138
VDL Months of Supply	13.7	38.8%	9.3	-35.4%	12.9	8.3	18.2
Starts	10,168	-11.6%	2,828	1.1%	12,139	2,828	14,409
Housing Inventory	6,444	-19.9%	6,665	1.2%	8,201	6,444	9,198
New Home Sales	9,375	5.4%	783	-6.8%	11,585	8,896	13,482
Closings - New	9,622	-21.0%	668	0.0%	12,339	9,622	13,673
Median New Price	\$617,300	-2.6%	\$640,994	0.0%	\$523,949	\$442,107	\$633,759
Affordability Ratio - New	22.4%	-16.7%	22.5%	0.0%	39.6%	22.4%	45.5%
Foreclosures	884	39.9%	50	0.0%	2,693	517	5,795

Definitions And Methodology

All information presented involved the assembly of data sources that we consider to be reliable, including the Bureau of Labor Statistics, BlackKnight, Moody’s Analytics, Neustar, Public Record Data, U.S. Bureau of the Census, Zillow, various regional Multiple Listing Service providers and Zonda. We do not guarantee any data accuracy as all information is subject to human errors, omissions, and/or changes. Forecasts and projections within this report are based on data available at the time the forecast was made and are subject to change given fluctuating market conditions.

Abbreviations

AVG - Average	MF - Multifamily
C - Current	MOM - Month Over Month
CBSA - Core Based Statistical Area	MOS - Months Of Supply
CHG - Change	P - Partial
CM - Current Month	QMI - Quick Move-In
E - Estimated	SF - Single-Family
F - Forecast	VDL - Vacant Developed Lots
L4Q - Last 4 Quarters	YTD - Year To Date
L12M - Last 12 Months	YOY - Year Over Year

Affordability Ratio - The percentage of households in the CBSA that earn at or above the qualifying income. The qualifying income is based on an estimated monthly payment that assumes the current median detached new home price, 20% down payment, property taxes, and current 30-year fixed mortgage. This calculation assumes that 30% of the buyer’s household income is used toward housing.

Average Sales Rate - Reflects the total number of new home contract sales in a given month divided by the number of actively selling new home projects as collected by Zonda.

E/P Ratio - The ratio of new jobs (employment) to building permits that are issued in a given year.

Finished Vacant Inventory - A home that is completely constructed and ready for move-in without signs of occupancy.

Housing Inventory - Housing units that have begun or completed construction but are not occupied by a buyer. This includes Models, Finished Vacant, and Under Construction units.

Housing Supply (Over/Underbuilt) - The ratio between the total measure of nonfarm jobs and the total measure of housing of all types in a given region for a given month, as it compares to Zonda’s measure of long-term equilibrium.

Housing Valuation Patterns (Over/Undervalued) - Over/undervaluation is based on the value of housing (inclusive of mortgage rates) relative to the long-term relationship between housing value & household incomes or income supported home price.

Lot Deliveries - The number of new, active lots added to the market in a given quarter.

New Home Sales - Zonda conducts a monthly survey of actively selling new home projects by production homebuilders. This survey of monthly contract sales provides a leading indicator of housing activity.

New Home List Price - Reflects the average list price at all actively selling projects tracked by Zonda. The average price is weighted based on the number of sales at each project during a given time period.

About Us



We’re Zonda. We create data-driven solutions for the homebuilding & multifamily industries focused on providing data intelligence, insights, and engagement. We offer personalized, comprehensive, and intelligent solutions through the most advanced national homebuilding database to help builders, mortgage clients, managers, and developers stay informed, work smarter, and get ahead.

Get More Out Of Zonda

- Expand coverage to nearby regions to investigate new markets.
- Understand segmentation needs of your market.

Contact Us

- www.zondahome.com
- supportrequest@zondahome.com
- (866) 846-0282

Definitions And Methodology

New Home Pending Sales Index (PSI) - The New Home PSI blends the cumulative sales of actively and recently sold out projects with the average sales rate per community, which adjusts for fluctuations in supply. The Index is adjusted based on each markets’ specific seasonality, removes outliers, and uses June 2016 as the base month.

New Home Premium - Represents the difference between the average new home list price as collected by Zonda and the median existing home price per recorded deed data.

Quick Move-Ins - Standing inventory or quick delivery homes. The report represents the average number of quick move-in homes per project. Data is based on the available inventory at the end of each month as captured from builders advertising through NewHomeSource.com.

Starts - The point at which a foundation or slab is poured on a Vacant Developed Lot.

Total Housing Demand - Proprietary estimate based on current jobs and other factors relative to the long-term jobs-to-housing relationship.

Total Housing Supply - Proprietary estimate based on US Census estimates of housing inventory and permits.

Vacant Developed Lots - Represents the lots on a recorded plat with streets and utilities in place, ready for a home to be built.

COMPETITIVE MARKET ANALYSIS (CMA)



Results Statistics

Prepared By: Christy W Stauffer

Listings as of 07/22/24 at 11:40 am

Residential Sale

Closed Properties

MLS #	Address	City	Bds	Bths	Yr Blt	Acres	Abv Grd SF	CL\$/SqFt	List Price	CL Price	Concess	CL Date	CLP%LP	DOM
VAFX2172484	1848 Foxstone Dr	Vienna	4	2 / 1	1969	0.24	2,144	\$384.79	\$825,000	\$825,000		04/04/2024	100.00	0
VAFX2187750	449 Lawyers Rd NW	Vienna	4	3	1955	0.27	1,354	\$627.77	\$850,000	\$850,000		06/21/2024	100.00	1
VAFX2163678	9408 Old Courthouse Rd	Vienna	3	2 / 1	1971	0.38	2,120	\$412.74	\$875,000	\$875,000		03/22/2024	100.00	1
VAFX2179922	1929 Baton Dr	Vienna	4	3	1970	0.34	1,220	\$745.90	\$900,000	\$910,000		07/12/2024	101.11	7
VAFX2163926	1805 Abbotsford Dr	Vienna	3	2 / 1	1969	0.30	1,342	\$696.72	\$899,000	\$935,000		03/18/2024	104.00	6
VAFX2181072	389 Holmes Dr NW	Vienna	4	3	1955	0.24	1,425	\$668.42	\$925,000	\$952,500		06/21/2024	102.97	3
VAFX2166972	415 Council Dr NE	Vienna	4	3 / 1	1981	0.06	2,704	\$353.18	\$950,000	\$955,000		04/23/2024	100.53	9
VAFX2174220	426 Council Dr NE	Vienna	3	3 / 1	1983	0.09	1,840	\$532.61	\$989,000	\$980,000		06/10/2024	99.09	12
VAFX2177996	1857 Abbotsford Dr	Vienna	5	4	1971	0.32	1,930	\$518.13	\$1,000,000	\$1,000,000		06/07/2024	100.00	5
VAFX2161062	404 Council Dr NE	Vienna	3	2 / 2	1984	0.09	2,112	\$474.57	\$900,000	\$1,002,300		03/01/2024	111.37	6
VAFX2168024	1834 Toyon Way	Vienna	5	2 / 1	1973	0.24	2,224	\$460.88	\$975,000	\$1,025,000		03/29/2024	105.13	4
VAFX2182550	9817 Bridleridge Ct	Vienna	5	3 / 1	1974	0.52	2,296	\$459.49	\$1,098,000	\$1,055,000		06/10/2024	96.08	3
VAFX2166626	1730 Creek Crossing Rd	Vienna	4	3	1969	0.34	1,440	\$753.47	\$1,085,000	\$1,085,000		03/22/2024	100.00	5
VAFX2169868	2032 Carrhill Rd	Vienna	5	3 / 1	1966	0.92	1,852	\$607.45	\$1,125,000	\$1,125,000		03/05/2024	100.00	1
VAFX2175350	9516 Narragansett Pl	Vienna	5	2 / 1	1968	0.25	1,479	\$770.79	\$1,100,000	\$1,140,000		05/20/2024	103.64	6
VAFX2158156	2135 Statute Ln	Vienna	4	3 / 1	1969	0.29	1,347	\$853.75	\$1,050,000	\$1,150,000		03/01/2024	109.52	6
VAFX2177078	412 Upham Pl NW	Vienna	5	3	1957	0.49	1,236	\$942.56	\$1,150,000	\$1,165,000		06/13/2024	101.30	8
VAFX2162382	2112 Helmwood Ct	Vienna	5	2 / 1	1985	0.83	2,688	\$435.27	\$1,195,000	\$1,170,000		04/30/2024	97.91	50
VAFX2166940	352 Ayr Hill Ave NE	Vienna	4	3 / 1	1972	0.47	2,540	\$462.60	\$1,175,000	\$1,175,000		05/01/2024	100.00	4
VAFX2158398	9515 Center St	Vienna	4	2 / 1	1976	0.28	2,232	\$536.74	\$1,080,000	\$1,198,000		02/28/2024	110.93	4
VAFX2177150	1926 Labrador Ln	Vienna	4	3 / 1	1974	0.24	2,044	\$586.59	\$1,199,000	\$1,199,000	\$29,975	06/17/2024	100.00	7
VAFX2178078	9515 Scarab St	Vienna	5	3	1972	0.30	1,421	\$844.48	\$1,200,000	\$1,200,000		06/21/2024	100.00	0
VAFX2167284	9413 Wareham Ct	Vienna	5	3 / 1	1973	0.25	2,304	\$523.00	\$1,199,000	\$1,205,000		03/29/2024	100.50	3
VAFX2174922	9628 Podium Dr	Vienna	5	3 / 1	1971	0.28	1,728	\$709.78	\$1,150,000	\$1,226,500		07/01/2024	106.65	5
VAFX2187320	233 Church St NE	Vienna	5	4	1973	0.29	1,515	\$811.88	\$1,185,000	\$1,230,000		07/19/2024	103.80	3
VAFX2164210	9629 Percussion Way	Vienna	5	3 / 1	1969	0.37	2,010	\$614.43	\$1,235,000	\$1,235,000		04/05/2024	100.00	17
VAFX2170484	524 Heritage Ln NW	Vienna	4	2 / 2	1966	0.30	2,356	\$532.68	\$1,100,000	\$1,255,000		05/03/2024	114.09	6
VAFX2161218	1903 Windsor Hunt Ct	Vienna	4	2 / 1	1986	0.25	2,805	\$449.20	\$1,285,000	\$1,260,000		03/18/2024	98.05	12
VAFX2166486	2095 Kedge Dr	Vienna	4	2 / 1	1979	0.35	3,170	\$403.79	\$1,350,000	\$1,280,000		04/08/2024	94.81	13

© BRIGHT - Information, although reliable, is not guaranteed and should be independently verified. Measurements may not be exact and should not be relied upon. School service boundaries are intended to be used as a reference only, to verify school information contact the school and/or school district directly.

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Results Statistics

Prepared By: Christy W Stauffer

Listings as of 07/22/24 at 11:40 am

Residential Sale

Closed Properties

MLS #	Address	City	Bds	Bths	Yr Blt	Acres	Abv Grd SF	CL\$/SqFt	List Price	CL Price	Concess	CL Date	CLP%LP	DOM
VAFX2159796	2100 Post Rd	Vienna	4	2 / 1	1963	0.96	2,700	\$481.48	\$1,350,000	\$1,300,000		03/01/2024	96.30	24
VAFX2165044	9506 Rockport	Vienna	4	3 / 1	1970	0.28	2,240	\$591.52	\$1,349,900	\$1,325,000		04/12/2024	98.16	14
VAFX2163708	9089 Wexford Dr	Vienna	4	2 / 1	1980	0.25	2,828	\$471.36	\$1,200,000	\$1,333,000		04/17/2024	111.08	7
VAFX2168224	515 Woodland Ct NW	Vienna	6	3 / 1	1967	0.30	2,004	\$686.13	\$1,199,000	\$1,375,000		05/08/2024	114.68	11
VAFX2165714	2075 Kedge Dr	Vienna	5	3 / 1	1979	0.35	2,656	\$527.11	\$1,355,000	\$1,400,000		04/10/2024	103.32	5
VAFX2175084	9924 Tartan Ct	Vienna	7	3 / 1	1969	0.49	3,006	\$470.73	\$1,389,000	\$1,415,000		06/11/2024	101.87	7
VAFX2174556	213 Ayr Hill Ave NE	Vienna	5	5	1963	0.31	2,696	\$537.09	\$1,275,000	\$1,448,000	\$6,500	05/28/2024	113.57	5
VAFX2160522	9508 Liberty Tree Ln	Vienna	4	3 / 1	1978	0.24	2,526	\$578.98	\$1,399,000	\$1,462,500		03/01/2024	104.54	4
VAFX2174808	9105 Wexford Dr	Vienna	5	3 / 1	1981	0.50	3,304	\$446.43	\$1,500,000	\$1,475,000		06/14/2024	98.33	8
VAFX2181924	701 McKinley St NE	Vienna	6	4 / 1	1989	0.29	3,891	\$402.21	\$1,500,000	\$1,565,000		06/28/2024	104.33	7
VAFX2176202	1802 Brookstone Ct	Vienna	5	4 / 1	1993	0.92	3,122	\$502.88	\$1,450,000	\$1,570,000		06/12/2024	108.28	6
VAFX2166460	9425 Lakeside Dr	Vienna	5	5 / 1	1990	0.51	4,434	\$415.65	\$1,850,000	\$1,843,000		04/11/2024	99.62	19
VAFX2178232	2108 Post Rd	Vienna	4	4 / 1	1982	0.95	4,354	\$442.12	\$1,799,000	\$1,925,000		06/21/2024	107.00	7
VAFX2180974	202 Hill Top Rd NE	Vienna	6	5 / 1	2018	0.33	4,408	\$444.65	\$1,999,000	\$1,960,000		07/08/2024	98.05	9
VAFX2167244	115 Ayr Hill Ave NW	Vienna	6	5 / 1	2022	0.22	3,121	\$640.82	\$1,950,000	\$2,000,000		07/18/2024	102.56	1
VAFX2128272	9321 Talisman Dr	Vienna	5	5 / 1	2024	0.24	3,615	\$571.77	\$2,049,900	\$2,066,940		04/30/2024	100.83	299
VAFX2168068	511 John Marshall Dr NE	Vienna	6	5 / 1	2007	0.35	5,479	\$392.41	\$2,174,999	\$2,150,000		05/16/2024	98.85	18
VAFX2141302	9621 Podium Dr NE	Vienna	5	5 / 1	2023	0.30	3,644	\$595.10	\$2,039,295	\$2,168,560		06/05/2024	106.34	149
VAFX2165126	1807 Watervale Way	Vienna	6	4 / 1	1997	0.86	4,635	\$489.75	\$1,999,990	\$2,270,000		04/08/2024	113.50	4
VAFX2150648	408 Upham Pl NW	Vienna	6	6 / 1	2024	0.35	4,500	\$548.67	\$2,469,000	\$2,469,000		05/20/2024	100.00	2
VAFX2153926	1918 Beulah Rd	Vienna	6	6 / 1	2022	0.60	5,198	\$569.45	\$3,150,000	\$2,960,000		04/10/2024	93.97	98
# LISTINGS:			50											
Medians:			5	4.0	1974	0.30	2,330	\$532.65	\$1,199,000	\$1,232,500	\$6,500		100.68	6
Minimums:			3	3.0	1955	0.06	1,220	\$353.18	\$825,000	\$825,000	\$6,500		93.97	0
Maximums:			7	7.0	2024	0.96	5,479	\$942.56	\$3,150,000	\$2,960,000	\$6,500		114.68	299
Averages:			5	4.1	1980	0.38	2,625	\$559.60	\$1,349,942	\$1,382,886	\$6,500		102.73	18

Christy Stauffer
Sheridan-MacMahon Ltd.
Office Ph: (540) 687-5588
Ph: (540) 687-5588



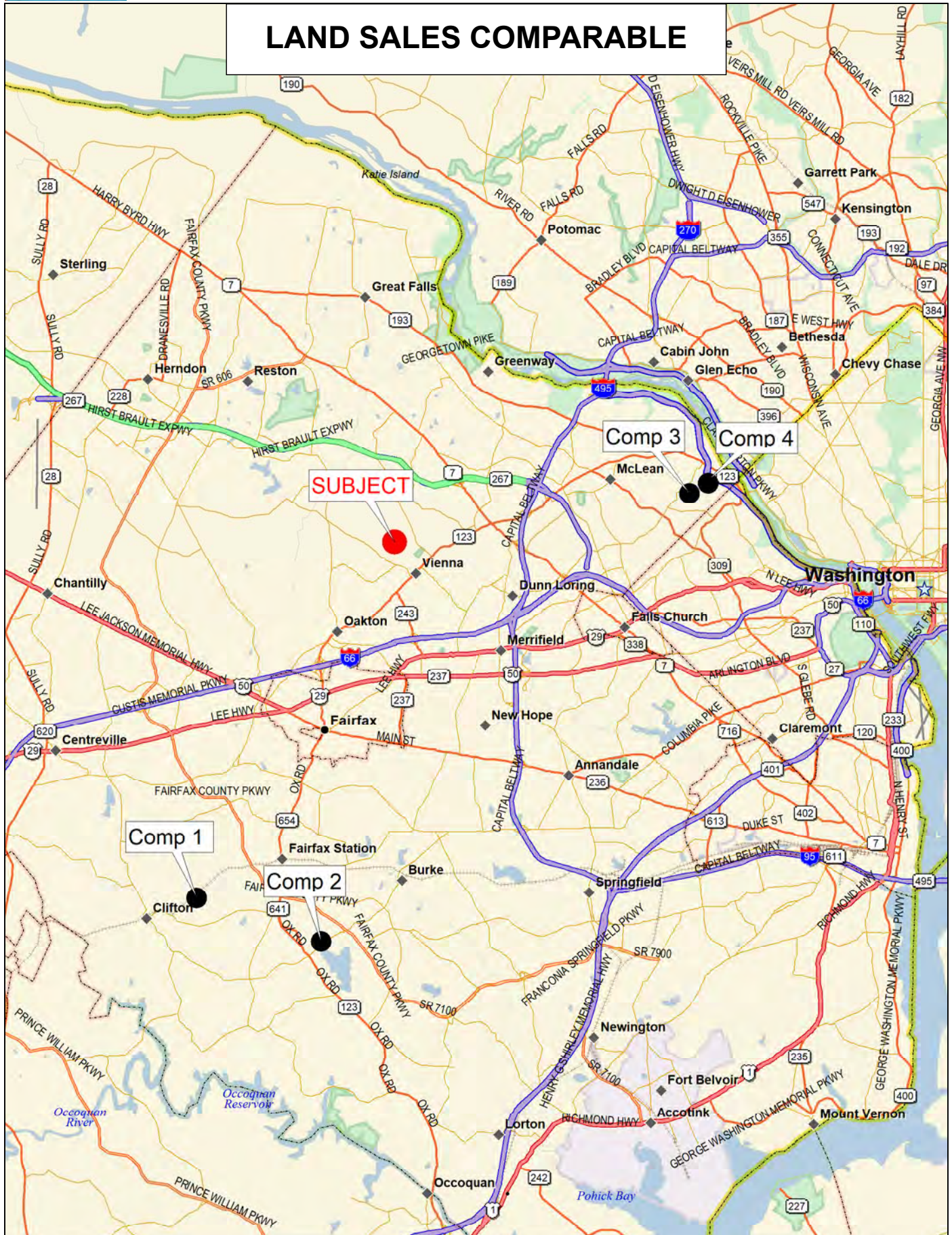
Results Statistics

Prepared By: Christy W Stauffer

Listings as of 07/22/24 at 11:40 am

Quick Statistics (50 Listings Total)				
	Min	Max	Average	Median
List Price	\$825,000	\$3,150,000	\$1,349,942	\$1,199,000
Closed Price	\$825,000	\$2,960,000	\$1,382,886	\$1,232,500
DOM	0	299	18	6

LAND SALES COMPARABLE



Land Sale No. 1

Property Identification

Record ID	5172
Property Type	Residential/Raw, Undevelopable
Property Name	Undevelopable Residential Land
Address	Clifton area, Clifton, Fairfax County, Virginia
Location	East of Burke South of Colchester
Tax ID	0763-01-0010A

Sale Data

Grantor	Joel Joseph Lutkenhouse Trust
Grantee	Charles Edwin Dyer
Sale Date	January 08, 2023
Deed Book/Page	27834-0577
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Verification	Public Records, FFXC Assessors Office

Sale Price	\$300,000
Cash Equivalent	\$300,000

Land Data

Zoning	RC (D), Rural Conservation
Topography	Sloping
Shape	Irregular
Flood Info	4.2 Acres in Floodplain
User 5	5.2 Acres in RPA

Land Size Information

Gross Land Size	10.000 Acres or 435,600 SF
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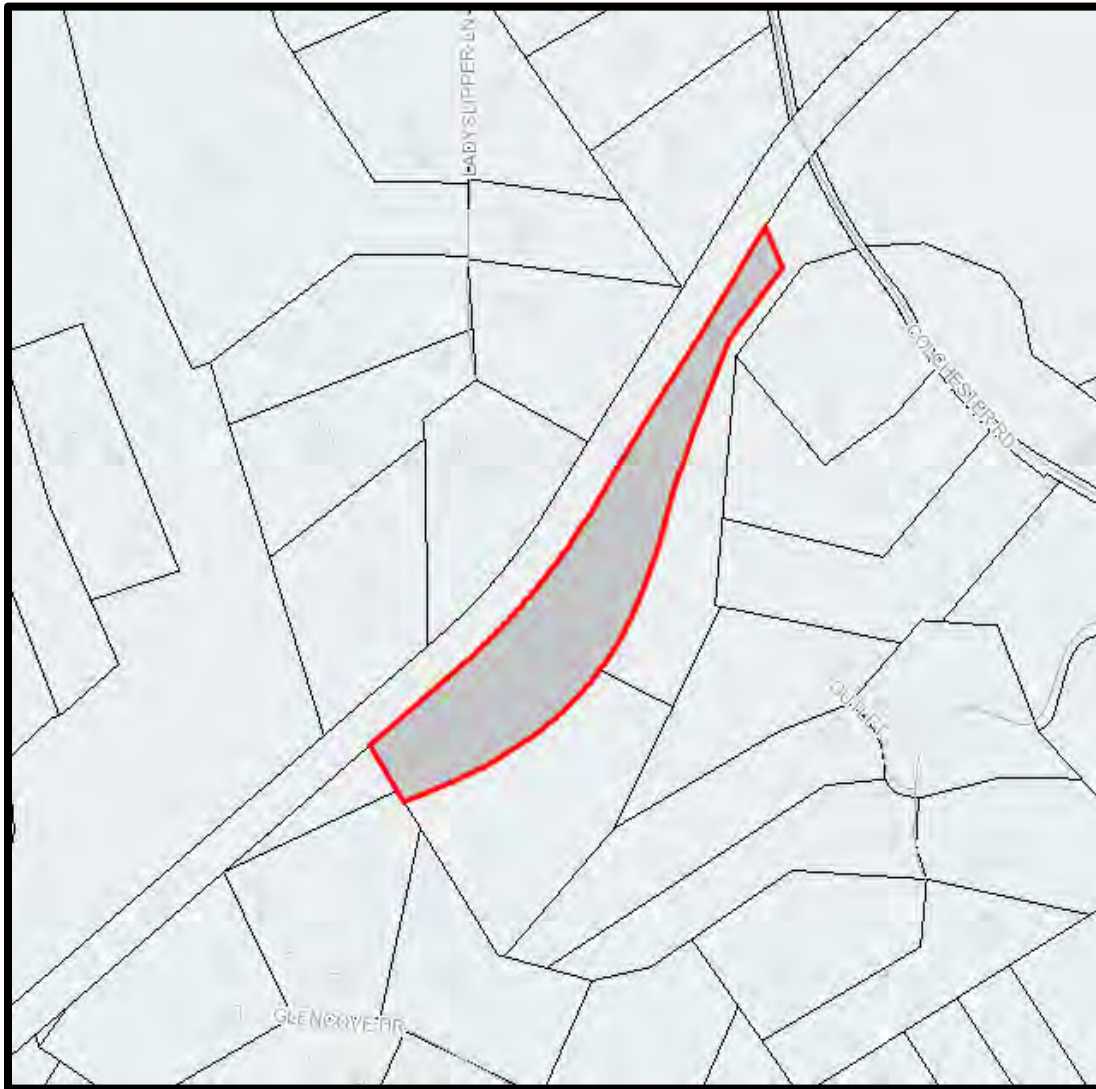
Indicators

Sale Price/Gross Acre	\$30,000
Sale Price/Gross SF	\$0.69

Remarks

This is an undevelopable residential land comparable that is located in the Clifton area of Fairfax County Virginia. The site is surrounded by residential development and is bordered by railroad tracks along its northwestern border. The parcel is sloping from the northwest to the southeast downward away from the railroad tracks and according to the Fairfax County Environmental Report the parcel is encumbered with 4.3 acres of DFIRM floodplain and 5.2 acres of 100-foot stream buffer. The parcel was reportedly purchased by the adjacent property owner for additional buffer.

5172



Land Sale No. 2

Property Identification

Record ID	5173
Property Type	Residential/Raw, Undevelopable
Property Name	Undevelopable Residential Land
Address	6640 Kilkenny Lane, Fairfax Station, Fairfax County, Virginia 22039
Location	Fairfax Station
Tax ID	0872-01-0034

Sale Data

Grantor	Martin K. Schaller
Grantee	Robert H. Baskin
Sale Date	April 12, 2022
Deed Book/Page	27619-0437
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Verification	Public Records, Fairfax County Assessors Office

Sale Price	\$303,000
Cash Equivalent	\$303,000

Land Data

Zoning	R-1, Residential, One Dwelling Unit per
Topography	Sloping
Shape	Irregular
Flood Info	1.9 Acres Floodplain
User 5	1.0 Acres 100-foot Stream Buffer

Land Size Information

Gross Land Size	5.000 Acres or 217,800 SF
Front Footage	330 ft Kilkenny Lane

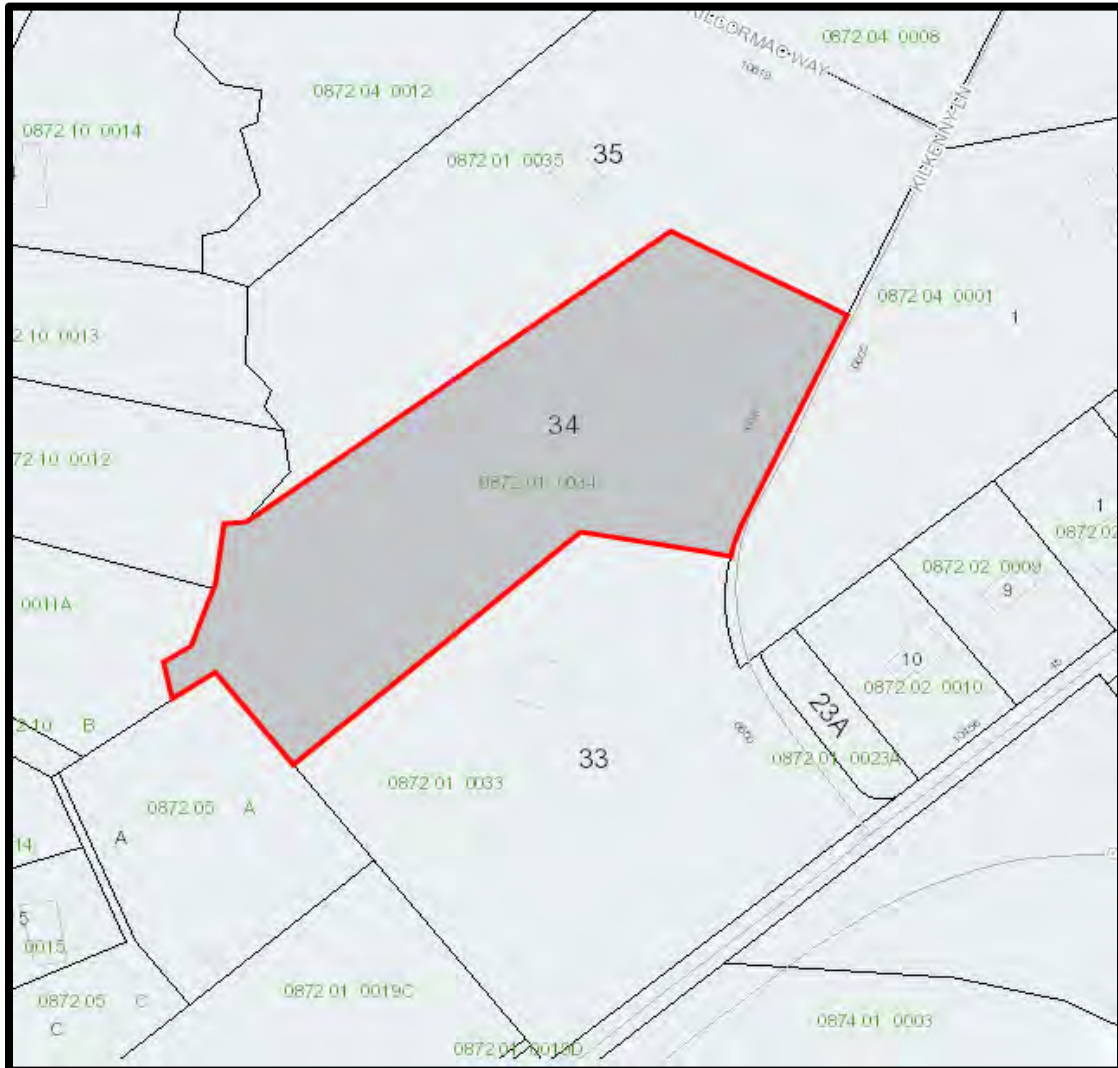
Indicators

Sale Price/Gross Acre	\$60,600
Sale Price/Gross SF	\$1.39

Remarks

This undevelopable land parcel is located along the western line of Kilkenny Lane just north of its intersection with Burke Lake Road in the Fairfax Station area of Fairfax County Virginia. The parcel is surrounded by single-family residential with 4-5 bedrooms. The parcel has a usable area of roughly 2.5 acres due to the prevalence of RPA and 100-foot stream buffer. Previously (2019), the parcel was listed in the MLS system that it may perk for a one-bedroom residence.

5173



Land Sale No. 3

Property Identification

Record ID	5174
Property Type	Residential/Raw, Undevelopable
Property Name	Undevelopable Residential Land
Address	1 Parcel West of the Terminus of Harwood Lane, McLean, Virginia 22101
Location	McLean Area
Tax ID	0314-30-A

Sale Data

Grantor	David P. Donovan
Grantee	Zachary D. Crowe
Sale Date	December 30, 2022
Deed Book/Page	27827-2063
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Verification	Public Records, Fairfax County Assessors Office

Sale Price	\$75,000
Cash Equivalent	\$75,000

Land Data

Zoning	R-2 Residential Zone 2
Topography	Rolling
Dimensions	Irregular
Flood Info	2.9 Acres Floodplain
User 5	2.9 Acres RPA

Land Size Information

Gross Land Size	3.000 Acres or 130,665 SF
-----------------	---------------------------

Indicators

Sale Price/Gross Acre	\$25,003
Sale Price/Gross SF	\$0.57

Remarks

This undevelopable residential land comparable is located just west of the terminus of Hardwood Lane in the Chesterbrook Woods Neighborhood within the McLean area of northeastern Fairfax County. The parcel is a long narrow parcel that runs along Little Pimmit Run north to south. The parcel is 100.0 percent located in floodplain. Purchased by an adjacent property owner at 1504 Hardwood Lane. .

5174



Land Sale No. 4

Property Identification

Record ID	5175
Property Type	Retail/Raw
Property Name	Undevelopable Residential Land
Address	West of 1417 Grady Randall Court, McLean, Virginia 22101
Location	Chesterbrook Woods
Tax ID	0312-21-A1

Sale Data

Grantor	Clever Land Buyers, LLC
Grantee	James Shiao
Sale Date	June 24, 2022
Deed Book/Page	27693-0909
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Verification	Land Owner, Public Records, Fairfax County Assessors Office

Sale Price	\$90,850
Cash Equivalent	\$90,850

Land Data

Zoning	R-2C, Residential Single-Family (Cluster
Topography	Steeply Sloping
Shape	Pipe stem
Flood Info	0.4 Acres Floodplain
User 5	1.0 Acre RPA

Land Size Information

Gross Land Size	3.000 Acres or 130,680 SF
------------------------	---------------------------

Indicators

Sale Price/Gross Acre	\$30,283
Sale Price/Gross SF	\$0.70

Remarks

This undevelopable residential land comparable is located in the Chesterbrook Woods Neighborhood in the McLean area of northeastern Fairfax County. The parcel is immediately adjacent to the west of 1417 Grady Randall Court, McLean Virginia. The site is wooded with steep slopes down to Pimmit Run which borders the parcel to the north. The Fairfax County Environmental Report indicates that there is 0.4 acres in floodplain and 1.0 acre in RPA located in the northern portion of the property along Pimmit Run. Previously (2021), the parcel was listed at just under \$1,000,000.

QUALIFICATIONS OF THE APPRAISERS

QUALIFICATIONS

W. SCOTT GUDELY, MAI

President

The Robert Paul Jones Company, LLC

11240 Waples Mill Road, Suite 203

Fairfax, VA 22030-6078

(703) 385-8556/FAX (703) 385-1978

e-mail: scottgudely@rpjco.com

website: www.rpjco.com

EDUCATION BACKGROUND

George Mason University, Fairfax, VA

B.S., Market Research

Appraisal Institute - Designated Member

110: Appraisal Principles; 120: Appraisal Procedures; 310: Basic Income Capitalization; 320: General Applications; 410: Standards of Professional Appraisal Practice, Part A; 420: Business Practices and Ethics; 510: Advanced Income Capitalization; 520: Highest & Best Use and Market Analysis; 530: Advanced Sales Comparison & Cost Approaches; 540: Report Writing & Valuation Analysis; 550: Advanced Applications; 810: Computer Enhanced Cash Flow Modeling.

Appraisal Institute Eminent Domain Seminars:

September 2017 – Uniform Appraisal Standards for Federal Land Acquisitions

July 2016 – Eminent Domain and Condemnation

CLE International Eminent Domain Seminar at the Tides Inn in Irvington Virginia

LICENSURE/AFFILIATIONS

Designated Member

Appraisal Institute

MAI No. 240524

Certified General Real Estate Appraiser

Commonwealth of Virginia

License Number: 4001-008133

Certified General Real Estate Appraiser

State of Maryland

License Number: 32205

Certified General Real Estate Appraiser

District of Columbia

License Number: GA12122

Affiliate Member

Northern Virginia Association of Realtors

NRDS #: 846556159

REPRESENTATIVE ASSIGNMENTS

Appraisals

- Right of way condemnation projects
- UASFLA (Yellow Book Appraisal)
- Various easements, vacations and encroachments
- Office buildings in the Washington and Baltimore Metropolitan areas
- Apartment buildings in the Washington and Baltimore Metropolitan areas
- Retail properties and shopping centers in the Washington and Baltimore areas
- Industrial buildings in the Washington and Baltimore Metropolitan areas
- Commercial, industrial and residential tracts of land in the Washington and Baltimore Metropolitan areas
- Ground leases in the Washington Metropolitan area
- Special purpose properties in the Washington Metropolitan area
- Mini-warehouse buildings in the Washington Metropolitan area
- Car dealerships in the Washington Metropolitan area
- Hotel and motel buildings in the Washington Metropolitan area
- Residential subdivisions in the Washington and Baltimore Metropolitan area
- Public projects for local jurisdictions

EMPLOYMENT BACKGROUND

Valuation experience in the Washington and Baltimore Metropolitan areas including Virginia, Maryland and the District of Columbia. Experience includes over 25 years of real estate research and valuation:

The Robert Paul Jones Company, LLC., Fairfax, VA Sept 2014 to Present

President – Leading a team of six appraisers in the Washington and Baltimore Metropolitan Regions. Appraisal assignments included appraisal for condemnation, foreclosure, estate, tax appeal, private investment, asset review and lending. Property types include special uses such as hotels, car dealerships, and nursing homes as well as typical office, retail, industrial and residential subdivision properties.

The Robert Paul Jones Company, Ltd., Fairfax, VA Sept 2003 to Aug 2014

Senior Appraiser - Appraising commercial property throughout the Washington Metropolitan Region via Sales Comparison, Income and Cost Approaches. Assignments include full range of properties including office, retail, industrial, hotel, special purpose, apartments, mixed use projects, commercial land and residential subdivisions. Property rights appraised include Fee Simple and Leased Fee.

Riley & Associates, LLC, Gaithersburg, MD Nov 2001 - Sept 2003

Associate Appraiser - Appraised commercial property throughout the Washington/Baltimore Metropolitan Region via Sales Comparison, Income and Cost Approach. Assignments included full range of property types. Property rights appraised include Fee Simple, Leased Fee and Leasehold.

CoStar/Comps, Inc., Bethesda, MD Jan 1995 - Aug 2001

Sr. Regional Research Director - Eastern Region, Aug 1998 - Aug 2001

Responsible for the oversight of East Coast Operations for the leading provider of confirmed sales comparables. Managed data collection and reporting in 55 counties from Boston through Miami.

Mid-Atlantic/Northeast Area Manager, Jan 1996 - Aug 1998

Responsible for the comprehensive, accurate and timely collection and reporting of commercial and investment sales comparable information in Washington, Baltimore, New York and Boston.

Research Analyst, Jan 1995 - Jan 1996

Researched sales transactions for commercial and investment properties in the Washington/ Baltimore Metro area. Research primarily conducted through discussions with principals, brokers and others associated with the sale about transaction details.

Robert L. Fitton & Associates, Fairfax, VA Aug 1993 - Dec 1994

Associate Appraiser - Appraised residential real estate throughout Northern Virginia. Subject properties consisted of single-family homes, townhouses and condominiums ranging in value from \$50,000 to \$500,000.

Max Borges, Inc., Washington, DC Sept 1992-Aug 1993

Real Estate Data Collector - Collected data on commercial and residential properties in the District of Columbia. Buildings covered the whole spectrum of commercial establishments, apartment buildings and homes, most notably the Supreme Court, L'Enfant Plaza and the National Zoo.

COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation

9960 Mayland Drive, Suite 400, Richmond, VA 23233

Telephone: (804) 367-8500

EXPIRES ON

09-30-2024

NUMBER

4001008133

REAL ESTATE APPRAISER BOARD

CERTIFIED GENERAL REAL ESTATE APPRAISER



W SCOTT GUDELY
11240 WAPLES MILL ROAD
SUITE 203
FAIRFAX, VA 22030



Demetrios J. Mella
Demetrios J. Mella, Director

Status can be verified at <http://www.dpor.virginia.gov>

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)

DPOR-LIC (02/2017)

(DETACH HERE)



COMMONWEALTH of VIRGINIA
Department of Professional and Occupational Regulation

REAL ESTATE APPRAISER BOARD
CERTIFIED GENERAL REAL ESTATE APPRAISER
NUMBER: 4001008133 EXPIRES: 09-30-2024

W SCOTT GUDELY
11240 WAPLES MILL ROAD
SUITE 203
FAIRFAX, VA 22030



(FOLD)

Status can be verified at <http://www.dpor.virginia.gov>

DPOR-PC (02/2017)

NOTIFICATION LETTER



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

June 17, 2024

CERTIFIED MAIL, RETURN RECEIPT REQUESTED

The Town of Vienna
127 Center Street, S
Vienna, Virginia 22180

Re: **Corrected Request for Permission to Enter – Right of Entry**

Project Name: Gravity Sewer Capacity Improvements- Tysons West
Fairfax County Project Number: WW-000034-004
Tax Map ID: 038-1-02-0023 & 038-1-02-0024

Dear Property Owner:

Fairfax County is evaluating the captioned project where property rights are needed to support the project. As a part of this process, an Agent and/or Appraiser for the County must enter onto your property to gather the information needed to complete an appraisal of property rights that are proposed for acquisition.

Request for Permission to Enter onto Your Property

Sections § 25.1- 2013 and § 33.2-1011 of the Code of Virginia provides Agents or Appraisers who are working on behalf of Fairfax County with the authority to enter onto your property to gather necessary field information that is needed to complete either a property evaluation or an appraisal. An employee, agent, or authorized officer for Fairfax County must request permission from the property owner to enter onto their property at least 30-days in advance of any proposed inspection date, or inspection date range that is provided in this letter for the property inspection. To help facilitate the appraisal process, a property owner may grant permission, in writing, for the appraiser to enter onto their property sooner than 30-days.

Sections 25.2-213 and 33.2-1011, Code of Virginia, Links for Ease of Reference

<https://law.lis.virginia.gov/vacode/title25.1/chapter2/section25.1-203/>

<https://law.lis.virginia.gov/vacode/title33.2/chapter10/section33.2-1011/>

List of Entities, Number of Employees, and Property Inspection Date / Date Range

W. Scott Gudely, MAI, from The Robert Paul Jones Company, LLC, is the appraiser who will enter onto your property to inspect it for the purpose of completing an appraisal. It is possible that the appraiser may be accompanied by up to two County employees, for a total of 2 persons. I request permission from you for these people to enter onto your property during the week of July 14, 2024, between the hours of 10:00 AM – 3:00 PM. Currently, the scheduled date for the property inspection is **Friday July 19, 2024**. However, this date is

Department of Public Works and Environmental Services
Land Acquisition Division

12000 Government Center Parkway, Suite 449
Fairfax, VA 22035-0052

Phone: 703-324-5090, TTY: 711, Fax: 703-631-0842
www.fairfaxcounty.gov/dpwes



subject to change, within the date range provided, if circumstances warrant (i.e., forecasted inclement weather).

Though it is not necessary for you to be present during the property inspection, I would like to offer either you, or your designated representative, the opportunity to accompany the appraiser on the property inspection. To arrange a date and time that is convenient for you, please contact the appraiser. Mr. Gudely can be reached by phone at: (703) 385-8556 or by email at: scottgudely@rpjco.com.

If you grant your permission for Fairfax County representatives to enter onto your property to complete a property inspection, please complete, sign, and date, the enclosed permission slip and mail it back to me using the enclosed self-addressed, stamped, envelope. If you can accommodate an earlier property inspection date (before the week of July 14, 2024), please note the time and date that is most convenient for you on the permission slip, and then sign the permission slip and return it in the enclosed self-addressed stamped envelope.

When Permission to Enter is Not Provided

If the County does not receive permission, or if permission to enter is withheld, the applicable code section cited permits the Agent and/or Appraiser who is working on behalf of Fairfax County to enter upon your property without your permission on the dates specified in the following paragraph.

Other Considerations

If you have tenants living or working on your property, please notify them of the forthcoming inspection activities. If you have any concerns or questions regarding property entry or if you would like advance notification prior to the field work being conducted on your property, please contact the Agent and/or the Appraiser using the contact information that follows this letter. It is noted that it will not be necessary for the appraiser or agent to enter any of the buildings but access to the entire site is required. Your assistance is appreciated as the County seeks to acquire the property rights that are needed to construct the captioned project.

To request a reasonable accommodation, call 703-324-5800, TTY 711. For language interpretation services, please refer to the attachment.

Sincerely,

Ms. Tajera DeSena, Senior Right-of-Way Agent
Land Acquisition Division,
County of Fairfax Department of Public Works and Environmental Services
12000 Government Center Parkway, Suite 449
Fairfax, VA 22035
Office: (703) 324-3867
Email Address: Tajera.desena@fairfaxcounty.gov

Department of Public Works and Environmental Services
Land Acquisition Division

12000 Government Center Parkway, Suite 449
Fairfax, VA 22035-0052

Phone: 703-324-5090, TTY: 711, Fax: 703-631-0842
www.fairfaxcounty.gov/dpwes



Assigned Appraiser: W. Scott Gudely, MAI, The Robert Pual Jones Company,
Appraiser Email and Cell Phone #: scottgudely@rpjco.com, (703) 385-8556

Enclosures:

Permission Slip

Self-Addressed, Stamped Envelope

Department of Public Works and Environmental Services
Land Acquisition Division

12000 Government Center Parkway, Suite 449
Fairfax, VA 22035-0052

Phone: 703-324-5090, TTY: 711, Fax: 703-631-0842
www.fairfaxcounty.gov/dpwes



Inspection Type Needed:

☒ Exterior

☐ Exterior and Interior.

Corrected Permission to Enter Property

Project Name and Number: Gravity Sewer Capacity Improvements – Tysons West
Fairfax County Project Number: WW-000034-004

Tax Map Number: 038-1-02-0023 & 038-1-02-0024

I, _____ (Printed Name), hereby give permission for the Agent/Appraiser, the additional employees and County employees identified in the Request for Permission Letter sent to me by first class mail, dated **June 17, 2024** to enter onto the captioned property, so that they may complete a property inspection that will be used to perform a property evaluation, or an appraisal, **during the week of July 14, 2024 on a weekday, between the hours of 10:00 AM and 3:00 PM.** The specific day that is scheduled for entry is **Friday July 19, 2024**, but this day could change to a different weekday during the same week, depending upon weather conditions or other scheduling factors.

Signature

_____/_____/_____
Date

Phone Number

Email

Please check one option below.

☐ The Agent/Appraiser may perform an exterior inspection of the property unaccompanied.

☐ I, or my designated representative, will accompany the appraiser during the inspection.

Please Provide any Additional Instructions:

Note: A self-addressed, stamped envelope is enclosed to mail back the Permission Slip.

Department of Public Works and Environmental Services
Land Acquisition Division

12000 Government Center Parkway, Suite 449
Fairfax, VA 22035-0052

Phone: 703-324-5090, TTY: 711, Fax: 703-631-0842
www.fairfaxcounty.gov/dpwes



Inspection Type Needed:

X Exterior

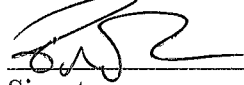
 Exterior and Interior.

Corrected Permission to Enter Property

Project Name and Number: Gravity Sewer Capacity Improvements – Tysons West
Fairfax County Project Number: WW-000034-004

Tax Map Number: 038-1-02-0023 & 038-1-02-0024

I, BRAD BAER (Printed Name), hereby give permission for the Agent/Appraiser, the additional employees and County employees identified in the Request for Permission Letter sent to me by first class mail, dated **June 17, 2024** to enter onto the captioned property, so that they may complete a property inspection that will be used to perform a property evaluation, or an appraisal, **during the week of July 14, 2024 on a weekday, between the hours of 10:00 AM and 3:00 PM.** The specific day that is scheduled for entry is **Friday July 19, 2024**, but this day could change to a different weekday during the same week, depending upon weather conditions or other scheduling factors.


Signature

7 / 1 / 24
Date

703-255-6389
Phone Number

brad.baer@viennava.gov
Email

Please check one option below.

 The Agent/Appraiser may perform an exterior inspection of the property unaccompanied.

☒ I, or my designated representative, will accompany the appraiser during the inspection.

Please Provide any Additional Instructions:

The new sewer line would be going not only through a park,
but the Town's only park designated in the "Park Conservation"

Note: A self-addressed, stamped envelope is enclosed to mail back the Permission Slip.

zone type of park and is intended to be left in a
natural state to the greatest extent possible.

Department of Public Works and Environmental Services

Land Acquisition Division

12000 Government Center Parkway, Suite 449

Fairfax, VA 22035-0052

Phone: 703-324-5090, TTY: 711, Fax: 703-631-0842

www.fairfaxcounty.gov/dpwes





TAX MAP 38-1-21-Y2
FAIRFAX COUNTY PARK
AUTHORITY
D.B. 4702 PG. 565

TAX MAP 38-1-02-0024
TOWN OF VIENNA, VIRGINIA
D.B. 275 PG. 514

TAX MAP 38-1-34-A
TOWN OF VIENNA, VIRGINIA
D.B. 4930 PG. 689

TAX MAP 38-1-02-0023
TOWN OF VIENNA, VIRGINIA
D.B. 275 PG. 514

GRADING AGREEMENT AND
TEMPORARY CONSTRUCTION EASEMENT

EASEMENT AREA TABULATION

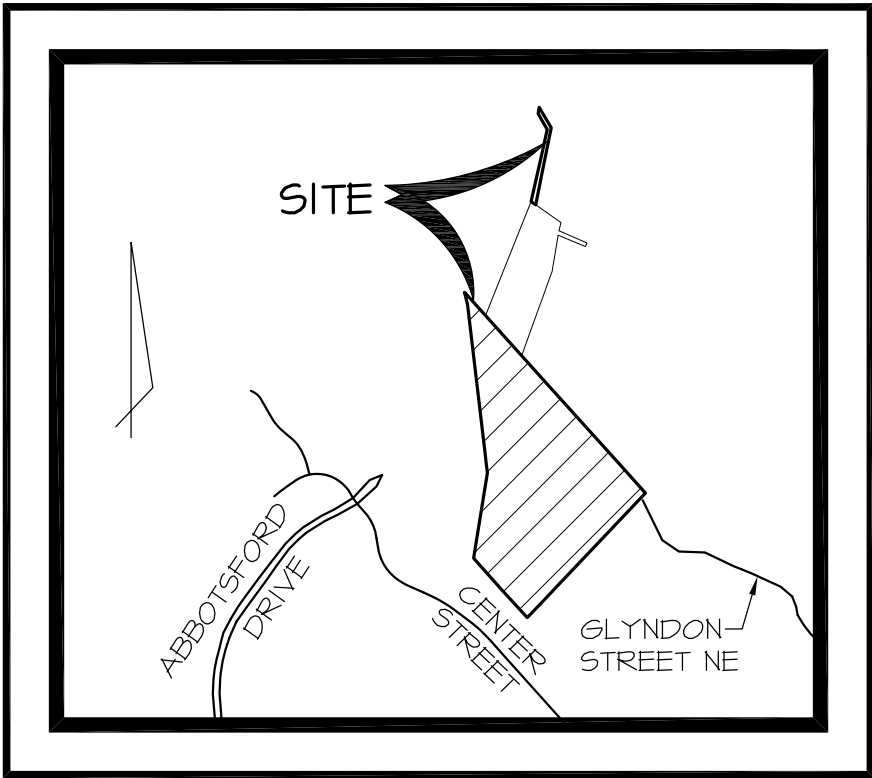
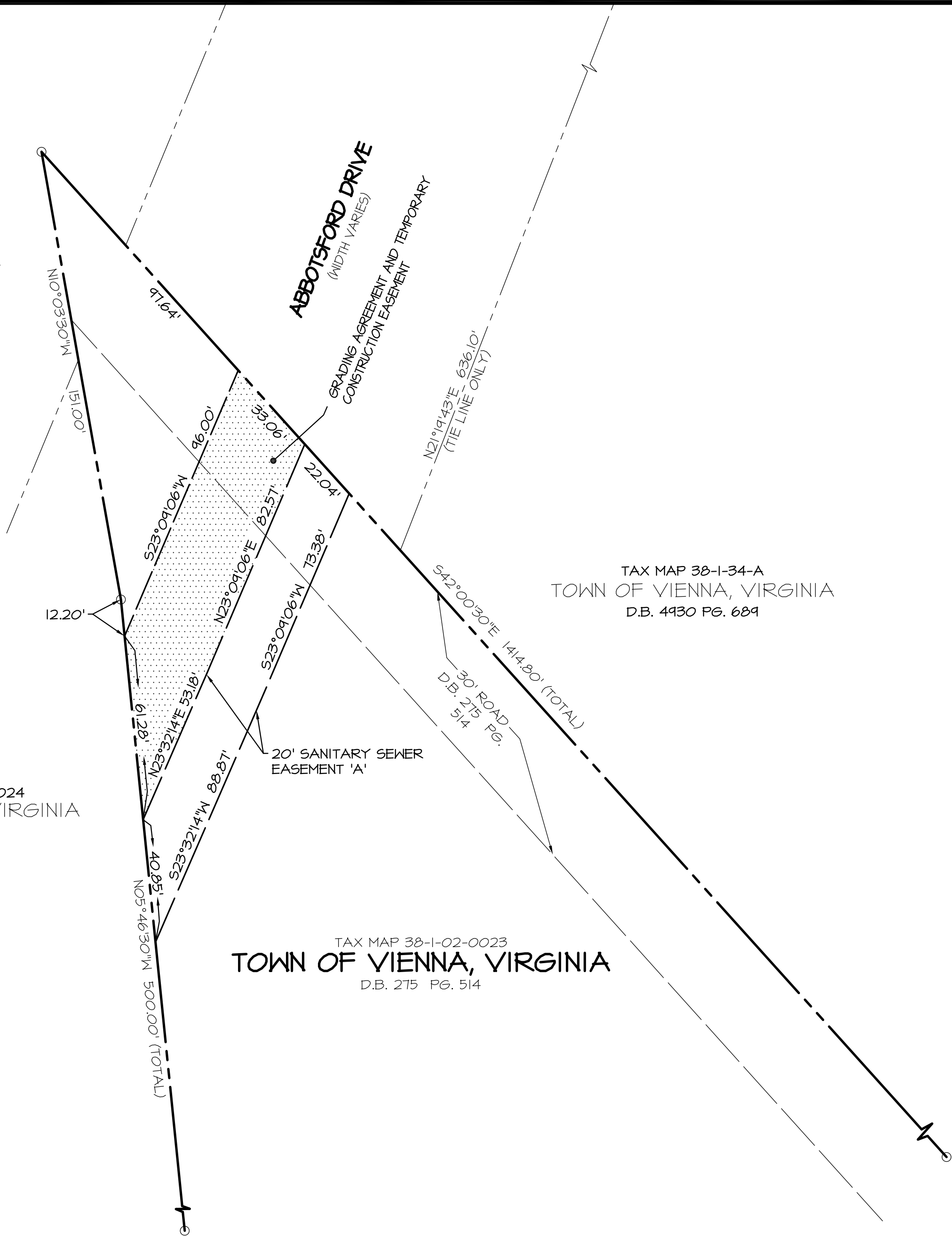
20' SANITARY SEWER EASEMENT 'A' = 2,980 SQ. FT.
SANITARY SEWER EASEMENT 'B' = 4,543 SQ. FT.
TOTAL 12,513 SQ. FT.

GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT = 3,476 SQ. FT.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



VICINITY MAP
SCALE: 1"=1000'

NOTES:
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE NOT ALL ENCUMBRANCES TO THE PROPERTY ARE NECESSARILY SHOWN HEREON.

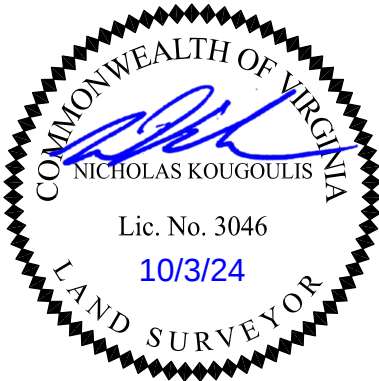
THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY. ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND SHOWN ON THIS PLAT.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHT-OF-WAYS, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 38-1 ((2))-0023.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE, AND CONDITIONS OF EASEMENTS SHOWN.



PROJECT NAME: GRAVITY SEWER CAPACITY
IMPROVEMENTS - TYSONS WEST
PROJECT NUMBER: WN-000034-004

FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS
& ENVIRONMENTAL SERVICES
CAPITAL FACILITIES, LAND SURVEY BRANCH
12000 GOVERNMENT CENTER PARKWAY
FAIRFAX, VIRGINIA

PLAT SHOWING
SANITARY SEWER EASEMENT AND
GRADING AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENT
THROUGH THE PROPERTY OF
TOWN OF VIENNA, VIRGINIA
D.B. 275 , PG. 514
HUNTER MILL TOWN OF VIENNA DISTRICT
FAIRFAX COUNTY, VIRGINIA
SHEET 1 OF 2

SCALE: 1"=30' DATE: 6/14/24 DRAWN BY: PJC



VA STATE Z GRID NORTH
VCS 83; NORTH ZONE

TOWN OF VIENNA, VIRGINIA
03111111
TAX MAP 38-1-02-0023
DB, 275 PG. 514
402.84* (TOTAL)

- SANITARY SEWER EASEMENT 'B'

SANITARY SEWER
EASEMENT 'B'

554°08'41"W
29 731

44.01'

ABBOTSFORD DRIVE
(WIDTH VARIES)

$N21^{\circ}19'43''E$
 (TIE LINE ONLY)
 $636.10'$
 (TIE LINE ONLY)

N46°35'35"W -
24.35' (TOTAL)

Age Group	Percentage of Respondents
18-24	30%
25-34	0%
35-44	15%
45-54	30%
55-64	60%
65-74	12%

SANITARY SEWER EASEMENT 'B'

N10°03'57"E
30.82'

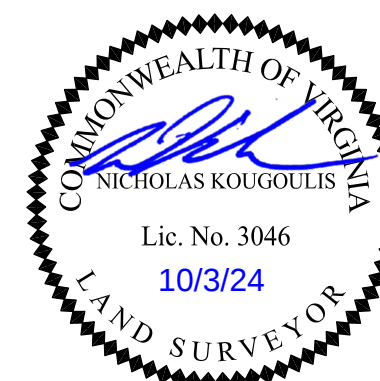
TAX MAP 38-1-02-0023

ABBOTSFORD DRIVE
(WIDTH VARIES)

VA STATE  GRID NORTH
VCS 83: NORTH ZONE

✓ SANITARY SEWER EASEMENT 'B'

SCALE: 1"=30'	DATE: 6/14/24	DRAWN BY: PJC
---------------	---------------	---------------



Engineering * Surveying * Land Planning * Transportation * Environmental Services
11100 Endeavor Court, Suite 200, Manassas VA, 20109 on the web @ www.rackville.com
Telephone: (703) 368-7373 Fax: (703) 257-5443

Rinker Design Associates, LLC



M:\work\19074\19074-004\Survey\Plots\TM 038-1-02-0023.dwg | Plotted on 6/18/2024 9:59 AM | by Patty Campbell

M:\work\19074\19074-004\Survey\Plats\TM 038-1-02-0024.dwg | Plotted on 6/18/2024 10:00 AM | by Patty Campbell

TAX MAP 38-I-2I-Y2
FAIRFAX COUNTY PARK AUTHORITY
D.B. 4702 PG. 565

TAX MAP 38-I-2I-Z
FAIRFAX COUNTY PARK AUTHORITY
D.B. 3173 PG. 90

ABBOTSFORD DRIVE
(WIDTH VARIES)

TAX MAP 38-I-02-0024
TOWN OF VIENNA,
VIRGINIA
D.B. 275 PG. 514

EASEMENT AREA TABULATION
SANITARY SEWER EASEMENT = 2,442 SQ. FT.
GRADING AGREEMENT AND
TEMPORARY CONSTRUCTION EASEMENT = 4,529 SQ. FT.

N22°29'35"E 265.32'

N22°29'36"E 91.05'

GRADING AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENT

N23°32'14"E 152.92'

N23°32'14"E 148.65'

S23°32'14"W 145.56'

20' SANITARY
SEWER EASEMENT

N08°02'33"W 216.50' (TOTAL)

38.14'

51.29'

40.85'

61.28'

62.29'

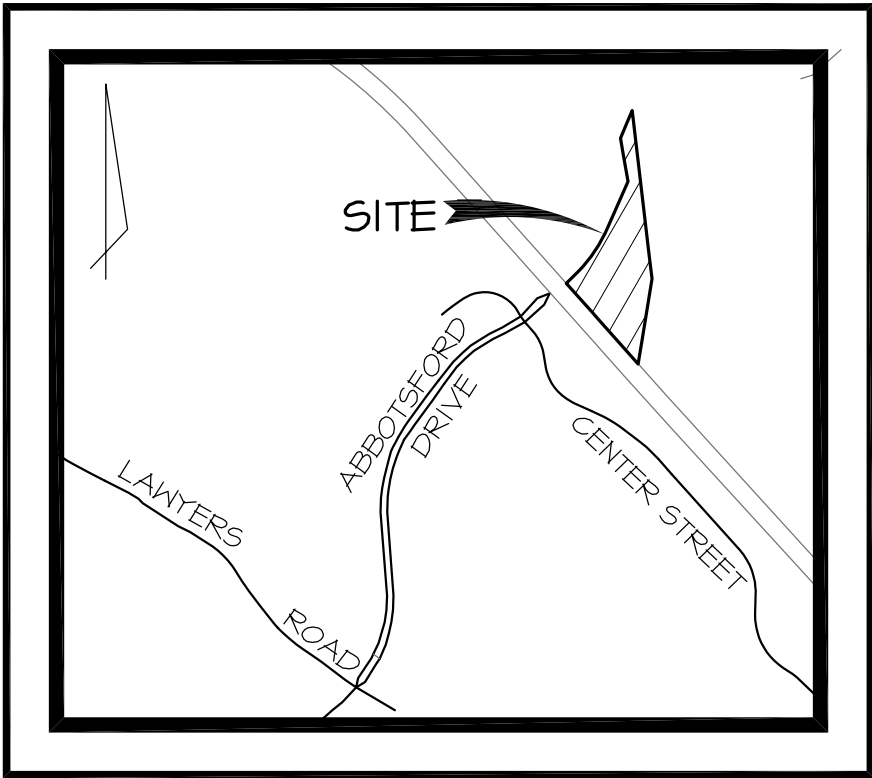
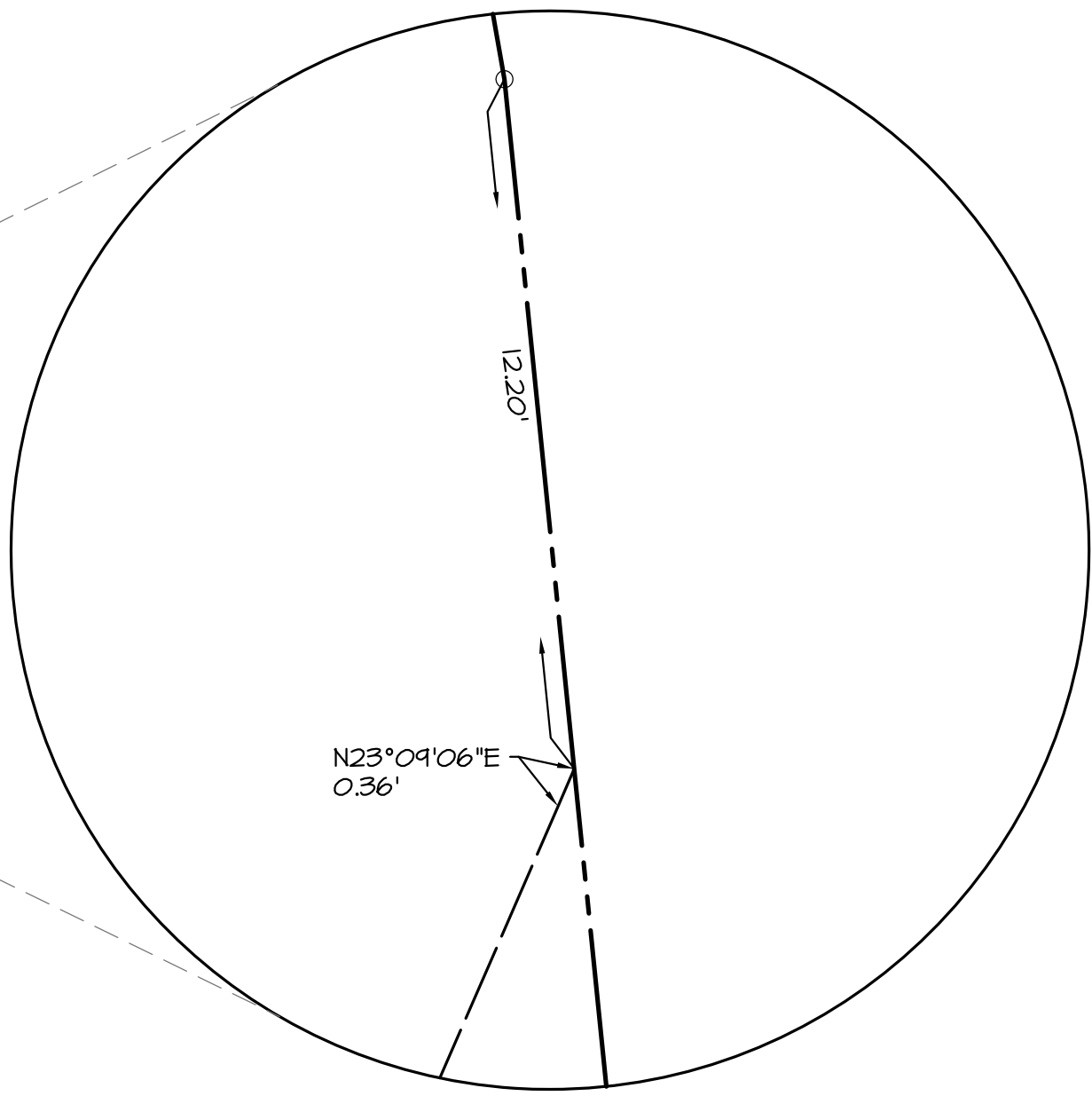
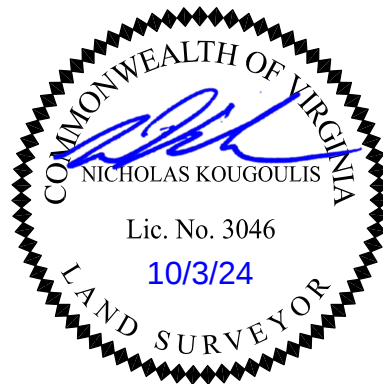
S10°03'30"E 80.85'

TAX MAP 38-I-02-0023
THE TOWN OF VIENNA, VIRGINIA
D.B. 275 PG. 514

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



VICINITY MAP
SCALE: 1"=1000'

NOTES:

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE NOT ALL ENCUMBRANCES TO THE PROPERTY ARE NECESSARILY SHOWN HEREON.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY. ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND SHOWN ON THIS PLAT.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHT-OF-WAYS, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 38-I ((2)) 24.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE, AND CONDITIONS OF EASEMENTS SHOWN.

PROJECT NAME: GRAVITY SEWER CAPACITY
IMPROVEMENTS - TYSONS WEST
PROJECT NUMBER: WN-000034-004

FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS
& ENVIRONMENTAL SERVICES
CAPITAL FACILITIES, LAND SURVEY BRANCH
12000 GOVERNMENT CENTER PARKWAY
FAIRFAX, VIRGINIA

PLAT SHOWING
SANITARY SEWER EASEMENT AND
GRADING AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENT
THROUGH THE PROPERTY OF
TOWN OF VIENNA, VIRGINIA
D.B. 275, PG. 514
HUNTER MILL DISTRICT
TOWN OF VIENNA, VIRGINIA
SHEET 1 OF 1

SCALE: 1"=30' DATE: 6/14/24 DRAWN BY: PJC

Engineering * Surveying * Land Planning * Transportation * Environmental Services
11100 Endeavor Court, Suite 200, Manassas VA, 20109 on the web @ www.rdaenv.com
Telephone: (703) 368-7373 Fax: (703) 257-5443
"Turning Challenges into Opportunities"

Rinker Design Associates, LLC



Tax Map Number
038-1-02-0023

DEED OF SANITARY SEWER EASEMENT
AND
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT

THIS DEED is made this ____ day of _____, 20____, by and between
TOWN OF VIENNA, VIRGINIA, Grantor, hereinafter called "Town", and the BOARD
OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, a body corporate and politic,
Grantee, hereinafter called "County".

W I T N E S S E T H:

WHEREAS, the Town is the owner of that lot or parcel in the Town of Vienna,
Virginia, identified by Tax Map Number 038-1-02-0023, and being the land acquired by
the Town by deed recorded in Deed Book 275, at Page 514, among the land records of
Fairfax County, Virginia, as more particularly described in said deed (“the Parcel”); and

WHEREAS, the County has declared the necessity to acquire part of the the
Parcel for public use in connection with the widening or other improvement of Gravity
Sewer Capacity Improvements - Tysons West, pursuant to the plans and specifications of
Project WW-000034-004 - Gravity Sewer Capacity Improvements - Tysons West,
approved by the County and as shown and described on the “Plat Showing Sanitary
Sewer Easement and Grading Agreement and Temporary Construction Easement
through the Property of TOWN OF VIENNA, VIRGINIA, D.B. 275, PG. 514” on the
plat prepared by Rinker Design Associates, LLC, dated 6/14/24 and sealed on 10/3/2024
attached hereto and incorporated herein (“Plat”).

NOW, THEREFORE, that for and in consideration of the sum of Ten Dollars
(\$10.00), and other valuable consideration, the receipt and sufficiency of which are

(BOX 15

Land Acquisition Division
4th Floor, Suite 449
12000 Government Center Parkway
Fairfax, VA 22035

PREPARED BY / RETURN TO:

hereby acknowledged,

I. The Town does hereby grant and convey unto the County, its successors and assigns, a Sanitary Sewer Easements and right-of-way for the purpose of constructing, installing, operating, maintaining, adding to or altering present or future sanitary sewage lines, plus necessary inlet structures, house connections, manholes and appurtenant facilities for the collection and transmission of sewage through and across the property of the Town, said property and easement being more particularly bounded and described as “20’ Sanitary Sewer Easement ‘A’ ” and “Sanitary Sewer Easement ‘B’ ” on the Plat. Said easements are subject to the following terms and conditions:

1. All sewers, manholes and appurtenant facilities which are installed in the easements and right-of-way and shall be and remain the property of the County, its successors and assigns.

2. The County, its agents or assigns, shall have full and free use of the said easements and right-of-way for the purposes named, and shall have all rights and privileges reasonably necessary to the enjoyment and exercise of the easements and right-of-way, including the right of reasonable access to and from the right-of-way, and the right to use land adjoining the easements where necessary; provided, however, that this right to use adjoining land shall be exercised only during periods of actual surveying, construction, reconstruction, or maintenance, and then only to the minimum extent reasonably necessary for such surveying, construction, reconstruction and maintenance, and further, this right shall not be construed to allow the County to erect any building, structure or facility of a permanent nature on such adjoining land.

3. The County, its agents or assigns, shall have the right to trim, cut, and remove trees, shrubbery, fences, structures, or other obstructions or facilities in or reasonably near the easements being conveyed, deemed by it to interfere with the proper

and efficient construction, operation and maintenance of said sewers; provided, however, that the County, at its own expense, shall restore, as nearly as possible, the premises to their original condition, such restoration including the backfilling of trenches, the resetting of or the replacement of any existing fences, the replacement or transplanting of any shrubbery located within said easement and the seeding or sodding of the denuded areas, but not the replacement of structures, trees, or other obstructions located within said easement.

4. The Town reserves the right to construct and maintain roadways over said easements and to make any use of the easement herein granted which may not be inconsistent with the rights herein conveyed or interfere with the use of said easements by the County for the purpose named; provided, however, that the Town shall not erect any building or other structure, excepting a fence, on the easements without obtaining the prior written approval by the County.

II. The Town does hereby grant and convey unto the County, its successors and assigns, a Grading Agreement and Temporary Construction Easement and right-of-way for the purpose of establishing new grade or topography and performing construction work and related activities on, through, and across the property of the Town, located in Fairfax County, Virginia, said property and easement being more particularly bounded and described as “Grading Agreement and Temporary Construction Easement” on the Plat. Said easement is subject to the following terms and conditions:

1. The County, its agents or assigns, shall have full and free use of the said easement and right-of-way for the purposes named, and shall have all rights and privileges reasonably necessary to the enjoyment and exercise of the easement and right-of-way, including the right of access to and from the right-of-way, and the right to use land adjoining the easement where necessary; provided, however, that this right to use

adjoining land shall be exercised only during periods of actual surveying, construction, reconstruction or maintenance, and then only to the minimum extent reasonably necessary for such surveying, construction, reconstruction and maintenance , and further, this right shall not be construed to allow the County to erect any building, structure or facility of a permanent nature on such adjoining land.

2. The County, its agents or assigns shall have the right to trim, cut and remove trees, shrubbery, fences, structures or other obstructions or facilities in or reasonably near the easement being conveyed, deemed by it to interfere with the proper and efficient construction and grading of the property; provided, however, that the County, at its own expense, shall restore, as nearly as possible, the premises to their original condition, such restoration to include the backfilling of trenches, the resetting of or the replacement of any existing fences, the replacement or transplanting of any shrubbery located within said easement and the seeding or sodding of the denuded areas, but not the restoration of the original grade or topography or the replacement of structures, trees or other obstructions located within said easement.

3. The Town reserves the right to construct and maintain roadways over said easement and to make any use of the easement herein granted which may not be inconsistent with the rights herein conveyed or interfere with the use of said easement by the County for the purposes named; provided, however, that the Town shall not erect any building or other structure, excepting a fence, on the easement without obtaining the prior written approval by the County.

4. This Grading Agreement and Temporary Construction Easement shall become null and void upon completion of the project.

IN WITNESS WHEREOF, the Town has caused its name to be signed hereto by its Mayor, being duly authorized therefore.

By: _____ (SEAL)
LINDA J. COLBERT, MAYOR

**COMMONWEALTH OF VIRGINIA :
CITY/COUNTY OF _____ : to wit:**

I HEREBY CERTIFY that on this ____ day of _____, 2024, before me, the undersigned Notary Public of the jurisdiction aforesaid personally appeared LINDA J. COLBERT and acknowledged herself to be the Mayor of the Town of Vienna, Virginia, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS MY Hand and Notarial Seal.

Notary Public (SEAL)

My Commission expires: _____ Registration #: _____

**ACCEPTED on behalf of the Board of Supervisors of Fairfax County,
Virginia, by the authority granted by said Board.**

**Dennis M. Cate, Director
Land Acquisition Division**

STATE OF _____:

COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me by _____

_____ Dennis M. Cate, Director this _____ day of _____, 20____.

Notary Public

Notary Registration Number: _____

My Commission Expires: _____

Tax Map Number
038-1-02-0024

DEED OF SANITARY SEWER EASEMENT
AND
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT

THIS DEED is made this ____ day of _____, 20____, by and between
TOWN OF VIENNA, VIRGINIA, Grantor, hereinafter called "Town", and the BOARD
OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, a body corporate and politic,
Grantee, hereinafter called "County".

W I T N E S S E T H:

WHEREAS, the Town is the owner of that lot or parcel in the Town of Vienna,
Virginia, identified by Tax Map Number 038-1-02-0024, and being the land acquired by
the Town by deed recorded in Deed Book 275, at Page 514, among the land records of
Fairfax County, Virginia, as more particularly described in said deed (“the Parcel”); and

WHEREAS, the County has declared the necessity to acquire part of the
Parcel for public use in connection with the widening or other improvement of Gravity
Sewer Capacity Improvements – Tysons West, pursuant to the plans and specifications of
Project WW-000034-004 - Gravity Sewer Capacity Improvements – Tysons West, as
approved by the County and as shown and described on the “Plat Showing Sanitary
Sewer Easement and Grading Agreement and Temporary Construction Easement
through the Property of TOWN OF VIENNA, VIRGINIA” on the plat prepared by
Rinker Design Associates, LLC, dated 6/14/24 and sealed on 10/3/2024 attached hereto
and incorporated herein (“Plat”).

NOW, THEREFORE, that for and in consideration of the sum of Ten Dollars
(\$10.00), and other valuable consideration, the receipt and sufficiency of which are

(BOX 15

Land Acquisition Division
4th Floor, Suite 449
12000 Government Center Parkway
Fairfax, VA 22035

PREPARED BY / RETURN TO:

hereby acknowledged,

I. The Town does hereby grant and convey unto the County, its successors and assigns, a Sanitary Sewer Easement and right-of-way for the purpose of constructing, installing, operating, maintaining, adding to or altering present or future sanitary sewage lines, plus necessary inlet structures, house connections, manholes and appurtenant facilities for the collection and transmission of sewage through and across the property of the Town said property and easement being more particularly bounded and described as “20’ Sanitary Sewer Easement” on the Plat. Said easement is subject to the following terms and conditions:

1. All sewers, manholes and appurtenant facilities which are installed in the easement and right-of-way and shall be and remain the property of the County, its successors and assigns.

2. The County, its agents or assigns, shall have full and free use of the said easement and right-of-way for the purposes named, and shall have all rights and privileges reasonably necessary to the enjoyment and exercise of the easement and right-of-way, including the right of reasonable access to and from the right-of-way, and the right to use land adjoining the easement where necessary; provided, however, that this right to use adjoining land shall be exercised only during periods of actual surveying, construction, reconstruction, or maintenance, and then only to the minimum extent reasonably necessary for such surveying, construction, reconstruction and maintenance, and further, this right shall not be construed to allow the County to erect any building, structure or facility of a permanent nature on such adjoining land.

3. The County, its agents or assigns, shall have the right to trim, cut, and remove trees, shrubbery, fences, structures, or other obstructions or facilities in or reasonably near the easement being conveyed, deemed by it to interfere with the proper

and efficient construction, operation and maintenance of said sewers; provided, however, that the County, at its own expense, shall restore, as nearly as possible, the premises to their original condition, such restoration including the backfilling of trenches, the resetting of or the replacement of any existing fences, the replacement or transplanting of any shrubbery located within said easement and the seeding or sodding of the denuded areas, but not the replacement of structures, trees, or other obstructions located within said easement.

4. The Town reserves the right to construct and maintain roadways over said easement and to make any use of the easement herein granted which may not be inconsistent with the rights herein conveyed or interfere with the use of said easement by the County for the purpose named; provided, however, that the Town shall not erect any building or other structure, excepting a fence, on the easement without obtaining the prior written approval by the County.

II. The Town does hereby grant and convey unto the County, its successors and assigns, a Grading Agreement and Temporary Construction Easement and right-of-way for the purpose of establishing new grade or topography and performing construction work and related activities on, through, and across the property of the Owner, located in Fairfax County, Virginia, said property and easement being more particularly bounded and described as “Grading Agreement and Temporary Construction Easement” on the Plat. Said easement is subject to the following terms and conditions:

1. The County, its agents or assigns, shall have full and free use of the said easement and right-of-way for the purposes named, and shall have all rights and privileges reasonably necessary to the enjoyment and exercise of the easement and right-of-way, including the right of access to and from the right-of-way, and the right to use land adjoining the easement where necessary; provided, however, that this right to use

adjoining land shall be exercised only during periods of actual surveying, construction, reconstruction or maintenance, and then only to the minimum extent reasonably necessary for such surveying, construction, reconstruction and maintenance , and further, this right shall not be construed to allow the County to erect any building, structure or facility of a permanent nature on such adjoining land.

2. The County, its agents or assigns shall have the right to trim, cut and remove trees, shrubbery, fences, structures or other obstructions or facilities in or reasonably near the easement being conveyed, deemed by it to interfere with the proper and efficient construction and grading of the property; provided, however, that the County, at its own expense, shall restore, as nearly as possible, the premises to their original condition, such restoration to include the backfilling of trenches, the resetting of or the replacement of any existing fences, the replacement or transplanting of any shrubbery located within said easement and the seeding or sodding of the denuded areas, but not the restoration of the original grade or topography or the replacement of structures, trees or other obstructions located within said easement.

3. The Town reserves the right to construct and maintain roadways over said easement and to make any use of the easement herein granted which may not be inconsistent with the rights herein conveyed or interfere with the use of said easement by the County for the purposes named; provided, however, that the Town shall not erect any building or other structure, excepting a fence, on the easement without obtaining the prior written approval by the County.

4. This Grading Agreement and Temporary Construction Easement shall become null and void upon completion of the project.

**IN WITNESS WHEREOF, the Town has caused its name to be signed hereto
by its Mayor, being duly authorized therefore.**

**By: _____(SEAL)
LINDA J. COLBERT, MAYOR**

**COMMONWEALTH OF VIRGINIA :
CITY/COUNTY OF _____ : to wit:**

**I HEREBY CERTIFY that on this ____ day of _____, 2024,
before me, the undersigned Notary Public of the jurisdiction aforesaid personally
appeared LINDA J. COLBERT and acknowledged herself to be the Mayor of the
Town of Vienna, Virginia, and that she, being authorized so to do, executed the
foregoing instrument for the purposes therein contained.**

WITNESS MY Hand and Notarial Seal.

**_____(SEAL)
Notary Public**

My Commission expires: _____ Registration #: _____

**ACCEPTED on behalf of the Board of Supervisors of Fairfax County,
Virginia, by the authority granted by said Board.**

**Dennis M. Cate, Director
Land Acquisition Division**

STATE OF _____:

COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me by _____

_____ Dennis M. Cate, Director this _____ day of _____, 20____.

Notary Public

Notary Registration Number: _____

My Commission Expires: _____

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.	
	☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate	
	☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ► _____	
4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):		
Exempt payee code (if any) _____		
Exemption from FATCA reporting code (if any) _____		
(Applies to accounts maintained outside the U.S.)		
5 Address (number, street, and apt. or suite no.) See instructions.	Requester's name and address (optional)	
6 City, state, and ZIP code		
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
				-				-	
or									
Employer identification number									

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ►	Date ►

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting*, later, for further information.

Note: If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

In the cases below, the following person must give Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the entity;
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the trust; and
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

Foreign person. If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person, do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515, *Withholding of Tax on Nonresident Aliens and Foreign Entities*).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

Backup Withholding

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see the instructions for Part II for details),
3. The IRS tells the requester that you furnished an incorrect TIN,
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or
5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code*, later, and the separate Instructions for the Requester of Form W-9 for more information.

Also see *Special rules for partnerships*, earlier.

What is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all United States account holders that are specified United States persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code*, later, and the Instructions for the Requester of Form W-9 for more information.

Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you no longer are tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account; for example, if the grantor of a grantor trust dies.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

a. **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

Note: ITIN applicant: Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040/1040A/1040EZ you filed with your application.

b. **Sole proprietor or single-member LLC.** Enter your individual name as shown on your 1040/1040A/1040EZ on line 1. You may enter your business, trade, or "doing business as" (DBA) name on line 2.

c. **Partnership, LLC that is not a single-member LLC, C corporation, or S corporation.** Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

d. **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on line 2.

e. **Disregarded entity.** For U.S. federal tax purposes, an entity that is disregarded as an entity separate from its owner is treated as a "disregarded entity." See Regulations section 301.7701-2(c)(2)(iii). Enter the owner's name on line 1. The name of the entity entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2, "Business name/disregarded entity name." If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, you may enter it on line 2.

Line 3

Check the appropriate box on line 3 for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3.

IF the entity/person on line 1 is a(n) . . .	THEN check the box for . . .
• Corporation	Corporation
• Individual • Sole proprietorship, or • Single-member limited liability company (LLC) owned by an individual and disregarded for U.S. federal tax purposes.	Individual/sole proprietor or single-member LLC
• LLC treated as a partnership for U.S. federal tax purposes, • LLC that has filed Form 8832 or 2553 to be taxed as a corporation, or • LLC that is disregarded as an entity separate from its owner but the owner is another LLC that is not disregarded for U.S. federal tax purposes.	Limited liability company and enter the appropriate tax classification. (P= Partnership; C= C corporation; or S= S corporation)
• Partnership	Partnership
• Trust/estate	Trust/estate

Line 4, Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space in line 4.

- 1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2)
- 2—The United States or any of its agencies or instrumentalities
- 3—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities
- 4—A foreign government or any of its political subdivisions, agencies, or instrumentalities
- 5—A corporation
- 6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or possession
- 7—A futures commission merchant registered with the Commodity Futures Trading Commission
- 8—A real estate investment trust
- 9—An entity registered at all times during the tax year under the Investment Company Act of 1940
- 10—A common trust fund operated by a bank under section 584(a)
- 11—A financial institution
- 12—A middleman known in the investment community as a nominee or custodian
- 13—A trust exempt from tax under section 664 or described in section 4947

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt payees except for 7
Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
Barter exchange transactions and patronage dividends	Exempt payees 1 through 4
Payments over \$600 required to be reported and direct sales over \$5,000 ¹	Generally, exempt payees 1 through 5 ²
Payments made in settlement of payment card or third party network transactions	Exempt payees 1 through 4

¹ See Form 1099-MISC, Miscellaneous Income, and its instructions.

² However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

Exemption from FATCA reporting code. The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) written or printed on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37)

B—The United States or any of its agencies or instrumentalities

C—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i)

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i)

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state

G—A real estate investment trust

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940

I—A common trust fund as defined in section 584(a)

J—A bank as defined in section 581

K—A broker

L—A trust exempt from tax under section 664 or described in section 4947(a)(1)

M—A tax exempt trust under a section 403(b) plan or section 457(g) plan

Note: You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, write NEW at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

Line 6

Enter your city, state, and ZIP code.

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

Note: See *What Name and Number To Give the Requester*, later, for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at www.SSA.gov. You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at www.irs.gov/Businesses and clicking on Employer Identification Number (EIN) under Starting a Business. Go to www.irs.gov/Forms to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to www.irs.gov/OrderForms to place an order and have Form W-7 and/or SS-4 mailed to you within 10 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note: Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

Caution: A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 5 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code*, earlier.

Signature requirements. Complete the certification as indicated in items 1 through 5 below.

1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983.

You must give your correct TIN, but you do not have to sign the certification.

2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983. You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

3. Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.

4. Other payments. You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), ABLE accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions. You must give your correct TIN, but you do not have to sign the certification.

What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFI	The actual owner of the account or, if combined funds, the first individual on the account ¹
3. Two or more U.S. persons (joint account maintained by an FFI)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act)	The minor ²
5. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee ¹
b. So-called trust account that is not a legal or valid trust under state law	The actual owner ¹
6. Sole proprietorship or disregarded entity owned by an individual	The owner ³
7. Grantor trust filing under Optional Form 1099 Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))	The grantor*
For this type of account:	Give name and EIN of:
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity ⁴
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
11. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
12. Partnership or multi-member LLC	The partnership
13. A broker or registered nominee	The broker or nominee

For this type of account:	Give name and EIN of:
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
15. Grantor trust filing under the Form 1041 Filing Method or the Optional Form 1099 Filing Method 2 (see Regulations section 1.671-4(b)(2)(i)(B))	The trust

¹ List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

² Circle the minor's name and furnish the minor's SSN.

³ You must show your individual name and you may also enter your business or DBA name on the "Business name/disregarded entity" name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

⁴ List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules for partnerships*, earlier.

***Note:** The grantor also must provide a Form W-9 to trustee of trust.

Note: If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Secure Your Tax Records From Identity Theft

Identity theft occurs when someone uses your personal information such as your name, SSN, or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity or credit report, contact the IRS Identity Theft Hotline at 1-800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, Identity Theft Information for Taxpayers.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

Protect yourself from suspicious emails or phishing schemes.

Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to phishing@irs.gov. You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at spam@uce.gov or report them at www.ftc.gov/complaint. You can contact the FTC at www.ftc.gov/idtheft or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see www.IdentityTheft.gov and Pub. 5027.

Visit www.irs.gov/IdentityTheft to learn more about identity theft and how to reduce your risk.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and possessions for use in administering their laws. The information also may be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payers must generally withhold a percentage of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to the payer. Certain penalties may also apply for providing false or fraudulent information.



Interpretation Services Available

Show us your language and we will provide a telephone interpreter.

Español

Arabic	اللغة العربية	
أشر لنا إلى لغتك لكي نستطيع توفير مترجم عن طريق الهاتف.		
Armenian	Հայերէն	
Ձեր խօսակցական լեզուն մեզ ցոյց տւելք, որպէսզի ձեզ համար հեռախօսով թարգմանիչ հայթաթենք:		
Cambodian	ភាសាខ្មែរ	
សូមបង្ហាញភាសារបស់អ្នក ប្រយោជន៍ឱ្យយើងអាចផ្តល់អ្នកបកប្រែតាមទូរស័ព្ទឱ្យអ្នក ។		
Cantonese	廣東話	
請指出你講的語言 我們會為你請電話口譯人員。		
Farsi	فارسی	
زبان خود را به ما نشان دهید تا بتوانیم برای شما مترجمی بر روی خط تلفن فراهم کنیم.		
French	Français	
Indiquez-nous quelle langue vous parlez et nous vous fournirons un interprète par téléphone.		
German	Deutsch	
Zeigen Sie bitte auf Ihre Sprache, so dass wir einen Dolmetscher per Telefon zur Verfügung stellen kön		
Greek	Ελληνικά	
Δείξτε μας ποια γλώσσα μιλάτε ώστε να σας παράσχουμε διερμηνέα μέσω τηλεφώνου.		
Haitian Creole	Kreyòl Ayisien	
Montre nou ki lang ou pale, nap bawou yon moun ki pou entèprète pou ou nan telefon.		
Hindi	हिन्दी	
आपकी भाषा बताएं ताकि हम आपको टेलीफोन पर दुभाषिये की सेवाएं प्रदान कर सकें।		
Hmong	Hmoob	
Thov qhia saib koj hais yam lus twg xwv peb thiaj paub npaj neeg txhais-lus hauv xovtooj pab koj.		
Italian	Italiano	
Ci indichi la sua lingua e le forniremo un interprete al telefono.		

Japanese	日本語	
電話通訳をつけますから あなたの話す言語を教えてください。		
Korean	한국어	
사용하시는 언어를 알려주시면 전화 통역관을 마련해 드리겠습니다.		
Laotian	ພາສາລາວ	
ກະນູນາຊີ້ບອກພາສາຂອງທ່ານໃຫ້ພວກເຮົາຊາບ ເພື່ອພວກເຮົາ ຈະໄດ້ຈັດຫາພາສາທາງໂທລະສັບໃຫ້ທ່ານໄດ້.		
Mandarin	國語	
請指出您講的語言 我們會為您請電話口譯人員。		
Navajo	Diné Bizaad	
Nizaad choiníł ínígííh nihich'í' íishjání ínílééh ákohgoh binahjí' béésh halne'éh yeesh ata' halne'éh niháh chóidoot'eet		
Portuguese	Português	
Mostre-nos seu idioma para que possamos providenciar um intérprete pelo telefone.		
Punjabi	ਪੰਜਾਬੀ	
ਸਾਨੂੰ ਆਪਣੀ ਬੋਲੀ ਦਾ ਨਾਂ ਦਿਖਾਉ ਤਾਂਕਿ ਅਸੀਂ ਤੁਹਾਨੂੰ ਟੈਲੀਫੋਨ ਰਾਹੀਂ ਅਨੁਵਾਦ ਕਰਨ ਵਾਲਾ ਵਿਅਕਤੀ ਦੇ ਸਕੀਏ।		
Russian	Русский язык	
Укажите, на каком языке Вы говорите, чтобы мы смогли предоставить переводчика.		
Spanish	Español	
Indíquenos cuál es su idioma para que podamos proporcionarle un intérprete por teléfono.		
Tagalog	Tagalog	
Ituro sa amin ang iyong wika upang makapagbigay kami ng tagasalin sa telepono.		
Thai	ภาษาไทย	
โปรดระบุภาษาของท่านเพื่อให้เราสามารถให้บริการผู้แปลภาษาทางโทรศัพท์ได้		
Vietnamese	Tiếng Việt	
Xin chỉ vào ngôn ngữ của quý vị để chúng tôi có thể cung cấp một thông dịch viên qua điện thoại cho quý vị.		



Fairfax County is committed to nondiscrimination on the basis of disability in all county programs, services and activities. To request this information in an alternate format call 703-324-7329, TTY 711.

TD/ksm

Project WW-000034-004 – Gravity Sewer Capacity Improvements –
Tysons West

Tax Map Number
038-1-02-0023



DEED OF SANITARY SEWER EASEMENT
AND
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT

THIS DEED is made this ___ day of _____, 20____, by and between
TOWN OF VIENNA, VIRGINIA, Grantor, hereinafter called "Town", and the BOARD
OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, a body corporate and politic,
Grantee, hereinafter called "County".

W I T N E S S E T H:

WHEREAS, the Town is the owner of that lot or parcel in the Town of Vienna,
Virginia, identified by Tax Map Number 038-1-02-0023, and being the land acquired by
the Town by deed recorded in Deed Book 275, at Page 514, among the land records of
Fairfax County, Virginia, as more particularly described in said deed (“the Parcel”); and

WHEREAS, the County has declared the necessity to acquire part of the the
Parcel for public use in connection with the widening or other improvement of Gravity
Sewer Capacity Improvements - Tysons West, pursuant to the plans and specifications of
Project WW-000034-004 - Gravity Sewer Capacity Improvements - Tysons West,
approved by the County and as shown and described on the “Plat Showing Sanitary
Sewer Easement and Grading Agreement and Temporary Construction Easement
through the Property of TOWN OF VIENNA, VIRGINIA, D.B. 275, PG. 514” on the
plat prepared by Rinker Design Associates, LLC, dated 6/14/24 and sealed on 10/3/2024
attached hereto and incorporated herein (“Plat”).

NOW, THEREFORE, that for and in consideration of the sum of Ten Dollars
(\$10.00), and other valuable consideration, the receipt and sufficiency of which are

(BOX 15

Land Acquisition Division
4th Floor, Suite 449
12000 Government Center Parkway
Fairfax, VA 22035

PREPARED BY / RETURN TO:

hereby acknowledged,

I. The Town does hereby grant and convey unto the County, its successors and assigns, a Sanitary Sewer Easements and right-of-way for the purpose of constructing, installing, operating, maintaining, adding to or altering present or future sanitary sewage lines, plus necessary inlet structures, house connections, manholes and appurtenant facilities for the collection and transmission of sewage through and across the property of the Town, said property and easement being more particularly bounded and described as “20’ Sanitary Sewer Easement ‘A’ ” and “Sanitary Sewer Easement ‘B’ ” on the Plat. Said easements are subject to the following terms and conditions:

1. All sewers, manholes and appurtenant facilities which are installed in the easements and right-of-way and shall be and remain the property of the County, its successors and assigns.

2. The County, its agents or assigns, shall have full and free use of the said easements and right-of-way for the purposes named, and shall have all rights and privileges reasonably necessary to the enjoyment and exercise of the easements and right-of-way, including the right of reasonable access to and from the right-of-way, and the right to use land adjoining the easements where necessary; provided, however, that this right to use adjoining land shall be exercised only during periods of actual surveying, construction, reconstruction, or maintenance, and then only to the minimum extent reasonably necessary for such surveying, construction, reconstruction and maintenance, and further, this right shall not be construed to allow the County to erect any building, structure or facility of a permanent nature on such adjoining land.

3. The County, its agents or assigns, shall have the right to trim, cut, and remove trees, shrubbery, fences, structures, or other obstructions or facilities in or reasonably near the easements being conveyed, deemed by it to interfere with the proper

and efficient construction, operation and maintenance of said sewers; provided, however, that the County, at its own expense, shall restore, as nearly as possible, the premises to their original condition, such restoration including the backfilling of trenches, the resetting of or the replacement of any existing fences, the replacement or transplanting of any shrubbery located within said easement and the seeding or sodding of the denuded areas, but not the replacement of structures, trees, or other obstructions located within said easement.

4. The Town reserves the right to construct and maintain roadways over said easements and to make any use of the easement herein granted which may not be inconsistent with the rights herein conveyed or interfere with the use of said easements by the County for the purpose named; provided, however, that the Town shall not erect any building or other structure, excepting a fence, on the easements without obtaining the prior written approval by the County.

II. The Town does hereby grant and convey unto the County, its successors and assigns, a Grading Agreement and Temporary Construction Easement and right-of-way for the purpose of establishing new grade or topography and performing construction work and related activities on, through, and across the property of the Town, located in Fairfax County, Virginia, said property and easement being more particularly bounded and described as “Grading Agreement and Temporary Construction Easement” on the Plat. Said easement is subject to the following terms and conditions:

1. The County, its agents or assigns, shall have full and free use of the said easement and right-of-way for the purposes named, and shall have all rights and privileges reasonably necessary to the enjoyment and exercise of the easement and right-of-way, including the right of access to and from the right-of-way, and the right to use land adjoining the easement where necessary; provided, however, that this right to use

adjoining land shall be exercised only during periods of actual surveying, construction, reconstruction or maintenance, and then only to the minimum extent reasonably necessary for such surveying, construction, reconstruction and maintenance , and further, this right shall not be construed to allow the County to erect any building, structure or facility of a permanent nature on such adjoining land.

2. The County, its agents or assigns shall have the right to trim, cut and remove trees, shrubbery, fences, structures or other obstructions or facilities in or reasonably near the easement being conveyed, deemed by it to interfere with the proper and efficient construction and grading of the property; provided, however, that the County, at its own expense, shall restore, as nearly as possible, the premises to their original condition, such restoration to include the backfilling of trenches, the resetting of or the replacement of any existing fences, the replacement or transplanting of any shrubbery located within said easement and the seeding or sodding of the denuded areas, but not the restoration of the original grade or topography or the replacement of structures, trees or other obstructions located within said easement.

3. The Town reserves the right to construct and maintain roadways over said easement and to make any use of the easement herein granted which may not be inconsistent with the rights herein conveyed or interfere with the use of said easement by the County for the purposes named; provided, however, that the Town shall not erect any building or other structure, excepting a fence, on the easement without obtaining the prior written approval by the County.

4. This Grading Agreement and Temporary Construction Easement shall become null and void upon completion of the project.

IN WITNESS WHEREOF, the Town has caused its name to be signed hereto by its Mayor, being duly authorized therefore.

**By: _____ (SEAL)
LINDA J. COLBERT, MAYOR**

**COMMONWEALTH OF VIRGINIA :
CITY/COUNTY OF _____ : to wit:**

I HEREBY CERTIFY that on this ____ day of _____, 2024, before me, the undersigned Notary Public of the jurisdiction aforesaid personally appeared LINDA J. COLBERT and acknowledged herself to be the Mayor of the Town of Vienna, Virginia, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS MY Hand and Notarial Seal.

**_____ (SEAL)
Notary Public**

My Commission expires: _____ Registration #: _____

**ACCEPTED on behalf of the Board of Supervisors of Fairfax County,
Virginia, by the authority granted by said Board.**

**Dennis M. Cate, Director
Land Acquisition Division**

STATE OF _____:

COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me by _____

_____ Dennis M. Cate, Director this _____ day of _____, 20____.

Notary Public

Notary Registration Number: _____

My Commission Expires: _____

TD/ksm

Project WW-000034-004 – Gravity Sewer Capacity Improvements –
Tysons West

Tax Map Number
038-1-02-0024



DEED OF SANITARY SEWER EASEMENT
AND
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT

THIS DEED is made this ____ day of _____, 20____, by and between
TOWN OF VIENNA, VIRGINIA, Grantor, hereinafter called "Town", and the BOARD
OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, a body corporate and politic,
Grantee, hereinafter called "County".

W I T N E S S E T H:

WHEREAS, the Town is the owner of that lot or parcel in the Town of Vienna,
Virginia, identified by Tax Map Number 038-1-02-0024, and being the land acquired by
the Town by deed recorded in Deed Book 275, at Page 514, among the land records of
Fairfax County, Virginia, as more particularly described in said deed ("the Parcel"); and

WHEREAS, the County has declared the necessity to acquire part of the
Parcel for public use in connection with the widening or other improvement of Gravity
Sewer Capacity Improvements – Tysons West, pursuant to the plans and specifications of
Project WW-000034-004 - Gravity Sewer Capacity Improvements – Tysons West, as
approved by the County and as shown and described on the "Plat Showing Sanitary
Sewer Easement and Grading Agreement and Temporary Construction Easement
through the Property of TOWN OF VIENNA, VIRGINIA" on the plat prepared by
Rinker Design Associates, LLC, dated 6/14/24 and sealed on 10/3/2024 attached hereto
and incorporated herein ("Plat").

NOW, THEREFORE, that for and in consideration of the sum of Ten Dollars
(\$10.00), and other valuable consideration, the receipt and sufficiency of which are

(BOX 15

Land Acquisition Division
4th Floor, Suite 449
12000 Government Center Parkway
Fairfax, VA 22035

PREPARED BY / RETURN TO:

hereby acknowledged,

I. The Town does hereby grant and convey unto the County, its successors and assigns, a Sanitary Sewer Easement and right-of-way for the purpose of constructing, installing, operating, maintaining, adding to or altering present or future sanitary sewage lines, plus necessary inlet structures, house connections, manholes and appurtenant facilities for the collection and transmission of sewage through and across the property of the Town said property and easement being more particularly bounded and described as “20’ Sanitary Sewer Easement” on the Plat. Said easement is subject to the following terms and conditions:

1. All sewers, manholes and appurtenant facilities which are installed in the easement and right-of-way and shall be and remain the property of the County, its successors and assigns.

2. The County, its agents or assigns, shall have full and free use of the said easement and right-of-way for the purposes named, and shall have all rights and privileges reasonably necessary to the enjoyment and exercise of the easement and right-of-way, including the right of reasonable access to and from the right-of-way, and the right to use land adjoining the easement where necessary; provided, however, that this right to use adjoining land shall be exercised only during periods of actual surveying, construction, reconstruction, or maintenance, and then only to the minimum extent reasonably necessary for such surveying, construction, reconstruction and maintenance, and further, this right shall not be construed to allow the County to erect any building, structure or facility of a permanent nature on such adjoining land.

3. The County, its agents or assigns, shall have the right to trim, cut, and remove trees, shrubbery, fences, structures, or other obstructions or facilities in or reasonably near the easement being conveyed, deemed by it to interfere with the proper

and efficient construction, operation and maintenance of said sewers; provided, however, that the County, at its own expense, shall restore, as nearly as possible, the premises to their original condition, such restoration including the backfilling of trenches, the resetting of or the replacement of any existing fences, the replacement or transplanting of any shrubbery located within said easement and the seeding or sodding of the denuded areas, but not the replacement of structures, trees, or other obstructions located within said easement.

4. The Town reserves the right to construct and maintain roadways over said easement and to make any use of the easement herein granted which may not be inconsistent with the rights herein conveyed or interfere with the use of said easement by the County for the purpose named; provided, however, that the Town shall not erect any building or other structure, excepting a fence, on the easement without obtaining the prior written approval by the County.

II. The Town does hereby grant and convey unto the County, its successors and assigns, a Grading Agreement and Temporary Construction Easement and right-of-way for the purpose of establishing new grade or topography and performing construction work and related activities on, through, and across the property of the Owner, located in Fairfax County, Virginia, said property and easement being more particularly bounded and described as “Grading Agreement and Temporary Construction Easement” on the Plat. Said easement is subject to the following terms and conditions:

1. The County, its agents or assigns, shall have full and free use of the said easement and right-of-way for the purposes named, and shall have all rights and privileges reasonably necessary to the enjoyment and exercise of the easement and right-of-way, including the right of access to and from the right-of-way, and the right to use land adjoining the easement where necessary; provided, however, that this right to use

adjoining land shall be exercised only during periods of actual surveying, construction, reconstruction or maintenance, and then only to the minimum extent reasonably necessary for such surveying, construction, reconstruction and maintenance , and further, this right shall not be construed to allow the County to erect any building, structure or facility of a permanent nature on such adjoining land.

2. The County, its agents or assigns shall have the right to trim, cut and remove trees, shrubbery, fences, structures or other obstructions or facilities in or reasonably near the easement being conveyed, deemed by it to interfere with the proper and efficient construction and grading of the property; provided, however, that the County, at its own expense, shall restore, as nearly as possible, the premises to their original condition, such restoration to include the backfilling of trenches, the resetting of or the replacement of any existing fences, the replacement or transplanting of any shrubbery located within said easement and the seeding or sodding of the denuded areas, but not the restoration of the original grade or topography or the replacement of structures, trees or other obstructions located within said easement.

3. The Town reserves the right to construct and maintain roadways over said easement and to make any use of the easement herein granted which may not be inconsistent with the rights herein conveyed or interfere with the use of said easement by the County for the purposes named; provided, however, that the Town shall not erect any building or other structure, excepting a fence, on the easement without obtaining the prior written approval by the County.

4. This Grading Agreement and Temporary Construction Easement shall become null and void upon completion of the project.

**IN WITNESS WHEREOF, the Town has caused its name to be signed hereto
by its Mayor, being duly authorized therefore.**

**By: _____(SEAL)
LINDA J. COLBERT, MAYOR**

**COMMONWEALTH OF VIRGINIA :
CITY/COUNTY OF _____ : to wit:**

**I HEREBY CERTIFY that on this ____ day of _____, 2024,
before me, the undersigned Notary Public of the jurisdiction aforesaid personally
appeared LINDA J. COLBERT and acknowledged herself to be the Mayor of the
Town of Vienna, Virginia, and that she, being authorized so to do, executed the
foregoing instrument for the purposes therein contained.**

WITNESS MY Hand and Notarial Seal.

**_____(SEAL)
Notary Public**

My Commission expires: _____ Registration #: _____

**ACCEPTED on behalf of the Board of Supervisors of Fairfax County,
Virginia, by the authority granted by said Board.**

**Dennis M. Cate, Director
Land Acquisition Division**

STATE OF _____:

COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me by _____

_____ Dennis M. Cate, Director this _____ day of _____, 20____.

Notary Public

Notary Registration Number: _____

My Commission Expires: _____