

**SPEX 2009-0037 and SPEX 2009-0038, Discovery Communications
CONDITIONS OF APPROVAL (March 8, 2010)**

1. Substantial Conformance. The proposed Special Exception uses, commercial office buildings and communication and transmission facilities pursuant to Section 722.3.2. of the 1972 Zoning Ordinance, shall be developed in substantial conformance with the Special Exception Plat entitled "Special Exception Plat for Discovery" prepared by The Engineering Groupe, Inc., dated November 10, 2009 and revised through February 23, 2010 (the "Plat") and the applicable Loudoun County Zoning Ordinance. The Approval of this application for Tax Map /94//10/////1/ (PIN # 033-16-5945) (the "Property") shall not relieve the applicant or the owners of the Property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement.
2. Maximum Number of Transmission Antennas. A maximum of eight (8) ground-mounted satellite transmission antennas may be located on the Property. Each transmission antenna shall have a maximum height of forty-two feet (42') and a maximum diameter of thirty-seven feet nine inches (37' 9") or 11.5 meters. The foregoing limitation on the number of ground-mounted satellite transmission antennas shall not apply to permitted accessory receive-only satellite antennas without transmission capabilities which may be located on the Property without amendment to this Special Exception provided such antennas otherwise comply with the requirements of the 1972 Zoning Ordinance.
3. Landscaping. Planting materials shall be maintained in good health. Dead or diseased plant materials will be replaced in consultation with the County's Urban Forester.
4. Equipment Shelters. Up to 4,000 square feet of equipment shelters shall be permitted in the area depicted as "Development Envelope" on Sheet 4 of the Plat.
5. Expansion of the existing office building. Expansion of the existing 54,846-square foot office building structure into the area depicted as "Development Envelope" on Sheet 4 of the Plat shall not be permitted unless and until an additional special exception is approved for such expansion. Notwithstanding the foregoing, the applicant may expand the existing office building up to 72,824 square feet within the area on the Property outside of the Development Envelope.