



August 8, 2011

Revised: August 16, 2011

Mr. Dennis Cumbie
Loudoun County
Department of Building and Development
1 Harrison Street, SE
Leesburg, Virginia 20177-7000

Via Email: dennis.cumbie@loudoun.gov

Re: Broad Run Water Quality Monitoring Plan
Kincora Village Center (ZMAP 2008-0021)
Loudoun County, Virginia
WSSI #7442.11

Dear Mr. Cumbie:

On behalf of the Owner (NA Dulles Real Estate Investor LLC) of the Kincora Village Center project the following water quality monitoring plan is being submitted in order to comply with condition II.J of the proffer statement approved with this project as well as Loudoun County monitoring plan review comments dated August 15, 2011. This proffer calls for surface water quality monitoring "for the purpose of monitoring water quality impacts of the uses on the adjacent Broad Run." In accordance with the proffer requirements, quarterly monitoring is provided. As discussed during our recent conversation regarding the scope of sampling requested by Loudoun County, water quality sampling locations are identified both within Broad Run as well as within tributaries to Broad Run where stormwater management outfalls are planned.

Sampling and Assessment Protocol:

Five (5) sampling locations are identified which are depicted on the attached exhibit. Two (2) sampling locations are within tributaries to Broad Run downstream of stormwater management outfalls which will be located within the limits of the Kincora project. Note, however, that these two sampling locations are located within intermittent tributaries. As such, it is expected that low or no flow conditions may be present at these sampling locations from late spring through early fall. Three (3) sampling locations are within Broad Run. One at the upstream end of the project, one at the downstream end of the project and one prior to the confluence with Beaverdam Run. As long as adequate flow is present at each monitoring location, the following water quality parameters will be measured during quarterly site visits: pH, dissolved oxygen (DO), temperature (°C), standard conductivity (SC) and turbidity (NTUs). Additionally, as long as adequate flow is present at each monitoring location, water samples will be collected and analyzed to determine Nitrate Nitrogen, Total Phosphorous and Total Suspended Solids levels present at the time of sampling. The Owner plans to utilize Phase Separation Science, Inc. to analyze the Nitrate Nitrogen, Total Phosphorous and Total Suspended Solids samples. The analytical methods proposed for each of the samples are E300.0, SM4500-P_BE, and SM2540D respectively. In the event that during the course of sampling for this project a change in either

the laboratory or any of the analytical methods becomes necessary, the Owner will notify Loudoun County and will provide an explanation for the change.

Format of Data Reporting and Water Quality Thresholds:

The quarterly data will be compiled into an annual report presented in a spreadsheet format accompanied by a brief narrative noting whether any of the parameters exceed published Virginia Department of Environmental Quality water quality standards as well as a discussion of any investigations required for parameters exceeding the stated water quality standards to determine whether the standard has been exceeded as a result of activity on the Kincora property.

Monitoring Timeline:

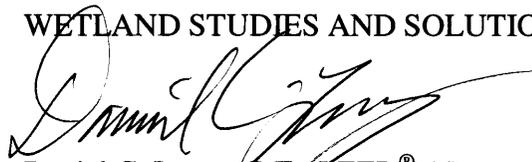
As required by the proffer condition, the quarterly monitoring shall begin at least thirty (30) days prior to land disturbance associated with construction of the first use on the Property and shall continue to be conducted through a time period extending one year after release of the final construction performance bonds for the final build-out of all uses shown on the Concept Plan.

In the event that measurement of water quality parameters within the intermittent tributaries proves to not be practicable due to the lack of adequate flow during quarterly sampling events, the Owner would like to reserve the right, in consultation with the Loudoun County Department of Building and Development, to adjust the sampling and assessment protocol described above to remove any sampling locations where data is not able to be consistently collected.

Kindly review and provide any comments that you may have regarding the enclosed Broad Run water quality monitoring plan. Additionally, please feel free to email me at dlucey@wetlandstudies.com or call me at (703) 679-5667 if you need any additional information or have any questions.

Sincerely,

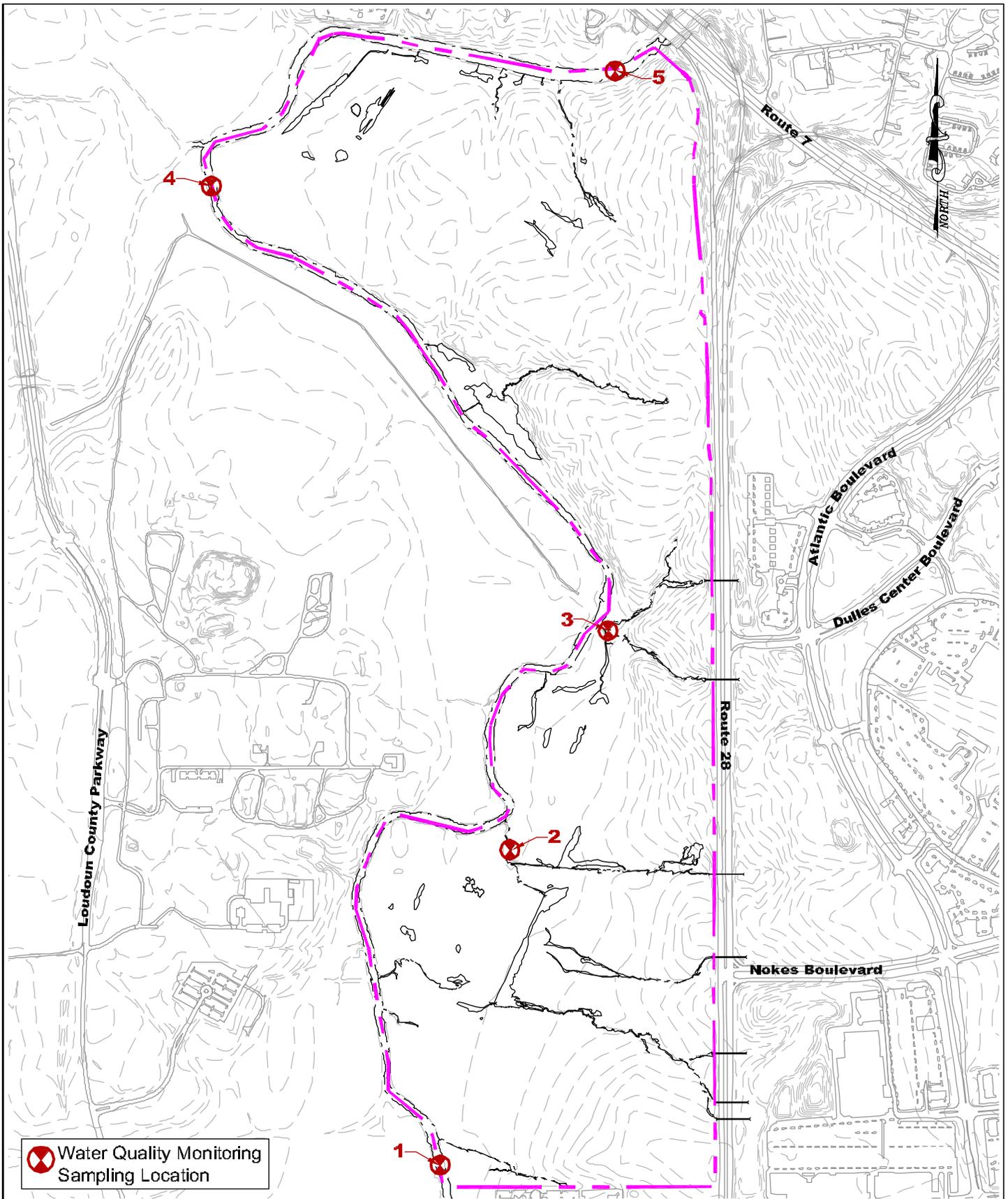
WETLAND STUDIES AND SOLUTIONS, INC.



Daniel C. Lucey, P.E., LEED® AP
Vice President - Regulatory

Enclosure – Water Quality Monitoring Sampling Location Map

cc: Trish Mayhew, TRITEC Development Company (w/enc)



Applicant:
 NA Dulles Real Estate Investor, LLC
 45 Research Way, Suite 100
 East Setauket, New York 11733

KINCORA

Sheet Title:
**WATER QUALITY MONITORING
 SAMPLING LOCATION MAP**

Agent:
 WETLAND STUDIES AND SOLUTIONS, INC.
 5300 Wellington Branch Drive, Suite 100
 Gainesville, Virginia 20155
 Phone 703.679.5600 Fax 703.679.5601

Loudoun County, Virginia

Scale: 1" = 1000'
Date: August 2011