

PROFFER STATEMENT

ZMAP 2010-0001 HS-7 Dulles South High School and Elementary School Goshen Road Assemblage

September 23, 2010

The Loudoun County School Board, Owner of the property designated as Loudoun County Tax Map 100, Parcel 36A (PIN #248-48-6530), (the "Applicant"), on behalf of itself and its successors in interest, hereby voluntarily proffers pursuant to Section 15.2-2303 of the Code of Virginia (1950), as amended, and Section 6-1209 of the Loudoun County Revised 1993 Zoning Ordinance that in the event that the above-referenced parcel (the "Property") is rezoned by the Loudoun County Board of Supervisors (herein after referred to as "the County") to the TR1-UBF (Transitional-Residential-1) zoning district administered under the Revised 1993 Zoning Ordinance, as substantially set forth in the Concept Plan described below dated March 8, 2010, revised through September 23, 2010, and further described in the application ZMAP 2010-0001, the development of the Property shall be in substantial conformance with the following conditions. These proffered conditions are the only conditions offered on this rezoning, and any prior proffered conditions applicable to the property are hereby declared void and of no effect upon the upon the approval of this ZMAP 2010-0001 application.

1. CONCEPT PLAN

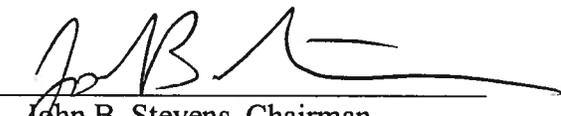
The development of the Property shall be in substantial conformance with Sheet 3 of 7 (the "Concept Plan") of the plan set entitled "HS-7 Dulles South High School and Elementary School, Goshen Road Assemblage SPEX 2010-0003 and ZMAP 2010-0001" (the "Plans") dated March 8, 2010, revised through September 23, 2010, prepared by Bowman Consulting Group, Ltd., and incorporated herein by reference as Exhibit A. The Concept Plan shall control the general development, layout and configuration of the Property, provided that all requirements and use limitations of the TR1-UBF zoning district of the Revised 1993 Zoning Ordinance must be complied with and will take precedence over the Concept Plan.

2. SCHOOL

A high school and elementary school, and associated parking, recreational facilities and other improvements, shall be provided in the general locations shown on the Concept Plan. The cumulative square footage of the high school and elementary school buildings, exclusive of permitted accessory and recreational uses, shall not exceed 397,000 square feet.

The undersigned hereby warrants that all of the owners of any legal interest of the Property have signed the foregoing proffer statement, that no signature from any additional party is necessary for these Proffers to be binding and enforceable in accordance with their terms, that he or she has full authority to bind the Property to these conditions, and that the foregoing proffers are entered into voluntarily.

LOUDOUN COUNTY SCHOOL BOARD

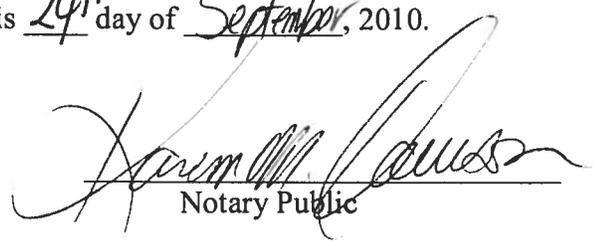
By: 
John B. Stevens, Chairman
Date: 9/24/10

County of Loudoun, Commonwealth of Virginia

I, the undersigned notary public, in and for the state and county aforesaid, do hereby certify that John B. Stevens, whose name is signed to the foregoing instrument, has acknowledged the same before me.

Subscribed and sworn to before me this 24th day of September, 2010.

My Commission Expires:
2-28-12


Notary Public

Notary Registration #: 152952

**KAREN M. DAWSON
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
REG. #152952
MY COMM. EXP. 2-29-2012**