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BY HAND DELIVERY

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MAY 19 2015
LOUDOUN COUNTY
DEPARTMENT OF PLANNING & ZONING

May 19, 2015

Mark Stultz, AICP, CZA
Acting Zoning Administrator
Department of Planning and Zoning
1 Harrison St., S.E., 3rd Floor
Leesburg, Virginia 20177

RE: Zoning Verification Letter for PIN: 061-25-4209, MCI/Northern Virginia Campus Lot G (the "Property")

Dear Mark:

On behalf of American Real Estate Partners, the representative of the contract purchaser of the above-referenced Property, we respectfully request your office to issue a zoning verification letter for the Property that verifies the following:

1. The Property is zoned PD-OP under the Revised 1993 Loudoun County Zoning Ordinance (the "Zoning Ordinance").

2. The Property is subject to the proffers and Concept Development Plan approved with ZMAP 1998-0003, WorldCom/Northern Virginia Campus.

3. Zoning Ordinance Amendment ZOAM 2006-0003 increased the maximum permitted Floor Area Ratio ("FAR") for the Property to 0.60.

4. The existing buildings may be used for any permitted use under Zoning Ordinance Section 4-303 or for any special exception use under Section 4-304 approved by the Board of Supervisors.

5. The undeveloped portions of the Property (generally the west and north sides of the Property) may be developed for any permitted use under Zoning Ordinance Section 4-303 or for any special exception use under Section 4-304 approved by the Board of Supervisors.

6. All proffers related to the build-out of the Property have been satisfied and/or completed.

7. There are no outstanding zoning violations with respect to the Property.

8. There are no pending Land Development Applications, administrative or legislative proceedings pertaining to the Property that would adversely impact the zoning status of the Property.

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9. In the event of casualty, the Property would be permitted to be restored to the existing conditions.

A check in the amount of $485.00 is enclosed as payment for the requested zoning verification letter. A closing on the Property is anticipated before the end of June. We would greatly appreciate your response to this request as soon as possible.

Thank you for your attention to this request. Please do not hesitate to contact me if you have any questions.

Very truly yours,

Cooley LLP

Jeffrey A. Nein, AICP
Senior Land Use Planner

cc: Michael Joyce, American Real Estate Partners

Enclosure

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