



Loudoun County, Virginia

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Office of the County Administrator

1 Harrison Street, S.E., 5th Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0200 • Fax (703) 777-0325

At a business meeting of the Board of Supervisors of Loudoun County, Virginia, held in the County Government Center, Board of Supervisors' Meeting Room, 1 Harrison Street, S.E., Leesburg, Virginia, on Thursday, January 19, 2017 at 5:00 p.m.

IN RE: ZMAP-2015-0014, CMPT-2015-0011, SPEX-2015-0056 & SPMI-2015-0019 / LCSB
Western Loudoun Transportation Satellite Facility (Catoctin)

Supervisor Higgins moved that the Board of Supervisors ratify the Planning Commission's approval of CMPT-2015-0011, LCSB Western Loudoun Transportation Satellite Facility, subject to the Commission Permit Plat dated November 2015, and revised through January 12, 2017 and based on the Findings for Approval included in the January 19, 2017, Business Meeting Action Item (Attachments 3 and 6).

Seconded by Supervisor Saines.

Voting on the Motion: Supervisors Buona, Higgins, Letourneau, Meyer, Randall, Saines, and Umstatted – Yes; None – No; Supervisors Buffington and Volpe – Absent for the Vote.

Supervisor Higgins moved that the Board of Supervisors approve ZMAP-2015-0014, SPEX-2015-0056 and SPMI-2015-0019, LCSB Western Loudoun Transportation Satellite Facility, subject to the Proffer Statement dated January 12, 2017, the Conditions of Approval dated January 19, 2017, and based on the Findings for Approval included in the January 19, 2017, Business Meeting Action Item (Attachments 1, 2, and 3).

Seconded by Supervisor Saines.

Voting on the Motion: Supervisors Buona, Higgins, Letourneau, Meyer, Randall, Saines, and Umstatted – Yes; None – No; Supervisors Buffington and Volpe – Absent for the Vote.

A COPY TESTE:

DEPUTY CLERK TO THE LOUDOUN COUNTY
BOARD OF SUPERVISORS

CONDITIONS OF APPROVAL, LCSB WESTERN LOUDOUN TRANSPORTATION SATELLITE FACILITY, SPEX-2015-0056 – January 19, 2017

1. **Substantial Conformance.** The development of the Special Exception use described in Condition 2 below shall be in substantial conformance with Sheets 1, 3B, and 5 through 9 of 9 of the plat entitled “LCPS Valley Service Center Commission Permit Plat (CMPT-2015-0011), Zoning Map Amendment (ZMAP-2015-0014), Minor Special Exception (SPMI-2015-0019), Special Exception (SPEX-2015-0056)” dated November 2015, and revised through November 28, 2016, prepared by Bowman Consulting (the “**SPEX Plat**”), incorporated herein by reference, and the Revised 1993 Zoning Ordinance (the “**Zoning Ordinance**”). Approval of this application for the three (3) adjacent parcels identified as Tax Map Numbers /36////////52G, /36////////52D, and /36////////52A (PINs: 453-20-4452, 453-20-5576, and 453-20-7677, respectively) (collectively, the “**Property**”), shall not relieve the applicant or the owners of the Property, their successors, or parties developing, establishing, or operating the approved Special Exception use (collectively, the “**Applicant**”) from the obligation to comply with and conform to any Zoning Ordinance, Codified Ordinance, or regulatory requirement.

2. **Use Permitted.** This Special Exception (SPEX)-2015-0056 grants approval of a permitted use exceeding 10,000 square feet in gross floor area (the “**SPEX Use**”) in accordance with Section 2-904 of the RC (Rural Commercial) zoning district regulations of the Zoning Ordinance. The development of the Property in accordance with SPEX-2015-0056 is contingent upon the approval by the Board of Supervisors of, and development of the Property pursuant to, zoning map amendment (ZMAP)-2015-0014. The SPEX Use shall be limited to the following permitted uses which shall be operated by Loudoun County or Loudoun County Public Schools:
 - a. public utility service center, without outdoor storage;
 - b. recycling collection center, small (pursuant to Section 5-607); and
 - c. contractor’s service establishment, limited to landscape contractors and lawn maintenance services

3. **Redevelopment of the Site.** The SPEX Use may be reconfigured on the Property at the Applicant’s discretion without further legislative action by the Board of Supervisors provided such reconfiguration is consistent with the building and lot standards set out on Sheet 3B, and landscaping depicted on Sheets 5 through 9, of the SPEX Plat.

4. **Buffer Modifications.** Pursuant to Sections 5-600 and 5-1403(C) of the Zoning Ordinance, Minor Special Exception (SPMI)-2015-0019 and Special Exception (SPEX)-2015-0056 grant approval of the following modifications to the Buffering and Screening requirements of Sections 5-621 and 5-1407 of the Zoning Ordinance.

Zoning Ordinance Section	Modification Description
§5-621(B), Lot requirements for Municipal Corporations, VDOT, LCSA, Public Utilities and Public	Eliminate the 6-foot high fence, wall or berm, required for a Type 4 Buffer Yard, and modify the minimum/maximum width and types of required plantings per 100 lineal feet of

<p>Service Corporations, Buffer Yard Requirements.</p> <p>And</p> <p>§5-1407(B), Buffer Yard and Screening Requirements, Buffer/Screening Requirements in Buffer Yards.</p> <p>And</p> <p>Table 5-1414(B) of §5-1414, Buffer Yard and Screening Matrix.</p>	<p>property line for the side and rear buffer yards as shown on Sheets 5 through 9 of the SPEX Plat.</p>
<p>§5-1407(A), Buffer Yard and Screening Requirements, Location.</p>	<p>Permit buffer yards to be relocated to reflect existing topography in lieu of being located along the perimeter of the Property as shown on Sheets 5 through 9 of the SPEX Plat.</p>

5. **Buffering and Screening.** Buffering and screening shall be installed as shown on Sheets 5 through 9 of the SPEX Plat. The Applicant may use existing vegetation to satisfy the required plantings per 100 lineal feet of property line for buffer yards depicted on the SPEX Plat, subject to approval of the Zoning Administrator. All buffering and screening, to include any existing vegetation approved by the Zoning Administrator for use as required plantings, shall be depicted on the first site plan (“STPL”) or site plan amendment (“SPAM”) submitted for the SPEX Use, and the installation of any new plantings shall be subject to the financial guarantee or security normally required by the County for Loudoun County School Board projects prior to, or in conjunction with, the approval of the first STPL or SPAM for the SPEX Use. The Applicant shall maintain all buffering and screening in good condition and health, and the Applicant shall replace any dead or diseased materials with reasonable promptness, taking into account seasonal weather limitations. Plantings of an equivalent species and size may be used as such replacement plantings, subject to approval by the Zoning Administrator.

6. **Building Height.** The building height of new buildings, or additions to existing buildings, constructed on the Property after the approval date of and pursuant to this Special Exception (SPEX)-2015-0056 shall be limited to thirty-five (35) feet maximum.

7. **Building Materials.** New buildings and additions to existing buildings constructed on the Property after the approval date of and pursuant to this Special Exception (SPEX)-2015-0056 shall be painted and/or shall utilize building materials that are an earth tone in color (such as a shade of the color tan, green or brown) that is visually compatible and blends in with the surrounding environment. Such color and/or building materials shall be approved by the Zoning Administrator prior to the approval of the first Site Plan (“STPL”) or Site Plan Amendment (“SPAM”) that includes new buildings or additions to existing buildings for the SPEX Use, and all such paint and/or building materials shall be installed prior to the issuance of the first and any subsequent occupancy permit(s) for the SPEX Use, as appropriate. Any areas where such paint and/or building materials becomes damaged, deteriorated, or missing

shall be repainted and/or repaired with reasonable promptness, taking into account seasonal weather limitations.

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(Valley Service Center)**

June 8, 2016

Revised October 14, 2016

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Howard F. Carlyle, Jr., Trustee, of that certain trust established by Carlyle & Anderson, Inc., dated March 23rd, 2015, and on file at 17000 Berlin Turnpike, Purcellville, Virginia 20132, and Carlyle & Anderson, Inc., as the owners, and Loudoun County School Board, as lessee and contract purchaser (the aforesaid owners and lessee and contract purchaser are hereinafter collectively referred to as the "Owners" or "Applicants") of the property identified as Loudoun County Tax Map Number /36////////52G (PIN: 453-20-4452) submitted with this rezoning (hereinafter referred to as the "Property") on behalf of themselves and their successors in interest, hereby voluntarily proffer, pursuant to Section 15.2-2303 Code of Virginia (1950), as amended, and Section 6-1209 of the Revised 1993 Zoning Ordinance of Loudoun County, Virginia (the "Zoning Ordinance"), that in the event the Property is rezoned by the Board of Supervisors of Loudoun County, Virginia (hereinafter referred to as the "County") from the JLMA-3 (Joint Land Management Area-3) Zoning District to the RC (Rural Commercial) Zoning District all as shown on the Concept Development Plan defined in Proffer 1. below, the development of the Property will be in substantial conformance with the following proffered terms and conditions ("Proffers").

DEVELOPMENT PLANS

1. LOT CONSOLIDATION.

The Property shall be consolidated through a boundary line adjustment application with the adjacent parcels identified as PINs: 453-20-7677 and 453-20-5576 to create a single 8.35+/- acre parcel (hereinafter referred to as the "Consolidated Property"). Said boundary line adjustment application shall be submitted to the County for review and approval, and recorded,

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prior to approval of the first Site Plan or Site Plan Amendment for the Consolidated Property, whichever is first in time.

2. ZONING CONCEPT DEVELOPMENT PLAN (CDP) AND SUBSTANTIAL CONFORMANCE.

The Consolidated Property shall be developed in substantial conformance with Sheets 1, 3, 3A, 5, 6, 7, 8, and 9 of 10 (collectively comprising and hereinafter referred to as the "CDP") of the plan set titled "LCPS Valley Service Center Commission Permit Plat (CMPT 2015-0011) Zoning Map Amendment (ZMAP 2015-0014) Minor Special Exception (SPMI 2016-0019) Special Exception (SPEX 2016-0056)" dated November 2015, and revised through January 12, 2017, prepared by Bowman Consulting. Minor adjustments to the proposed locations of the proposed uses, facilities and improvements shown on the CDP shall be permitted as reasonably necessary to address grading, drainage, environmental, cultural and natural features, development ordinance requirements, and other final engineering considerations provided that any such adjustments shall be in conformance with Section 6-1209 and Section 6-1216 of the Zoning Ordinance.

3. DEVELOPMENT SCOPE

The development of the Consolidated Property shall be limited to a Western Loudoun Transportation Satellite Facility for Loudoun County Public Schools. This use shall comprise only the following Permitted uses listed under Section 2-903 of the RC (Rural Commercial) zoning district: Public utility service center without outdoor storage; Contractor's service establishment, limited to landscape contractors and lawn maintenance services; and recycling collection center, small. All other Permitted uses listed under Section 2-903 and Special Exception uses listed under Section 2-904 of the RC zoning district, including any residential uses, shall be prohibited on the Consolidated Property.

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4. SITE PLANS

A. A Site Plan or Site Plan Amendment for the development depicted on Sheet 3 of the CDP shall be filed with the County for the Consolidated Property after the approval of ZMAP 2015-0014. Said Site Plan or Site Plan Amendment shall include the following: the existing use plus a 4,000 square foot storage building addition; all road improvements and sidewalks, and associated easements, required pursuant to Proffers 5, 6, and 7; a traffic signal, and associated easements, if warranted in accordance with Proffer 8; all best management practices required pursuant to Proffer 10, and all landscaping depicted on Sheets 5 through 9 of the CDP.

B. In lieu of, or after County approval of, the Site Plan or Site Plan Amendment required under Proffer 4.A., the Consolidated Property may be redesigned and redeveloped in accordance with the regulations of the RC Zoning District as further restricted and depicted on Sheet 3A of the CDP. A Site Plan or Site Plan Amendment shall be filed with the County for such redesign and redevelopment of the Consolidated Property. Said Site Plan or Site Plan Amendment shall include the following: all road improvements and sidewalks, and associated easements, required pursuant to Proffers 5, 6, and 7; a traffic signal, and associated easements, if warranted in accordance with Proffer 8; all best management practices required pursuant to Proffer 10; an oil and water separator or an equivalent device or facility required pursuant to Proffer 11; and all landscaping depicted on Sheets 5 through 9 of the CDP.

TRANSPORTATION

5. PERPETUAL STREET AND SIDEWALK EASEMENT.

A perpetual street and sidewalk easement ranging in width from 7 feet to 20 feet, shall be created, granted, and conveyed to the County along the Consolidated Property's frontage with West Colonial Highway (Route 7) in the location depicted as "Perpetual Street & Trail Easement"

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on the CDP prior to approval of the site plan or site plan amendment required under Proffer 4.A., or Proffer 4.B. if Owners develop the Consolidated Property pursuant to Proffer 4.B. in lieu of Proffer 4.A. Said perpetual street and sidewalk easement shall be for the road improvements and sidewalks required pursuant to Proffers 6 and 7, and the traffic signal if warranted in accordance with Proffer 8, and accompanied by a grant of all related easements, such as slope maintenance, storm drainage, temporary construction, and utility relocation easements, necessary to accommodate the construction of said road improvements, sidewalks, and traffic signal.

6. ROAD IMPROVEMENTS.

The Consolidated Property's existing western access onto West Colonial Highway (Route 7), depicted as "Existing Entrance to be Removed" on Sheet 3 of the CDP, shall be closed, and eastern access onto West Colonial Highway (Route 7), depicted as "Existing Entrance to be Widened" on Sheet 3 of the CDP, shall be widened and realigned with the school site access located on the north side of West Colonial Highway (Route 7) as shown on Sheet 3 of the CDP. Said eastern access shall be widened to provide two lanes exiting the Consolidated Property, a right turn lane and a shared straight/left turn lane, and a third lane entering into the Consolidated Property. An eastbound right turn lane located along the Consolidated Property's frontage with West Colonial Highway (Route 7) also shall be constructed to provide access from West Colonial Highway (Route 7) into the Consolidated Property. These improvements shall be shown on the site plan or site plan amendment required pursuant to Proffer 4.A., or Proffer 4.B. if Owners develop the Consolidated Property pursuant to Proffer 4.B. in lieu of Proffer 4.A, shall be subject to the financial guarantee or security normally required by the County for Loudoun County School Board projects prior to approval of said site plan or site plan amendment, shall be designed and constructed in accordance with all applicable County and Virginia Department of Transportation

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(VDOT) standards and criteria, and shall be open to traffic, but not necessarily accepted by VDOT for maintenance, within one year of the approval of said site plan or site plan amendment.

7. SIDEWALK.

Owners shall construct a six (6) foot wide sidewalk along the Consolidated Property's frontage with West Colonial Highway (Route 7) completely within the perpetual street and sidewalk easement required pursuant to Proffer 5. Said sidewalk shall be located completely outside of the public right-of-way, shall be constructed in accordance with all applicable FSM criteria, and shall be privately maintained by the Owners. Said sidewalk shall be shown on the site plan or site plan amendment required pursuant to Proffer 4A, or Proffer 4.B. if Owners develop the Consolidated Property pursuant to Proffer 4.B. in lieu of Proffer 4.A., shall be subject to the financial guarantee or security normally required by the County for Loudoun County School Board projects prior to approval of said site plan or site plan amendment, and constructed and open for use within one year of such approval.

8. TRAFFIC SIGNAL WARRANT ANALYSIS.

As part of the submission of the site plan or site plan amendment for the Consolidated Property required pursuant to Proffer 4.A., or Proffer 4.B. if Owners develop the Consolidated Property pursuant to Proffer 4.B. in lieu of Proffer 4.A., Owners shall prepare and submit to VDOT a traffic signal warrant analysis for a traffic signal at the intersection of West Colonial Highway (Route 7) and the Consolidated Property's eastern access onto West Colonial Highway (Route 7), depicted as "Existing Entrance to be Widened" on Sheet 3 of the CDP, and the school site access located on the north side of West Colonial Highway (Route 7). If such analysis concludes, and VDOT concurs, that a traffic signal is warranted at said intersection, Owners shall forthwith and diligently pursue construction and installation of said traffic signal, subject to funding allocation

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by the County, and such traffic signal shall be subject to the financial guarantee or security normally required by the County for Loudoun County School Board projects prior to approval of said site plan or site plan amendment, and installed and operational within one year of the approval of said site plan or site plan amendment. If such traffic signal is not warranted by VDOT prior to the approval of the site plan or site plan amendment required pursuant to Proffer 4.A., then the Owners shall prepare and submit to VDOT a second traffic signal warrant analysis for a traffic signal at said intersection as part of the submission of the site plan or site plan amendment for the Consolidated Property that may be submitted pursuant to Proffer 4.B. If such analysis concludes, and VDOT concurs, that a traffic signal is warranted at said intersection, Owners shall forthwith and diligently pursue construction and installation of said traffic signal, subject to funding allocation by the County, and such traffic signal shall be subject to the financial guarantee or security normally required by the County for Loudoun County School Board projects prior to approval of said site plan or site plan amendment, and installed and operational prior to the issuance of the first Occupancy Permit for facilities constructed pursuant to said site plan or site plan amendment.

LANDSCAPING

9. LANDSCAPING PLAN

All landscaping, as depicted on Sheets 5 through 9 of the CDP, shall be shown on the site plan or site plan amendment required pursuant to Proffer 4.A., or Proffer 4.B. if Owners develop the Consolidated Property pursuant to Proffer 4.B. in lieu of Proffer 4.A., shall be subject to the financial guarantee or security for installation normally required by the County for Loudoun County School Board projects prior to approval of said site plan or site plan amendment and shall be installed within one year of the approval of said site plan or site plan amendment. The Owners shall maintain all buffering and screening in good condition and health, and the Owners shall

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replace dead or diseased materials with reasonable promptness taking into account seasonal weather limitations.

STORMWATER MANAGEMENT

10. BEST MANAGEMENT PRACTICES

As part of the site plan or site plan amendment for the Consolidated Property required pursuant to Proffer 4.A., or Proffer 4.B. if Owners develop the Consolidated Property pursuant to Proffer 4.B. in lieu of Proffer 4.A., the Applicants shall provide a minimum of one (1) Low-Impact Development (LID) Best Management Practice to treat stormwater from the Consolidated Property. Such LID Best Management Practice may include, but shall not be limited to, water quality swales, bioretention facilities/rain gardens, sheet flow to vegetated buffers, or any alternative LID Best Management Practice proposed by the Applicants and deemed to be acceptable to the Department of Building and Development. The location of the LID Best Management Practice shall be shown on said site plan or site plan amendment.

11. OIL/WATER SEPARATOR

As part of the site plan or site plan amendment for the Consolidated Property required pursuant to Proffer 4.A., or Proffer 4.B. if Owners develop the Consolidated Property pursuant to Proffer 4.B. in lieu of Proffer 4.A., the Applicants shall provide at least one mobile hydrocarbon spill kit unit proximate to the Fueling Stand and shall provide evidence to the Department of Building and Development that an approved Emergency Response Plan has been filed with and approved by the Loudoun County Department of Fire and Rescue prior to the approval of said site plan or site plan amendment. All site plans or site plan amendments required pursuant to Proffer 4.B. shall include an oil and water separator or an equivalent device or facility approved by the Director of the Department of Building and Development as a stormwater management improvement that all stormwater runoff from hot spot areas, as defined by the County of

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Loudoun Facilities Standards Manual and located on the Consolidated Property, shall be routed through prior to discharging from the Consolidated Property. In addition, a gate valve or other equivalent device or facility approved by the Director of the Department of Building and Development that is capable of containing any spills on-site, shall also be provided. The location of the oil and water separator and gate valve shall be depicted on said site plan or site plan amendment and such oil and water separator and gate valve shall be installed prior to the issuance of the first Occupancy Permit for facilities constructed pursuant to said site plan or site plan amendment.

The undersigned hereby warrant that all owners with any legal interest in the Property and Consolidated Property have signed this 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 they, together with the others signing this document, have full authority to bind the Property to these conditions and that the Proffers are entered into voluntarily.

Signature pages follow

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Carlyle & Anderson, Inc., a Virginia corporation

By: Howard Carlyle
Howard F. Carlyle, Jr., President
Carlyle & Anderson, Inc.

Date: 1/12/17

County of Loudoun
Commonwealth of Virginia

I, the undersigned notary public, in and for the state and county aforesaid, do hereby certify that Howard F. Carlyle, Jr., as President of Carlyle & Anderson, Inc., whose name is signed to the foregoing instrument, has acknowledged the same before me.

Subscribed and sworn to before me this 12 day of Jan, 2017.

My Commission Expires:

4/30/2019

Donna M. Tomaco
Notary Public

Notary Registration #: 152101

Donna Marie Tomaco
Notary Public
Commonwealth of Virginia
Reg. # 152101
My Commission Expires _____

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HOWARD F. CARLYLE, JR., TRUSTEE
Of that certain trust established by Carlyle & Anderson, Inc., Dated March 23rd, 2015, and on file
at 17000 Berlin Turnpike, Purcellville, Virginia 20132

By: Howard Carlyle
Howard F. Carlyle, Jr., Trustee

Date: 1/12/17

County of Loudoun
Commonwealth of Virginia

I, the undersigned notary public, in and for the state and county aforesaid, do hereby
certify that Howard F. Carlyle, Jr., as Trustee, whose name is signed to the foregoing instrument,
has acknowledged the same before me.

Subscribed and sworn to before me this 12 day of Jan, 2017.

My Commission Expires:

4/30/2019

Dorinda M. Toracca
Notary Public

Notary Registration #: 152101

Dorinda Marie Toracca
Notary Public
Commonwealth of Virginia
Registration No. 152101
My Commission Expires: 4/30/2019

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Approved as to Form:

Stephen L. DeVita
Stephen L. DeVita, Esq.
Date: JAN. 12th, 2017

LOUDOUN COUNTY SCHOOL BOARD

By: Jeffrey E. Morse
Jeffrey E. Morse, Chairman

Date: 1/12/17

County of Loudoun
Commonwealth of Virginia

I, the undersigned notary public, in and for the state and county aforesaid, do hereby certify that Jeffrey E. Morse, as Chairman of the Loudoun County School Board, whose name is signed to the foregoing instrument, has acknowledged the same before me.

Subscribed and sworn to before me this 12th day of January, 2017.

My Commission Expires:

6/30/2019

Christine E. Coleman
Notary Public

Notary Registration #: 328262

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