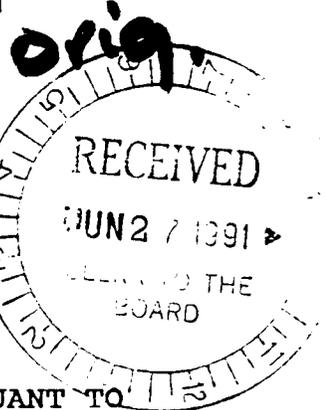


Reston Land Corporation

11911 FREEDOM DRIVE SUITE 300
RESTON, VIRGINIA 22090-5604
TELEPHONE (703) 742-6400

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

*Cc: BOB STITT
GRIFFIN
ZODK
CLERK
BOB PING*



June 26, 1991

Board of Supervisors
Fairfax County
4100 Chain Bridge Road
11th Floor
Fairfax, VA 22030

NOTIFICATION PURSUANT TO
§§ 15.1-491(A2) AND 15.1-491.2(C)
PROPERTY: SEE ATTACHED MAP.
ZONING DISTRICT: I-4
APPLICABLE PROFFERS: RZ 83-C-069

Dear Chairperson and Supervisors:

Reston Land Corporation ("RLC") submits this letter claiming the protection provided by Virginia Code §§ 15.1-491(a2) and 15.1-491.2(C) as the owner (or successor in interest or predecessor in interest to the owner or owners) of the Property that was the subject of the referenced rezoning.

The Property was rezoned to its current Zoning District, with proffered conditions, prior to July 1, 1990. The proffered conditions include requirements for the dedication of real property of substantial value, or substantial cash payments for, or the construction of, substantial public improvements, or all of the foregoing items. The need for these proffered dedications and public improvements was not generated solely by the rezoning action itself.

RLC has substantially implemented such proffers, but to the extent it may be claimed that such is not the case, RLC hereby declares its intention to proceed with the implementation of all such proffered public improvements within the time period prescribed in Va. Code § 15.1-491(a2), or § 15.1-491.2(C).

RECEIVED

JUL 1 1991

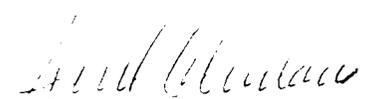
OFFICE OF COMPREHENSIVE PLANNING
DIRECTOR'S OFFICE

June 26, 1990

The Property is therefore protected against any future material restrictions, reductions, modifications or eliminations of uses, floor area ratio, or density of uses initiated by the governing body, as mandated by the above-referenced code sections. The proffered conditions pertaining to the Property are attached and incorporated into this letter.

By submitting this letter, RLC does not waive any rights respecting the Property, whether statutory or at common law, and RLC formally and specifically reserves all of such rights.

Sincerely yours,



James C. Cleveland
President

JCC/sls
Attachment

cc: Richard A. King, Acting County Executive
David T. Stitt, Esq., County Attorney

1. The following uses allowable in an I-4 zone will be precluded from the premises:
 - a. motor freight terminals
 - b. motor vehicle storage and impoundment yards
2. The applicant will provide continuation of the 8 foot wide major trail along the north side of Sunrise Valley Drive, provided that Fairfax County will accept maintenance of such trail upon its completion.
3. The applicant will provide earthen mounds and/or landscaping in order to provide visual screening of major parking areas from adjacent residential uses along Sunrise Valley Drive.
4. The land included in this application will be subjected to the Reston Center for Industry and Government Declaration of Protective Covenants and Restrictions, recorded in deed book 2565, page 34 and amended in deed book 2845, page 503 and deed book 3243, page 320.
5. The applicant will dedicate additional right-of-way for Monroe Street to 45 feet from existing centerline. In addition, after subdivision of this area, if the developer chooses to provide access from his site to Monroe Street and if the traffic demands justify, acceleration and deceleration lanes will be provided as well as a left turn lane for traffic southbound on Monroe Street.
6. The applicant will place adequate signs or other notices on the property to inform residents that the property has been zoned as Medium Intensity Industrial.
7. Reston Land Corporation will complete the construction of Sunrise Valley Drive as a four lane divided roadway from its present terminus to Monroe Street, in conjunction with development of the site or earlier.
8. The applicant will actively encourage measures that would reduce automobile trip generation, including but not limited to van pooling, car pooling, flex time and Reston commuter bus service utilization.

.....*[Handwritten Signature]*.....

Executive Vice President
Reston Land Corporation

January 19, 1984

/sbp



Number: RZ 83-C-069

District: Centreville

Acreage: 19.5570

Section Sheet: 16-4

From: R-1

Subdivision: ((1))

To: I-4

Lot: 16, 17, 18, 19

Applicant: Reston Land Corporation

