



# County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

March 25, 2022

CERTIFIED MAIL

Gates of McLean Condominium Unit Owners Association  
C/O General Manager  
1510 Spring Gate Road  
McLean, VA 22102

Reference: Project 2G40-057-005 – Scotts Run Station North  
Tax Map Number: 029-4-12-CONDO  
Property Address: 1510 Spring Gate Road  
McLean, VA 22102

Dear Anna,

The Board of Supervisors of Fairfax County, Virginia, has approved this project. In accordance with Section 25.1-204(B) of the Code of Virginia, as amended, the County hereby certifies that it has reviewed the acquisition of the land rights stated below and finds it to be in compliance with Section 1-219.1 of the Code of Virginia, as amended.

A title examination has verified you or your company as the legal owner of this property. A copy of the title abstract report is enclosed.

The County is planning to construct a transportation road project as part of the County transportation plan for Tysons Corner area which includes a connector road from the Dulles Access Road to the Capital One Campus which will relieve traffic congestion in the area. The project will provide a flyover from Scotts Crossing Road to the Dulles Airport Access Road.

The construction of these improvements requires the following land rights across your property, as shown on the plat(s) attached to the enclosed agreement(s):

#### Deed of Dedication

A licensed appraiser has appraised the land rights needed to determine the fair market value. A copy of this appraisal is enclosed for your use. Based upon this appraisal, I hereby make the following bona fide offer:

**TWO MILLION NINE HUNDRED NINETEEN THOUSAND FIVE HUNDRED DOLLARS  
(\$2,919,500.00)**

This offer constitutes total compensation for the required land rights, including trees, shrubbery, and landscaping, if any. Any questions you may have regarding the information contained in the appraisal report should be directed to my attention.

**Department of Public Works and Environmental Services  
Land Acquisition Division**

12000 Government Center Parkway, Suite 449  
Fairfax, VA 22035-0052

Phone: 703-324-5090, TTY: 711, Fax: 703-631-0842  
[www.fairfaxcounty.gov/publicworks](http://www.fairfaxcounty.gov/publicworks)



Please sign have the authorized officer of the condominium association have their signature(s) notarized on one copy of the enclosed agreement(s) and return the executed agreement to this office for recordation. A self-addressed, stamped return envelope is enclosed for your convenience. The extra copy of the agreement(s) is for your records.

Upon receipt of the properly executed agreement(s) a check in the stated amount will be requested from the Department of Finance. Delinquent real estate taxes (if any) may be paid from the proceeds for the land rights acquired. To process the payment request, the Department of Finance requires the enclosed Request for Taxpayer Identification Number and Certification (W-9) form be completed and signed. The form must be returned to this office with the executed agreement(s).

To control project costs and stay on schedule, it is very important that you return the signed agreement(s) as soon as possible. Your cooperation in this matter is greatly appreciated. If I can be of further assistance or provide notary services, please email or call me.

Sincerely,



Nicole Wilson, Right of Way Agent  
Office: 703-324-5927  
Email: [nicole.wilson2@fairfaxcounty.gov](mailto:nicole.wilson2@fairfaxcounty.gov)

Enclosure(s): As Stated

Cc: Michael J. Coughlin, Esq.(electronically with attachments)