

**BOARD OF SUPERVISORS  
FINANCE/GOVERNMENT OPERATIONS AND  
ECONOMIC DEVELOPMENT COMMITTEE  
ACTION ITEM**

**SUBJECT:** **Special Assessment - Tall Oaks Subdivision**

**ELECTION DISTRICT:** Sterling

**CRITICAL ACTION DATE:** At the pleasure of the Board

**STAFF CONTACTS:** Alan Brewer, General Services  
Ernest N. Brown, General Services  
Janet Romanchyk, Finance and Procurement

**PURPOSE:** To consider a request for a Special Assessment for water and sewer improvements in the Tall Oaks Subdivision.

**RECOMMENDATION:** Staff recommends that the Finance/Government Operations and Economic Development Committee (FGOEDC) recommend that the Board of Supervisors (Board) adopt an ordinance to establish a Special Assessment to fund water and sewer infrastructure improvements in the Tall Oaks subdivision.

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**BACKGROUND:** The Tall Oaks Subdivision is a ten-lot commercial subdivision zoned Planned Development – Industrial Park (PD-IP) located in the Sterling District. The subdivision is located between Maries and Woodlands Road with frontage on Cascades Parkway (Route 637).

In 2004, in order to facilitate the extension of public water and sewer to the Tall Oaks Subdivision, the Board requested that Loudoun Water fund the infrastructure project with repayment by the property owners through a Special Assessment. Nine of the ten property owners petitioned the Board to establish the Special Assessment. In 2005, the Board adopted a Special Assessment ordinance, however one affected property owner filed a Bill of Complaint for Declaratory Judgment and Injunctive Relief in the Circuit Court which was essentially an appeal of the assessment. The case was not litigated and the Special Assessment was not implemented.

In 2010, eight of the ten property owners requested County assistance with funding water and sewer improvements, but no formal Board action was taken.

In 2015, property owners in the subdivision again requested County assistance with funding water and sewer improvements. County and Loudoun Water staff met with property owners in September 2015 to provide updated information on project costs and an estimate of each property owner's potential annual assessment cost. The property owner that initiated the legal action in 2005 has sold its property and the new owner supports the project. Currently, all ten property owners support a Special Assessment and Loudoun Water has agreed to fund the project.

A Special Assessment is a financing tool that can be used by local governments to fund capital projects where those who benefit from the project pay back the project costs over a specified time period. In this particular case, Loudoun Water is funding the project and property owners will make semi-annual payments to Loudoun Water through Loudoun County over a twenty year period.

The County can impose a Special Assessment for local improvements on the benefited properties, pursuant to section 15.2, Chapter 24, Article 2 of the Code of Virginia. To accomplish this, the County has to either (1) reach an agreement with all the landowners, (2) impose the assessment upon petition of 60% of the landowners, or (3) impose the assessment by a two-thirds vote of the Board.

All ten property owners in the Tall Oaks Subdivision chose to reach an agreement with the County. The signed property owner agreement is included as Attachment 1. The agreement reflects the property owners' request that the Board impose a Special Assessment to pay for the installation of water and sewer lines to serve their property, and the owners' consent to the amount of the Special Assessment and the share apportioned to each property owner. The agreement also sets forth the terms upon which the property owners may pay the assessment in semi-annual installments over a twenty-year period.

The ten properties included in the Tall Oaks Subdivision that would benefit from the Special Assessment are shown in Attachment 2.

**ISSUES:** Properties in the Tall Oaks Subdivision are currently served by substandard sewage disposal systems. A memorandum dated August 27, 2015 from Dr. David Goodfriend, Director, Loudoun County Health Department outlines the public health concerns and the Health Department's support for extension of public sewer to the area (see Attachment 3).

Properties in this area are underutilized due to the condition of the onsite water and wastewater systems. Providing public water and sewer to the area will allow property owners to use their properties for the greatest and best use. Staff anticipates that public water and sewer would result in higher assessed valuations, an increase in the commercial tax base, and uses that are more consistent with the Revised General Plan.

A Special Assessment to fund water and sewer infrastructure improvements would address public health concerns, increase economic development potential, and provide property owners with an option to pay for water and sewer improvements over time.

Before imposing the Special Assessment, the Board must provide notice to the affected property owners and conduct a public hearing. In addition, the Board must enter into a service agreement

with Loudoun Water. Staff has provided a draft agreement to Loudoun Water, but Loudoun Water has not yet provided its comments. The Special Assessment will be contingent upon execution of the service agreement with Loudoun Water.

**FISCAL IMPACT:** Loudoun Water's project estimate is \$1,115,210.00 which includes a 30% contingency. The estimate does not include installing the water and sewer laterals from structures to the main water and sewer lines, abandonment of existing water or wastewater facilities, or payment of Loudoun Water availability fees. These costs will be the responsibility of each individual property owner and will not be a part of the Special Assessment. Property owners have been informed of these additional costs.

The proposed method and allocations for apportioning the Special Assessment among the property owners is shown in Attachment 4. Allocation of project costs among the benefited landowners is based on parcel size, and the property owners have accepted this as a fair measure of the relative benefit to each owner.

Loudoun Water will fund the water and sewer infrastructure improvements, and property owners will pay Loudoun Water back over a twenty year period through the Special Assessment. Page 2 of Attachment 4 reflects the estimated installment payments due from each property owner over a twenty-year period. No County funds will be used for this project. Upon project completion, if Loudoun Water's actual costs are lower than the total amount of the Special Assessment, the amount due from each owner will be reduced accordingly. The Special Assessment may not be increased if Loudoun Water's actual costs exceed the amount of the assessment.

Should the Board impose a Special Assessment, a Tall Oaks Water and Sewer special revenue fund is strongly recommended to provide accountability and transparency in financial reporting and to ensure all funds collected are remitted to Loudoun Water correctly. Special revenue funds are used to account for the proceeds of specific revenue sources that are legally restricted to expenditures for specific purposes.

**ALTERNATIVES:**

1. Recommend that the Board conduct a public hearing on the request to impose a Special Assessment to fund water and sewer infrastructure improvements in the Tall Oaks subdivision.
2. Recommend that the Board **NOT** conduct a public hearing or take further steps to impose a Special Assessment to fund water and sewer infrastructure improvements in the Tall Oaks Subdivision. Note: If the Special Assessment is not imposed, it is likely that the public water and sewer facilities will not be available to this area in the near term.

**DRAFT MOTIONS:**

1. I move the Finance/Government Operations and Economic Development Committee recommend that the Board of Supervisors direct staff to provide notice to the affected property owners and advertise a public hearing concerning the proposed Special Assessment for the Tall Oaks Water and Sewer project pursuant to Title 15.2, Chapter 24, Article 2 of the Code of Virginia.

OR

2. I move that the Finance/Government Operations and Economic Development Committee recommend that the Board of Supervisors **NOT** impose a Special Assessment for the Tall Oaks Water and Sewer project.

OR

3. I move an alternate motion.

**ATTACHMENTS:**

1. Property Owner Signed Agreements
2. Map of Tall Oaks Subdivision
3. Health Department Memorandum Dated August 27, 2015
4. Special Assessment Apportionment Among Properties and Estimated Installment Payments

**AGREEMENT FOR SPECIAL ASSESSMENT TO CONSTRUCT  
WATER AND SANITARY SEWER LINES  
(Tall Oaks Water & Sewer Project)**

This Agreement is made and entered as of the \_\_\_\_ day of \_\_\_\_\_, 2016, by and between the Board of Supervisors of Loudoun County, Virginia (the “Board”) and Devon/Sterling LLC, Robert J. Burns and Kimberly Burns, Cascade Business Center, LLC, EAB Enterprises, L.L.C., Grant Office Park LLC, H&Z Holdings, LLC, Thuy-Anh N. Melvin, Terminal Tires, Inc., and Stones of Herndon, Inc. (collectively, the “Abutting Landowners”).

**RECITALS**

WHEREAS, the Abutting Landowners each own real property, in an area commonly referred to as the Tall Oaks subdivision (“Tall Oaks”), along Cascades Parkway (Route 637) in the Sterling District of Loudoun County (the “County”), as listed on Attachment 1 and as shown on Attachment 2 (collectively, the “Properties,” or each, a “Property”).

WHEREAS, the Properties are served by onsite water and sewage disposal facilities, including four pump and haul systems.

WHEREAS, the Abutting Landowners desire that public water and sanitary sewer lines of Loudoun County Sanitation Authority (“Loudoun Water”) be extended to serve the Properties. To accomplish that objective, the Abutting Landowners desire the Board to impose a special assessment upon the Properties, under the authority of Title 15.2, Chapter 24, Article 2 of the Code of Virginia, to pay the costs of constructing the public water and sewer improvements (“Special Assessment”).

WHEREAS, the Parties desire to apportion the total estimated cost for the improvements among the Abutting Landowners, by agreement, in accordance with Virginia Code § 15.2-2405.

NOW, THEREFORE, in consideration of the mutual promises set forth herein, the Board and the Abutting Landowners agree as follows:

1. Incorporation of Recitals: The foregoing Recitals are incorporated by reference into this Agreement.

2. Scope of Project: The improvements to be financed by the Special Assessment are the extension of public water and sanitary sewer main lines to serve the Properties (the “Project”). By signing this Agreement, each Abutting Landowner acknowledges that the Project does not include water or sewer laterals from structures to the main line, abandonment of existing water or wastewater facilities, or payment of Loudoun Water Availability Fees. The Properties listed in Attachment 1 include all of the properties that will benefit from the Project.

3. Estimated Total Special Assessment: The total estimated cost for the Project is One Million One Hundred Fifteen Thousand Two Hundred Ten Dollars (\$1,115,210.00), which amount constitutes the estimated total Special Assessment to be apportioned among the Properties not including interest as authorized pursuant to Virginia Code § 15.2-2413.

4. Apportionment Among the Properties

(a) The method for apportioning the Special Assessment among the Properties is reflected in Attachment 3. The share apportioned to each Property is based on parcel size. By signing this Agreement, each Abutting Landowner acknowledges and agrees that this apportionment is a fair measure of the relative benefit to each Property owner from the Project.

(b) The share of the total Special Assessment to be apportioned to each Abutting Landowner (excluding interest) is highlighted in blue on Attachment 3. By signing this Agreement, each Abutting Landowner further acknowledges and agrees that the share apportioned to its Property does not exceed the peculiar benefits resulting from the Project to the landowner’s respective Property and, therefore, consents to the apportionment as provided in Attachment 3.

5. Installment Payments: Pursuant to Virginia Code § 15.2-2413, Abutting Landowners may pay their apportioned share of the Special Assessment in equal installments over a period not to exceed twenty (20) years, together with interest on unpaid balances at a rate determined in accordance with that Code section. For illustrative purposes only, Attachment 4 includes an estimate of the installment payment amount for each Abutting Landowner over a twenty-year installment period. However, the actual interest rate will be determined, in accordance with Code § 15.2-2413, at the time the Board adopts a resolution approving the Special Assessment. Each Abutting Landowner acknowledges that the actual installment payment amount may increase or decrease upon final determination of the applicable interest rate.

6. Service Agreement with Loudoun Water: The Project shall be designed and constructed by Loudoun Water, pursuant to a separate service agreement to be executed by the Board and Loudoun Water (“Service Agreement”). The Special Assessment shall be contingent upon execution of a Service Agreement.

7. Adjustment of Special Assessment: Upon completion of the Project, and pursuant to the terms of the Service Agreement, Loudoun Water shall provide to the Board a final accounting of the Project costs. Upon receipt of the final accounting, and in accordance with Virginia Code § 15.2-2412, the estimated Special Assessment and the corresponding amount apportioned to each Abutting Landowner may be amended to reflect the actual Project costs; however, in no event shall the amount of the Special Assessment or each landowner’s apportioned share thereof be increased above the amounts identified in Attachment 3 to this Agreement, except for additional work requested by an Abutting Landowner as authorized by Virginia Code § 15.2-2412.

8. Counterparts: This Agreement may be executed in several counterparts.

Execution in counterparts shall not affect or alter the validity of this Agreement or the rights and responsibilities of the parties hereto.

9. Severability: The provisions of this Contract shall be deemed severable. If any provision of this Agreement is held to be invalid, void or unenforceable, in whole or in part, by a court of competent jurisdiction, the remaining provisions shall not be affected thereby and shall continue in full force and effect.

**REMAINDER OF PAGE INTENTIONALLY LEFT BLANK**

**SIGNATURE PAGES TO FOLLOW**

**BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA**

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

COMMONWEALTH OF VIRGINIA

County of Loudoun:

The foregoing Agreement was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by \_\_\_\_\_ on behalf of the **Board of Supervisors of the Loudoun County, Virginia.**

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

The undersigned certify that it/they constitute all of the owners of the property identified below and that the person(s) executing this document on behalf of each owner is/are authorized to do so. By executing this document each undersigned owner hereby joins as a party to the attached Agreement for Special Assessment to Construct Water and Sanitary Sewer Lines (Tall Oaks Water and Sewer Project):

Property Owner(s): **Devon/Sterling LLC**  
Address: **21639 Cascades Parkway, Sterling, VA 20166**  
Property Identification No.: **031-49-9173**  
Tax Map No.: **/81/B/3////3/**

~~DEVON/STERLING LLC~~

By: *Kenneth E. Nitzberg*

Printed Name: *Kenneth E. Nitzberg*

Title: *Authorized Party*

COMMONWEALTH OF VIRGINIA  
County of Loudoun:

*See Attached*

The foregoing Agreement was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by \_\_\_\_\_ on behalf of **Devon/Sterling LLC**.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

ACKNOWLEDGMENT

State of California  
County of Alameda } ss.

On August 16<sup>th</sup> before me, Kimberly D. Siclari  
Notary Public, personally appeared Kenneth S. Nitzberg

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Kimberly D. Siclari  
Signature



The undersigned certify that it/they constitute all of the owners of the property identified below and that the person executing this document on behalf of each owner is authorized to do so. By executing this document each undersigned owner hereby joins as a party to the attached Agreement for Special Assessment to Construct Water and Sanitary Sewer Lines (Tall Oaks Water and Sewer Project):

Property Owner(s): **Robert J. Burns & Kimberly Burns**  
Address: **21625 Cascades Parkway, Sterling, VA 20166**  
Property Identification No.: **031-40-1087**  
Tax Map No.: **/81////////37/**

**ROBERT J. BURNS**

*[Handwritten signature of Robert J. Burns]*

COMMONWEALTH OF VIRGINIA  
County of Loudoun:

The foregoing Agreement was acknowledged before me this 20 day of

AUGUST, 2016, by Robert J. Burns  
NOTARY PUBLIC 7671086  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES ON 01-31-2020

**SALLY BROWN**  
NOTARY PUBLIC 7671086  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES ON 01-31-2020

Notary Public

My commission expires: 01-31-2020

**KIMBERLY BURNS**

*[Handwritten signature of Kimberly Burns]*

COMMONWEALTH OF VIRGINIA  
County of Loudoun:

The foregoing Agreement was acknowledged before me this 22nd day of

august, 2016, by Kimberly Burns.

*[Handwritten signature of Liezel A. Munson]*

Notary Public

My commission expires: may 31, 2017

**LIEZEL A. MUNSON**  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
REGISTRATION NO. 7289177  
COMMISSION EXPIRES MAY 31, 2017

The undersigned certify that it/they constitute all of the owners of the property identified below and that the person executing this document on behalf of each owner is authorized to do so. By executing this document each undersigned owner hereby joins as a party to the attached Agreement for Special Assessment to Construct Water and Sanitary Sewer Lines (Tall Oaks Water and Sewer Project):

Property Owner(s): **Cascade Business Center, LLC**  
Address: **45904 Woodland Rd, Sterling, VA 20166**  
Property Identification No.: **031-49-8458**  
Tax Map No.: **/81/B/3/////2/**

**CASCADE BUSINESS CENTER, LLC**

By: 

Printed Name: John Chanel

Title: Manager

COMMONWEALTH OF VIRGINIA  
County of Loudoun:

The foregoing Agreement was acknowledged before me this 1 day of August, 2016, by John Chanel on behalf of **Cascade Business Center, LLC.**

  
Notary Public

My commission expires: 8/31/2019



The undersigned certify that it/they constitute all of the owners of the property identified below and that the person executing this document on behalf of each owner is authorized to do so. By executing this document each undersigned owner hereby joins as a party to the attached Agreement for Special Assessment to Construct Water and Sanitary Sewer Lines (Tall Oaks Water and Sewer Project):

Property Owner(s): **EAB Enterprises, L.L.C.**  
Address: **21563 Cascades Parkway, Sterling, VA 20166**  
Property Identification No.: **030-10-3735**  
Tax Map No.: **/81/B/3/////5/**

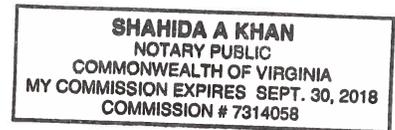
**EAB ENTERPRISES, L.L.C.**

By: Elizabeth Ann Burns

Printed Name: ELIZABETH ANN BURNS

Title: President

COMMONWEALTH OF VIRGINIA  
County of Loudoun:



The foregoing Agreement was acknowledged before me this 26 day of Sep, 2016, by Elizabeth Ann Burns on behalf of **EAB Enterprises, L.L.C.**

Shahida  
Notary Public

My commission expires: Sep 30, 2018

The undersigned certify that it/they constitute all of the owners of the property identified below and that the person executing this document on behalf of each owner is authorized to do so. By executing this document each undersigned owner hereby joins as a party to the attached Agreement for Special Assessment to Construct Water and Sanitary Sewer Lines (Tall Oaks Water and Sewer Project):

Property Owner(s): **Grant Office Park LLC**  
Address: **21675 Cascades Parkway, Sterling, VA 20166**  
Property Identification No.: **031-49-7342**  
Tax Map No.: **/81/B/3/////1/**

**GRANT OFFICE PARK LLC**

By: MOE Ghazai

Printed Name: MOE Ghazai

Title: Manager

COMMONWEALTH OF VIRGINIA  
County of Loudoun:

The foregoing Agreement was acknowledged before me this 1<sup>st</sup> day of August, 2016, by MOE Ghazai on behalf of **Grant Office Park LLC**.

[Signature]

Notary Public

My commission expires: March 31, 2020

**RASHMI NARAYAN**  
**NOTARY PUBLIC**  
**REG. #7691719**  
**COMMONWEALTH OF VIRGINIA**  
**MY COMMISSION EXPIRES MARCH 31, 2020**

The undersigned certify that it/they constitute all of the owners of the property identified below and that the person executing this document on behalf of each owner is authorized to do so. By executing this document each undersigned owner hereby joins as a party to the attached Agreement for Special Assessment to Construct Water and Sanitary Sewer Lines (Tall Oaks Water and Sewer Project):

Property Owner(s): **H&Z Holdings LLC**  
Address: **21615 Cascades Parkway, Sterling, VA 20166**  
Property Identification No.: **031-40-2592 & 030-10-3107**  
Tax Map No.: **/81////////36A & /81////////36B**

**H&Z HOLDINGS LLC**

By: \_\_\_\_\_

Printed Name: NAWAF AL-BASSAM

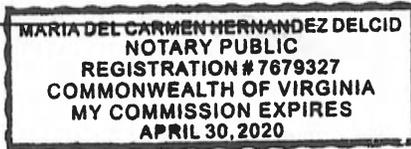
Title: V.P.

COMMONWEALTH OF VIRGINIA  
County of Loudoun:

The foregoing Agreement was acknowledged before me this 3<sup>rd</sup> day of Aug, 2016, by NAWAF AL-BASSAM on behalf of **H&Z Holdings LLC**.

\_\_\_\_\_  
Notary Public

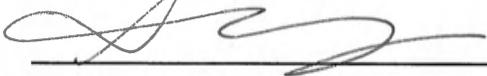
My commission expires: \_\_\_\_\_



The undersigned certify that it/they constitute all of the owners of the property identified below and that the person executing this document on behalf of each owner is authorized to do so. By executing this document each undersigned owner hereby joins as a party to the attached Agreement for Special Assessment to Construct Water and Sanitary Sewer Lines (Tall Oaks Water and Sewer Project):

Property Owner(s): **Thuy-Anh N. Melvin**  
Address: **21635 Cascades Parkway, Sterling, VA 20166**  
Property Identification No.: **031-49-9782**  
Tax Map No.: **/81////////38/**

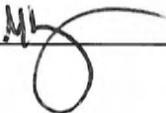
**THUY-ANH N. MELVIN**



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COMMONWEALTH OF VIRGINIA  
County of Loudoun:

The foregoing Agreement was acknowledged before me this 6<sup>th</sup> day of August, 2016, **Thuy-Anh N. Melvin.**

  
\_\_\_\_\_  
Notary Public  
My commission expires: 01-31-2017



The undersigned certify that it/they constitute all of the owners of the property identified below and that the person executing this document on behalf of each owner is authorized to do so. By executing this document each undersigned owner hereby joins as a party to the attached Agreement for Special Assessment to Construct Water and Sanitary Sewer Lines (Tall Oaks Water and Sewer Project):

Property Owner(s): **Terminal Tires, Inc.**  
Address: **21585 Cascades Parkway, Sterling, VA 20166**  
Property Identification No.: **030-10-3125**  
Tax Map No.: **/81/B/3/////4/**

**TERMINAL TIRES, INC.**

By: Scott L. Fitzwater

Printed Name: Scott L. Fitzwater

Title: President

COMMONWEALTH OF VIRGINIA  
County of Loudoun:

The foregoing Agreement was acknowledged before me this 16<sup>th</sup> day of August, 2016, by scott Fitzwater on behalf of **Terminal Tires, Inc.**

[Signature]  
Notary Public

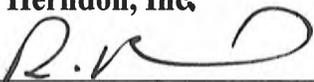
My commission expires: 01/31/2018



The undersigned certify that it/they constitute all of the owners of the property identified below and that the person executing this document on behalf of each owner is authorized to do so. By executing this document each undersigned owner hereby joins as a party to the attached Agreement for Special Assessment to Construct Water and Sanitary Sewer Lines (Tall Oaks Water and Sewer Project):

Property Owner(s): **Stones of Herndon, Inc.**  
Address: **21559 Cascades Parkway, Sterling, VA 20166**  
Property Identification No.: **030-10-4346**  
Tax Map No.: **/81/B/3/////6/**

**Stones of Herndon, Inc.**

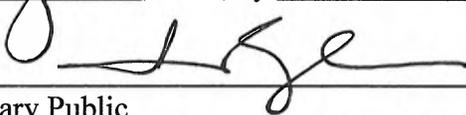
By: 

Printed Name: Rolando L. Rigual

Title: PRESIDENT

COMMONWEALTH OF VIRGINIA  
County of Loudoun:

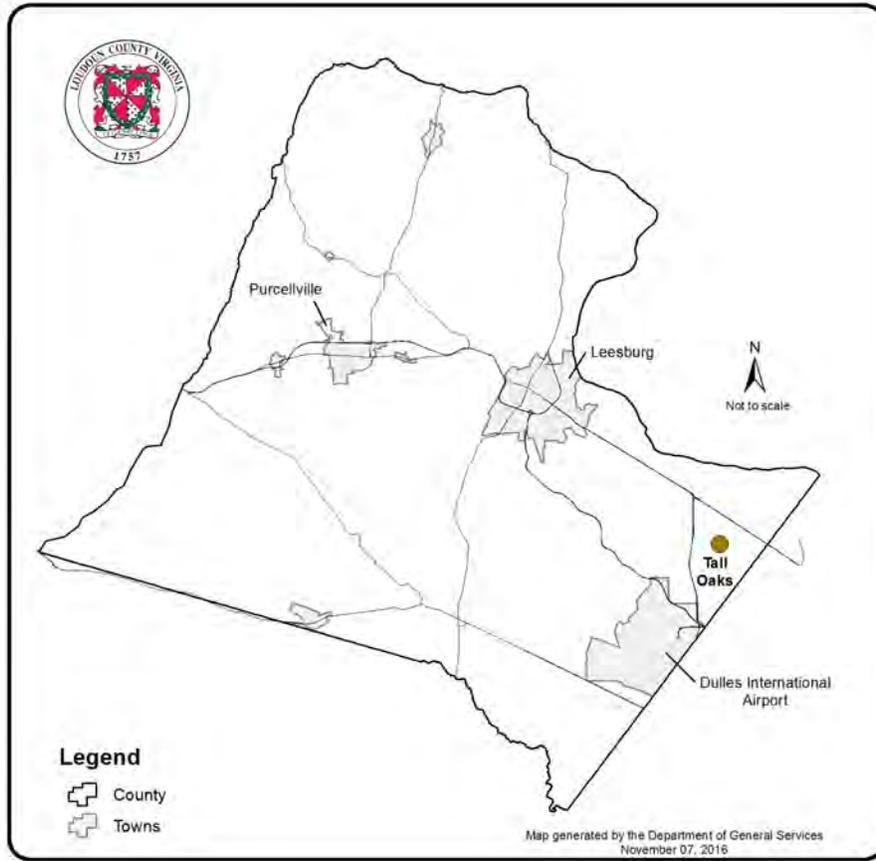
The foregoing Agreement was acknowledged before me this 10<sup>th</sup> day of August, 2016, by Rolando Rigual on behalf of **Stones of Herndon, Inc.**

  
Notary Public

My commission expires: 10/31/18



# Map of Tall Oaks Subdivision





## Loudoun County Health Department

P.O. Box 7000  
Leesburg, VA 20177-7000



Environmental Health  
Phone: 703 / 777-0234  
Fax: 703 / 771-5023

Community Health  
Phone: 703 / 777-0236  
Fax: 703 / 771-5393

August 27, 2015

RECEIVED  
Loudoun County Office of

SEP 04 2015

Mr. Tim Hemstreet  
County Administrator

COUNTY ADMINISTRATOR

**RE: Tall Oaks Subdivision  
Potential Health Hazard**

This correspondence is to update County Administration of the on-going sewage disposal issues that have been occurring at Tall Oaks subdivision. Since the last written correspondence in 2005, the following is a list of properties that still do not have resolved sewage disposal issues.

- Four properties are on pump and haul which have surpassed the one year maximum time frame.
- Two properties are served by on-site sewage disposal systems, replacing previously failed drainfields.
- Four properties have no records of an approved means of sewage disposal on file at the Health Department.

Based on this information, this Department believes a potential health hazard exists at the Tall Oaks Subdivision. The Loudoun County Health Department strongly supports and highly recommends that public sewer be extended, in any possible manner, to these properties.

Please contact me or Joseph Lock if you any questions concerning this matter.

Dr. David Goodfriend  
Director, Loudoun County Health Department

cc: Alan Brewer, Scott Fincham (Loudoun County Department of General Services)

# TALL OAKS WATER & SEWER PROJECT

## *SPECIAL ASSESSMENT -- APPORTIONMENT AMONG PROPERTIES*

Property Information 7/24/2015 - 10 properties in the district

Apportionment by legal acre

Property Owner	Tax Map #	PIN#	Property Address	Legal Acres	Sewer	Water	Sewer	Water	Total**	Final %
Stones of Herndon, Inc.	/81/B/3////6/	030-10-4346	21559 Cascades Parkway	0.9	7.58%	8.58%	61,118.90	26,462.96	87,581.86	7.85%
EAB Enterprises, LLC	/81/B/3////5/	030-10-3735	21563 Cascades Parkway	0.93	7.83%	8.87%	63,156.19	27,345.06	90,501.26	8.12%
Terminal Tires, Inc.	/81/B/3////4/	030-10-3125	21585 Cascades Parkway	0.84	7.07%	8.01%	57,044.30	24,698.77	81,743.07	7.33%
H & Z Holdings LLC	/81/////////36A	031-40-2592	21615 Cascades Parkway	0.96	8.08%	9.15%	65,193.49	28,227.16	93,420.65	8.38%
H & Z Holdings LLC	/81/////////36B	030-10-3107	No Address	0.96	8.08%	9.15%	65,193.49	28,227.16	93,420.65	8.38%
Burns Robert J & Kimberly R/S	/81/////////37/	031-40-1087	21625 Cascades Parkway	1.25	10.52%	11.92%	84,887.36	36,754.12	121,641.47	10.91%
Melvin, Thuy-Anh N	/81/////////38/	031-49-9782	21635 Cascades Parkway	1.04	8.75%	9.91%	70,626.28	30,579.42	101,205.71	9.08%
Devon/Sterling LLC	/81/B/3////3/	031-49-9173	21639 Cascades Parkway	1.36	11.45%	12.96%	92,357.45	39,988.48	132,345.92	11.87%
Cascades Business Center, LLC	/81/B/3////2/	031-49-8458	45904 Woodland Road	2.25	18.94%	21.45%	152,797.25	66,157.41	218,954.65	19.63%
Grant Office Park LLC*	/81/B/3////1/	031-49-7342	21675 Cascades Parkway	1.39	11.70%	0.00%	94,394.74	-	94,394.74	8.46%
				11.88	100.00%	100.00%	806,769.46	308,440.54	1,115,210.00	100.00%

\*Assess Sewer Only Already has Water

\*\*Reflects each owner's share of Special Assessment

**806,769.46 Sewer**  
**308,440.54 Water**  


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**1,115,210.00 Total Project Water & Sewer**

Sewer Subtotal	620,592.00	72.34%	
Water Subtotal	237,262.00	27.66%	
	857,854.00	100%	

30% Contingency	257,356.00		
Sewer contingency	186,177.46		
Water contingency	71,178.54		

Total Sewer with contingency	806,769.46		
Total Water with contingency	308,440.54		
Grand Total	1,115,210.00		

## TALL OAKS WATER & SEWER PROJECT

### ***ESTIMATED INSTALLMENT PAYMENTS FOR \$1,115,210 IN IMPROVEMENTS***

*For illustrative purposes only*

PIN	10 PROPERTY OWNERS	Sewer Share	Water Share	Total Assessment	Estimated Total Interest	Estimated Payments (P&I) 20 Years	20 years Semi Annual Payment	20 years Annual Payment
					20 years	\$ 1,115,210.00	\$ 29,450.46	\$ 58,900.93
030-10-4346	Stones of Herndon, Inc.	7.58%	8.58%	87,581.86	\$4,932.60	92,514.46	2,312.86	4,625.72
030-10-3735	EAB Enterprises, LLC	7.83%	8.87%	90,501.26	\$5,097.02	95,598.28	2,389.96	4,779.91
030-10-3125	Terminal Tires, Inc.	7.07%	8.01%	81,743.07	\$4,603.76	86,346.83	2,158.67	4,317.34
031-40-2592	H & Z Holdings LLC	8.08%	9.15%	93,420.65	\$5,261.44	98,682.09	2,467.05	4,934.10
030-10-3107	H & Z Holdings LLC	8.08%	9.15%	93,420.65	\$5,261.44	98,682.09	2,467.05	4,934.10
031-40-1087	Burns Robert J & Kimberly R/S	10.52%	11.92%	121,641.47	\$6,850.83	128,492.31	3,212.31	6,424.62
031-49-9782	Melvin, Thuy-Anh N	8.75%	9.91%	101,205.71	\$5,699.89	106,905.60	2,672.64	5,345.28
031-49-9173	Devon/Sterling LLC	11.45%	12.96%	132,345.92	\$7,453.71	139,799.63	3,494.99	6,989.98
031-49-8458	Cascades Business Center, LLC	18.94%	21.45%	218,954.65	\$12,331.50	231,286.16	5,782.15	11,564.31
031-49-7342	Grant Office Park LLC*	11.70%	0.00%	94,394.74	\$5,316.30	99,711.04	2,492.78	4,985.55
Amounts are rounded		100.00%	100.00%	\$ 1,115,210.00	\$62,808.51	\$ 1,178,018.51	\$ 29,450.46	\$ 58,900.93

Installment amounts estimated based on interest rate of 0.54%

Actual interest rate set to US Treasury 1 Year Constant Maturity at time Special Assessment is adopted by Board of Supervisors

Prepared by Department of Finance and Procurement: 7/27/16

G:\Financial Services\Debt Management\Special Tax Districts - Rt 28 etc\Tall Oaks