

Offer Letter – April 6, 2026

Certified Mail: 9589 0710 5270 1988 8820 29

Cardinal Glen of Sterling Homeowners Association, Inc.
Attn: Secretary
PO Box 972
Sterling, VA 20167-0972

RE: Project: Route 7 Shared Use Path
Plan Reference Number: EPLAN-2024-0033
Parcel Number: 005
Property Address: Vacant Land - Leesburg Pike, Sterling VA 20164
Property Description: Cardinal Glen S.4 PCL.K
PIN #: 020-30-7015-000

Dear Property Owner:

Loudoun County (the “County”) will be making certain roadway improvements, located adjacent to the property identified above (“Property”), as part of the above-identified public use (“Project”). The Project involves the design and construction of a 10-foot-wide shared use path along the north side of Route 7 between Campus Drive (Route 391) to Lakeland Drive (Route 821) in Sterling, Virginia. The total length of the proposed shared use path is approximately 1.3 miles. The project is part of the Route 7 pedestrian improvements which funds the improvements to three pedestrian crossings. The Property is located in an area impacted by the Project. The County has contracted with Rinker Design Associates, LLC to acquire the right of way for this Project. The authorized agent is James Acevedo. You may contact the agent at (304) 620-4570 or jacevedo@rdacivil.com.

The full Project scope is shown on the approved plans identified above. This Project will require an area of fee simple, permanent storm drainage easement, Dominion Energy utility easement, VDOT utility easement, and temporary construction easements on the Property. The project is estimated to take 18 months to complete. This bona fide offer letter outlines the County’s proposed compensation to you for the property interests described herein.

The following documents are included for your consideration:

- Title report prepared by Stewart Title and Escrow, Inc., dated July 23, 2025, and updated through March 17, 2026, showing all matters that affect the current ownership, existing liens, encumbrances, and other matters affecting title within the 60-year title history of the Property (pursuant to Section 25.1-204(D) of the Code of Virginia).
- Appraisal prepared by Myers Appraisal Service, dated November 24, 2025.
- Plan Sheet Nos. 5, 5A, 6, 6A, 6C, and X27 – X37.
- Plat titled “Dedication Plat Depicting Dedication For Public Street Purposes, Storm Drainage Easement, And Temporary Construction Easement Property Being In The Name Of Number Three And Four Cardinal Glen Of Loudoun Home Owners” prepared by Rice Associates, PT 2001.01_005, dated July 13, 2024, and revised through January 10, 2025.
- Loudoun County Deed of Conveyance and Easement.

- VDOT Utility Deed of Easement
- Dominion Energy Agreement with Plat
- Land Acquisition Agreement, Land Development Application, Mortgage Authorization Form, and W9 form to be completed and returned by the property owner.
- Affidavit of Authority.
- VDOT Guide for Property Owners and Tenants

Factual Basis for Offer

The County obtained the enclosed Appraisal to determine the value of the fee simple acquisition and easements required for the Project located on the Property. The estimated compensation value of the Property is \$1.60 per square foot (SF), resulting in a total compensation amount of **\$13,966.00** as more fully explained below.

Summary of Offer

Fee Simple Acquisition - 1,315 Square Feet. The conveyance of fee simple right-of-way constitutes a total loss of the use of the land to the owner; therefore, the value is established at 100% of the fee simple value.

$$1,315 \text{ SF @ } \$1.60 \text{ SF} \times 100\% = \$2,104$$

Permanent Storm Drainage Easement - 31,048 Square Feet. The easement constitutes a partial loss of use of the land. The Appraisal sets this partial loss at 20% of the fee simple value.

$$31,048 \text{ SF @ } \$1.60 \text{ SF} \times 20\% = \$9,935$$

Dominion Energy Easement -872 Square Feet. The easement constitutes a partial loss of use of the land. The Appraisal sets this partial loss at 15% of the fee simple value.

$$872 \text{ SF @ } \$1.60 \text{ SF} \times 15\% = \$209$$

VDOT Utility Easement - 50 Square feet. The easement constitutes a partial loss of use of the land. The Appraisal sets this partial loss at 10% of the fee simple value.

$$50 \text{ SF @ } \$1.60 \text{ SF} \times 10\% = \$8$$

Temporary Construction Easements (Area 1 & 2) – totaling 5,341 Square Feet. The easement constitutes a temporary loss of use of the land. The Appraisal sets this temporary loss at 10% of the fee simple value for two (2) years.

$$\text{Area 1 } 4,265 \text{ SF @ } \$1.60 \text{ SF} \times 10\%/\text{YR} \times 2 \text{ YRS} = \$1,358$$

$$\text{Area 2 } 1,096 \text{ SF @ } \$1.60 \text{ SF} \times 10\%/\text{YR} \times 2 \text{ YRS} = \$351$$

TOTAL OFFER VALUE OF COMPENSATION = \$13,966.00

Certification

The undersigned has certified that the proposed acquisition of your Property is for a public use and has been reviewed for the purposes of complying with §1-219.1 of the Code of Virginia. The fee simple acquisition and easements to be acquired are for the construction of a shared use path and sidewalk segments and will be under public ownership for the enjoyment of the property by the public. No more of your Property is proposed to be taken than which is necessary to achieve the public use.

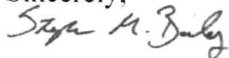
Donation

Some property owners find benefit in donating the required real property or easements to the County without receiving just compensation. The County may accept voluntary donations of real property offered by property owners who are fully advised of their rights to just compensation pursuant to §25.1-417 of the Code of Virginia. If you are interested in obtaining more information about the donation process, and its possible benefits to the landowner, please feel free to contact James Acevedo or myself.

The County has deemed this Project to be of the utmost importance. Please consider this an offer to purchase property pursuant to §25.1-204 of the Code of Virginia. Please respond with a date convenient to you to discuss the offer on or before May 6, 2026, with any questions or concerns.

Please review these documents and contact the authorized agent, James Acevedo, if you have any questions about the proposed improvements or acquisition process.

Sincerely,



Stephen M. Bailey, Land Acquisition Manager
571-420-9673 (Direct)
Stephen.bailey@loudoun.gov (Email)

cc: Jackie Marsh, Director, Real Property Asset Management and Planning (RPAMP)
Chris Helmick, Senior Land Acquisition Manager (RPAMP)
Steve Jackson, Senior Assistant County Attorney, Office of the County Attorney (CAO)