APR Area Plans Review

2008-2009 NORTH COUNTY AREA PLANS REVIEW GUIDE

NOMINATION FORM

TYPE OR PRINT RESPONSES IN BLACK INK
Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

THIS BOX FOR STAFF USE ONLY
Date Received: 6/25/08
Date Accepted: 7-30-08 CBR
Planning District: HM
Special Area:

PART 1. NOMINATOR/AGENT INFORMATION

Name: Mark C. Looney Daytime Phone: (703)456-8652

Address: 11951 Freedom Drive
Reston, VA 20190

Nominator E-mail Address: mlooney@cooley.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

Signature of Owner(s) if applicable. (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.)

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: ☐ Dranesville ☒ Hunter Mill ☐ Providence ☐ Sully

Total number of parcels nominated: 3*

Total aggregate size of all nominated parcels (in acres and square feet): 32.54 acres 1,417,442 square feet

Is the nomination a Neighborhood Consolidation Proposal? ☐ Yes ☒ No

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? (See pages 8-9 for more information.) ☒ Yes ☐ No

PART 3: PROPERTY INFORMATION

– Attach either the Property Information Table found at the end of this application form or a separate 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

See Section IV of the APR Guide for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web (www.fairfaxcounty.gov/dpz/) for your citation. It is the most current version: Attached

b. CURRENT PLAN MAP DESIGNATION: Public Facilities/Governmental/Institutional Health & Human Services Facility, Residential Planned Community

c. CURRENT ZONING DESIGNATION: C-1, I-5 PRC

*There are three parcels listed on the Fairfax County Zoning Map, plus 104 medical office condominiums. All landowners and condominium owners have been notified.

Continued

d. PROPOSED COMPREHENSIVE PLAN DESIGNATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). Attached

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) Expansion of existing hospital and medical office buildings, construction of a new medical office building, and construction of associated structured parking.

f. NON-RESIDENTIAL: Check the appropriate use

- XX Office
- ☐ Retail
- XX Government/Institutional
- ☐ Industrial
- ☐ Open Space
- ☐ Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: 1.0 TOTAL Gross Square Feet: 1,400,000 (approx)

Categories	Percent of Total FAR	Square feet
Office	50 – 60%	800,000
Retail		
Public Facility, Govt & Institutional	40 – 50%	600,000
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	100%	1,400,000

**If residential is a component, provide the approximate number and size of each type of dwelling unit proposed in the chart below based on the approximate square footage.*

h. RESIDENTIAL COMPONENT (Circle the appropriate density range proposed and complete the table to the right):

- .1 - .2 du/ac (5-10 acre lots)
- .2 - .5 du/ac (2-5 acre lots)
- .5 - 1 du/ac (1 – 2 acre lots)
- 1 - 2 du/ac
- 2 - 3 du/ac
- 3 - 4 du/ac
- 4 - 5 du/ac
- 5 - 8 du/ac
- 8 - 12 du/ac
- 12 - 16 du/ac
- 16 - 20 du/ac
- 20+ (specify 10 unit density range) _____

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			
TOTAL:			

Continued

PART 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches and clearly legible. Maps in color will not be accepted.

PART 6: JUSTIFICATION

Each nomination must conform to the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between May 1, 2008 and June 27, 2008 to:

Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

Continued

Sub-unit D-1 (part of Reston Parkway Transit Station Area)

Sub-unit D-1 is mostly developed with a diversity of uses including housing, retail, institutional facilities such as a county government center, police station, medical-oriented facilities, regional library and social services. It is planned and approved for a mix of uses including office, retail, residential, institutional and community-serving uses at intensities between .50 and .70 FAR. Within this sub-unit is the Reston Hospital and associated medical office building, the North County Government Complex, and a regional library, which are all excluded from the total 8.4 million square feet planned in the Reston Town Center.

Sub-unit D-2 (part of Reston Parkway Transit Station Area)

Sub-unit D-2 is the Town Center Urban Core of the Reston Town Center and consists of approximately 85 acres. In the Town Center Urban Core, a commercial intensity of up to .95 FAR may be appropriate and is consistent with the Town Center rezonings of March 1987 and subsequently approved Proffered Condition Amendments. Individual blocks or parcels may exceed this intensity, so long as the overall intensity of .95 FAR is not exceeded. In addition, it may be appropriate to allow up to 500,000 square feet of approved non-residential intensity from outside the Town Center Urban Core but from within the larger Reston Town Center area to be transferred to the Urban Core if it can demonstrated that such square footage is available within the Reston Town Center as a whole and appropriate amendments to the approved 1987 rezonings can be achieved.

Sub-unit D-3 (part of Reston Parkway Transit Station Area)

This sub-unit is planned for office use at the intensities shown on the approved development plan for the parcels (between .80 - .90 FAR) or residential use at up to 30 dwelling units per acre. In addition, the active recreation needs of the residents should be met either through provision of appropriate facilities on-site or a written agreement with another nearby residential development allowing use of their facilities.

For development in this sub-unit, including all baseline recommendations and options, pedestrian walkways should be provided to facilitate circulation throughout the land unit and should connect to walkways in adjacent land units and existing sidewalks or trails along major streets in or around the land unit. All proposed developments should be in conformance with the Urban Design Guidelines, located after the land unit recommendations.

Transit-oriented Residential Mixed-Use Option – At such time as a funding agreement for Bus Rapid Transit (BRT), as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a 1.0 FAR may be considered within Sub-unit D-3 provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support retail. The residential component should be at least 35% but no more than 50% of the total gross floor area of the development. Office use may not exceed 50% of the total gross floor area and support retail, to be located in office, hotel or residential buildings may not exceed 15% of the total gross floor area. Hotel uses are encouraged. In addition, the following condition should be met:

- Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate to vehicular drives and/or streets.

Proposed Comprehensive Plan Language

Sub-Unit D-1 (part of Reston Parkway Transit Station Area)

Sub-unit D-1 is mostly developed with a diversity of uses including housing, retail, institutional facilities such as a county government center, police station, medical-oriented facilities, regional library, and social services. It is planned and approved for a mix of uses including office, retail, residential, institutional and community-serving uses at intensities between .50 and .70 FAR. Within this sub-unit is the Reston Hospital Center and associated medical office buildings, the North County Government Complex, and a regional library, which are all excluded from the total 8.4 million square feet planned in the Reston Town Center.

As an option, the Reston Hospital Center and associated medical office buildings (Tax Map) may be developed with a mix of institutional, office and medical facilities at up to a 1.0 FAR, provided that the following conditions are met:

- A quality site layout should be provided, such as consolidated vehicular access, appropriate pedestrian connections linking the medical campus to existing sidewalks and to adjacent land bays, and appropriate screening and buffering against neighboring residential uses;
- Expansions of or additions to the existing hospital facility should be completed within or adjacent to the building footprint of the existing structure to the extent feasible;
- Building heights should be limited to 120 feet; and
- New above-grade parking structures should be designed and/or screened to minimize the appearance of mass and bulk.

Within the Reston Hospital Center campus, individual parcels may exceed 1.0 FAR provided the entire Reston Hospital Center campus does not exceed the 1.0 FAR intensity.

SUB-UNIT D-1
COMPREHENSIVE PLAN AMENDMENT
RESTON HOSPITAL CENTER

STATEMENT OF JUSTIFICATION

I. INTRODUCTION AND OVERVIEW

Reston Hospital Center and its associated medical campus (see attached Fairfax County Tax Map Numbers (collectively, the "Property")) has been providing quality medical services to Fairfax County residents for more than 20 years and is an integral part of the fabric of the planned Reston community. An expansion of the hospital facility and surrounding medical buildings that was approved and completed within the last ten years enabled Reston Hospital to meet the short-term demands of its patients and physicians. Today, Reston Hospital is focused on ensuring it can continue to deliver high quality patient care over the next twenty years and beyond.

To that end, Reston Hospital Center has developed a revised master plan for its campus that would increase the available square footage for both hospital and non-hospital services, principally by constructing additional patient rooms within the existing hospital building's footprint and a medical office building adjacent to the existing facility. To accomplish this effort, Reston Hospital proposes to amend the County's Comprehensive Plan (the "Plan") to allow for additional development options on the Property, subject to certain conditions. Adoption of this amendment would better achieve the Plan's objectives for ensuring access to quality health care for County residents by allowing the facility to grow to meet the demands of a growing population.

II. COMPREHENSIVE PLAN AMENDMENT

The Property is located within Sub-Unit D-1 of the Reston-Herndon Suburban Center and is planned for hospital and associated medical office building uses. The current plan allows densities between .50 and .70 FAR, which are not sufficient to allow Reston Hospital Center to maintain its status as the premier local hospital serving the northern part of Fairfax County over the next 20 years. Reston Hospital seeks to improve upon the existing Plan by increasing the allowable development density for both hospital and non-hospital services to address the medical needs of the local population. The Hospital is seeking to allow a total floor-area ratio on the Property of 1.0 FAR, subject to certain conditions.

A. Increased Demand for Services

As noted, Reston Hospital recently completed expansions to its emergency department, constructed a new medical office building and increased by 60 the number of hospital beds in the facility. Even these expansions, however, did not fully address the future health care needs of the local population. For example, Reston Hospital Center currently is seeking a Certificate of Public Need ("COPN") from the State Health Commissioner to increase the number of obstetric beds available at the facility. The recent increased demand for obstetrical services creates

several operational challenges for Reston Hospital Center. The hospital is frequently unable to transfer mothers and their newborn babies from Labor and Delivery rooms to Postpartum rooms due to the lack of rooms resulting from a high patient census. Additionally, a steadily increasing number of in vitro fertilization procedures has led to additional pressures and lengthier patient admissions prior to labor and delivery. This is but one example of the type of future service demands that necessitate a new master plan for Reston Hospital Center.

B. Population Growth and Service Delivery

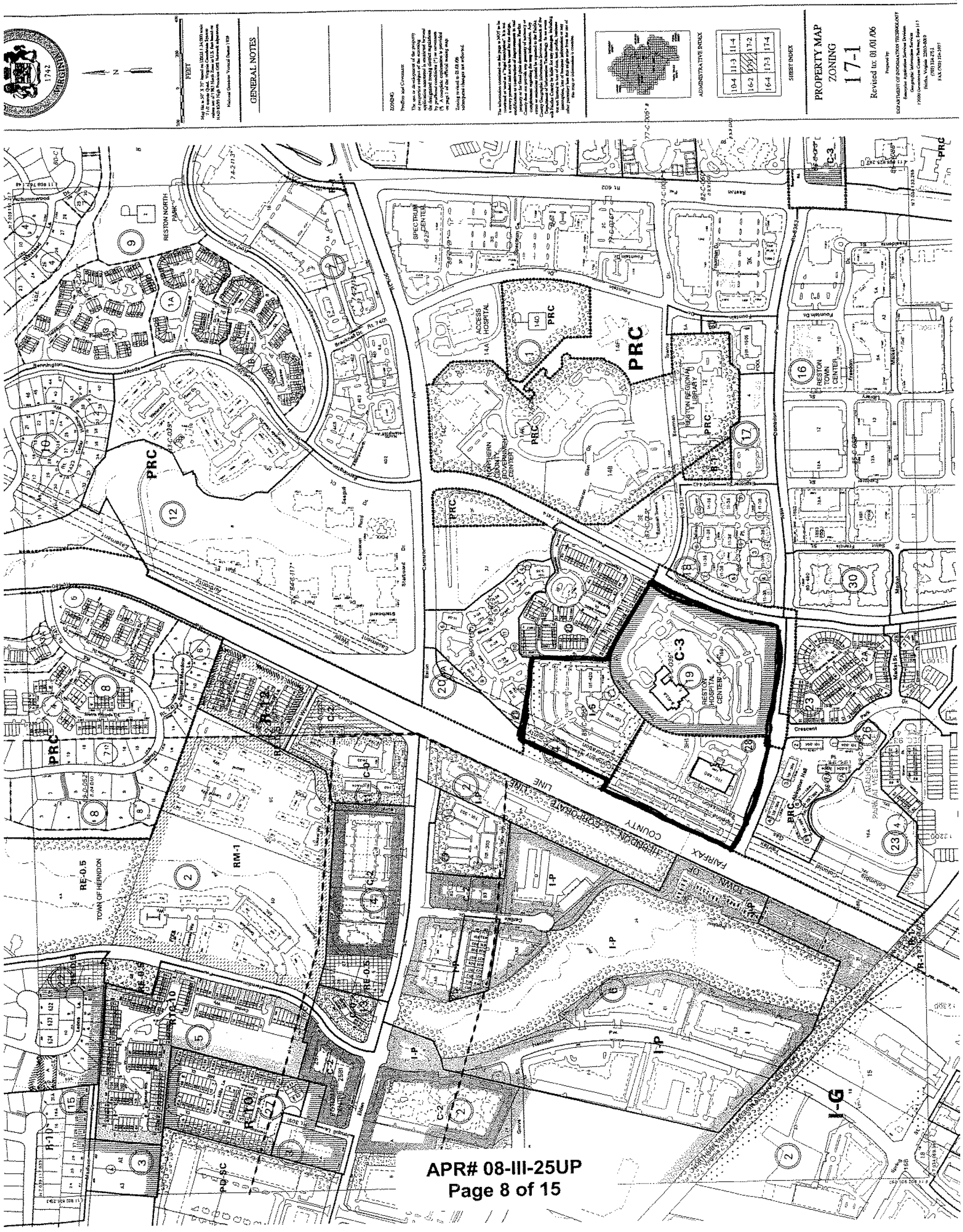
Reston Hospital's principal service delivery areas are in the western portion of Fairfax County and the eastern portion of Loudoun County. Demand for medical services, especially obstetrics, is projected to increase as the population of these areas surges. Between the years 2007 and 2017, it is estimated that Fairfax County will add more than 45,000 residents, primarily in the western portion of the County. During the same time frame, it is estimated that Loudoun County will add 167,000 new residents. Portions of both counties rely on Reston Hospital Center for medical services.

The estimated population growth is especially acute in the demographic of women between the ages of 15 and 44. In Loudoun County alone, this demographic is expected to increase by more than 10,000 (15%) in the five years between the years 2007 and 2012. Current and projected hospital and non-hospital medical service demands, resulting in part from shifting population growth, make it critical for Reston Hospital Center to proceed with this master planning effort now. Otherwise, the hospital and the community will need to play catch up later.

Because Reston Hospital Center has a finite land area at the Property (due, in part, to substantial utility easements burdening the Property) and little ability to purchase additional property for expansion, the proposed changes to the medical campus involve the addition of floors and height to several existing buildings, the construction of one new medical office building, and the construction of two parking garages, all of which can generally be accommodated within the existing property of the current hospital facilities. If fully implemented, these changes would permit the Property to develop with an overall FAR of 1.0, although a portion of the Property could be developed at a higher density, and the remainder at a lower density.

III. CONCLUSION

Reston Hospital Center strives to provide quality care for the citizens of Fairfax County. In order to continue providing the best care possible, especially in the areas of medical-surgical care and obstetrics, Reston Hospital respectfully requests a Comprehensive Plan Amendment to allow an increased FAR of 1.0 on the Hospital's three existing parcels.



APR# 08-III-25UP
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Reston Hospital Center
Comprehensive Plan Amendment
Property Information Table

Tax Map Number	Street Address	Name of Property Owner	Mailing Address of Owner	Acres	Certified Receipt Number
17-1 ((1)) 0015B	1850 Town Center Dr. Reston, VA 20190	Reston Hospital Center, LLC	Attn: HCA Tax Department P.O. Box 1504 Nashville, TN 37202	14.82	7007 0710 0002 1606 9060
17-1 ((1)) 0017	1860 Town Center Dr. Reston, VA 20190	Reston Hospital Center, LLC	Attn: HCA Tax Department P.O. Box 1504 Nashville, TN 37202	9.35*	7007 0710 0002 1606 9060
17-1 ((14)) 0101	1830 Town Center Dr. Reston, VA 20190	MFA Real Estate Investors LLC	44035 Riverside Parkway Suite 410 Lansdowne, VA 20176	0**	7007 0710 0002 1606 9077
17-1 ((14)) 0103	1830 Town Center Dr. Reston, VA 20190	Donald G. Hope, MD	3016 Williams Drive Fairfax, VA 22031	0**	7007 0710 0002 1606 9084
17-1 ((14)) 0105 17-1 ((14)) 0110 17-1 ((14)) 0209 17-1 ((14)) 0309 17-1 ((14)) 0310 17-1 ((14)) 0401A 17-1 ((14)) 0406 17-1 ((14)) 0407	1830 Town Center Dr. Reston, VA 20190	HCA Realty Inc.	c/o Columbia/HCA Attn: Tax Dept. P.O. Box 1504 Nashville, TN 37202	0**	7007 0710 0002 1606 9091
17-1 ((14)) 0111	1800 Town Center Dr. Reston, VA 20190	Radiology Real Estate II, LLC	21785 Flagree Ct. Ashburn, VA 20147	0**	7007 0710 0002 1606 9107
17-1 ((14)) 0113	1800 Town Center Dr. Reston, VA 20190	Radiology Real Estate II LLC	21785 Flagree Ct. Ashburn, VA 20147	0**	7007 0710 0002 1606 9107
17-1 ((14)) 0115	1830 Town Center Dr. Reston, VA 20190	Radiology Real Estate Asso., LLC	1830 Town Center Dr., Suite 115 Reston, VA 20190	0**	7007 0710 0002 1606 9114
17-1 ((14)) 0116	1800 Town Center Dr. Reston, VA 20190	James A. Ferris Richard D. Ferris	3521 Glenbrook Rd. Fairfax, VA 22031	0**	7007 0710 0002 1606 9121

* Although not listed in Fairfax County Real Estate Assessment Records, this parcel represents the land area of 9.35 acres for the medical office condominiums located at 1860 Town Center Dr.

** Although not listed in Fairfax County Real Estate Assessment Records, the medical office condominiums at 1800 and 1830 Town Center Drive have an associated land area of 8.37 acres.

Tax Map Number	Street Address	Name of Property Owner	Mailing Address of Owner	Acres	Certified Receipt Number
17-1 ((14)) 0117 17-1 ((14)) 0120 17-1 ((14)) 0215 17-1 ((14)) 0218 17-1 ((14)) 0320	1800 Town Center Dr. Reston, VA 20190	HCA Realty Inc.	c/o Columbia/HCA Attn: Tax Dept. P.O. Box 1504 Nashville, TN 37202	0**	7007 0710 0002 1606 9091
17-1 ((14)) 0118	1800 Town Center Dr. Reston, VA 20190	Medical Plaza Partnership	1800 Town Center Dr. Suite 118 Reston, VA 20190	0**	7007 0710 0002 1606 9138
17-1 ((14)) 0201 17-1 ((14)) 0202 17-1 ((14)) 0205	1830 Town Center Dr. Reston, VA 20190	TCA 205 LLC	1830 Town Center Dr. Unit 205 Reston, VA 20190	0**	7007 0710 0002 1606 9145
17-1 ((14)) 0206	1830 Town Center Dr. Reston, VA 20190	Virginia Gynecologists Real Estate Partnership	Attn: K. A. Wiersberg 4821 Campground Rd. Salisbury, MD 21801	0**	7007 0710 0002 1606 9152
17-1 ((14)) 0207	1830 Town Center Dr. Reston, VA 20190	Richard L. Stokes Linda M. Stokes	11941 Riders Lane Reston, VA 20191	0**	7007 0710 0002 1606 9169
17-1 ((14)) 0210	1830 Town Center Dr. Reston, VA 20190	David K. Chow Diane L. Chow	1830 Town Center Dr. Suite 210 Reston, VA 20190	0**	7007 0710 0002 1606 9176
17-1 ((14)) 0212	1800 Town Center Dr. Reston, VA 20190	FPC Realty LLC	1800 Town Center Dr. Suite 212 Reston, VA 20190	0**	7007 0710 0002 1606 9183
17-1 ((14)) 0214	1800 Town Center Dr. Reston, VA 20190	Town Center Drive Family LP	1800 Town Center Dr. Suite 214 Reston, VA 20190	0**	7007 0710 0002 1606 9190
17-1 ((14)) 0220A	1800 Town Center Dr. Reston, VA 20190	Anita M. Wolke	1800 Town Center Dr. Suite 220A Reston, VA 20190	0**	7007 0710 0002 1606 9206
17-1 ((14)) 0301	1830 Town Center Dr. Reston, VA 20190	Janice L. Arnold James F. Koch	2701 Silkwood Ct. Oakton, VA 22124	0**	7007 0710 0002 1606 9213
17-1 ((14)) 0303	1830 Town Center Dr. Reston, VA 20190	John F. Pholeric, Jr. Michael Mellis	1120 Clinch Road Herndon, VA 20170	0**	7007 0710 0002 1606 9220
17-1 ((14)) 0305	1830 Town Center Dr. Reston, VA 20190	Synapse Associates	3020 Hamaker Ct. Suite 400 Fairfax, VA 22031	0**	7007 0710 0002 1606 9237
17-1 ((14)) 0306	1830 Town Center Dr. Reston, VA 20190	Pierre Asmar	606 Boyla Lane McLean, VA 22102	0**	7007 0710 0002 1606 9244
17-1 ((14)) 0307	1830 Town Center Dr.	Heidi Lisker	1830 Town Center Dr.	0**	7007 0710 0002 1606 9251

Tax Map Number	Street Address	Name of Property Owner	Mailing Address of Owner	Acres	Certified Receipt Number
	Reston, VA 20190	Bernard Lisker	Suite 307 Reston, VA 20190		
17-1 ((14)) 0308	1830 Town Center Dr. Reston, VA 20190	Tae J. Chung Soon J. Chung	1830 Town Center Dr. Suite 308 Reston, VA 20190	0**	7007 0710 0002 1606 9268
17-1 ((14)) 0311	1800 Town Center Dr. Reston, VA 20190	Reston Hospital Center, LLC	Attn: HCA Tax Department P.O. Box 1504 Nashville, TN 37202	0**	7007 0710 0002 1606 9060
17-1 ((14)) 0312	1800 Town Center Dr. Reston, VA 20190	Town Center Place LLC	1800 Town Center Dr. Suite 312 Reston, VA 20190	0**	7007 0710 0002 1606 9275
17-1 ((14)) 0313	1800 Town Center Dr. Reston, VA 20190	Huse Holdings LLC	1800 Town Center Dr. Suite 313 Reston, VA 20190	0**	7007 0710 0002 1606 9282
17-1 ((14)) 0315	1800 Town Center Dr. Reston, VA 20190	Arvind K. Pathak Bhama Pathak	1800 Town Center Dr. Suite 315 Reston, VA 20190	0**	7007 0710 0002 1606 9299
17-1 ((14)) 0316	1800 Town Center Dr. Reston, VA 20190	Elle Milani	607 Deerfield Pond Ct. Great Falls, VA 22066	0**	7007 0710 0002 1606 9305
17-1 ((14)) 0317	1800 Town Center Dr. Reston, VA 20190	L and K Assoc.	1800 Town Center Dr. Suite 317 Reston, VA 20190	0**	7007 0710 0002 1606 9312
17-1 ((14)) 0319	1800 Town Center Dr. Reston, VA 20190	Marquardt Enterprises LLC	1800 Town Center Dr. Reston, VA 20190	0**	7007 0710 0002 1606 9329
17-1 ((14)) 0402	1830 Town Center Dr. Reston, VA 20190	CCA Realty LLC	1830 Town Center Dr. Suite 402 Reston, VA 20190	0**	7007 0710 0002 1606 9336
17-1 ((14)) 0404	1830 Town Center Dr. Reston, VA 20190	CCA Realty LLC	8316 Arlington Blvd. Fairfax, VA 22031	0**	7007 0710 0002 1606 9343
17-1 ((14)) 0405	1830 Town Center Dr. Reston, VA 20190	Cardiac Care Association CCA Realty LLC	8316 Arlington Blvd. Unit 500 Fairfax, VA 22031	0**	7007 0710 0002 1606 9350
17-1 ((14)) 0408 17-1 ((14)) 0409 17-1 ((14)) 0410	1830 Town Center Dr. Reston, VA 20190	Sushila LC	4001 Fair Ridge Dr. Suite 303 Fairfax, VA 22033	0**	7007 0710 0002 1606 9367
17-1 ((14)) 0411	1800 Town Center Dr. Reston, VA 20190	RPC Real Estate	1800 Town Center Dr. Suite 411 Reston, VA 20190	0**	7007 0710 0002 1606 9374

Tax Map Number	Street Address	Name of Property Owner	Mailing Address of Owner	Acres	Certified Receipt Number
17-1 ((14)) 0412	1800 Town Center Dr. Reston, VA 20190	1800 Town Center LLC	1800 Town Center Dr. Suite 412 Reston, VA 20190	0**	7007 0710 0002 1606 9381
17-1 ((14)) 0414 17-1 ((14)) 0415	1800 Town Center Dr. Reston, VA 20190	Sabastien LLC	1800 Town Center Dr. Suite 415 Reston, VA 20190	0**	7007 0710 0002 1606 9398
17-1 ((14)) 0416	1800 Town Center Dr. Reston, VA 20190	Roan Real Estate Enterprises LLC	10905 Blue Road Rd. Oakton, VA 22124	0**	7007 0710 0002 1606 9404
17-1 ((14)) 0418	1800 Town Center Dr. Reston, VA 20190	James W. Melisi	8316 Arlington Blvd Suite 640 Fairfax, VA 22031	0**	7007 0710 0002 1606 9411
17-1 ((14)) 0419	1800 Town Center Dr. Reston, VA 20190	PCCS Real Estate LLC	3650 Joseph Siewick Dr. Unit 307 Fairfax, VA 22033	0**	7007 0710 0002 1606 9428
17-1 ((14)) 0420	1800 Town Center Dr. Reston, VA 20190	David S. Frenkel, MD PC	6073 Arlington Blvd. Falls Church, VA 22044	0**	7007 0710 0002 1606 9435
17-1 ((19)) B 17-1 ((19)) 0100 17-1 ((19)) 0201 17-1 ((19)) 0206 17-1 ((19)) 0210 17-1 ((19)) 0303 17-1 ((19)) 0308A 17-1 ((19)) 0310 17-1 ((19)) 0311A 17-1 ((19)) 0412A	1850 Town Center Pkwy. Reston, VA 20190	Reston Hospital Center, LLC	Attn: HCA Tax Dept. P.O. Box 1504 Nashville, TN 37202	0†	7007 0710 0002 1606 9060
17-1 ((19)) C5 17-1 ((19)) C6	1850 Town Center Pkwy. Reston, VA 20190	Concord Reston LP	c/o Columbia HCA Attn: Tax Dept. P.O. Box 1504 Nashville, TN 37202	0†	7007 0710 0002 1606 9442
17-1 ((19)) 0207 17-1 ((19)) 0208	1850 Town Center Pkwy. Reston, VA 20190	9431 Park Hunt Court Family LP	4110 40th N Pl. Arlington, VA 22207	0†	7007 0710 0002 1606 9459
17-1 ((19)) 0209	1850 Town Center Pkwy. Reston, VA 20190	Imar Enterprises LLP	1850 A Town Center Pkwy. Suite 209 Reston, VA 20190	0†	7007 0710 0002 1606 9466

† These medical office condominiums are located on the 14.82 acre parcel owned by Reston Hospital Center, LLC, identified at 17-1 ((1)) 0015B

Tax Map Number	Street Address	Name of Property Owner	Mailing Address of Owner	Acres	Certified Receipt Number
17-1 ((19)) 0301	1850 Town Center Pkwy. Reston, VA 20190	R and M Reston General Partnership	1850 A Town Center Pkwy. Suite 301 Reston, VA 20190	0†	7007 0710 0002 1606 9473
17-1 ((19)) 0308B	1850 Town Center Pkwy. Reston, VA 20190	Doctors Investment Group LLC	1850 A Town Center Pkwy. Suite 305 Reston, VA 20190	0†	7007 0710 0002 1606 9480
17-1 ((19)) 0314A	1850 Town Center Pkwy. Reston, VA 20190	James W. Cleveland Suzanne Olson-Cleveland	11305 Bright Pond Lane Reston, VA 20194	0†	7007 0710 0002 1606 9497
17-1 ((19)) 0400 17-1 ((19)) 0406	1850 Town Center Pkwy. Reston, VA 20190	TTMG Reston LLC	1850 A Town Center Pkwy. Suite 400 Reston, VA 20190	0†	7007 0710 0002 1606 9503
17-1 ((19)) 0409	1850 Town Center Pkwy. Reston, VA 20190	Mark L. Bilowus	The Pavilion, Suite 409 1850 Town Center Parkway Reston, VA 20190	0†	7007 0710 0002 1606 9510
17-1 ((19)) 0410 17-1 ((19)) 0411A	1850 Town Center Pkwy. Reston, VA 20190	Neeraj Bhushan Tr. Manju Bhushan Tr.	10281 John Hollow Rd. Vienna, VA 22180	0†	7007 0710 0002 1606 9527
17-1 ((28)) 0100	1860 Town Center Dr. Reston, VA 20190	Medical Office Buildings of Reston, LLC	Attn: HCA Tax Dept. P.O. Box 1504 Nashville, TN 37202	0‡	7007 0710 0002 1606 9534
17-1 ((28)) 0110	1860 Town Center Dr. Reston, VA 20190	Shepherd Property LLC	10512 William Terry Dr. Vienna, VA 22181	0‡	7007 0710 0002 1606 9541
17-1 ((28)) 0120 17-1 ((28)) 0460	1860 Town Center Dr. Reston, VA 20190	HCPI Investments Sub LLC	c/o Easley McCaleb & Assoc., Inc. 3609 C Chain Bridge Rd. Fairfax, VA 22030	0‡	7007 0710 0002 1606 9558
17-1 ((28)) 0130	1860 Town Center Dr. Reston, VA 20190	Phong Q. Nguyen Quynh Do Nguyen	1038 Northwoods Terrace McLean, VA 22102	0‡	7007 0710 0002 1606 9565
17-1 ((28)) 0140	1860 Town Center Dr. Reston, VA 20190	Pramod K. Choudhary Namrata K. Choudhary	1860 Town Center Dr. Suite 140 Reston, VA 20190	0‡	7007 0710 0002 1606 9572
17-1 ((28)) 0150	1860 Town Center Dr. Reston, VA 20190	Urology Group Property Management LLC	1860 Town Center Dr. Suite 150 Reston, VA 20190	0‡	7007 0710 0002 1606 9589
17-1 ((28)) 0160	1860 Town Center Dr. Reston, VA 20190	Rosencamp Holdings LLC	1860 Town Center Dr. Suite 160 Reston, VA 20190	0‡	7007 0710 0002 1606 9596

‡ The medical office condominiums located at 1860 Town Center Drive have an associated land area of 9.35 acres, represented by the parcel at tax map 17-1 ((1)) 0017.

Tax Map Number	Street Address	Name of Property Owner	Mailing Address of Owner	Acres	Certified Receipt Number
17-1 ((28)) 0180	1860 Town Center Dr. Reston, VA 20190	PMT Company LLC	1860 Town Center Dr. Suite 180 Reston, VA 20190	0‡	7007 0710 0002 1606 9602
17-1 ((28)) 0210	1860 Town Center Dr. Reston, VA 20190	Padma K. Shukla Sima Shukla	1860 Town Center Dr. Suite 210 Reston, VA 20190	0‡	7007 0710 0002 1616 9619
17-1 ((28)) 0220 17-1 ((28)) 0220A	1860 Town Center Dr. Reston, VA 20190	Fox Mill Management LLC	1860 Town Center Dr. Suite 220 Reston, VA 20190	0‡	7007 0710 0002 1606 9626
17-1 ((28)) 0225	1860 Town Center Dr. Reston, VA 20190	Mellmar LLC	1860 Town Center Dr. Suite 225 Reston, VA 20190	0‡	7007 0710 0002 1606 9633
17-1 ((28)) 0230	1860 Town Center Dr. Reston, VA 20190	IMNV Office LLC	1860 Town Center Dr. Suite 230 Reston, VA 20190	0‡	7007 0710 0002 1606 9640
17-1 ((28)) 0240	1860 Town Center Dr. Reston, VA 20190	ARE LLC	1860 Town Center Dr. Suite 240 Reston, VA 20190	0‡	7007 0710 0002 1606 9657
17-1 ((28)) 0250	1860 Town Center Dr. Reston, VA 20190	A&K Sharifi LLC	1860 Town Center Dr. Suite 250 Reston, VA 20190	0‡	7007 0710 0002 1606 9664
17-1 ((28)) 0255	1860 Town Center Dr. Reston, VA 20190	Medical Office Buildings of Reston LLC	1860 Town Center Dr. Suite 255 Reston, VA 20190	0‡	7007 7010 0002 1606 9671
17-1 ((28)) 0260	1860 Town Center Dr. Reston, VA 20190	GGH Holding Company LLC	1860 Town Center Dr. Suite 260 Reston, VA 20190	0‡	7007 0710 0002 1606 9688
17-1 ((28)) 0270	1860 Town Center Dr. Reston, VA 20190	PCCA Office LLC	1860 Town Center Dr. Suite 270 Reston, VA 20190	0‡	7007 0710 0002 1606 9695
17-1 ((28)) 0280	1860 Town Center Dr. Reston, VA 20190	Ahmad O. Noori	1860 Town Center Dr. Suite 280 Reston, VA 20190	0‡	7007 0710 0002 1606 9701
17-1 ((28)) 0300 17-1 ((28)) 0300A	1860 Town Center Dr. Reston, VA 20190	TCOA Realty LLC	1860 Town Center Dr. Suite 300 Reston, VA 20190	0‡	7007 0710 0002 1606 9718
17-1 ((28)) 0335	1860 Town Center Dr. Reston, VA 20190	EJL Enterprises	1860 Town Center Dr. Suite 335 Reston, VA 20190	0‡	7007 0710 0002 1606 9725

Tax Map Number	Street Address	Name of Property Owner	Mailing Address of Owner	Acres	Certified Receipt Number
17-1 ((28)) 0340	1860 Town Center Dr. Reston, VA 20190	Lansdowne Holdings LLC	19321 Summit Ash Ct. Leesburg, VA 20175	0‡	7007 0710 0002 1606 9732
17-1 ((28)) 0350	1860 Town Center Dr. Reston, VA 20190	Reston Parkway LLC	1860 Town Center Dr. Suite 350 Reston, VA 20190	0‡	7007 0710 0002 1606 9749

UPDATED -07/29/2008

Tax Map Number	Street Address	Name of Property Owner	Mailing Address of Owner	Acres	Certified Receipt Number
17-1 ((19)) 0410 17-1 ((19)) 0411A	1850 Town Center Pkwy. Reston, VA 20190	Neeraj Bhushan Tr. Manju Bhushan Tr.	10281 John Hollow Rd. Vienna, VA 22182	0†	7007 0710 0002 1605 8118
17-1 ((14)) 0412 17-1 ((14)) 0413	1800 Town Center Dr. Reston, VA 20190	1800 Town Center LLC	1800 Town Center Dr. Suite 412 Reston, VA 20190	0**	7007 0710 0002 1605 8101

368178 v2/RE