



2008  
BRAC

NOMINATION FORM

\*Chambers Contracting Co.,  
Owen Land LLC, and  
Lopez Trucking II, LLC

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.

PART 1. NOMINATOR/AGENT INFORMATION

Name: Lynne J. Strobel, agent for \* Daytime Phone: 703-528-4700

Address: 2200 Clarendon Boulevard, 13th Floor  
Arlington, Virginia 22201

Nominator E-mail Address: lstrobel@arl.thelandlawyers.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):  
*Lynne J. Strobel*

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.) See attached

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

THIS BOX FOR STAFF USE ONLY	
Date Received:	<u>3/28/08</u>
Date Accepted:	<u>4-7-08 CBR</u>
Planning District:	_____
Special Area:	_____

PART 2. GENERAL INFORMATION

Check appropriate supervisor district:  Lee  Mount Vernon

Total number of parcels nominated: 6 Approx. 2,144,618 square feet

Total aggregate size of all nominated parcels (in acres and square feet): 49.23 acres

Is the nomination a Neighborhood Consolidation Proposal?  Yes  No

Are the parcels within the Approved Sewer Service Area?  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 Guide to the 2008 BRAC APR for instructions.  
a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web ([www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)) for your citation.

It is the most current version: \_\_\_\_\_  
Lorton-South Route 1 Suburban Center, Land Unit F - uses envisioned include industrial/flex space  
uses, retail and other related business and employment uses up to 0.35 FAR.

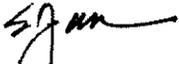
b. CURRENT PLAN MAP DESIGNATION: Alternative Uses, Parcel 67 61% Alternative Uses, 39%

c. CURRENT ZONING DESIGNATION: I-6 and C-8

Private  
Open  
Space

**BRAC APR Nomination**

**Part 1. Nominator/Agent Information (continued)**

Tax Map Number and Street Address	Signature of Owner	Relationship to Entity (if signing on behalf of an entity)
1132 01 0062A/Address N/A 1132 01 0062B/9910 Richmond Hwy	 Samuel J. Owen Owen Land, LLC	<i>MANAGING MEMBER</i>

**BRAC APR Nomination**

**Part 1. Nominator/Agent Information (continued)**

<b>Tax Map Number and Street Address</b>	<b>Name &amp; Signature of Property Owner</b>	<b>Relationship to Entity (if signing on behalf of an entity)</b>
1132 01 0065/10014 Richmond Hwy	 Enrique Lopez Lopez Trucking II, LLC	Managing Member

**BRAC APR Nomination**

**Part 1. Nominator/Agent Information (continued)**

<b>Tax Map Number and Street Address</b>	<b>Name &amp; Signature of Property Owner</b>	<b>Relationship to Entity (if signing on behalf of an entity)</b>
1132 01 0066A/10100 Richmond Hwy	 Albert T. Chambers Chambers Contracting Co.	President

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). Industrial uses in accordance with existing zoning with an option for mixed-use commercial development up to 2.5 FAR.

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?)  
A mixed-use town center development comprised of buildings up to 200 feet in height. A combination of structured and surface parking will be provided.

f. NON-RESIDENTIAL: Check the appropriate use:  Office  Retail  Govt/Institutional  
 Industrial  Open Space  
 Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: Up to 2.5 TOTAL Gross Square Feet: 5,361,545 sq. ft.

Categories	Percent of Total FAR	Square feet
Office and/or Hotel	70%	3,753,081
Retail	10%	536,154
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*	20%	1,072,310
<b>TOTAL</b>	<b>100%</b>	<b>100%</b>

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

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)	1,072	1,000	1,072,310
<b>TOTAL:</b>	<b>1,072</b>	<b>1,000</b>	<b>1,072,310</b>

**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 be related to the changes anticipated due to BRAC. Provide a written justification that explains why your nomination should be considered BRAC-related, based on the questions below (two-page limit):

- a. Why should this proposal be considered BRAC-related?
- b. How would the proposed changes serve the new employees and residents of Fort Belvoir and the surrounding area?
- c. What needs created by the BRAC directives does this proposal fulfill?
- d. How could the proposed uses address the transportation networks impacted by the changes anticipated in the area?
- e. What adverse impacts might be created and how would they be off-set?
- f. What is your anticipated timeframe for development, if the proposed uses were to be approved?

***All completed nomination forms must be submitted between March 3 and March 28, 2008 to:***



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

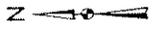
**PROPERTY INFORMATION TABLE**

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part I of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**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.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
113-2 ((1)) 66A	Chambers Contracting Company	10100 Richmond Highway Lorton, Virginia 22079	P.O. Box 95 Lorton, Virginia 22199	25.8	N/A, See Part 1
113-2 ((1)) 62A	Owen Land LLC	N/A	P.O. Box 1595 Lorton, Virginia 22199	5.8	N/A, See Part 1
113-2 ((1)) 62B	Owen Land LLC	9910 Richmond Highway Lorton, Virginia 22079	P.O. Box 1595 Lorton, Virginia 22199	6.0	N/A, See Part 1
113-2 ((1)) 65	Lopez Trucking II LLC	10014 Richmond Highway Lorton, Virginia 22079	16509 Berkshire Drive Alexandria, Virginia 22310	0.54	N/A, See Part 1
113-2 ((1)) 67	AAAACO LLP	10212 Richmond Highway Lorton, Virginia 22079	14145 Brandywine Road Brandywine, Maryland 20613	9.2	7007 3020 0000 6578 0241
113-4 ((1)) 1	Walter M. Meinhardt, TR Henry A. Meinhardt, Jr., TR	N/A	14145 Brandywine Road Brandywine, Maryland 20613	1.9	7007 3020 0000 6577 7555





1" = 100' (Horizontal Scale)  
 1" = 20' (Vertical Scale)  
 All dimensions are in feet unless otherwise noted.  
 All bearings are in degrees, minutes and seconds.  
 All distances are in feet unless otherwise noted.  
 All areas are in square feet unless otherwise noted.  
 All volumes are in cubic feet unless otherwise noted.  
 All elevations are in feet above sea level unless otherwise noted.  
 All bearings and distances are as shown on the plan.  
 All areas and volumes are as shown on the plan.  
 All elevations are as shown on the plan.  
 All bearings and distances are as shown on the plan.  
 All areas and volumes are as shown on the plan.  
 All elevations are as shown on the plan.

**GENERAL NOTES**

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 113-2  
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 113-4

**ADMINISTRATIVE INDEX**

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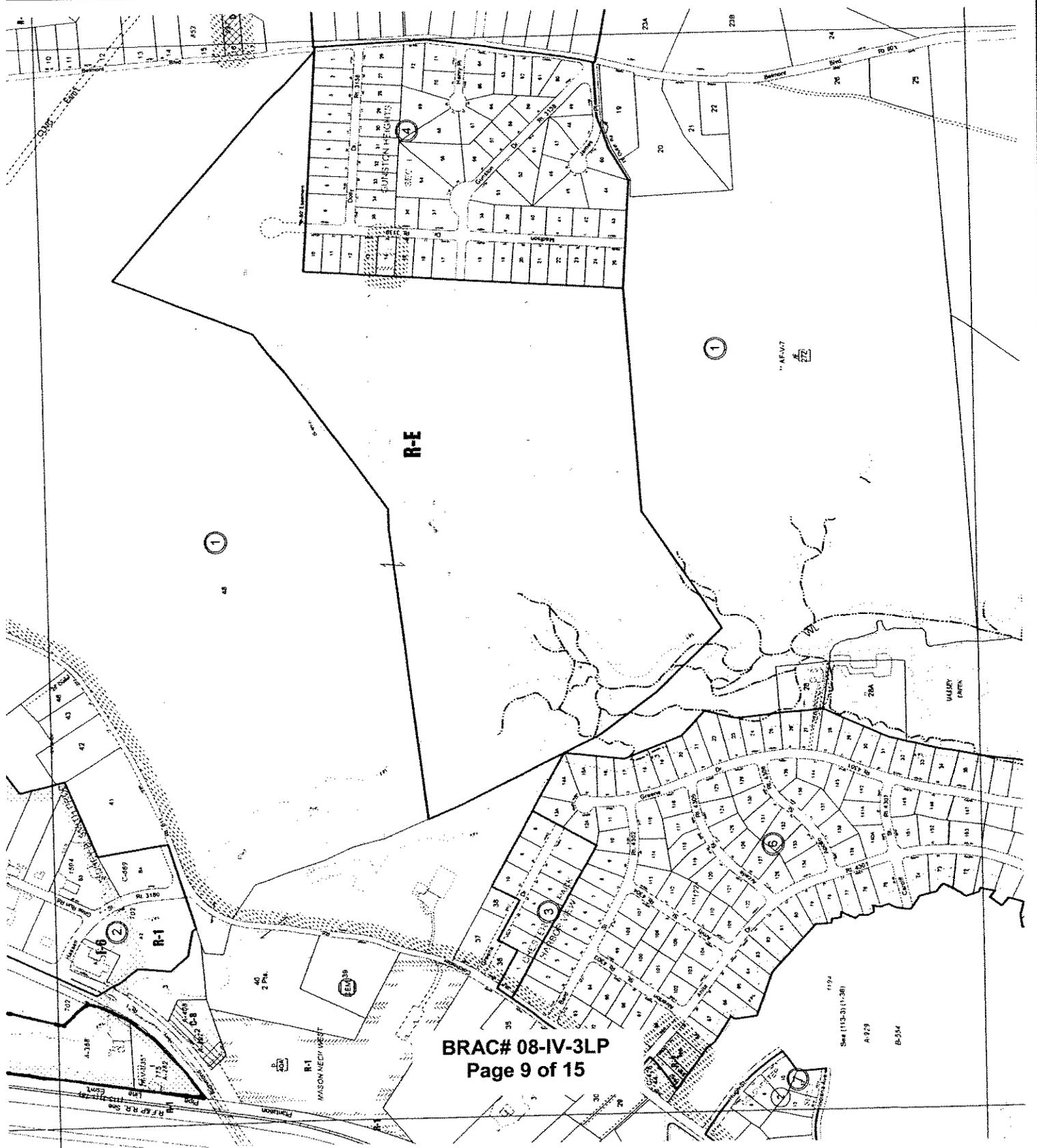
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**PROPERTY MAP ZONING**  
**113-4**

Revised to 01-01-2008

Prepared by  
 COUNTY OF FAIRFAX, VIRGINIA  
 PLANNING AND ZONING DEPARTMENT  
 11000 MARKET STREET, SUITE 100  
 FALLS CHURCH, VIRGINIA 22044  
 FAX: (703) 243-1111



**BRAC# 08-IV-3LP**  
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Scale: 1" = 100'

Vertical Scale: 1" = 10'

Horizontal Scale: 1" = 100'

Vertical Datum: Mean Sea Level (MSL)

Horizontal Datum: North American Datum (NAD 83)

**GENERAL NOTES:**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL CORNERS ARE TO BE BURNED AND SET WITH IRON PIPES AND CONCRETE CAPS.

3. ALL LOTS ARE TO BE PLANNED AND DEVELOPED IN ACCORDANCE WITH THE ZONING ORDINANCE.

4. ALL LOTS ARE TO BE PLANNED AND DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT.

5. ALL LOTS ARE TO BE PLANNED AND DEVELOPED IN ACCORDANCE WITH THE PLANNING AND ZONING ORDINANCE.

6. ALL LOTS ARE TO BE PLANNED AND DEVELOPED IN ACCORDANCE WITH THE PLANNING AND ZONING ORDINANCE.

7. ALL LOTS ARE TO BE PLANNED AND DEVELOPED IN ACCORDANCE WITH THE PLANNING AND ZONING ORDINANCE.

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9. ALL LOTS ARE TO BE PLANNED AND DEVELOPED IN ACCORDANCE WITH THE PLANNING AND ZONING ORDINANCE.

10. ALL LOTS ARE TO BE PLANNED AND DEVELOPED IN ACCORDANCE WITH THE PLANNING AND ZONING ORDINANCE.

**AGRICULTURAL AND FORESTRY**

**74.01 R-1**

**74.02 R-2**

**74.03 R-3**

**74.04 R-4**

**74.05 R-5**

**74.06 R-6**

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**74.94 R-94**

**74.95 R-95**

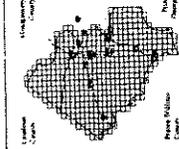
**74.96 R-96**

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**74.98 R-98**

**74.99 R-99**

**75.00 R-100**



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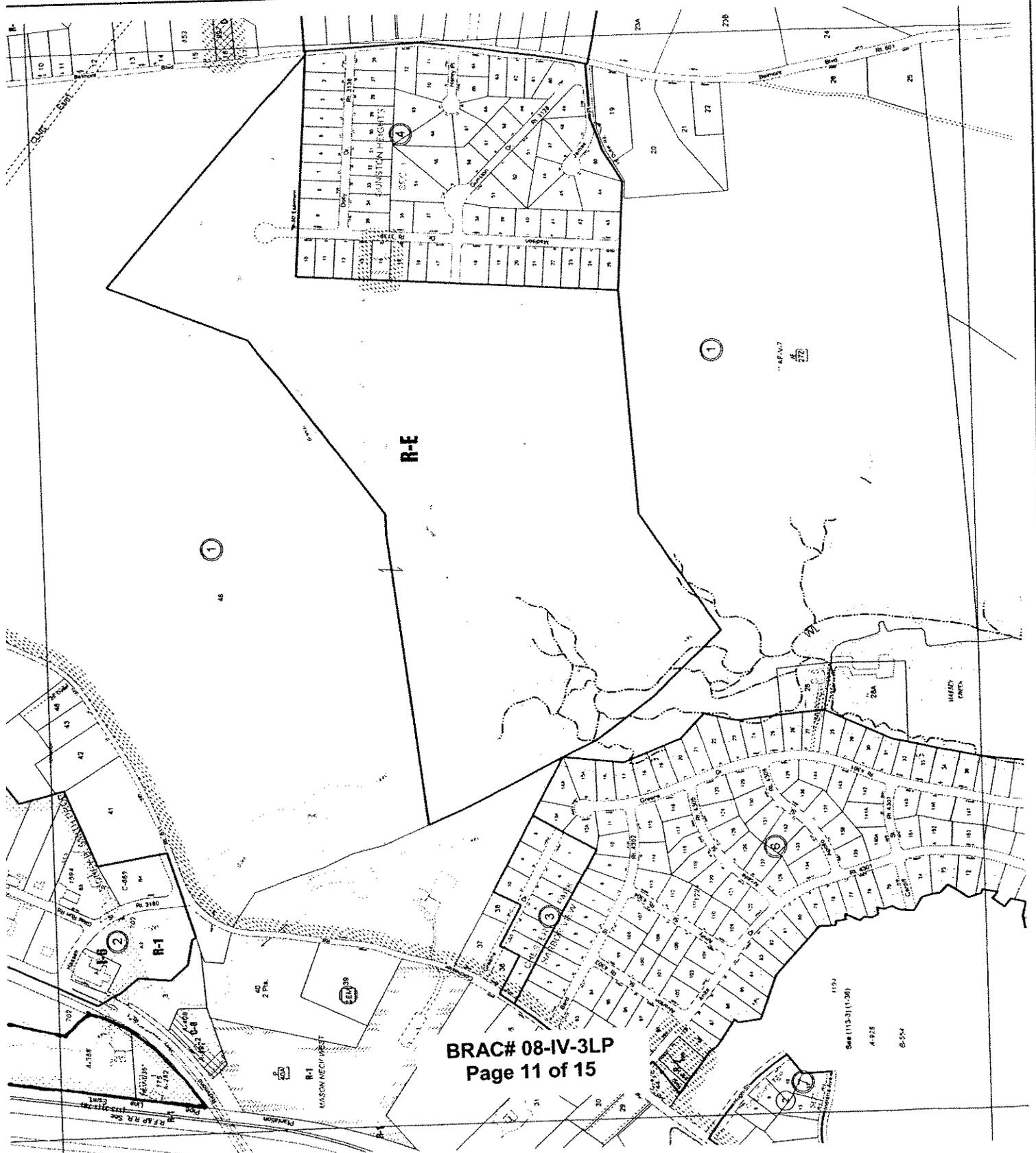
**PROPERTY MAP ZONING**

**113-4**

Revised to: 01-01-2008

Prepared by:  
 GEORGETOWN INFORMATION SYSTEMS  
 10000 W. 11th Street, Suite 100  
 Fort Worth, Texas 76132  
 (817) 336-1111  
 FAX: (817) 336-1112

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 See 113-3(1-36)  
 A-978  
 B-514

## BRAC Area Plans Review

**Nominator:** Lynne J. Strobel, agent for Chambers Contracting Co., Owen Land LLC, and Lopez Trucking II, LLC

**Tax Map:** 113-2 ((1)) 62A, 62B, 65, 66A, 67, and 113-4 ((1)) 1

### Part 6: Justification

The nominated property is identified among the Fairfax County tax map records as 113-2 ((1)) 62A, 62B, 65, 66A, 67, and 113-4 ((1)) 1 (the "Subject Property") and is located within Area IV of the Fairfax County Comprehensive Plan (the "Plan"). More specifically, the Subject Property is part of the Lower Potomac Planning District. The Subject Property is comprised of approximately 49.2 acres and located on the west side of Richmond Highway, east of I-95, and northeast of Fairfax County's border with Prince William County. In the Lower Potomac Planning District, the Subject Property is included in the Lorton-South Route 1 Suburban Center, within Land Unit F. Uses envisioned for this area include industrial/flex space uses, retail and other related business and employment uses up to 0.35 FAR. The Subject Property is zoned to the I-6 District and is used for heavy industrial uses. The I-6 District permits development up to a .5 FAR, with 1.0 FAR permitted upon approval of a special exception. The proposed nomination would permit a mixed-use town center comprised of office, hotel, retail, and residential uses up to a 2.5 FAR.

The location of the Subject Property is well-suited to address the development needs of BRAC and revitalize the southern portion of Richmond Highway. The BRAC directives will result in an influx of military, civilian, and contractor employees to the area. The proposed nomination will provide convenient office space, hotel rooms, housing, and support retail services for the increased workforce. The Subject Property is an approximately ten-minute drive from both Ft. Belvoir and the Engineer Proving Ground ("EPG"). Additionally, the Subject Property has direct access to Richmond Highway, convenient access to I-95, and may be served by the existing bus services on Richmond Highway. Based on the Subject Property's access to existing transportation networks, transportation impacts on surrounding roadways will be minimal. Any increased traffic may be mitigated with transportation demand management ("TDM") strategies that may include carpooling and staggered work hours, and shuttle service to the Lorton Virginia Railway Express ("VRE") station. Given the location of the railroad tracks on the western side of the Subject Property, there is the potential to locate a VRE station either on the site or in proximity.

Commercial development on the Subject Property will revitalize an aging industrial corridor in the southeastern portion of Fairfax County without negatively impacting the surrounding area. Located on Richmond Highway, the Subject Property is surrounded by industrial uses to the north, east, and south, and is bordered by railroad tracks on the west, thus the proposed development will have no visual impacts on surrounding uses. The Subject Property and the surrounding area have long been

developed with heavy industrial uses. As Fairfax County becomes increasingly urbanized, such heavy industrial uses are no longer compatible with the surrounding area, particularly with the recent redevelopment in the northeastern area of Prince William County. Located in the southernmost portion of Fairfax County, the Subject Property is a highly visible gateway into Fairfax County. This nomination envisions a high-quality mixed-use town center to create a more attractive appearance and foster a sense of place in the Richmond Highway corridor. More specifically, the nomination proposes office, hotel, retail, and residential uses that would provide a live, work, play environment and allow a vibrant synergy of uses. As part of the town center concept, the Subject Property is also uniquely situated to provide a Fairfax County visitor's center. A visitor's center will allow new residents and visitors an introduction to a historic part of Fairfax County. A visitor's center might provide information on Gunston Hall, Mount Vernon, and the new Lorton Arts Facility.

The development of the Subject Property will be market-driven. The existing heavy industrial uses will continue as a viable use in the short-term. Upon the demand for office, residential, and support retail services in the area, plans will be prepared for higher intensity development. The proposed town center use will require a rezoning application, followed by site plan approval. The rezoning application may take up to a year to process. Site plans will then be prepared for portions of the development as construction will be phased upon demand. Thus, the nominator anticipates that construction will begin on the first buildings no earlier than Fall, 2011.

In conclusion, the proposed mixed-use town center will provide office space for the influx of additional civilian employees and contractors associated with the BRAC process, housing in close proximity to Ft. Belvoir, and retail uses which will serve the additional population in Fairfax County and complement the office, hotel, and residential uses. Transportation impacts will be accommodated using the Subject Property's access to major road networks combined with TDM strategies. The Subject Property is also appropriate for a VRE station. The proposal will have no visual impacts on abutting properties and will serve as a catalyst for revitalization in the southern Richmond Highway corridor. The proposed Plan nomination will be a valuable addition to an aging industrial corridor and will fulfill the development needs generated by the BRAC process.

{A0137573.DOC / 1 BRAC APR Justification 005610 000002}

**Van Allen, Cheryl L.**

---

**From:** Van Allen, Cheryl L.  
**Sent:** Wednesday, April 16, 2008 2:51 PM  
**To:** 'lstrobel@arl.thelandlawyers.com'  
**Subject:** BRAC APR Nomination; PC 2008-037; Response Requested

Lynne J. Strobel  
2200 Clarendon Boulevard, 13th floor  
Arlington, Virginia 22201

**RE: BRAC APR Nomination; PC 2008-037**

Dear Ms. Strobel:

The purpose of this e-mail (a copy of which will be retained for the record) is to formally advise you that the above referenced BRAC APR Nomination (temporary id number) PC-2008-037 has been received by the Department of Planning and Zoning. I have reviewed the nomination as to its compliance with the submission requirements as set forth in the *Guide to the 2008 BRAC Area Plans Review* and have the following concern:

- Part 4b of the nomination form asks for the Current Plan Map Designation, to which you indicated Alternative Uses. Parcel 113-2 01 0067 has a Plan Map designation of Alternative Uses and Private Open Space. Therefore, I intend to correct the nomination to include "Alternative Uses and Private Open Space" in part 4b. Please let me know if you agree to this change.

**Failure to provide this information to the Department of Planning and Zoning by (10 business days from the date of the letter) will cause the nomination to be rejected.**

I am the Department of Planning and Zoning staff member assigned to review your nomination for technical compliance with the application. Please address your response or questions to me at [Cheryl.vanAllen@fairfaxcounty.gov](mailto:Cheryl.vanAllen@fairfaxcounty.gov)

Sincerely,

Cheryl van Allen  
Fairfax County Department of Planning & Zoning  
12055 Government Center Pkwy., Suite 730  
Fairfax, VA 22035  
703.324.1288  
(fax) 703-324-3056

**Van Allen, Cheryl L.**

---

**Subject:** FW: BRAC APR Nomination; PC 2008-037; Response Requested

**From:** Mariska, Sara [mailto:smariska@arl.thelandlawyers.com]  
**Sent:** Wednesday, April 16, 2008 4:31 PM  
**To:** Van Allen, Cheryl L.  
**Cc:** Strobel, Lynne J.  
**Subject:** FW: BRAC APR Nomination; PC 2008-037; Response Requested  
Cheryl,

This change is fine.

Thanks,  
Sara V. Mariska, Esq.  
WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.  
2200 Clarendon Boulevard, 13th Floor  
Arlington, VA 22201  
703-528-4700 Ext. 5419  
703-525-3197 (Fax) ~  
smariska@arl.thelandlawyers.com

---

**From:** Van Allen, Cheryl L. [mailto:Cheryl.VanAllen@fairfaxcounty.gov]  
**Sent:** Wednesday, April 16, 2008 2:51 PM  
**To:** Strobel, Lynne J.  
**Subject:** BRAC APR Nomination; PC 2008-037; Response Requested

Lynne J. Strobel  
2200 Clarendon Boulevard, 13th floor  
Arlington, Virginia 22201

**RE: BRAC APR Nomination; PC 2008-037**

Dear Ms. Strobel:

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- Part 4b of the nomination form asks for the Current Plan Map Designation, to which you indicated Alternative Uses. Parcel 113-2 01 0067 has a Plan Map designation of Alternative Uses and Private Open Space. Therefore, I intend to correct the nomination to include "Alternative Uses and Private Open Space" in part 4b. Please let me know if you agree to this change.

**Failure to provide this information to the Department of Planning and Zoning by (10 business days from the date of the letter) will cause the nomination to be rejected.**

I am the Department of Planning and Zoning staff member assigned to review your nomination for technical compliance with the application. Please address your response or questions to me at [Cheryl.vanAllen@fairfaxcounty.gov](mailto:Cheryl.vanAllen@fairfaxcounty.gov)

Sincerely,

Cheryl van Allen  
Fairfax County Department of Planning & Zoning  
12055 Government Center Pkwy., Suite 730  
Fairfax, VA 22035  
703.324.1288  
(fax) 703-324-3056

This message contains information which may be confidential and privileged. Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply e-mail and delete all copies of the message. Thank you very much.

**BRAC# 08-IV-3LP**  
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4/22/2008