

August 18, 2011

Dr. Edgar B. Hatrick III  
Loudoun County Schools  
21000 Education Court  
Ashburn, VA 20148

Re: Loudoun Math & IT Academy  
Arcola Center

Dear Dr. Hatrick:

It is with great pleasure that I am writing this letter to you to advise you not only of Buchanan Partners' support for the Loudoun Math & IT Academy's (LMITA) application for a charter school in Loudoun County, but also of our intent to work with the LMITA to design a facility and agree to business terms in the hope that they will make their charter school facility a part of our Arcola Center mixed-use project in the Dulles South area of Loudoun County.

To date we have had multiple meetings with the representatives of LMITA, and they feel that the Arcola Center project's scope, location and timing fit very well with the requirements and preferences that they have identified for their Loudoun County facility, including the following:

- Timing of initial school opening
- Freestanding building preference
- Initial 30,000 SF requirement with expansion capability to 70,000 SF
- Location in a safe and growing community with good schools
- Central location between existing Brambleton, Stone Ridge and South Riding communities
- Mixed-use environment near established transportation corridors
- Established and reputable developer/owner

For our part, we have been impressed with the LMITA representatives, their experience and success in creating other schools, and their knowledge of both their business of education and their real estate business. With respect to the project, we have just broken ground on our initial infrastructure and the initial residential phases. Subsequent retail and commercial phases are currently under design and approval. We do have site plan approval and will obtain initial commercial building permits for 150,000

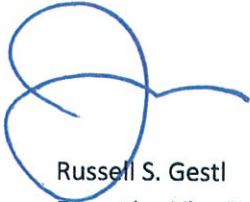
SF in the first quarter of 2012, which will allow us to respond quickly to market requirements for space. This approved site plan could include the free standing facilities for LMITA.

Attached please find an overall illustrative plan for Arcola Center that identifies the different components of the project. Infrastructure work is underway in the Residences at Main Street section, and initial commercial and retail phases will be in the Shops and Business Park areas, and we would hope to include the LMITA facility in the Business Park. For your reference, as indicated on the plan, your future 2 story LCPS elementary school will be located in the future Village area of the project.

Please feel free to call or email with any questions or if you need any other information in order to process the LMITA applications. I can be reached at 301-674-5870 or [r.gestl@buchananpartners.com](mailto:r.gestl@buchananpartners.com).

Sincerely,

Buchanan Partners LLC



Russell S. Gestl  
Executive Vice President

Cc: Ali Bicak, Loudoun Math and IT Academy