

James P. Downey, P.C.
Attorney and Counselor At Law

May 28, 2025

Kevin T. Carter
Supervisor Center District
Fauquier County Board of Supervisors
Fauquier County Administration
10 Hotel Street
Warrenton, Virginia 20186

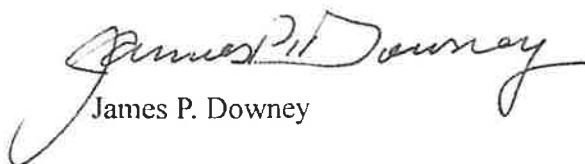
Re: Tri-Party Agreement

Dear Supervisor Carter:

I am writing on behalf of my client David M. Dobson, concerning an amendment to the Tri-Party Agreement among the County, Town of Warrenton ("Town") and Water and Sanitation Authority ("WSA"), as that relates to the development known as Tiffany Estates. As you may recall, Tiffany Estates is located in the County on Blackwell Road, adjacent to the Town/County boundary line, and has in its most current plat, now under review 23 homesites. Tiffany has pending approval for extension of water from the Town to serve the project for up to 28 homesites. Approval of the waterline extension outside the Town boundaries requires an amendment to the Tri-Party Agreement, so that all three parties give their approval, before the extension can be granted. The Town Council voted unanimously on February 9, 2016, to approve the extension.

I am asking to have the County take this matter forward and adopt the necessary Resolution and then sign the amendment that I have drafted (attached). It is my understanding that WSA has no strong position on this and likely will sign, so long as the County and Town do so. This is entirely within the County's Center Service District, and Town public water is already provided to adjacent properties in the County on the North and West sides, namely Warrenton Lakes community at Nordix Drive and Ivy Hill community on Ivy Hill Drive. I will be taking this matter back to the Town, via its Town Manager, to begin the process of submitting the Amended Tri-Party Agreement to the Town Council to authorize signature, if that is necessary. I am happy to meet with you and any staff members who may need to provide input on this matter.

Very truly yours,

A handwritten signature in cursive script, reading 'James P. Downey', written in dark ink.

James P. Downey

Kevin T. Carter
Supervisor Center District
Fauquier County Board of Supervisors
May 28, 2025
Page Two

Enclosure

cc: Melissa G. Michelson, County Attorney
Janelle J. Downes, County Administrator
Holly Meade, Director, Fauquier County Community Development
Frank Cassidy, Town Manager ✓
J. Chapman Petersen, Town Attorney
Benjamin R. Shoemaker, Executive Director, WSA
Henry C. Day, Counsel to WSA

JPD/cmh