MARX REALTY & IMPROVEMENT CO., INC.

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January 5, 2012

Certified Mail - RRR

Queenie Cox, President
New Gum Springs Civic Association
8100 Fordson Road
Alexandria, VA 22306

Dear Queenie:

Thank you so much for the invitation to attend your January 11 meeting. I will attend, and I look forward to seeing you there.

I am sure that you can appreciate that we were very surprised to hear that Fairfax County has asked for this meeting to make a presentation to the Gum Springs community on their "transit center plans". As you know, Marx Realty owns this property, and is in the process of developing neighborhood-serving retail on it – a use which I believe we both agree is far more suited to the site and to the neighborhood. We have no plans to sell the property, so we do not understand on what basis the County would have "plans" for it, much less "plans" so well-developed that a presentation to your community would be appropriate. We want to be absolutely sure that there is no misunderstanding in the neighborhood about these "plans". The owners of the property do not support any such proposal, and have had no discussions with the County about the sale of the property. In fact, no one at Fairfax County has contacted us to discuss these "plans", or to express any interest in purchasing the property. We can well understand the community's concern and dismay about such a possibility. We want to be absolutely sure that the community understands our position, and does not misinterpret the County's presentation as an indication that the owners support or are even considering such a course.

While we look forward to presenting our development plans to the community, we feel that doing so in a later meeting, as we get a bit further into the process, and in a meeting where those plans are the focus of the discussion, would be best. Of course, I would be happy to answer any questions you may have, or to provide additional information, in the meantime, or at any time.

Again, thank you so much, and I look forward to seeing you next week.

Very truly yours,

Philip Schanzer, Vice President
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