

# ZONING ADMINISTRATOR'S DETERMINATION APPLICATION



**STAFFORD COUNTY DEPARTMENT OF PLANNING & ZONING  
1300 COURTHOUSE ROAD  
P.O. BOX 339  
STAFFORD, VIRGINIA 22555-0339  
PHONE: 540-658-8668  
FAX: 540-658-6824  
[www.staffordcountyva.gov](http://www.staffordcountyva.gov)**

**Fee: \$390.00 plus \$6.48 per adjacent property notification**

**Please provide a list of all adjacent property owners**

**OCTOBER 2018**

*\* Beginning July 1, 2012, per Ordinance O12-19, a 2.75% technology fee will be assessed and collected on the total fees for all new and resubmitted applications or requests.*

## NOTICE

Stafford County treats all applications and applicants equally. The County does not discriminate against religion, or on the basis of race, sex, age, national origin, or disability, in its planning, permitting, utilities, and land use processes.

Under the laws of the United States and the Commonwealth of Virginia, no government may discriminate against any religion or on the basis of race, sex, age, national origin, or disability, in its planning, permitting, utilities, and land use processes.

Under the Religious Land Use and Institutionalized Persons Act (“RLUIPA”), no government may apply its zoning or land use laws, or its policies and procedures in a manner that unjustifiably imposes a substantial burden on the religious exercise of a person, assembly, or institution.

RLUIPA also provides that no government may apply its zoning or land use laws in a manner that treats a religious assembly or institution on unequal terms with a non-religious institution or assembly.

Finally, RLUIPA provides that no government may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

Stafford County does not discriminate in its planning, permitting, utilities, and land use processes, practices, and policies. Stafford County treats all applications and applicants equally.

STAFFORD COUNTY  
Department of Planning and Zoning



**ZONING ADMINISTRATOR'S  
DETERMINATION APPLICATION**

RECEIVED BUT NOT OFFICIALLY SUBMITTED

DATE: \_\_\_\_\_ INITIALS: \_\_\_\_\_

OFFICIALLY SUBMITTED

DATE: \_\_\_\_\_ INITIALS: \_\_\_\_\_

**ZONING ADMINISTRATOR'S DETERMINATION**  
TYPE OF APPLICATION

APPLICATION NUMBER

**APPLICANT INFORMATION**

Walsh, Colucci, Lubeley & Walsh, PC (Jonelle Cameron and Jessica Pfeiffer)

NAME

4310 Prince William Parkway , Suite 300

STREET ADDRESS

Prince William

Virginia

22192

CITY

STATE

ZIP

703-680-4664

PHONE

CELL

703-680-6067

jcameron@thelandlawyers.com/jpfeiffer@thelandlawyers.com

FAX

EMAIL

**OWNER INFORMATION (If different than applicant)**

Roberts Road Investments LLC

NAME

12500 Fair Lakes Circle, Suite 400

Fairfax

Virginia

22033

ADDRESS

CITY

STATE

ZIP

PHONE

CELL

FAX

EMAIL

**PROPERTY INFORMATION**

37 78

TAX MAP

SECTION

PARCEL/LOTS

approx. 125 acres

LOT SIZE

020-42

November 4, 2020

ORDINANCE(S) #

DATE(S) OF RECLASSIFICATION

Undeveloped

See attached determination letter

EXISTING USE

PROPOSED USE

Central Stafford Business Area - Business & Industry

Hartwood

COMPREHENSIVE PLAN DESIGNATION

MAGISTERIAL DISTRICT

**FOR OFFICE USE ONLY**

APPLICATION #

NUMBER OF ADJACENT PROPERTY OWNERS

Fees Paid:

Yes

No

Amount: \$ \_\_\_\_\_

**ZONING ADMINISTRATOR'S DETERMINATION  
LIST OF ABUTTING PROPERTY OWNERS**

Provide additional pages if needed

<u>37 74 J</u>	<u>McGrath Rentcorp</u>		
Assessor's Map/Parcel	Name		
<u>5700 Las Positas Road</u>	<u>Livermore</u>	<u>CA</u>	<u>94551</u>
Address	City	State	Zip

<u>37 72</u>	<u>Robin Stefaniga Newhouse and Gary Step</u>		
Assessor's Map/Parcel	Name		
<u>8825 Pepperidge Drive</u>	<u>Spotsylvania</u>	<u>VA</u>	<u>22553</u>
Address	City	State	Zip

<u>37 71</u>	<u>Stafford Regional Airport Commission</u>		
Assessor's Map/Parcel	Name		
<u>75 Aviation Way</u>	<u>Fredericksburg</u>	<u>VA</u>	<u>22406</u>
Address	City	State	Zip

<u>37 30 C</u>	<u>VM Stafford LC</u>		
Assessor's Map/Parcel	Name		
<u>12500 Fair Lakes Circle, Suite 400</u>	<u>Fairfax</u>	<u>VA</u>	<u>22033</u>
Address	City	State	Zip

<u>37 79</u>	<u>Roberts Road Investment LLC</u>		
Assessor's Map/Parcel	Name		
<u>12500 Fair Lakes Circle, Suite 400</u>	<u>Fairfax</u>	<u>VA</u>	<u>22033</u>
Address	City	State	Zip

<u>37 30</u>	<u>Blue Ridge Associates LC</u>		
Assessor's Map/Parcel	Name		
<u>12500 Fair Lakes Circle, Suite 400</u>	<u>Fairfax</u>	<u>VA</u>	<u>22033</u>
Address	City	State	Zip

Jessica L. Pfeiffer  
Planner  
(703) 680-4664 Ext. 5119  
jpfeiffer@thelandlawyers.com

January 29, 2021

**Via Certified Mail /Return Receipt Requested**

Jeff Harvey, Planning Director  
Douglas Morgan, Zoning Administrator  
1300 Courthouse Road  
Stafford, Virginia 22554

Re: Request for Zoning Verification and Determination  
Tax Map 37 78, 37 79 and a portion of 37 30 (hereinafter, the "Property")

Dear Mr. Harvey and Mr. Morgan:

I am writing on behalf of the owners of the Property to request a zoning verification and determination. A Stafford County Mapping aerial outlining the Property in green is attached as Exhibit A.

**Zoning Verification:**

We respectfully request a written verification confirming the following:

1. The Property is zoned M-1, Light Industrial, subject to the proffers associated with RC20153406, Project Clover (the "Zoning"). A copy of this proffer statement is attached, as Exhibit B, for your reference ("Proffers");
2. The Property is in conformance with the Stafford County Zoning Ordinance; and
3. There are no actions for enforcement or outstanding zoning violations on the Property.

**Use Determination:**

On November 4, 2020, the Board of Supervisors approved the Zoning on the Property to reclassify the Property from A-1, Agricultural and M-1, Light Industrial. A potential user on the Property is proposing the following uses: (hereinafter, collectively the "Proposed Use"):

- Receiving, storing, assembling, shipping, distributing, preparing and selling products, material and merchandise, including food, grocery and liquor items (including, but not limited to canned and frozen foods, dairy products, fresh fruits and vegetables and fresh and prepared meats, fish and poultry)
- Parking, storage, loading/unloading and use of automobiles, trucks and trailers (including driving in and through a proposed building(s) for such automobiles, trucks and trailers)

Jeff Harvey and Douglas Morgan

January 29, 2021

Page 2

- Processing of customer returns
- Light manufacturing
- Assembly and repairs
- General warehouse
- Office
- Data center use
- Printing
- Making products on demand
- Ancillary and related uses for any of the above

We believe that the Proposed Use encompasses the following uses which are permitted by-right in the M-1 Zoning District: Data and Computer Service Center, Fleet Parking, Flex Office, General Office, Light Industrial Uses, Light Manufacturing Uses, Parking and Storage of Tractor Trailers, Storage Warehouse and Wholesale Business. We respectfully request your determination that the Proposed Use, as outlined above, is permitted as a by-right use on the Property (either in one building or multiple buildings) in connection with the Zoning and Proffers.

**Time-Sensitive Request:**

Because this zoning verification and determination is being requested in connection with a pending real estate transaction, we are requesting an expedited processing of this verification, if possible. A check in the amount of \$415.92 is enclosed for the County's processing fee. If you have any questions, need any additional information, or would like to meet to further discuss this request, please contact me. Thank you for your prompt attention to this matter.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Jessica L. Pfeiffer  
Planner

JLP

Enclosures

cc: Taylor Chess/Steve Green (*via email*)

P1061071.DOCX

# Exhibit A



# Exhibit B

O20-42

BOARD OF SUPERVISORS  
COUNTY OF STAFFORD  
STAFFORD, VIRGINIA

ORDINANCE

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, George L. Gordon, Jr., Government Center, Stafford, Virginia, on the 4<sup>th</sup> day of November, 2020:

<u>MEMBERS:</u>	<u>VOTE:</u>
Meg Bohmke, Chairman	Yes
Thomas C. Coen, Vice Chairman	Yes
Tinesha O. Allen	Yes
L. Mark Dudenhefer	Yes
Cindy C. Shelton	Yes
Gary F. Snellings	Yes
Crystal L. Vanuch	No

On motion of Mr. Snellings, seconded by Mr. Dudenhefer, which carried by a vote of 6 to 1, the following was adopted:

AN ORDINANCE TO AMEND AND REORDAIN THE STAFFORD COUNTY ZONING ORDINANCE BY AMENDING THE ZONING DISTRICT MAP TO RECLASSIFY FROM THE A-1, AGRICULTURAL ZONING DISTRICT TO THE M-1, LIGHT INDUSTRIAL ZONING DISTRICT TAX MAP PARCEL NOS. 37-78 AND 37-79; AND BY AMENDING THE PROFFERED CONDITIONS ON TAX MAP PARCEL NOS. 37-30 (PORTION) AND 37-30C, ALL LOCATED WITHIN THE HARTWOOD ELECTION DISTRICT

WHEREAS, VM Stafford LC, applicant, submitted Application RC20153406, requesting a reclassification from the A-1, Agricultural Zoning District to the M-1, Light Industrial Zoning District on Tax Map Parcel Nos. 37-78 and 37-79; and requesting to amend proffered conditions on Tax Map Parcel Nos. 37-30 (portion) and 37-30C, zoned M-1, Light Industrial Zoning District, all within the Hartwood Election District; and

WHEREAS, the Board carefully considered the recommendations of the Planning Commission and staff, and the public testimony, if any, received at the public hearing; and

WHEREAS, the Board finds that the requested zoning amendments are compatible with the surrounding land uses and meet the criteria for a rezoning in Stafford County Code Sec. 28-206; and




WHEREAS, the Board finds that public necessity, convenience, general welfare, and good zoning practices require adoption of this Ordinance to reclassify the subject property;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 4<sup>th</sup> day of November, 2020, that the Stafford County Zoning Ordinance be and it hereby is amended and reordained by amending the Zoning District Map to reclassify from the A-1, Agricultural Zoning District to the M-1, Light Industrial Zoning District Tax Map Parcel Nos. 37-78 and 37-79, in the location shown on the plat entitled "Re-Zoning Plat Lands of Bruce David Patterson, Et Al. Instrument #: 130001379 Deed Book 417 Page 424 Will Book 20 Page 64 Roberts Road Investment LC LR#: 200018312 Rock Hill Magisterial District Stafford County, Virginia" prepared by Bohler, dated August 4, 2020 and as last revised and sealed on August 25, 2020, with proffers entitled "PROFFER STATEMENT," dated October 30, 2020 and completely executed on November 2, 2020; and

BE IT FURTHER ORDAINED that the Stafford County Zoning Ordinance is amended and reordained by amending the proffered conditions on Tax Map Parcel Nos. 37-30 (portion) and 37-30C, zoned M-1, Light Industrial Zoning District, as specified in the proffer statement entitled "PROFFER STATEMENT," dated October 30, 2020 and completely executed on November 2, 2020.

A Copy, teste:

  
\_\_\_\_\_  
Frederick J. Presley  
County Administrator

FJP:JAH:mz

## **PROFFER STATEMENT**

RC20153406, Project Clover

Applicant: VM Stafford LC  
Record Owner: Bruce D. Patterson, Mark Edward Rogers, Carla R. Badger, Carol D. Farmer, Kellard L. Patterson, Jr., Roberts Road Investment LC, Blue Ridge Associates LC, VM Stafford LC  
Property: Tax Map Parcels 37 30 (portion), 37 30C (hereinafter, the “By-right Property”)  
Tax Map Parcels 37 78 and 37 79 (hereinafter, the “Reclassification Property”)  
Approximately 177.921 acres (collectively, the “Property”)  
Project Name: Project Clover  
Reclassification Request: From A-1, Agricultural, and M-1, Light Industrial, to M-1, Light Industrial

Date: October 30, 2020

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions, which shall supersede all other proffers made prior hereto (including the proffers approved with 092-11, Centreport). In the event the above-referenced Reclassification is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void. The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified. The terms “Applicant” and “Developer” shall include all future owners and successors in interest. The proffers shall run with the Property and be binding upon all future assignees, successors, grantees or lessees therefore, except as otherwise specifically set forth herein.

For purposes of reference in this Proffer Statement, the “GDP” shall be that plan prepared by Bohler Engineer entitled, “Generalized Development Plan for VM Stafford LC – Project Clover,” dated June 25, 2020, last revised September 17, 2020 (sheet 3 of 4).

### **USE AND DEVELOPMENT**

1. Generalized Development Plan - The subject Property shall be developed in general conformance with the GDP, subject to changes approved by the County in connection with site plan review.
2. Site Layout - For purposes of the final site plan (which will supersede the GDP after County approval), proposed parcel lines, parcel sizes, building envelopes and footprints, access points, building sizes, building locations, waste facilities, parking areas, recreational and

## **PROFFER STATEMENT**

#RC20153406

Applicant: VM Stafford LC

Date: October 30, 2020

open space areas, public road locations, private driveways, road and travelway locations, buffers, interparcel connectors, RPAs and wetland areas, utility locations, storm water management facilities, and dimensions of undeveloped areas shown on the GDP may be relocated and/or amended from time to time by the Applicant to address final development, engineering, and design requirements and/or compliance with federal or state agency regulations including, but not limited to, VDOT, DEQ, Army Corps of Engineers, etc., and compliance with the requirements of the County's development regulations and design standards manual.

3. Maximum Lot Coverage - Floor area (0.5) and open space (0.20) requirements on the Property shall be calculated on a cumulative basis. A tabulation shall be provided on all site plans related to the Property depicting overall floor area and open space.

### **TRANSPORTATION**

4. Access - Access to the Property shall be provided as shown on the GDP, subject to VDOT and County approval at the time of site plan. In addition, the Applicant may add additional right-in/right-out access points into the Property subject to VDOT and County approval at the time of final site plan.
5. Transportation Improvements on Reclassification Property - The Applicant shall make the following transportation improvements on Centreport Parkway as part of development of the Reclassification Property:
  - a. Install a traffic signal at the intersection of Centreport Parkway and Mountain View Road. Said traffic signal improvement shall be triggered when a use on the Reclassification Property generates either: (1) 815 VPD; or (2) 450,000 sq. ft. of warehouse, storage (a distribution center). The Applicant shall provide a tabulation on each final site/subdivision plan submitted to the County that identifies (1) the total VPD and square footage to be generated on the Reclassification Property for each site/subdivision plan submitted; and (2) the cumulative VPD and square footage on the Reclassification Property. This Proffer 5.a. is subject to an anticipated Partial Reimbursement Agreement with the County and the Stafford County Economic Development Authority (the "EDA"). The County and EDA shall work with the Applicant to develop an anticipated Partial Reimbursement Agreement in advance of the above referenced trigger.
  - b. Extend the northbound left storage bay from a 100' bay with a 100' taper to a 200' bay with a 100' taper at the intersection of Centreport Parkway and Mountain View Road. Said left turn lane improvement shall be triggered when a use on the Reclassification Property generates either: (1) 815 VPD; or (2) 450,000 sq. ft. of warehouse, storage (a distribution center). The Applicant shall provide a tabulation on each final site/subdivision plan submitted to the County that identifies (1) the

## PROFFER STATEMENT

#RC20153406

Applicant: VM Stafford LC

Date: October 30, 2020

total VPD and square footage to be generated on the Reclassification Property for each site/subdivision plan submitted; and (2) the cumulative VPD and square footage on the Reclassification Property. In the event the initial northbound left turn storage bay has not been constructed by others as required by the Sycamore Grove Proffer Statement (RC16151347) prior to aforementioned triggers for the left turn lane improvements, the Applicant shall: (1) restripe Centreport Parkway within the existing limits of pavement to provide a northbound left turn storage bay of 100' bay with a 100' taper; and (2) widen Centerport Parkway within the existing right-of-way to provide the required lane transition for the southbound direction of travel. In no case shall the Applicant be required to widen the road crossing of Potomac Creek, construct improvements outside of the existing right-of-way, or acquire additional right-of-way. This Proffer 5.b. is subject to an Anticipated Partial Reimbursement Agreement with the County and the EDA. The County and EDA shall work with the Applicant to develop an anticipated Partial Reimbursement Agreement in advance of the above referenced trigger.

- c. In the event the aforementioned Partial Reimbursement Agreement is not signed as outlined in Proffer 5.a. and Proffer 5.b. above, the Applicant shall contribute \$200,000 towards the costs of these improvements. Said contribution shall be made in connection with the occupancy permit for (1) 815 VPD; or (2) 450,000 sq. ft. of warehouse, storage (a distribution center).
- d. Extend the eastbound right turn lane at the intersection of Centreport Parkway and the I-95 southbound ramps from a 400' Bay with a 200' taper to a 550' bay with a 200' taper. Said left turn lane improvement shall be triggered when a use on the Reclassification Property generates either: (1) 3,620 VPD; or (2) 2,000,000 sq. ft. of warehouse, storage (a distribution center). The Applicant shall provide a tabulation on each final site/subdivision plan submitted to the County that identifies (1) the total VPD and square footage to be generated on the Reclassification Property for each site/subdivision plan submitted; and (2) the cumulative VPD and square footage on the Reclassification Property. In the event the initial eastbound right turn lane has not been constructed by others as required by the Sycamore Grove Proffer Statement (RC16151347) prior to aforementioned triggers for the left turn lane improvements the Applicant shall restripe Centreport Parkway within the existing limits of pavement to provide an eastbound right turn lane of 400' bay with a 200' taper. In no case shall the Applicant be required to construct improvements outside of the existing limits of pavement or acquire additional right-of-way.
- e. Restripe the westbound approach at the intersection of Route 1 to support a westbound left and a shared westbound left and right configuration at the intersection of Route 1 and Centreport Parkway. Said improvement shall be triggered when a use on the Reclassification Property generates either: (1) 3,620

## **PROFFER STATEMENT**

#RC20153406

Applicant: VM Stafford LC

Date: October 30, 2020

- VPD; or (2) 2,000,000 sq. ft. of warehouse, storage, (a distribution center). The Applicant shall provide a tabulation on each final site/subdivision plan submitted to the County that identifies (1) the total VPD and square footage to be generated on the Reclassification Property for each site/subdivision plan submitted; and (2) the cumulative VPD and square footage on the Reclassification Property.
- f. Install a northbound left turn lane on Centreport Parkway at Site Entrance 2 as shown on the GDP. Said improvement shall be completed prior to the issuance of an occupancy permit for the first building on the Reclassification Property.
  - g. Install a northbound left turn lane and a southbound right turn taper on Centreport Parkway at Site Entrance 3. Said improvement shall be completed prior to the issuance of an occupancy permit for the first building on the Reclassification Property.
6. Transportation Improvements on the By-right Property - The Applicant shall make the following transportation improvements on Centreport Parkway as part of development of the By-right Property:
- a. Install a northbound left turn lane on Centreport Parkway at Site Entrances 1 and 1A as shown on the GDP. Said improvement shall be completed prior to the issuance of an occupancy permit for the first building on the By-right Property.
7. Transportation Improvement Phasing - Due to the size and scale of the project, the transportation improvements referenced above may occur in multiple phases.
8. Maximum Trip Generation - The combined uses on the Reclassification Property shall not exceed 4,800 average vehicle trips per day, as calculated by the 10th edition of the ITE Trip Generation manual. The Applicant shall submit a running tabulation of the vehicle trips per day for each use as part of the review of each construction plan submitted for the Property. In no case shall the Applicant be responsible for additional studies, traffic counts, or other interpretation other than the data available in the 10th edition of the ITE Trip Generation manual.

## **OTHER**

9. Resource 089-0013 - In the event the Army Corps of Engineers (COE) determines that the architectural resource, Resource 089-0013, on the By-right Property is not located within the Area of Potential Effects as a result of the COE Section 106 consultation or the Applicant amends the limits of disturbance on a site plan in which any portion of Resource 089-0013 will be disturbed, the Applicant shall submit a Phase I Cultural Resources Report for Resource 089-0013 to the Virginia Department of Historic Resources (DHR) for a technical review which may include recommendations for additional studies as appropriate. The Applicant shall notify the County and prepare any DHR recommended

**PROFFER STATEMENT**

#RC20153406

Applicant: VM Stafford LC

Date: October 30, 2020

additional studies for review by DHR. Thereafter, the Applicant shall consult with County Planning Staff and the Historical Commission on mitigation measures suggested by DHR, if any, to determine solutions which are reasonable based upon the findings set forth in said studies.

**SIGNATURES APPEAR ON FOLLOWING PAGES**

**OWNER ACKNOWLEDGEMENT AND CONSENT**

*Bruce D. Patterson*  
Bruce D. Patterson

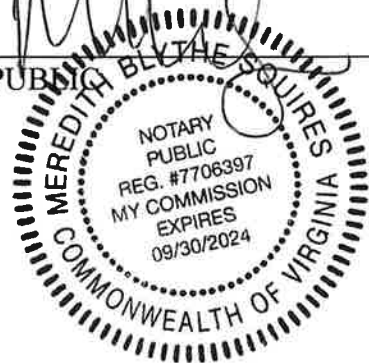
COMMONWEALTH OF VIRGINIA

COUNTY OF: MEEKLENBURG

Subscribed and sworn to before me this 2 day of November, 2020, in my county and state aforesaid, by the aforementioned principal.

*Meredith Belthe Squires*  
NOTARY PUBLIC

My Commission Expires: 09/30/2024



**OWNER ACKNOWLEDGEMENT AND CONSENT**

Mark Edward Rogers  
Mark Edward Rogers

STATE OF: Mississippi

COUNTY OF: Lamar

Subscribed and sworn to before me this 31 day of October, 2020, in my county and state aforesaid, by the aforementioned principal.

Kimberly Atkins  
NOTARY PUBLIC

My Commission Expires: March 10, 2024





**OWNER ACKNOWLEDGEMENT AND CONSENT**

Carla R. Badger  
Carla R. Badger

STATE OF: Florida

COUNTY OF: Hillsborough

Subscribed and sworn to before me this 2 day of November, 2020, in my county and state aforesaid, by the aforementioned principal.

[Signature]  
NOTARY PUBLIC

My Commission Expires: 12/05/2022



**OWNER ACKNOWLEDGEMENT AND CONSENT**

Carol D. Farmer  
Carol D. Farmer

STATE OF: Virginia  
COUNTY OF: Page

**CATHY L DUNCAN**  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES AUG. 31, 2024  
COMMISSION # 7169582

Subscribed and sworn to before me this 31<sup>st</sup> day of October, 2020, in my county and state aforesaid, by the aforementioned principal.

Cathy L Duncan  
NOTARY PUBLIC

My Commission Expires August 31, 2024

**OWNER ACKNOWLEDGEMENT AND CONSENT**

Kellard L. Patterson Jr.  
Kellard L. Patterson, Jr.

COMMONWEALTH OF VIRGINIA

COUNTY OF: Stafford

Subscribed and sworn to before me this 31<sup>st</sup> day of October 2020, in my county and state aforesaid, by the aforementioned principal.

S. Landenslager  
NOTARY PUBLIC

My Commission Expires: 07.31.2024



**OWNER ACKNOWLEDGEMENT AND CONSENT**

Roberts Road Investment LC,  
a Virginia limited liability company

By: MVP Management, LLC,  
a Virginia limited liability company,  
its Manager

By:   
Jon M. Peterson, Manager

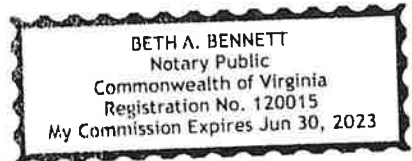
COMMONWEALTH OF VIRGINIA

COUNTY OF: FAIRFAX

Subscribed and sworn to before me this 30<sup>th</sup> day of October, 2020, in my county and state aforesaid, by the aforementioned principal.

  
NOTARY PUBLIC

My Commission Expires: 6/30/23



**OWNER ACKNOWLEDGEMENT AND CONSENT**

Blue Ridge Associates L.C.,  
a Virginia limited liability company

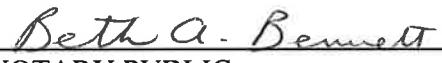
By: MVP Management, LLC,  
a Virginia limited liability company,  
its Manager

By:   
Jon M. Peterson, Manager

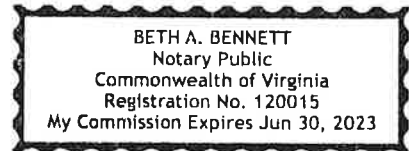
COMMONWEALTH OF VIRGINIA

COUNTY OF: FAIRFAX

Subscribed and sworn to before me this 30<sup>th</sup> day of October, 2020, in my county and state aforesaid, by the aforementioned principal.

  
NOTARY PUBLIC

My Commission Expires: 6/30/23



**APPLICANT/OWNER ACKNOWLEDGEMENT AND CONSENT**

VM Stafford LC,  
a Virginia limited liability company

By:   
Nancy Z. McGrath, Manager

COMMONWEALTH OF VIRGINIA

COUNTY OF: FAIRFAX

Subscribed and sworn to before me this 30th day of October, 2020, in my county and state aforesaid, by the aforementioned principal.

Beth A. Bennett  
NOTARY PUBLIC

My Commission Expires: 6/30/23

