

VIRGINIA: IN THE CIRCUIT COURT OF PRINCE WILLIAM COUNTY

In Re: A Petition of at Least 1,796 Registered Voters Residing in the Gainesville Magisterial District for Judicial Recall of Peter K. Candland, Member of the County Board of Supervisors

Peter K. Candland
Respondent

PETITION

1. Peter K. Candland is the Gainesville Magisterial District member of the Prince William County Board of Supervisors duly elected to office in 2019 by a majority of qualified voters. The total votes cast in that 2019 election for County Board Member for the Gainesville District in the 2019 election totaled 17,952.
2. This petition seeks the judicial recall of Peter K. Candland pursuant to § 24.2-233 of the Code of Virginia (1950) as amended for neglect of duty and misuse of office where that neglect of duty and misuse of office has had a material adverse effect upon the conduct of the office and has been signed by at least 10% or at least 1,796 qualified registered voters living in the Gainesville Magisterial District of Prince William County.
3. The undersigned qualified voters of the Gainesville Magisterial District of Prince William County seek the immediate suspension of Peter K. Candland from the Prince William County Board of Supervisors upon the filing of this petition, as allowed for by § 24.2-236 of the Code of Virginia (1950) as amended, and subsequently set a trial for his removal from office.

FACTS

1. This petition involves the conduct and actions of Supervisor Candland from October 25, 2021 to the present, occurring in Prince William County.
2. On October 25, 2021, Supervisor Candland did execute both a Comprehensive Plan Amendment Initiation Form and Special Power of Attorney and Interest Disclosure Statement to include his property at 12888 Livia Drive, Catharpin, VA 20143, GPIN# 7499-64-5227 in Comprehensive Plan Amendment CPA 2021-00004 (PW Digital Gateway) to change the long-range land use from AE, Agricultural or Estate and ER, Environmental Resource to Technology / Flex (T/F) with a T-3 Transect. The intent is to create a digital corridor and include related impacts on supporting infrastructure and consider alternative comparable land use designation options that meet the needs of the Applicant and the priorities of the Prince William Board of County Supervisors, specifically to allow for data center development outside the Data Center Opportunity Zone Overlay District on properties currently zoned agricultural (see Exhibit A).

3. On November 2, 2021, Supervisor Candland executed a Disclosure of Personal Interest and Disqualification from Participation in a Transaction in Accordance With Virginia Code §§ 2.2-3112(A) and 2.2-3115(F), disqualifying him from participating in Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway (see Exhibit B).
4. At the December 7, 2021 Prince William County Board of Supervisors Meeting (hereafter BOCS Meeting), Supervisor Candland participated in a closed meeting for consultation with legal counsel regarding legal advice regarding tax assessment law, and actual or probable litigation in the matters of Board of Equalization 2018 tax assessment cases regarding several data centers in Prince William County (see Exhibit C).
5. At the December 7, 2021 BOCS Meeting, Supervisor Candland participated in a closed meeting regarding legal advice regarding land use law, and actual or probable litigation in the matters of Rezoning and Proffer Amendment #REZ2021-0001 and Special Use Permit #SUP 2021-0002, I-66 and Route 29 Technology Park, a Rezoning case regarding an application for a data center complex in the vicinity to the PW Digital Gateway (see Exhibit C).
6. At the December 7, 2021 BOCS Meeting, Supervisor Candland voted “nay” in the matter of Rezoning and Proffer Amendment #REZ2021-00001, I-66 and Route 29 Technology Park (see Exhibit C).
7. At the December 7, 2021 BOCS Meeting, Supervisor Candland voted “nay” in the matter of Special Use Permit #SUP2021-00002, I-66 and Route 29 Technology Park (see Exhibit C).
8. At the January 18, 2022 BOCS Meeting, Supervisor Candland voted “aye” to direct Staff to Postpone for Four to Six Weeks the Data Center Opportunity Zone Overlay District Community Meeting Scheduled for January 20, 2022 see (Exhibit D).
9. At the March 1, 2022 BOCS Meeting, Supervisor Candland voted aye to Transfer, Budget, and Appropriate – \$300,000 in Proffer Funds to the Pageland Lane Right Turn Lane Project that directly impacts CPA2021-00004 (See Exhibit E).
10. At the March 1, 2022 BOCS Meeting, Supervisor Candland voiced no opposition to a staff directive to Remove the Bi-County Parkway from Staff’s Work Program in the Mobility Plan Update and to Focus on, and Bring Forward, Local Improvements and Solutions Versus a Regional Facility, despite the inclusion of such Local Improvements in CPA2021-00004 (See Exhibit F).
11. At the March 1, 2022 BOCS Meeting, Supervisor Candland voted nay on the adoption of the Fiscal Year 2023 Real Estate Property Tax Levy, Fire Levy, Personal Property Tax Levies, Business, Professional and Occupational License Tax Levies, Motor Vehicle License Tax Levies, Personal Property Tax Relief, Special District Levies, and Parks, Recreation, and Tourism Fees to Support the Fiscal Year 2023 All Funds Budget which

include an increase in the Computer Peripherals Tax applied to data centers (See Exhibit E).

12. On April 3, 2022, Supervisor Candland participated in a meeting of nearby property owners and, on information and belief, counseled them on how to pursue rezoning of their properties to allow for data centers like the adjacent parcels in the PW Digital Gateway application (See Exhibit F).
13. At the May 10, 2022 BOCS Meeting, Supervisor Candland participated in a work session regarding the Comprehensive Plan Update – Pathway to 2040, including a discussion of a land use category designated PW Digital Gateway for the properties encompassed by CPA2021-00004 (See Exhibit G).
14. On May 20, 2022, Amy Ashworth, Commonwealth’s Attorney for Prince William County, in response to a request by Supervisor Candland, rendered a written opinion under the State and Local Government Conflict of Interests Act (see Exhibit H). Said opinion noted the included the following:
 - Supervisor Candland may not participate in the discussion, consideration and/or vote on any rezoning application that involves coordination with the rezoning application involving data center(s) in the PW Digital Gateway CPA area.
 - Supervisor Candland may not participate in the discussion, consideration and/or vote on any matter involving data center(s) in the PW Digital Gateway CPA area.
 - Supervisor Candland may not participate in the discussion, consideration and/or vote on any matter involving data center(s) in the vicinity of the PW Digital Gateway CPA area.
 - Supervisor Candland may participate in the discussion, consideration and/or vote involving a data center in the Rural Area, so long as it is not in the vicinity of the PW Digital Gateway CPA area.
 - Supervisor Candland may not participate in the discussion, consideration, and/or vote on an amendment to the text of and/or map for the Data Center Opportunity Zone Overlay District, County Code Sec. 32- 509.01 et seq., while the PW Digital Gateway CPA and/or the rezoning application including his property is pending.
15. At the May 24, 2022 BOCS Meeting, Supervisor Candland voted “aye” to initiate Comprehensive Plan Amendment #CPA2022-00015, Devlin Technology Park to allow for a data center outside the Data Center Opportunity Zone Overlay District (See Exhibit I).
16. On May 24, 2022, H&H Capital Acquisitions filed a rezoning application for the northern portion of the PW Digital Gateway project. That application included includes a Limited Power of Attorney executed February 6, 2022 and a Special Power of Attorney executed February 4, 2022 regarding a purchase agreement between Candland and H&H Capital Acquisitions LLC (see Exhibit J). Upon information and belief, the purchase price offer is between approximately \$900,000 and \$1,000,000 per acre.

17. On numerous occasions Supervisor Candland has ignored the County Attorney's counsel and public comment with respect to recusing himself from these issues. Most notably, at the 3:03:49 mark of the January 18, 2022 BOCS Meeting, Supervisor Candland asserted that he differed with the County Attorney's recommendation that he recuse himself from a vote on the directive to Staff to Postpone for Four to Six Weeks the Data Center Opportunity Zone Overlay District Community Meeting Scheduled for January 20, 2022. Similarly, at the 1:49:00 mark of the February 1, 2022 BOCS meeting, when voting on a the execution of and amended agreement of sale of County Owned Property to Innovation Development, LLC, Supervisor Candland disclosed that he lived in the same neighborhood as the manager but did not disclose that the manager is Supervisor Candland's authorized agent and attorney-in-fact for CPA 2021-00004.
18. Upon information and belief, Supervisor Candland has not completed training on the provisions of the State and Local Government Conflict of Interests Act (§ 2.2-3100 et seq.) as required under § 2.2-3132 of the Code of Virginia.

NEGLECT OF DUTY AND MISUSE OF OFFICE

19. All previous paragraphs are attached and incorporated herein.
20. On October 25, 2021 (hereinafter "that date"), Supervisor Candland willfully executed a Comprehensive Plan Amendment Initiation Form and Special Power of Attorney and Interest Disclosure Statement to include his property at 12888 Livia Drive, Catharpin, VA 20143.
21. Subsequent to that date, Supervisor Candland willfully participated in open and closed meeting discussions regarding tax assessment of data centers similar to those proposed in CPA 2021-00004.
22. Subsequent to that date, Supervisor Candland willfully participated in the discussion, consideration and/or vote on matters involving data centers in the vicinity of the PW Digital Gateway CPA area, voting nay on those in closest proximity.
23. Subsequent to that date, Supervisor Candland willfully participated in the discussion, consideration and/or vote on matters involving the Data Center Opportunity Zone Overlay District that could impact CPA 2021-00004.
24. Subsequent to that date, Supervisor Candland willfully participated in the discussion, consideration and/or vote on matters regarding the expenditure of public funds for transportation improvements contained in or adjacent to the PW Digital Gateway CPA.

25. Subsequent to that date, Supervisor Candland willfully participated in the discussion, consideration and/or vote on the Computer Peripherals Tax which would impact the data centers proposed in CPA 2021-00004.
26. Subsequent to that date, Supervisor Candland willfully participated in a meeting of nearby property owners and, on information and belief, counseled them on how to pursue rezoning of their properties to allow for data centers like the adjacent parcels in the PW Digital Gateway application.
27. Subsequent to that date, Supervisor Candland willfully participated in a work session regarding the Comprehensive Plan Update – Pathway to 2040, including a discussion of a land use category designated PW Digital Gateway and located on properties subject to CPA 2021-00004.
28. Subsequent to that date, the County Attorney has disqualified Supervisor Candland from discussion and action and matters regarding CPA 2021-00004 and counseled Supervisor Candland to recuse himself from matters related to or in close proximity to CPA 2021-00004.
29. Subsequent to that date, Supervisor Candland has selectively ignored the County Attorney’s counsel with respect to recusing himself from several of those matters.
30. Upon information and belief, Supervisor Candland has willfully failed to complete training on the provisions of the State and Local Government Conflict of Interests Act (§ 2.2-3100 et seq.) as required under § 2.2-3132 of the Code of Virginia.
31. Supervisor Candland waited approximately seven months from that date to seek an opinion regarding these conflicts from Commonwealth’s Attorney for Prince William County.
32. Pursuant to counsel from the Commonwealth’s Attorney, Supervisor Candland did not attend the June 7, 2022 BOCS Work Session on Water Quality and Supply in Prince William County.
33. Subsequent to October 25, 2022, Supervisor Candland has willfully violated numerous provisions of Chapter 31 of the Code of Virginia.
34. For the forgoing reasons, Supervisor Candland has willfully committed knowing violations of § 2.2-3122 of the Code of Virginia which constitutes malfeasance in office.
35. Upon information and belief, Supervisor Candland’s participation in the transactions only affects his personal interest.

MATERIAL ADVERSE EFFECT

36. As a result of his actions subsequent to October 25, 2022, Supervisor Candland has placed his own personal and financial interests above those of the residents of the Gainesville Magisterial District.
37. As a result of his actions subsequent to October 25, 2022, Supervisor Candland has selectively left the residents of the Gainesville Magisterial District without representation at the Prince William County Board of County Supervisors on matters impacting the Gainesville Magisterial District.
38. As a result of his actions subsequent to October 25, 2022, Supervisor Candland has selectively voted on land use matters within and/or impacting the Gainesville Magisterial District, votes which he should have been disqualified from casting.
39. As a result of his selective actions subsequent to October 25, 2022, Supervisor Candland has cast doubt on the legitimacy of votes by the Prince William County Board of County Supervisors.
40. Supervisor Candland has had discussions, consideration and/or vote on matters before the BOCS without disclosure of his personal and business relationships with the parties involved.
41. Supervisor Candland has voted in the affirmative on the expenditure of public funds on public projects that would benefit his personal and financial interests.
42. Supervisor Candland has voted on proposed tax rates that would benefit his personal and financial interests.
43. The Commonwealth's Attorney has disqualified Supervisor Candland from discussion, consideration and/or vote on several land use matters comprising matters of Countywide application as well as several matters located within the Gainesville Magisterial District, effectively depriving residents of the Gainesville Magisterial District of representation on those matters before the BOCS.
44. Thus the residents of the Gainesville Magisterial District have already suffered demonstrable harm that will continue until Supervisor Candland is removed from office.
45. The undersigned qualified voters of the Gainesville Magisterial District of Prince William County find that each of the foregoing grounds could be deemed severable.

Wherefore, under penalty of perjury and in accordance with § 24.2-235 of the Code of Virginia,, voters consisting of at least 10% of the votes cast in the 2019 election, or at least 1,796 qualified voters residing in the Gainesville Magisterial District move this Court for the removal of Supervisor Peter K. Candland, Member of the County Board of Supervisors, from office immediately.

Petition Signatures to follow.

I, _____, swear or affirm that (i) my full residential address is

(ii) I am not a minor, (iii) I am not a felon whose voting rights have not been restored; (iv) I have witnessed the signature of each person who signed this page and its reversed side; and (v) I consent to the jurisdiction of the courts of Virginia in resolving any disputes concerning the circulation of petitions, or signatures contained therein. I understand that falsely signing this Affidavit is a felony punishable by a maximum fine up to \$2,500 and/or imprisonment up to ten years.

Circulator: _____ (PRINTED **LEGIBLE** NAME)

Signature: _____

Date: _____

EXHIBIT A

Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name: Pageland North (formerly Catharprin Farms Estates)

Application Type (check one): Annual CPA Review Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows¹:

GPIN	From:	To:	Acres
7499.64.5227	AF	T/F	5.7020
Total Acreage:			5.7020

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):
The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

¹Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

<input type="checkbox"/> Owner of Property* Name: <u>PETER & ROBYN CANDLAND</u> Mailing Address: _____ City/State/Zip: _____ Phone: _____ Email: _____	<input checked="" type="checkbox"/> Authorized Agent(s)* Name: <u>Tim Kissler c/o CastleRock Partners, LLC</u> Mailing Address: <u>12894 Livia Drive</u> City/State/Zip: <u>Catharpin, VA 20143</u> Phone: <u>202-957-6300</u> Email: <u>tkissler@CastleRockPartners.net</u>
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<input type="checkbox"/> Contract Purchaser/Lessee* Name: _____ Mailing Address: _____ City/State/Zip: _____ Phone: _____ Email: _____	<input checked="" type="checkbox"/> Engineer* Name: <u>Mike Kitchen c/o christopher consultants</u> Mailing Address: <u>9301 Innovation Drive, Suite 150</u> City/State/Zip: <u>Manassas, VA 20110</u> Phone: <u>703-393-9887</u> Email: <u>mikekitchen@ccl-eng.com</u>
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*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 25TH day of September OCTOBER 2021

[Signature]
 Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)

Special Power of Attorney Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 25TH day of OCTOBER, 2021,
(day) (month) (year)

I, PETE & RUBYND CAVOLAND, owner of
7499-64-5227 (describe land by Grid Parcel Identification Number (GPIN))

make, constitute, and appoint TIM KISSLER,

my true and lawful attorney-in-fact, and in my name, place and stead giving unto said

TIM KISSLER full power and authority to do and perform all
acts and make all representation necessary, without any limitation whatsoever, to make application for said
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on
OCTOBER 25, 2021, and shall remain in full force and effect
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince
William County stating that the terms of this power have been revoked or modified.



Owner



COMMONWEALTH OF VIRGINIA:

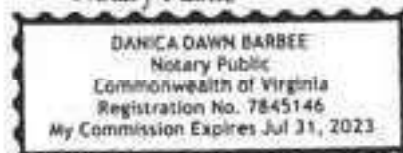
County of Prince William

Subscribed and sworn to before me this 25th day of October, 2021 in my
county and state aforesaid, by the aforementioned principal.

My commission expires: July 31, 2023



Notary Public



Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 25th day of OCTOBER, 2021,
(day) (month) (year)

I, ROBYN CAROLINA
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

Robyn Carolina
Owner

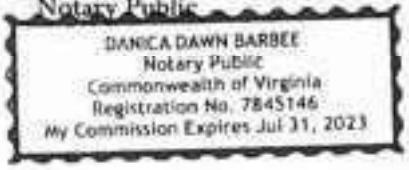
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 25th day of October, 2021 in my county and state aforesaid, by the aforementioned principal.

Dawn Barbée
Notary Public

My commission expires: July 31, 2023



* [Signature]

-I am on The Board of County Supervisors.



PRINCE WILLIAM COUNTY VIRGINIA
REAL ESTATE ASSESSMENTS

- [Home](#)
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- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

12888 LIVIA DR

7499-64-5227

General Info Notes Map

Property Information			
Account Number	016531	Property Address:	
Owner Name	CANDLAND PETER K & ROBYN L SURV	12888 LIVIA DR	
Owner Address	12888 LIVIA DR	CATHARPIN VA 20143	
	CATHARPIN VA 20143		
Use Code	11 SFD Detached		
Description			
PT PCL G 149-1-11A			
Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$172,100
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$604,200
Zoning	Semi-rural Residential (1/5a)	Total - Market Value	\$776,300
Acres	5.7020		

Card 1 of 1

Dwelling Information					
# of Stories	2	# Bedrooms	4	Basement Type	234 Walkout
Year Built	1987	Full Baths	3	Style	3 2 Story, 2 plus Story
Fin Area	3628	Half Baths	1	Exterior Wall	22 All Alum/Vinyl
Unfin Area	0	Basement Area	2108		
Fireplaces	2	Fin Basement	1391		

Card - 1

Improvements		
IMPR Type	Description	Area
Addition	POR Porch, Open	192
Addition	GAR Garage	780
Addition	PAT Patio	1378
Addition	DEK Deck	784
Other Improvement	SS1 Storage Shed	288
Other Improvement	FSS Farm Sun Shelter	144
Other Improvement	IGP Inground Pool	540
Other Improvement	FSS Farm Sun Shelter	400
Other Improvement	SS1 Storage Shed	108
Other Improvement	SS1 Storage Shed	144
Other Improvement	GD1 Gar Detached - 1 Car	540

Assessment History					
Reason	Year	Land	Use	IMPR	Total
General Reassessment	2021	\$172,100	\$0	\$604,200	\$776,300
General Reassessment	2020	\$170,400	\$0	\$566,600	\$737,000
General Reassessment	2019	\$170,400	\$0	\$521,700	\$692,100
General Reassessment	2018	\$166,700	\$0	\$504,700	\$671,400
General Reassessment	2017	\$164,400	\$0	\$558,000	\$722,400
General Reassessment	2016	\$164,400	\$0	\$530,400	\$694,800
General Reassessment	2015	\$164,200	\$0	\$561,100	\$725,300
General Reassessment	2014	\$153,000	\$0	\$544,200	\$697,200
General Reassessment	2013	\$139,800	\$0	\$455,700	\$595,500
General Reassessment	2012	\$135,600	\$0	\$442,600	\$578,200
General Reassessment	2011	\$148,000	\$0	\$369,500	\$517,500
General Reassessment	2010	\$173,400	\$0	\$345,500	\$518,900
General Reassessment	2009	\$182,800	\$0	\$385,200	\$568,000
General Reassessment	2008	\$231,200	\$0	\$485,000	\$716,200
General Reassessment	2007	\$276,000	\$0	\$489,700	\$765,700
General Reassessment	2006	\$276,000	\$0	\$682,900	\$958,900
General Reassessment	2005	\$166,700	\$0	\$573,000	\$739,700
General Reassessment	2004	\$157,000	\$0	\$491,300	\$648,300
General Reassessment	2003	\$113,500	\$0	\$414,900	\$528,400
General Reassessment	2002	\$107,100	\$0	\$358,600	\$465,700
General Reassessment	2001	\$91,900	\$0	\$304,300	\$396,200
General Reassessment	2000	\$84,800	\$0	\$277,800	\$362,600
General Reassessment	1999	\$80,800	\$0	\$257,200	\$338,000

After Recording Return to:
Metropolitan Title, LLC
14535 John Marshall Highway, Suite 109
Gainesville VA, 20155
Old Republic National Title Insurance Company
File No.: 1702236

201711210087814

Prince William County, VA
11/21/2017 11:29 AM Page 2
Jacqueline C Smith, Esq., Clerk
Grantor Tax: \$722.50



DEED

THIS DEED, made this 15 day of Nov, 2017, by and between **Lue Ann RAY**, Grantor, and **Peter K. CANDLAND** and **Robyn L. CANDLAND**, Grantees;

WITNESSETH

THAT, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, said Grantor does grant and convey with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto **Peter K. CANDLAND and Robyn L. CANDLAND**, Grantees, as tenants by the entirety with common law right of survivorship, their heirs, personal representatives and assigns, in fee simple, all that piece or parcel of land situate, lying and being in the County of Prince William, Commonwealth of Virginia and, described as follows:

ALL OF THAT CERTAIN lot or parcel of land, lying and being situate in Prince William County, Virginia, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the East edge of Livia Drive, a corner to the N/F Massie; thence North 38 degrees 20' 35" E, 240.60 feet to a point; thence North 16 degrees 48' 42" East 224.15 feet to a point; thence South 55 degrees 45' 18" E, 164.03 feet to a point; thence South 09 degrees 00' 49" West, 131.38 feet to a point; thence South 27 degrees 43' 41" East 137.82 feet to a point; thence South 59 degrees 44' 41" East 103.66 feet to a point; thence South 13' degrees 10' 11" West 164.06 feet to a point; thence South 84 degrees 25' 09" W, 506.23 feet to a point; thence North 16 degrees 48' 42" East 60.00 feet to a point; thence on a curve to the left with an arc of 274.45 feet and a radius of 245.00 feet to the point and place of beginning, containing 5.702 acres, more or less, on a Plat of Survey prepared by Holmes S. Smith & Associates, dated February 10, 1989, revised March 10, 1989 and attached to and made part of Deed recorded in Deed Book 1641, Page 808, among the Land Records of Prince William County, Virginia.

SUBJECT TO a Road Maintenance Agreement recorded in Deed Book 2017, Page 1951, among the aforesaid Land Records.

AND BEING the same property conveyed by Joel Anthony Thompson and Clara A. Thompson, husband and wife, unto Lue Ann Ray, married, by virtue of a Deed dated November 21, 2011, and recorded November 23, 2011 at Instrument No. 201111230096710, among the Land Records of Prince William County, Virginia.

THIS conveyance is made expressly subject to the restrictions, conditions, rights-of-way, and easements, if any, contained in the instruments constituting the chain of title to the property conveyed herein, and to matters visible upon inspection.

Prepared by: James E. Mitchell, III, Esq. VA Bar Number: 23104
Grantee Address: 12888 Livia Drive Catharpis, VA 20143
Tax Map No: 7499-64-5227
Consideration: \$680,000.00
Assessment: \$722,400.00

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AND the said Grantor(s) covenant(s) that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; and that they will execute such further assurances of said land as may be requisite.

Witness hand(s) and seal(s) of the said Grantor(s).


Lue Ann RAY

COMMONWEALTH OF VIRGINIA, COUNTY OF Prince William to wit:

On this 15 day of Nov, 2017 before me, the subscriber, a Notary Public of the State aforesaid, personally appeared **Lue Ann RAY** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, and in any presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.
Debra Scott Combs
Notary Public

My commission Expires: 03-11-2019



EXHIBIT B

**DISCLOSURE OF PERSONAL INTEREST AND DISQUALIFICATION FROM
PARTICIPATION IN A TRANSACTION IN ACCORDANCE WITH
VIRGINIA CODE §§ 2.2-3112(A) AND 2.2-3115(F)**

I, Peter K. Candland, as a member of the Board of County Supervisors, declare the following personal interest, and am disqualified from participating, in the following transaction after making this declaration, under Virginia Code §§ 2.2-3112(A) and 2.2-3115(F).

1. The transaction involved is Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway (“CPA”). Board Resolution No. 21-445, approved on July 20, 2021, initiated the CPA and stated, in part, “BE IT FURTHER RESOLVED that a friendly amendment was made and approved to enhance the [CPA] study area to include the entire corridor between Route 29 and Sudley Road” Pursuant to this language in Resolution No. 21-445, County Planning Office staff has identified an expanded CPA study area along Sudley Road/Route234 and Pageland Lane. See <https://www.pwcva.gov/departments/planning-office/pw-digital-gateway>.
2. My personal interest in the transaction is that my wife and I co-own a home off Pageland Lane (GPIN 7499-64-5227) which is located in the expanded CPA study area identified by County Planning Office staff. In addition, my wife and I have signed an application, along with all of the other homeowners in our homeowner’s association, requesting a change in the County’s Comprehensive Plan.
3. I shall not participate in the transaction.

DATE: November 2 , 2021



Peter K. Candland
Supervisor, Gainesville Magisterial District

EXHIBIT C

BRIEF

December 7, 2021

1. **Prayer – Invocation – Moment of Silence** **2:00 P.M.**

2. **Pledge of Allegiance**

[view](#) RES 21-644 **APPROVED:** Waive the Rules of Procedure and Approve a Request to Participate Remotely Through Electronic Communication Means
1: Bailey 2: Lawson / Unanimous / **ABSENT FROM VOTE:** Candland

3. **Approval of Minutes**

[view](#) RES 21-645 **A. APPROVED:** Approve – Minutes of November 9, 2021
1: Bailey 2: Boddye / Unanimous

[view](#) RES 21-646 **B. APPROVED:** Approve – Minutes of November 23, 2021
1: Bailey 2: Boddye / Unanimous

4. **Consent Agenda** 1: Bailey 2: Boddye / Unanimous

[view](#) RES 21-647 **A. APPROVED:** Request – Virginia Department of Transportation to Accept Mayapple Court in the Avendale Section 5 Subdivision into the Secondary System of State Highways – **Brentsville Magisterial District** – Ricardo Canizales, Transportation

[view](#) RES 21-648 **B. APPROVED:** Accept, Budget, and Appropriate – \$70,000 in One-Time Federal Pass-Through Revenue for the State Opioid Response II Prevention Program to Reconcile the Fiscal Year 2022 Community Services Board’s County Budget to Anticipated Revenue – Lisa Madron, Community Services

[view](#) RES 21-649 **C. APPROVED:** Ratify – Grant Application to the Virginia Department of Criminal Justice Services to Continue Supporting Juvenile Justice System Improvements and Contingent Upon Award Accept, Budget, and Appropriate \$89,750 in the Fiscal Year 2022 Budget and Accept the Juvenile Justice Improvement Project Report – Courtney Tierney, Social Services

[view](#) RES 21-650 **D. APPROVED:** Transfer, Budget, and Appropriate – \$301,225 from Fiscal Year 2021 Year-End Savings in the Capital Reserve for Designated Capital Projects – David Sindair, Management and Budget

[view](#) RES 21-651 **E. APPROVED:** Budget and Appropriate – \$750,000 from the Stormwater Management Fee Fund Balance for One-Time Drainage Maintenance and Repairs – Luke Hisghman, Public Works

Removed from Consent Agenda

- [view](#) RES 21-652 **F. APPROVED:** Proclaim – December 2021 – HIV / AIDS Awareness Month – Chair Wheeler
1: Bailey 2: Boddye / Unanimous / **ABSTAIN FROM VOTE:** Candland, Vega

5. Public Comment Time

6. Public Hearings

- [view](#) RES 21-653 **A. APPROVED:** Authorize – Condemnation and Exercise Quick-Take Powers, in Accordance with Chapter 3 of Title 25.1 of the Virginia Code, to Acquire Property and Various Easements From Property Located at 13790 Telegraph Road in Connection with the Summit School Road Extension and Telegraph Road Widening Project – **Occoquan Magisterial District** – Ricardo Canizales, Transportation
1: Boddye 2: Bailey / Unanimous

- [view](#) ORD 21-62 **B. APPROVED:** Amend – Stormwater Management Grant Fund Ordinance, Chapter 23.3 of the County Code – Thomas J. Smith, Public Works
1: Bailey 2: Angry / Unanimous

7. County Executive

8. County Attorney

- [view](#) RES 21-654 **A. APPROVED:** Authorize – Closed Meeting
- Personnel discussion relating to the hiring of a new County Executive; the appointments to the Virginia Association of Counties 2022 Steering Committees and Operational Committees; and the appointments to the 2022 Metropolitan Washington Council of Governments boards and policy committees, (Section 2.2-3711(A) (1))
 - Consultation with legal counsel regarding legal advice regarding tax assessment law, and actual or probable litigation in the matters of Board of Equalization 2018 tax assessment cases regarding: 10880 Airman Avenue, Manassas 20110, 8217 Linton Hall Road, Bristow, VA 20136, 9651 Hornbaker Road, Manassas, VA 20109, 15435 John Marshall Highway, Haymarket, VA 20169, 7400 Infantry Ridge Road, Manassas, VA 20109, and 11680 Hayden Road, Manassas, VA 20109 where discussion in an open meeting would adversely affect the litigating posture of the Board, or the bargaining position or negotiating strategy of the public body, (Section 2.2-3711(A) (7) and (8))
 - Consultation with legal counsel and briefings by staff members pertaining to discussion or consideration of the acquisitions of real property for public purposes, to include for a public park and / or other public purposes, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body (Section 2.2-3711(A) (3))
1: Angry 2: Bailey / Unanimous

9. Presentation

- A. NO ACTION TAKEN: UPDATE** – 2021 County Redistricting – ARCBridge Consulting and Training, Inc.

[view](#) RES 21-655 **FAILED:** Direct Staff to Advertise Plan 1 Map for Redistricting Public Hearing on December 21, 2021
1: Lawson 2: Vega / **AYES:** Lawson, Vega / **NAYS:** Angry, Bailey, Boddye, Candland, Franklin, Wheeler (2/6)

[view](#) RES 21-656 **APPROVED:** Direct Staff to Advertise Plan 2 Map for Redistricting Public Hearing on December 21, 2021
1: Angry 2: Bailey / **AYES:** Angry, Bailey, Boddye, Franklin, Wheeler / **NAYS:** Candland, Lawson, Vega (5/3)

10. **Agencies**

Finance

[view](#) RES 21-657 **A. APPROVED:** Accept, Budget, and Appropriate – In the COVID-19 Special Revenue Fund and Transfer \$1,483,020 of American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds Provided by the Commonwealth of Virginia Department of Housing and Community Development to the Prince William County Service Authority for Municipal Utility Relief; Ratify the Required Certification for Use of State and Local Fiscal Recovery Funds by Prince William County on Behalf of the Prince William County Service Authority and Authorize Execution of the Prince William County Service Authority Certification for Receipt of Coronavirus State and Local Fiscal Recovery Funds from Prince William County – Michelle Attreed, Finance
1: Bailey 2: Angry / Unanimous

Parks, Recreation, and Tourism

[view](#) RES 21-658 **B. APPROVED:** Execute – Purchase Agreements for 16205, 16141, 16151, and 16133 John Marshall Highway, Broad Run, Virginia and Transfer, Budget, and Appropriate \$1,825,000 from the Capital Reserve for the Preservation and Interpretation of the Historic Thoroughfare Community – **Gainesville Magisterial District** – Seth Hender-Voss, Parks, Recreation, and Tourism
1: Bailey 2: Boddye / Unanimous

Transportation

C. NO ACTION TAKEN: UPDATE – Joint Mobility Report – Ricardo Canizales, Transportation

11. **Supervisors' Time**

[view](#) RES 21-659 **A. APPROVED:** Appoint – **John Blevins** to the Joint Recreation Center Advisory Board – Chair Wheeler
1: Bailey 2: Boddye / Unanimous

[view](#) RES 21-660 **B. APPROVED:** Appoint – **First Sergeant Mark Depatie, Sergeant Russ Crandol,** and **Public Safety Technician Evan Johnson** to the Towing Ordinance Advisory Board – Chair Wheeler
1: Bailey 2: Boddye / Unanimous

[view](#) RES 21-661 **C. APPROVED:** Appoint – **Krista Newton** to the Hylton Performing Arts Center Executive Board – Chair Wheeler
1: Bailey 2: Boddye / Unanimous

Supervisors' Time (Continued)

[view](#) RES 21-662 **D. APPROVED:** Appoint – **Seth Hender-Voss** to the Hylton Performing Arts Center Executive Board – Chair Wheeler
1: Bailey 2: Boddye / Unanimous

[view](#) RES 21-663 **E. APPROVED:** Establish – Prince William County Sustainability Commission, Supervisor Franklin
1: Franklin 2: Boddye / **AYES:** Angry, Bailey, Boddye, Candland, Franklin, Wheeler / **NAYS:** Lawson, Vega (6/2)

NOTICE OF INTENT TO APPOINT: Ronald D. Yoho to the Board of Equalization – Supervisor Angry

NOTICE OF INTENT TO APPOINT: Richard M. Wilson Jr. to the Prince William County Trails and Blueways Council – Supervisor Angry

NOTICE OF INTENT TO NOMINATE: Davon Gray to the Board of Zoning Appeals – Supervisor Vega

12. Closed Meeting

[view](#) RES 21-664 **A. APPROVED:** Certify Closed Meeting
1: Bailey 2: Boddye / Unanimous

Adjourned Into Meeting 6:37 P.M.

Adjourned Out of Meeting 7:42 P.M.

Action Following Closed Meeting

[view](#) RES 21-665 **APPROVED:** Appoint – Metropolitan Washington Council of Governments Appointments to the Council of Governments Board and Policy Committees for the 2022 Calendar Year
1: Bailey 2: Boddye / Unanimous

[view](#) RES 21-666 **APPROVED:** Recommend 2022 Steering and Operational Committee Appointments to the Virginia Association of Counties
1: Boddye 2: Lawson / Unanimous

13. Public Comment Time 7:30 p.m.

**14. Public Hearings
Consolidated Agenda**

[view](#) ORD 21-63 **A. APPROVED:** Special Use Permit – #SUP2021-00032, Mystikos Armament LLC – **Brentsville Magisterial District** – Emilie Wolfson, Planning
1: Lawson 2: Vega / Unanimous

[view](#) ORD 21-64 **B. APPROVED:** Rezoning – #REZ2021-00015, Contractors Court – **Brentsville Magisterial District** – Christopher Perez, Planning
1: Lawson 2: Vega / Unanimous

[view](#) RES 21-667 **APPROVED:** Authorize – Closed Meeting

- Consultation with legal counsel regarding legal advice regarding land use law, and actual or probable litigation in the matters of Rezoning and Proffer Amendment REZ. 2021-0001 and Special Use Permit #SUP 2021-0002, I-66 and Route 29 Technology Park, where discussion in an open meeting would adversely affect the litigating posture of the Board, or the bargaining position or negotiating strategy of the public body, (Section 2.2-3711(A) (7) and (8)); and 1: Bailey 2: Lawson / Unanimous

[view](#) RES 21-668 **APPROVED:** Certify Closed Meeting
1: Bailey 2: Boddye / Unanimous

Adjourned Into Meeting 9:53 P.M.
Adjourned Out of Meeting 10:23 P.M.

Public Hearings
Standard Agenda

[view](#) ORD 21-65 **C. APPROVED:** Rezoning and Proffer Amendment – #REZ2021-00001, 1-66 and Route 29 Technology Park – **Gainesville Magisterial District** – Bryce Barrett, Planning
1: Boddye 2: Bailey / **AYES:** Angry, Bailey, Boddye, Franklin, Lawson, Wheeler / **NAYS:** Candland, Vega (6/2)

[view](#) ORD 21-66 **D. APPROVED:** Special Use Permit - #SUP2021-00002, I-66 and Route 29 Technology Park – **Gainesville Magisterial District** – Bryce Barrett, Planning
1: Boddye 2: Bailey / **AYES:** Angry, Bailey, Boddye, Franklin, Lawson, Wheeler / **NAYS:** Candland, Vega (6/2)

[view](#) ORD 21-67 **APPROVED:** Rezoning - #REZ2020-00025, Lomond Village – **Brentsville Magisterial District** – Scott Meyer, Planning
1: Lawson 2: Bailey / **AYES:** Angry, Bailey, Boddye, Franklin, Lawson, Wheeler / **NAYS:** Candland, Vega (6/2)

E. NO ACTION TAKEN: RES – Denial of Rezoning - #REZ2020-00025, Lomond Village – **Brentsville Magisterial District** – Scott Meyer, Planning

F. NO ACTION TAKEN: DEFERRED TO DATE UNCERTAIN: ORD – Proffer Amendment #REZ2021-00013, Manassas Mall – **Brentsville Magisterial District** – Christopher Perez, Planning

G. NO ACTION TAKEN: DEFERRED TO DATE UNCERTAIN: ORD – Special Use Permit #SUP2021-00020, Motomember – **Brentsville Magisterial District** – Christopher Perez, Planning

15. Adjourn Meeting

[view](#) RES 21-669 **A. APPROVED:** Adjourn Meeting at 11:05 P.M.
1: Angry 2: Bailey / Unanimous

Directives

DIR 21-63

Boddye

Traffic Safety Work Session

County staff was directed to schedule a Traffic Safety Work Session.

DIR 21-64

Lawson

Initiation of a Zoning Text Amendment for Article 1 and Article 4

County staff was directed to bring back an initiation for a zoning text amendment to consider the definitions and M-1 and M-2 districts to address off-site commercial parking associated with a primary use. Staff was asked to consider the best way to allow some flexibility for off-site commercial parking, while maintaining the quality of the County and without impacting adjacent users. Staff is directed to bring forward an initiation of a Zoning Text Amendment for Article 1 and Article 4 and any other sections of the Zoning Ordinance as necessary to address this issue, for the Board to consider initiating.

EXHIBIT D

BRIEF

January 18, 2022

1. **Prayer – Invocation – Moment of Silence** **2:00 P.M.**
2. **Pledge of Allegiance**
3. **Consent Agenda** 1: Bailey 2: Boddye / Unanimous
 - A. **NO ACTION TAKEN: RES** – Authorize – Public Hearing to Consider Granting a License Agreement to Samah Girgis for the Management, Operation, and Maintenance of a Food Service Operation at the Development Services Building, 5 County Complex Court, Woodbridge, Virginia, 22192 – **Occoquan Magisterial District** – Matthew F. Villareale, Facilities and Fleet Management
 - [view](#) RES 22-020 B. **APPROVED:** Authorization – To Issue Notice of Intent to Abandon 0.25 Miles of Old Nokesville Road (State Route 780) – **Brentsville Magisterial District** – Ricardo Canizales, Transportation
 - [view](#) RES 22-021 D. **APPROVED:** Request – Virginia Department of Transportation to Accept the Streets in the Avendale Section 3 into the Secondary System of State Highways – **Brentsville Magisterial District** – Ricardo Canizales, Transportation
 - [view](#) RES 22-022 E. **APPROVED:** Authorize – Street Name Changes to Rename Segments of Existing Balls Ford Road to Hansen Farm Road (State Route 847) and Brady Lane (State Route 848) – **Brentsville and Gainesville Magisterial Districts** – Ricardo Canizales, Transportation
 - [view](#) RES 22-023 F. **APPROVED:** Authorize – Public Hearing to Consider Adoption of an Ordinance to Restrict Parking on Both Sides of Gerry Lane (State Route 2490) for Approximately 50 Feet Southwest of its Intersection with Gibson Court, Pursuant to the Authority Granted by Section 46.2-1222 of the Code of Virginia – **Neabsco Magisterial District** – Ricardo Canizales, Transportation
 - [view](#) RES 22-024 G. **APPROVED:** Endorse – City of Manassas Park Grant Application for the Fiscal Year 2028 Regional Surface Transportation Program Federal Funding Through the Commonwealth Transportation Board for the Route 28-Centreville Road Corridor Improvement Project – **Coles Magisterial District** – Ricardo Canizales, Transportation
 - [view](#) RES 22-025 H. **APPROVED:** Adopt – Historic Preservation Foundation Annual Work Plan for Calendar Year 2022 – Seth Hendler-Voss, Parks, Recreation, and Tourism
 - [view](#) RES 22-026 I. **APPROVED:** Approve – Forest Greens Disc Golf Course Layout – **Potomac Magisterial District** – Seth Hendler-Voss, Parks, Recreation, and Tourism

Consent Agenda (Continued)

- [view](#) RES 22-027 **J. APPROVED:** Execute – Deed of Reservation for Storm Water Reservation Areas at Cloverdale Park – **Neabsco Magisterial District** – Seth Hendler-Voss, Parks, Recreation, and Tourism
- [view](#) RES 22-028 **K. APPROVED:** Appoint – Elijah Johnson as Director of Emergency Management, Michelle Casciato and Timothy Keen as Deputy Directors of Emergency Management, and Consent to Appointment of Brian Misner as Emergency Management Coordinator, and Kathryne Kitzmiller and James Forgo as Deputy Coordinators of Emergency Management – Matthew Smolsky, Fire and Rescue
- [view](#) RES 22-029 **L. APPROVED:** Transfer, Budget, and Appropriate – \$89,706 in Federal Grant Funds From the Office of Housing for Emergency Shelter Operations in Response to the COVID-19 Pandemic – Courtney Tierney, Social Services
- [view](#) RES 22-030 **N. APPROVED:** Budget and Appropriate – \$300,000 from the Criminal Forfeiture Fund Balance to the Criminal Forfeiture Expenditure Budget to Purchase Items and Services Including Facility Improvements and Tactical and Operational Equipment – Chief Peter Newsham, Police
- [view](#) RES 22-031 **P. APPROVED:** Transfer, Budget, and Appropriate – \$1,963,316 in General Use Parks and Recreation Proffer Funds and Transfer \$756,786 from the Land Acquisition Capital Project to the Rollins Ford Park Capital Project and Authorize the Use of \$40,000 in Sewer and Water Availability Credits from the Prince William County Service Authority for the Construction of Rollins Ford Park – **Brentsville Magisterial District** – Seth Hendler-Voss, Parks, Recreation, and Tourism

Removed from Consent Agenda

- [view](#) RES 22-032 **C. APPROVED:** Authorize – Submission of Grant Application for the I-66 Commuter Bus Fare Buy Down Transit Incentive Program and Endorse OmniRide Applications to the Commuter Choice Program Administered by the Northern Virginia Transportation Commission for Fiscal Years 2023-2024 Funding – **Various Magisterial Districts** – Ricardo Canizales, Transportation
1: Franklin 2: Angry / **AYES:** Angry, Bailey, Boddye, Candland, Franklin, Lawson, Wheeler / **NAYS:** Vega (7/1)
- [view](#) RES 22-033 **M. APPROVED:** Ratify – Grant Application to the Virginia Department of Criminal Justice Services Hate Crimes Grant Program; Accept, Budget, and Appropriate \$200,000 Contingent Upon Grant Award; and Approve the Memorandum of Understanding with the Virginia Interfaith Center for Public Policy – Chief Peter Newsham, Police
1: Vega 2: Boddye / Unanimous

Removed from Consent Agenda (Continued)

- [view](#) RES 22-034 **O. APPROVED:** Budget and Appropriate – \$111,909 in Building Development Fee Revenue, \$7,801 in Fire Marshal's Office Development Fee Revenue, \$243,054 from the Building Development Fee Reserve, and Transfer, Budget, and Appropriate \$34,741 from the Economic Development Opportunity Fund and \$126,987 from the General Fund to the Department of Development Services and Fire Marshal's Office for Increased Staffing to Support the Targeted Industry Program – Wade Hugh, Development Services / Timothy Keen, Fire and Rescue / Christina Winn, Economic Development
1: Franklin 2: Boddye / **AYES:** Angry, Bailey, Boddye, Candland, Franklin, Vega, Wheeler / **NAYS:** Lawson (7/1)
- [view](#) RES 22-035 **Q. APPROVED:** Proclaim – February 9, 2022 – School Crossing Guard Appreciation Day in Prince William County – Chief Peter Newsham, Police
1: Lawson 2: Bailey / Unanimous / **ABSTAIN FROM VOTE:** Candland, Vega
- [view](#) RES 22-036 **R. APPROVED:** Commend – Stafford Airport Manager Edward Wallis for His Twenty Years of Service – Chair Wheeler
1: Boddye 2: Lawson / Unanimous / **ABSTAIN FROM VOTE:** Vega
- [view](#) RES 22-037 **S. APPROVED:** Commend – Eileen Thrall for Twenty Years of Dedicated Service to Prince William County as a Member of the Board of Zoning Appeals – Supervisor Bailey
1: Boddye 2: Lawson / Unanimous / **ABSTAIN FROM VOTE:** Vega
- [view](#) RES 22-038 **T. APPROVED:** Commend – Bill Lake – For His Four Decades of Service – Chair Wheeler
1: Boddye 2: Lawson / Unanimous / **ABSTAIN FROM VOTE:** Vega

4. Public Comment Time

5. Public Hearings

- [view](#) ORD 22-01 **A. APPROVED:** Consider – Adoption of an Ordinance to Vacate 0.34268 Acres of Ridgefield Village Drive Right-of-Way – **Neabsco Magisterial District** – Ricardo Canizales, Transportation
1: Angry 2: Boddye / Unanimous

6. Acting County Executive

- [view](#) RES 22-039 **A. APPROVED:** Authorize – County's Chief Financial Officer, to Execute the Certification of Receipt of Coronavirus State and Local Fiscal Recovery Funds, Approved as to Form by the County Attorney's Office, for the Use of, \$10,000,000 Cash, to the Human Services Alliance of Greater Prince William From the County's Allocation of the American Rescue Plan Act Funds to Support the Community Feeding Task Force – Sarah Henry, Area Agency on Aging
1: Boddye 2: Bailey / Unanimous

7. County Attorney

- [view](#) RES 22-040 **A. APPROVED:** Authorize – Closed Meeting
- Consultation with legal counsel and briefings by staff members pertaining to discussion or consideration of the acquisition of real property for public purposes, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body; with the related discussion concerning an economic development item regarding expansion of prospective business or industry where no previous announcement has been made of the business' or industry's interest in expanding their facilities in the County, along with the related discussion or consideration of the investment of public funds for the economic development matter where competition or bargaining is involved, where, if made public initially, the financial interest of the County would be adversely affected, and where discussion in an open meeting would adversely affect the litigating posture, bargaining position, or negotiating strategy of the public body, (Section 2.2-3711(A) (3), (5) and (6)
1: Boddye 2: Bailey / Unanimous

8. Supervisors' Time

- [view](#) RES 22-041 **A. APPROVED:** Appoint – **Kelly Easterly** to the Animal Advisory Committee – Supervisor Angry
1: Bailey 2: Boddye / Unanimous
- [view](#) RES 22-042 **B. APPROVED:** Appoint – **Kevin C. Rychlik** to the Social Services Advisory Board – Chair Wheeler
1: Bailey 2: Boddye / Unanimous
- [view](#) RES 22-043 **C. APPROVED:** Appoint – **William H. McCarty, Jr.** to the Prince William County Trails and Blueways Council – Chair Wheeler
1: Bailey 2: Boddye / Unanimous
- [view](#) RES 22-044 **D. APPROVED:** Appoint – **Patricia Kuntz** to the Planning Commission – Chair Wheeler
1: Bailey 2: Boddye / Unanimous
- [view](#) RES 22-045 **E. APPROVED:** Accept and Approve – Calendar Year 2022 Internal Audit Plan, as Amended
1: Lawson 2: Bailey / Unanimous

NOTICE OF INTENT TO APPOINT: Eileen Fowler Thrall to the Commission on Aging – Supervisor Bailey

NOTICE OF INTENT TO APPOINT: J. Randall Freed to the Prince William County Sustainability Commission – Supervisor Boddye

NOTICE OF INTENT TO NOMINATE: Robert Perry, Jr. to the Board of Zoning Appeals – Supervisor Boddye

NOTICE OF INTENT TO APPOINT: J. Michael Hill to the Board of Equalization – Supervisor Franklin

Supervisors' Time (Continued)

NOTICE OF INTENT TO APPOINT: Emine Rowe to the Animal Advisory Committee – Supervisor Franklin

NOTICE OF INTENT TO APPOINT: Laura Haufler to the Animal Advisory Committee – Supervisor Angry

[view](#) RES 22-046 **FAILED:** Direct Staff to Postpone for Four to Six Weeks the Data Center Opportunity Zone Overlay District Community Meeting Scheduled for January 20, 2022

1: Lawson 2: Vega / **AYES:** Boddye, Candland, Lawson, Vega / **NAYS:** Angry, Bailey, Franklin, Wheeler (4/4)

[view](#) RES 22-047 **FAILED:** Direct Staff to Postpone for Four to Six Weeks the PW Digital Gateway Comprehensive Plan Amendment Community Meeting Scheduled for January 27, 2022

1: Lawson 2: Vega / **AYES:** Boddye, Lawson, Vega / **NAYS:** Angry, Bailey, Franklin, Wheeler / **ABSTAIN FROM VOTE:** Candland (3/4/1)

9. Closed Meeting

[view](#) RES 22-048 **A. APPROVED:** Certify Closed Meeting
1: Candland 2: Boddye / Unanimous

Adjourned Into Meeting 5:11 P.M.

Adjourned Out of Meeting 6:26 P.M.

10. Public Comment Time 7:30 p.m.

11. Public Hearings

Consolidated Agenda

[view](#) ORD 22-02 **A. APPROVED:** Special Use Permit #SUP2021-00025, Quantico Centre Popeyes – **Potomac Magisterial District** – Christopher Perez, Planning
1: Bailey 2: Lawson / Unanimous / **ABSENT FROM VOTE:** Vega

[view](#) ORD 22-03 **B. APPROVED:** Special Use Permit #SUP2021-00012, Sikh Center of Virginia – **Coles Magisterial District** – Alexander Stanley, Planning
1: Bailey 2: Lawson / Unanimous / **ABSENT FROM VOTE:** Vega

12. Adjourn Meeting

[view](#) RES 22-049 **A. APPROVED:** Adjourn Meeting at 8:00 P.M.
1: Bailey 2: Boddye / Unanimous / **ABSENT FROM VOTE:** Vega

EXHIBIT E

BRIEF

March 1, 2022

1. **Prayer – Invocation – Moment of Silence** **2:00 P.M.**

2. **Pledge of Allegiance**

[view](#) RES 22-108 **APPROVED:** Amend the March 1, 2022, Agenda to Cancel the 7:30 p.m. Evening Session and Defer the Scheduled Public Hearings to a Date Uncertain
1: Lawson 2: Angry / Unanimous

3. **Approval of Minutes**

[view](#) RES 22-109 **A. APPROVED:** Approve – Minutes of February 1, 2022
1: Angry 2: Boddye / Unanimous

[view](#) RES 22-110 **B. APPROVED:** Approve – Minutes of February 8, 2022
1: Angry 2: Boddye / Unanimous

[view](#) RES 22-111 **C. APPROVED:** Approve – Minutes of February 15, 2022
1: Angry 2: Boddye / Unanimous

4. **Consent Agenda** 1: Bailey 2: Boddye / Unanimous

[view](#) RES 22-112 **C. APPROVED:** Transfer, Budget, and Appropriate – \$300,000 in Proffer Funds to the Pageland Lane Right Turn Lane Project – **Gainesville Magisterial District – Ricardo Canizales, Transportation**

[view](#) RES 22-113 **D. APPROVED:** Authorize – Execution of a County - State Agreement for Local Administration of the Prince William Parkway at Old Bridge Road Intersection Improvements Project, Project Number 0294-076-327, UPC 119073, and Budget and Appropriate \$33,487,806 in Federal Funding to the Prince William Parkway at Old Bridge Road Intersection Improvements Project – **Neabsco and Occoquan Magisterial Districts – Ricardo Canizales, Transportation**

[view](#) RES 22-114 **E. APPROVED:** Award – \$45,556,369 Design-Build Contract to The Whiting-Turner Contracting Company for the Potomac / Neabsco Mills Commuter Garage Project – **Neabsco and Woodbridge Magisterial Districts – Ricardo Canizales, Transportation**

Removed from Consent Agenda

[view](#) RES 22-115 **A. APPROVED:** Authorize – Grant Application to the Fiscal Year 2023 Regional Safety Program Administered by the National Capital Region Transportation Planning Board for Grant Technical Assistance for the Darbydale / Forestdale Avenue Retrofitting Project – **Neabsco Magisterial District – Ricardo Canizales, Transportation**
1: Angry 2: Franklin / Unanimous

Removed from Consent Agenda (Continued)

[view](#) RES 22-116 **B. APPROVED:** Authorize – Economic Development Opportunity Fund Grant of \$50,000 to George Mason University to Provide Matching Funds for a GO Virginia Grant for a Nanofabrication Facility at the George Mason University Science and Technology Campus in Prince William County – **Brentsville Magisterial District** – Christina Winn, Economic Development
1: Lawson 2: Boddye / **AYES:** Angry, Bailey, Boddye, Candland, Franklin, Lawson, Wheeler / **NAYS:** Vega (7/1)

[view](#) RES 22-117 **F. APPROVED:** Proclaim – March 2022 – Irish American Heritage Month – Chair Wheeler
1: Boddye 2: Angry / Unanimous / **ABSTAIN FROM VOTE:** Candland, Vega

5. Public Comment Time

6. Public Hearings

[view](#) ORD 22-09 **A. APPROVED:** Adopt – 2022 Reprecincting Plan in Accordance with Section 24.2-307 of the Code of Virginia – Eric Olsen, General Registrar / Office of Elections
1: Bailey 2: Boddye / Unanimous

7. Acting County Executive

8. County Attorney

[view](#) RES 22-118 **A. APPROVED:** Authorize – Closed Meeting

- Consultation with legal counsel and briefings by staff members pertaining to discussion or consideration of the acquisitions of real properties for public purposes, to include for park purposes, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body (Section 2.2-3711(A) (3)
1: Angry 2: Bailey / Unanimous

9. Agencies

Transportation

A. NO ACTION TAKEN: UPDATE – Prince William County Department of Transportation Joint Mobility Report – Ricardo Canizales, Transportation

10. Supervisors' Time

NOTICE OF INTENT TO APPOINT: Sally S. Starr to the Community Services Board – Chair Wheeler

11. Closed Meeting

[view](#) RES 22-119 **A. APPROVED:** Certify Closed Meeting
1: Bailey 2: Boddye / Unanimous

Adjourned Into Meeting 6:30 P.M.
Adjourned Out of Meeting 7:46 P.M.

12. **Public Comment Time** 7:30 p.m.

13. **Public Hearings**
Standard Agenda

- A. **NO ACTION TAKEN: DEFERRED TO DATE UNCERTAIN: ORD** – Rezoning – #REZ2021-00003, John Marshall Commons Tech Park – **Gainesville Magisterial District** – Scott Meyer, Planning
- B. **NO ACTION TAKEN: DEFERRED TO DATE UNCERTAIN: ORD** – Special Use Permit – #SUP2021-00004, John Marshall Commons Tech Park – **Gainesville Magisterial District** – Scott Meyer, Planning

14. **Adjourn Meeting**

- [view](#) RES 22-120 A. **APPROVED:** Adjourn Meeting at 7:47 P.M.
1: Boddye 2: Bailey/ Unanimous

Directives

DIR 22-08
Wheeler

Remove Bi-County Parkway from Work Program

County staff was directed to Remove the Bi-County Parkway from Staff's Work Program in the Mobility Plan Update and to Focus on, and Bring Forward, Local Improvements and Solutions, Versus a Regional Facility.

DIR 22-09
Wheeler

Speed Camera Study

County staff was directed to conduct a speed camera study and present the data to the Board.

EXHIBIT F

Rural Sanders Lane neighbors mull selling to data centers

By Peter Cary

CONTRIBUTING WRITER

Data center fever might be spreading to Sanders Lane, a north-south route just north of Pageland Lane, where officials are already considering land-use and zoning changes to create a new data corridor in rural, northwest Prince William County.

On Sunday, April 3, more than 100 residents along Sanders Lane gathered at the home of Josiah Hunter, who lives on Boxwood Farms Drive. Hunter said it was just a neighborhood meeting for the purpose of getting good information to curious residents who wanted to learn more about data center activity on Pageland Lane.

Sanders Lane is a 4-mile, two-lane stretch that runs between Sudley and Braddock roads. Its southern end kisses the northern end of Pageland Lane, where antagonism runs high between the opponents and proponents of the proposed data center corridor. Like Pageland, Sanders is paralleled by Dominion Energy's high-power transmission lines, which could power data buildings.

The bucolic road hosts a smattering of signs

protesting the proposed digital development to the south.

Hunter said the group did not discuss doing business with data center operators, nor organizing to oppose them. He also said he did not know how many of the attendees might be interested in doing a data center deal.

"I think there's a number in the neighborhood who are interested and a number who are not," he said.

He said that he, personally, is opposed to the so-called "PW Digital Gateway" under consideration to the south. But he said it would be unfair for county officials to change the land-use designation along Pageland Lane to allow for data centers and not do the same for Sanders Lane, which would leave him and his neighbors "stuck next to" a data center corridor forever.

One of the speakers at Sunday night was Supervisor Pete Candland, R-Gainesville, who lives on Livia Drive off Pageland Lane and who — he says, reluctantly — signed on with an assemblage of landowners to sell their property to a data center builder if all terms are met.

Candland spoke for 30 minutes, Hunter said. He explained what comprehensive plan amendments are, how they relate to rezonings and why data centers are attractive as sources of tax revenue.

Candland also told the crowd that the Bi-County Parkway is dead, Hunter said. Others told what they knew of data center offers and contracts that had been signed by landowners along Pageland Lane.

The meeting was partly instigated by Dori Burner, one of the organizers of an assemblage on Pageland Lane, who had previously appeared at a Sanders Lane home to talk to residents. According to a letter that served as an invitation to the meeting, Burner had met with some homeowners on Sanders Lane and told them that she and a partner had lined up data center land buyers if residents wanted to sell. The letter suggested sales of \$1 million an acre were possible.

But Burner was not invited to Sunday's meeting because she was not a neighborhood resident and has an interest in data center development, Hunter said.

Reach Peter Cary at news@fauxquier.com

EXHIBIT G

BRIEF

May 10, 2022

1. **Prayer – Invocation – Moment of Silence** **2:00 P.M.**
2. **Pledge of Allegiance**
3. **Procedural Matters**
 - A. **NO ACTION TAKEN:** Approve – Request to Participate Remotely Through Electronic Communication Means
4. **Approval of Minutes**
 - [view](#) RES 22-241 A. **APPROVED:** Approve – Minutes of April 5, 2022
1: Bailey 2: Boddye / Unanimous
 - [view](#) RES 22-242 B. **APPROVED:** Approve – Minutes of April 12, 2022
1: Bailey 2: Boddye / Unanimous
 - [view](#) RES 22-243 C. **APPROVED:** Approve – Minutes of April 19, 2022
1: Bailey 2: Boddye / Unanimous
 - [view](#) RES 22-244 D. **APPROVED:** Approve – Minutes of April 26, 2022
1: Bailey 2: Boddye / Unanimous
5. **Consent Agenda** 1: Bailey 2: Boddye / Unanimous
 - [view](#) RES 22-245 A. **APPROVED:** Authorize – Conveyance of Comcast Utility Easements on County-Owned Property Located at 18260 Cockpit Road, Dumfries, Virginia, 22026 – **Potomac Magisterial District** – Rob Mancini, Department of Information Technology
 - [view](#) RES 22-246 B. **APPROVED:** Endorse – Final Design of the Route 234 Brentsville Interchange Project – **Coles Magisterial District** – Ricardo Canizales, Transportation
 - [view](#) RES 22-247 C. **APPROVED:** Endorse – Final Design of the Devlin Road Widening Project – **Brentsville Magisterial District** – Ricardo Canizales, Transportation
 - [view](#) RES 22-248 D. **APPROVED:** Authorize – Execution of an Agreement Between Prince William County and Bush Construction Corporation as it Relates to the North Woodbridge Mobility Improvements (Annapolis Way) Project – **Woodbridge Magisterial District** – Ricardo Canizales, Transportation

Consent Agenda (Continued)

- [view](#) RES 22-249 **F. APPROVED:** Request – Virginia Department of Transportation to Accept Gardner Park Drive and Nolan Road into the Secondary System of State Highways – **Brentsville Magisterial District** – Ricardo Canizales, Transportation
- [view](#) RES 22-250 **H. APPROVED:** Authorize – Department of Parks, Recreation, and Tourism to Apply for a 2022 Fairfax Water Supply Stakeholder Outreach Program Grant for Science in the Park Programming and Accept, Budget, and Appropriate Up to \$3,420 Contingent Upon the Grant Award – Seth Hendler-Voss, Parks, Recreation, and Tourism
- [view](#) RES 22-251 **I. APPROVED:** Transfer, Budget, and Appropriate – \$67,000 in Fiscal Year 2022 from Criminal Forfeiture Fund in Further Support of Law Enforcement Activities by the Office of the Commonwealth’s Attorney – Amy Ashworth, Office of the Commonwealth’s Attorney
- [view](#) RES 22-252 **J. APPROVED:** Accept, Budget, and Appropriate – \$107,198 of Housing Choice Voucher Grant Funds from the United States Department of Housing and Urban Development and \$51,887 of Virginia Department of Behavioral Health and Development Services Grant Funds to the Office of Housing and Community Development – Joan S. Duckett, Office of Housing and Community Development
- [view](#) RES 22-253 **K. APPROVED:** Ratify – 2022 Virginia Shelter Upgrade Fund Grant Application and Accept, Budget, and Appropriate Up to \$179,586 to Provide Emergency Generators and Electrical Modifications at Pre-Designated Emergency Shelters and Mass Care Facilities – Brian Misner, Emergency Management
- [view](#) RES 22-254 **M. APPROVED:** Authorize – Community Services to Apply for the Potomac Health Foundation Community Partners Discretionary Grant, and Contingent Upon Award, Accept, Budget, and Appropriate \$2,000,000 in One-Time Revenue and Expenditure for the Crisis Receiving and Stabilization Center in Fiscal Year 2023 – Lisa Madron, Community Services
- [view](#) RES 22-255 **N. APPROVED:** Accept, Budget, and Appropriate – \$1,500,000 in One-Time Federal, \$1,500,000 One-Time State, and \$200,000 in Ongoing State Revenues for the Crisis Receiving and Stabilization Center – Lisa Madron, Community Services
- [view](#) RES 22-256 **O. APPROVED:** Award – \$3,480,383 Professional Services Contract to Rinker Design Associates, P.C., for Right-of-Way, Utility, and Geotechnical Services for the Route 1 (Fraley Boulevard) Widening Project – **Potomac Magisterial District** – Ricardo Canizales, Transportation

Consent Agenda (Continued)

- [view](#) RES 22-257 **P. APPROVED:** Transfer, Budget, and Appropriate – \$5,513,000 in Northern Virginia Transportation Authority Local 30% Funds and Award a \$21,375,988 Construction Contract to Sagres Construction Corporation for Intersection Improvements at Prince William Parkway and University Boulevard (Quadrant Roadway Intersection) Project – **Brentsville Magisterial District** – Ricardo Canizales, Transportation
- [view](#) RES 22-258 **Q. APPROVED:** Budget and Appropriate – \$5,571,592 to Reconcile the Virginia Department of Behavioral Health and Development Services Performance Contract and Authorize the Director of Finance to Re-Appropriate all Unexpended Amounts to Fiscal Year 2023 – Lisa Madron, Community Services

Removed from Consent Agenda

- [view](#) RES 22-259 **E. APPROVED:** Authorize – Grant Application to the Fiscal Year 2022 Multimodal Project Discretionary Grant for Federal Funding from the United States Department of Transportation for the Route 123 at Interstate 95 Corridor Innovative Intersection Improvements Project – **Various Magisterial Districts** – Ricardo Canizales, Transportation
1: Franklin 2: Boddye / **AYES:** Angry, Bailey, Boddye, Candland, Franklin, Wheeler / **NAYS:** Lawson, Vega (6/2)
- G. APPROVED:** Authorize – Execution of a Project Administration Agreement with the Virginia Department of Transportation for Oversight of the Route 1 (Fraley Boulevard) Widening Project and Authorize Execution of a Standard Project Agreement Between Prince William County and the Virginia Department of Transportation for the Construction of the Route 1 (Fraley Boulevard) Widening Project – **Potomac Magisterial District** – Ricardo Canizales, Transportation
1: Bailey 2: Boddye / Unanimous
- [view](#) RES 22-260 **1.** Authorize – Execution of a Project Administration Agreement with the Virginia Department of Transportation for Oversight of the Route 1 (Fraley Boulevard) Widening Project
- [view](#) RES 22-261 **2.** Authorize Execution of a Standard Project Agreement Between Prince William County and the Virginia Department of Transportation for the Construction of the Route 1 (Fraley Boulevard) Widening Project
- [view](#) RES 22-262 **L. APPROVED:** Authorize – Community Services to Apply, and Contingent Upon Award, Accept, Budget, and Appropriate \$1,000,000 in One-Time Federal Revenue for the Substance Abuse and Mental Health Services Administration Expansion and Sustainability of the Comprehensive Community Mental Health Services for Children with Serious Emotional Disturbances Grant in Fiscal Year 2023 – Lisa Madron, Community Services
1: Candland 2: Angry / Unanimous
- [view](#) RES 22-263 **R. APPROVED:** Proclaim – May 15, 2022 – National Peace Officers Memorial Day and Proclaim – Week of May 11 - 17, 2022 – National Police Week – Chief Peter Newsham, Police
1: Bailey 2: Boddye / Unanimous / **ABSTAIN FROM VOTE:** Candland, Vega

Removed from Consent Agenda (Continued)

- [view](#) RES 22-264 **S. APPROVED:** Proclaim – May 2022 – Business Appreciation Month – Christina Winn, Economic Development
1: Bailey 2: Boddye / Unanimous / **ABSTAIN FROM VOTE:** Candland, Vega
- [view](#) RES 22-265 **T. APPROVED:** Proclaim – May 2022 – Building Safety Month – Wade Hugh, Development Services
1: Bailey 2: Boddye / Unanimous / **ABSTAIN FROM VOTE:** Candland, Vega
- [view](#) RES 22-266 **U. APPROVED:** Proclaim – May 2022 – Historic Preservation Month – Seth Hendler-Voss, Parks, Recreation, and Tourism
1: Bailey 2: Boddye / Unanimous / **ABSTAIN FROM VOTE:** Candland, Vega
- [view](#) RES 22-267 **V. APPROVED:** Proclaim – May 2022 – Foster Care Month – Courtney Tierney, Social Services
1: Bailey 2: Boddye / Unanimous / **ABSTAIN FROM VOTE:** Candland, Vega
- [view](#) RES 22-268 **W. APPROVED:** Commend – 30th Birthday – Prince William County Arts Council – Chair Wheeler
1: Candland 2: Boddye / Unanimous / **ABSTAIN FROM VOTE:** Vega

6. Public Comment Time

7. Public Hearings

- [view](#) RES 22-269 **A. APPROVED:** Granting of a License Agreement to Merly Abbas-Ericsson for the Management, Operation, and Maintenance of a Food Service Operation at the Development Services Building, 5 County Complex Court, Woodbridge, Virginia, 22192 – **Occoquan Magisterial District** – Matthew F. Villareale, Facilities and Fleet Management
1: Bailey 2: Boddye / Unanimous
- [view](#) ORD 22-12 **B. APPROVED:** Ordinance to Require the Payment of Prevailing Wages for Work Performed on Public Works Contracts of \$250,000 or Greater, as Authorized by Section 2.2-4321.3(C) of the Code of Virginia – Adam Manne, Finance
1: Bailey 2: Boddye / **AYES:** Angry, Bailey, Boddye, Franklin, Wheeler / **NAYS:** Candland, Lawson, Vega (5/3)

8. Acting County Executive

- A. NO ACTION TAKEN: UPDATE** – COVID-19 Briefing

9. **County Attorney**

- [view](#) RES 22-270 **A. APPROVED:** Authorize – Closed Meeting
- Consultation with legal counsel and briefings by staff members regarding legal advice and personnel discussion regarding the following pending internal audits on: Construction Project Management; and CARES Act Sub-Recipient Monitoring Phase II & III, where discussion in an open meeting would adversely affect the litigating posture, bargaining position or negotiating strategy of the public body; (Section 2.2-3711(A) (1) and (8)
1: Angry 2: Bailey / Unanimous

10. **Agencies**

Finance

- [view](#) RES 22-271 **A. APPROVED:** Amend – Prince William County Procurement Regulations to Implement the Prevailing Wage Ordinance (Ord. No. 22-12) – Adam Manne, Finance
1: Bailey 2: Boddye / AYES: Angry, Bailey, Boddye, Franklin, Wheeler / **NAYS:** Candland, Lawson, Vega (5/3)

11. **Work Session**

- A. NO ACTION TAKEN: PRESENTATION** – Traffic Safety – Transportation and Police Department

12. **Supervisors' Time**

- [view](#) ORD 22-13 **A. APPROVED:** Emergency Ordinance Amending Chapter 27 – Taxicabs to Provide for a Fuel Surcharge
1: Bailey 2: Angry / AYES: Angry, Bailey, Boddye, Candland, Franklin, Lawson, Wheeler / **NAYS:** Vega (7/1)

- [view](#) RES 22-272 **B. APPROVED:** Authorize – Public Hearing to Consider Adoption of an Ordinance Amending Chapter 27 – Taxicabs to Increase Established Taxicab Fares and Fees
1: Bailey 2: Angry / AYES: Angry, Bailey, Boddye, Candland, Franklin, Lawson, Wheeler / **NAYS:** Vega (7/1)

NOTICE OF INTENT TO APPOINT: Angel Lopez to the Prince William County Arts Council – Supervisor Boddye

NOTICE OF INTENT TO APPOINT: David Delevante to the Board of Equalization – Supervisor Boddye

NOTICE OF INTENT TO APPOINT: Theresa Belcher to the Prince William County Committee for Persons with Disabilities – Supervisor Candland

NOTICE OF INTENT TO APPOINT: Dawn Franklin to the Prince William County Arts Council – Supervisor Candland

NOTICE OF INTENT TO APPOINT: Diana Paguaga to the Board of Equalization – Chair Wheeler

13. Closed Meeting

[view](#) RES 22-273 **A. APPROVED:** Certify – Closed Meeting
1: Lawson 2: Bailey / Unanimous

Adjourned Into Meeting 6:32 P.M.
Adjourned Out of Meeting 6:53 P.M.

Action Following Closed Meeting

[view](#) RES 22-274 **APPROVED:** Accept – Internal Audit Reports On: Construction Project Management; and CARES Act Sub-Recipient Monitoring Phase II and III
1: Bailey 2: Lawson / Unanimous

14. Public Comment Time 7:30 p.m.

15. Public Hearings

Consolidated Agenda

[view](#) ORD 22-14 **A. APPROVED:** Rezoning – #REZ2019-00013, Broad Run Industrial Park 1-I – **Brentsville Magisterial District** – Chris Perez, Planning
1: Bailey 2: Lawson / Unanimous

B. NO ACTION TAKEN: DEFERRED TO DATE CERTAIN OF MAY 24, 2022 – Rezoning – #REZ2021-00024, USA Self-Storage at Old Dominion Drive – **Coles Magisterial District** – Scott Meyer, Planning

C. NO ACTION TAKEN: DEFERRED TO DATE CERTAIN OF MAY 24, 2022 – Special Use Permit – #SUP2021-00034, USA Self-Storage at Old Dominion Drive – **Coles Magisterial District** – Scott Meyer, Planning

[view](#) ORD 22-15 **D. APPROVED:** Rezoning – #REZ2021-00004, Congressional Storage – **Coles Magisterial District** – Stephen Gardner, Planning
1: Bailey 2: Lawson / Unanimous

[view](#) ORD 22-16 **E. APPROVED:** Special Use Permit – #SUP2021-00007, Congressional Storage – **Coles Magisterial District** – Stephen Gardner, Planning
1: Bailey 2: Lawson / Unanimous

16. Work Session

A. NO ACTION TAKEN: PRESENTATION – Comprehensive Plan Update – Pathway to 2040 – Rebecca Horner, Planning

17. Adjourn Meeting

[view](#) RES 22-275 **A. APPROVED:** Adjourn Meeting at 12:28 A.M. on May 11, 2022
1: Bailey 2: Boddye / Unanimous

Directives

DIR 22-18

Candland

Community Services

Staff was directed to include positions / programs in Community Services Budget in Fiscal Year 2024 for Mental Health Services for Children with Serious Emotional Disturbances if the County is unable to secure a grant to fund it.

Directives (Continued)

- | | |
|------------------------------|--|
| DIR 22-19
Vega | <u>Chapter 27</u>
Staff was directed to review and analyze Chapter 27 of the County Code to look at the Board regulating this entity holistically and to provide the Board with the pros and cons of the arrangement where the Board is setting the rates. |
| DIR 22-20
Boddye | <u>HB 632</u>
Staff was directed to prepare, along with the routine Code Updates to conform with laws passed in Richmond, proposed code changes to align the County with the passage of HB 632 as it pertains to excessive noise from vehicle exhaust systems. |
| DIR 22-21
Candland | <u>Solar Technologies</u>
Staff was directed to analyze the County's current standards and guidelines when it comes to solar technology and determine if they need to be updated to allow for Tesla solar panels. This review should include Fire and Rescue. |
| DIR 22-22
Wheeler | <u>Lot Length to Width Ration</u>
Staff was directed to initiate an amendment to the subdivision ordinance to change the length to width ratio of lots. |

EXHIBIT H



**OFFICE OF THE
COMMONWEALTH'S ATTORNEY**

AMY ASHWORTH
COMMONWEALTH'S ATTORNEY

JUDICIAL CENTER
9311 Lee Avenue, Suite 200
MANASSAS, VIRGINIA 20110

Phone: (703)792-6050
Email: CWOffice@pwcgov.org

May 23, 2022

Supervisor Peter Candland
Gainesville District
Prince William County Board of Supervisors
7001 Heritage Village Plaza, Suite 210
Gainesville, Virginia 20155

**Re: Request for a written opinion under the State and Local Government
Conflict of Interests Act**

Dear Supervisor Candland:

I have reviewed your request for a written opinion under the State and Local Government Conflict of Interests Act. I have also reviewed the applicable Virginia laws on the subject. Accordingly, here is my written opinion:

Question 1: Given the exceptions in Virginia Code § 2.2-3112(B), can I participate in the discussion, consideration, and vote on a rezoning application(s) involving a data center(s) in the PW Digital Gateway CPA area that does not include my property? If yes, am I required to make a declaration under Virginia Code §§ 2.2-3112 and 2.2-3115 prior to participating in that matter?

Opinion 1: Even taking into account the exceptions listed in Virginia Code Section 2.2-3112 (B), it is my opinion that you may not participate in the discussion, consideration or vote on any rezoning application (s) involving data center (s) in the PW Digital Gateway CPA area, even if the application does not include your property. This opinion is based upon the same grounds that caused you to previously disqualify yourself from PW Digital Gateway CPA area.

Question 2: Can I participate in the discussion, consideration, and/or vote on a rezoning application which does not include my property if the other rezoning application involves/involved coordination with the rezoning that includes my property? For example, if Planning Office or other County staff requested or required the representative(s) for the rezoning application including my property to coordinate road, sidewalk, and/or trail infrastructure improvements with the other rezoning applicant.

Opinion 2: It is my opinion that you may not participate in the discussion, consideration and/or vote on any rezoning application that involves coordination with the rezoning application involving data center(s) in the PW Digital Gateway CPA area. This opinion is based upon the same grounds that caused you to previously disqualify yourself from PW Digital Gateway CPA area.

Question 3: Can I participate in the discussion, consideration, and/or vote on a matter(s) which may involve and/or affect not just the PW Digital Gateway CPA and/or the rezoning application including my property, but which also may have broader application in the County, beyond the scope of the PW Digital Gateway CPA, including actions which may have impact on parcels and projects Countywide? If yes, am I required to make a declaration under Virginia Code §§ 2.2-3112 and 2.2-3115 prior to participating in such a matter?

Opinion 3: It is my opinion that you may not participate in the discussion, consideration and/or vote on any matter involving data center(s) in the PW Digital Gateway CPA area. This opinion is based upon the same grounds that caused you to previously disqualify yourself from PW Digital Gateway CPA area.

Question 4: Can I participate in the discussion, consideration, and/or vote on a separate comprehensive plan amendment and/or rezoning application involving a data center(s) in the Rural Area, which is not in the PW Digital Gateway CPA area, but is in the vicinity of the PW Digital Gateway CPA area. If yes, am I required to make a declaration under Virginia Code §§ 2.2- 3112 and 2.2-3115 prior to participating?

Opinion 4: It is my opinion that you may not participate in the discussion, consideration and/or vote on any matter involving data center(s) in the vicinity of the PW Digital Gateway CPA area. This opinion is based on the potential conflict involved in your discussion or vote on a nearby data center affecting the value of the PW Digital Gateway CPA, in which you hold an interest.

Question 5: Can I participate in the discussion, consideration, and/or vote on a separate comprehensive plan amendment and/or rezoning application for a data center(s) in the Rural Area, which is not in the PW Digital Gateway CPA area and is not in the vicinity of the PW Digital Gateway CPA area. If yes, am I required to make a declaration under Virginia Code § 2.2-3112 and 2.2-3115 prior to participating?

Opinion 5: It is my opinion that you may participate in the discussion, consideration and/or vote involving a data center in the Rural Area, so long as it is not in the vicinity of the PW Digital Gateway CPA area. This opinion is intended to strike a balance between your role as supervisor and your personal interest in the specific area in which you own your home. In the interests of full transparency, it is also my opinion that you should make a declaration under the relevant Virginia code sections.

Question 6: Can I participate in the discussion, consideration, and/or vote on an amendment to the text of and/or map for the Data Center Opportunity Zone Overlay District, County Code Sec. 32- 509.01 *et seq.*, while the PW Digital Gateway CPA and/or the rezoning application including my property is pending? This would include discussions with County staff, a member(s) of the Planning Commission, and members of the public. If yes, am I required to make a declaration pursuant to Virginia Code §§ 2.2-3112 and 2.2-3115 prior to participating in such a matter?

Opinion 6: It is my opinion that you may not participate in the discussion, consideration, and/or vote on an amendment to the text of and/or map for the Data Center Opportunity Zone Overlay District, County Code Sec. 32- 509.01 *et seq.*, while the PW Digital Gateway CPA and/or the rezoning application including my property is pending. The reasoning here is that any comment or vote by you on the Data Center District could be viewed as an attempt to affect the value of your property or other properties in the District and could therefore be viewed as a conflict of interest.

Question 7: Please confirm that I can participate in a meeting(s) with members of the public as a Board member, where I discuss County land use matters generally, including, County comprehensive plan amendment and rezoning processes, procedures, and timelines, but I do not address the PW Digital Gateway CPA and/or rezoning application including my property, when the members of the public attending the meeting are attending the meeting to discuss the PW Digital Gateway CPA and/or the rezoning application including my property.

Opinion 7: I confirm that you may participate in a meeting(s) with members of the public as a Board member, where you discuss County land use matters generally, including County comprehensive plan amendment and rezoning processes, procedures, and timelines, but you do **not** address the PW Digital Gateway CPA and/or rezoning application including your

property, when the members of the public attending the meeting are there to discuss the PW Digital Gateway CPA and/or the rezoning application including your property.

Question 8: Please confirm that I may meet with members of the public, including other property owners in the PW Digital Gateway CPA area, as a private citizen and rezoning applicant (not as a Board member) regarding the PW Digital Gateway CPA and the rezoning application including my property. Pursuant to my disqualification, I will not discuss the PW Digital Gateway CPA and/or the rezoning application including my property with any County officials or County staff, including, but not limited to, other Board members, Planning Commissioners, and/or County staff (except the County Attorney's Office for the purpose of receiving legal advice regarding compliance with COIA).

Opinion 8: I confirm that you may meet with members of the public, including other property owners in the PW Digital Gateway CPA area, as a private citizen and rezoning applicant (not as a Board member) regarding the PW Digital Gateway CPA and the rezoning application including your property. Pursuant to your disqualification, you may not discuss the PW Digital Gateway CPA and/or the rezoning application including your property with any County officials or County staff, including, but not limited to, other Board members, Planning Commissioners, and/or County staff (except the County Attorney's Office for the purpose of receiving legal advice regarding compliance with COIA).

Question 9: Please confirm that I can continue to publicly state and discuss with members of the public my long-standing policy position that I strongly oppose data centers in the Rural Area, so long as I do not refer to the PW Digital Gateway CPA and/or the rezoning application including my property.

Opinion 9: I confirm that you can continue to publicly state and discuss with members of the public your long-standing policy position that you strongly oppose data centers in the Rural Area, so long as you do not refer to the PW Digital Gateway CPA and/or the rezoning application including your property.

Question 10: Please confirm that I am not required under COIA to file any additional disclosure of my disqualification regarding the PW Digital Gateway CPA, other than Attachment 4.

Opinion 10: I confirm that you are not required under COIA to file any additional disclosure of your disqualification regarding the PW Digital Gateway CPA, other than Attachment 4.

In summary, it is my opinion that the closer your discussions, considerations and/or votes are to affecting the value of your property, the closer you are to a conflict of interest. Bearing this in mind, I have deliberately taken a cautious approach in my opinions. Please feel free to contact me should you have any questions or concerns. I remain,

Very truly yours,

A handwritten signature in black ink, appearing to read 'AA', is positioned above the typed name.

Amy Ashworth
Commonwealth's Attorney

EXHIBIT I

MOTION: LAWSON

**May 24, 2022
Regular Meeting
Res. No. 22-289**

SECOND: ANGRY

**RE: INITIATE COMPREHENSIVE PLAN AMENDMENT #CPA2022-00015, DEVLIN
TECHNOLOGY PARK – BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION: APPROVED

WHEREAS, under Section 15.2-2229 of the Virginia Code, the Prince William Board of County Supervisors (Board) may consider amendments to the Comprehensive Plan; and

WHEREAS, an application for an amendment to the Comprehensive Plan was received to change the Long Range Land Use designation for approximately ±269.87 acres from SRL, Suburban Residential Low, and ER, Environmental Resource, to FEC, Flexible Use Employment Center, for three (3) contiguous parcels along Devlin Road. The total site is approximately ±269.87 acres and identified as GPINs: 7496-51-8372, 7496-63-4146, and 7496-65-8860 (Property); and

WHEREAS, the initiation of this Comprehensive Plan Amendment allows for a more detailed analysis of the requested use and its impact on Prince William County; and

WHEREAS, the initiation of this Comprehensive Plan Amendment is for a targeted industry use as identified by the Board to support a robust economy; and

WHEREAS, initiation may provide opportunities to ensure appropriate mitigation between existing SRL areas and the proposed FEC designations; and

WHEREAS, County staff recommends that the Board initiate this Comprehensive Plan Amendment; and

WHEREAS, the proposed Comprehensive Plan Amendment provides an opportunity to further the objectives of the Comprehensive Plan, is compatible with the surrounding industrial properties to the north and west, and may further the Comprehensive Plan goal to provide a pattern of land use Countywide that encourages fiscally sound development and achieves a high-quality living environment; and

WHEREAS, the Board finds that initiation of this Comprehensive Plan Amendment guides and accomplishes a coordinated, adjusted, and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity, and general welfare of the inhabitants;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby initiates an amendment to the Comprehensive Plan of the Property described above from SRL, Suburban Residential Low, and ER, Environmental Resource, to FEC, Flexible Use Employment Center.

May 24, 2022
Regular Meeting
Res. No. 22-289
Page Two

Votes:

Ayes: Angry, Bailey, Candland, Franklin, Lawson, Vega, Wheeler

Nays: Boddye

Absent from Vote: None

Absent from Meeting: None

For Information:

Planning Director

ATTEST: _____

Andrea P. Madden

Clerk to the Board

EXHIBIT J



Mark C. Looney
+1 703 456 8652
mlooney@cooley.com

May 24, 2022

Stephen Gardner, Current Planning Manager
Prince William County Planning Office
5 County Complex Ct., Suite 210
Prince William, Virginia 22192

Re: H&H Capital Acquisitions Digital Gateway Rezoning Application

Dear Mr. Gardner:

Attached please find the rezoning application materials submission for H&H Capital Acquisitions Digital Gateway. The hard copies and fee check will be submitted in short order for processing. For ease of review, we've included the following documents as required by the Prince William County Rezoning Checklist:

1. Signed Application Forms.
2. Property Owner List.
3. Executed Interest Disclosure Forms and Executed Special Power of Attorney Affidavits authorizing Michael Grossman to act as their attorney in fact as a co-applicant.
4. Executed Adjacent Property Owners Affidavit along with adjacent property owner and address list.
5. Calculation Fee Worksheet and scanned copy of check.
6. Deed Copies for all Properties included within application boundary.
7. Written Narrative.
8. Modification or Waiver of Standards Form.
9. Master Zoning Plan.
10. Metes and Bounds Description.



Stephen Gardner
May 24, 2022
Page Two

11. Rezoning Plat.
12. Perennial Flow Determination Form.
13. Environmental Constraints Analysis.
14. Phase I Archaeological Survey.
15. Wetlands Delineation Report.
16. Perennial Flow Determination Analysis.
17. Preservation Area Site Assessment.
18. Traffic Impact Analysis Appendix.
19. Traffic Impact Analysis.

Should you have any question or concerns, please contact me at mlooney@cooley.com or 703-456-8652.

Sincerely,

A handwritten signature in black ink that reads "Mark Looney".

Mark C. Looney

Application for: Rezoning Proffer Amendment

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name: H&H Capital Acquisitions Digital Gateway

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agents thereof, do hereby petition to change the zoning of the property described below and shown on the accompanying plans, which are made part of this application, as follows:

GPIN	From:	To:	Acres
See attached form			

-OR-

The undersigned propose(s) to amend the proffered conditions of Rezoning # _____

Property Location: Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets:

East of Pageland Lane with portions west of Pageland Lane; south of Sudley Road; North of Route 29

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser/lessee, and engineer(s) as applicable are (attach additional pages if necessary):

Owner of Property*

Authorized Agent(s)*

Name: See attached form

Name: Michael Grossman

Mailing Address: _____

Mailing Address: 13001 Trappers Ridge Court

City/State/Zip: _____

City/State/Zip: Gainesville, VA 2015

Phone: _____

Phone: (571) 233-5915

Email: _____

Email: mike@gfam-5.com

Contract Purchaser/Lessee*

Engineer*

Name: H&H Capital Acquisitions

Name: Urban Ltd.

Mailing Address: 14555 N Dallas Parkway, Suite 125

Mailing Address: 7712 Little River Turnpike

City/State/Zip: Dallas, TX 75254

City/State/Zip: Annandale, VA 22003

Phone: (214) 452-0354

Phone: (703) 642-8080

Email: ccurtis@compassdatacenters.com

Email: esiegel@urban-ltd.com

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 21 day of April, 2022.

Signature of Owner Michael Grossman Digitally signed by Michael Grossman
Date: 2022.04.21 17:23:34 -0400



Name Michael Grossman

Title POA

Company _____

(If anyone other than owner is signing, Power of Attorney must be attached.)

Application for: Rezoning Proffer Amendment

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name: H&H Capital Acquisitions Digital Gateway

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agents thereof, do hereby petition to change the zoning of the property described below and shown on the accompanying plans, which are made part of this application, as follows:

GPIN	From:	To:	Acres
Please see Attachment #			

-OR-

The undersigned propose(s) to amend the proffered conditions of Rezoning # _____

Property Location: Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets:

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser/lessee, and engineer(s) as applicable are (attach additional pages if necessary):

Owner of Property*

Authorized Agent(s)*

Name: N/A
 Mailing Address: _____
 City/State/Zip: _____
 Phone: _____
 Email: _____

Name: Cooley LLP / Mark Looney
 Mailing Address: 11951 Freedom Drive
 City/State/Zip: Reston VA 20190-5640
 Phone: (703) 456-8652
 Email: mlooney@cooley.com

Contract Purchaser/Lessee*

Engineer*

Name: H&H Capital Acquisitions
 Mailing Address: 14555 N Dallas Parkway Suite 125
 City/State/Zip: Dallas TX 75254
 Phone: (214) 452-0354
 Email: ccurtis@compassdatacenters.com

Name: Urban / Eric Siegel
 Mailing Address: 7712 Little River Turnpike
 City/State/Zip: Annandale VA 22003
 Phone: (703) 642-8080
 Email: esiegel@urban-itd.com

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 19th day of May, 2022

Signature of Owner _____

Name Mark C. Looney Title Partner
 Company Cooley LLP

(If anyone other than owner is signing, Power of Attorney must be attached.)

Attachment 1

Parcel # Per Zoning Plan	SELLER NAMES	ADDRESS
48	AIT, ROBERT L & ELIZABETH D	5571 Pageland Lane
88	Alsruhe, Timothy F TR & Daisy G TR	13040 Trappers Ridge Court
19	Archer, Thomas B & Valarie E Archer	13008 Thornton Drive
31	Atkins, Charles L & Audrey Linelle	12812 Thornton Drive
68	AZAD, ABOUL K	13050 Haddonfield Lane
49	BARTRUFF, LELIA & RYAN BARTRUFF TRS	5595 Pageland Lane
03	BLANKENSHIP, KATHRYN M	4875 Saddle Ridge Road
14	BLOXTON, MARGARET K TR & KENNETH T BLOXTON TR	12918 Livia Drive
55	BRUMLEY, MATTHEW F & JULIE A BRUMLEY	5675 Pageland Lane
71	BURES, AMANDA R & BRIAN W JAMES	13036 Haddonfield Lane
70	Bures, Courtney M	13040 Haddonfield
69	Bures, Michael TR	13044 Haddonfield Lane
56	BURNER, LARRY C II & DELORA BURNER	5704 Pageland Lane
17	BUSCHER, MARK R & SUSAN M BUSCHER	12923 Livia Drive
10	CANDLAND, PETER K & ROBYN L	12888 Livia Drive
64	CARLIN, JOHN F JR & SHI YING SONG	13151 Dominique Estates Lane
65	Carroll, Lewis & Steve Carroll	13101 Dominique Estates Lane
12A	CATHARPIN FARMS EST HOA	12914 Livia Drive
12B	CATHARPIN FARMS EST HOA	12913 Livia Drive
12C	CATHARPIN FARMS EST HOA	12882 Livia Drive
26	Cerri, David Derickson	5304 Pageland Lane
11	CHIPMAN, SCOT E & CAROLINE M	12919 Livia Drive
59	CLARK, ANDREW & DONNA	5800 Pageland Lane
39	Cole, John Corvin & Elisa Ann Cole	5501 Pageland Lane
45	CONKLIN, JOHN & IRENE	5555 Pageland Lane
18	COSGROVE, SEAN JOSEPH PATRICK & JENNIFER L COSGROVE	12893 Livia Drive
16	COSGROVE, SEAN JOSEPH PATRICK & JENNIFER L COSGROVE	12895 Livia Drive
63	CROWN, OLGA D & JOHN D CROWN	5617 Artemus Road
62	CROWN, OLGA D & JOHN D CROWN	5613 Artemus Road
97	Davidson, Heather Marie	13011 Trappers Ridge Court
25	Deane, Michale	5302 Pageland Lane
27	Dodd, Parthenia, TR	5306 Pageland Lane
28	Dodd, Parthenia, TR	5308 Pageland Lane
02	DODD, RUSSELL J & JUDITH W	4863 Saddle Ridge Road
29	Eller, Wilbert & Frances Jean	5310 Pageland Lane
13	GEENE, BRANDAN M & TERESA L	12884 Livia Drive
22	Goldsberry, Jason & Michelle L Goldsberry	13012 Thornton Drive
93	Grossman, Michael TR	13001 Trappers Ridge Court
40	Guiffre, Guy Anthony	5515 Pageland Lane
81	Haddonfield LLC	13010 Haddonfield Lane
06	HARASEK, JOHN P & JESSICA LEIGH	12912 Livia Drive
51	HENSEL, JANICE A	12901 Dominique Estates Lane
91	Hewitt, Patrick	13050 Trappers Ridge Court
58	HUTCHINSON, DANIEL A	5714 Pageland Lane
36	IMAM, ALI M & SHAMIM N ISMAIL	12800 Dominique Estates Lane
54	KILRAIN, CLAYTON G & SHARON	5655 Pageland Lane
50	KILRAIN, CLAYTON G & SHARON	5615 Pageland Lane
72	KIM, HYONG S & SANG-WEON	13070 Haddonfield Lane
08	Kissler, Timothy L & Karen S Kissler	12894 Livia Drive
53	KNARR, KENNETH A & DOREEN M CHEMOTTI	12851 Dominique Estates Lane
09	KOTT, STEHPEN J & LILIANA V	12907 Livia Drive
66	KWITKIN, CASEY LEE & GARY KWITKIN	13001 Dominique Estates Lane
92	Lee, Mark & Liloutie R	13041 Trappers Ridge Court
75	Leibson, David A. & Marie L.	13021 Haddonfield Lane

04	LENNON, FREDERICK F & M RODDEN	12908 Livia Drive
52	LORENTZ, STEVEN & TARA	12881 Dominique Estates Lane
35	MACKES, WILLIAM & Nanci MACKES	12900 Dominique Estates Lane
46	MAKOS, RITA MARIE & ERIC MAKOS J-T	5567 Pageland Lane
77	MARNEY, MICHAEL E & GULALAI FARAH	13020 Haddonfield Lane
24	Martinez, Lopez Jesus A	12850 Thornton Drive
34	MCCAULEY, LANCE B TR & JOY L TR T-C	13000 Dominique Estates Lane
38	Namminga, John R	5491 Pageland Lane
12	NESMITH, JOSEPH Q & DOROTHY J NESMITH & DONNAJ POTTER J-T	12901 Livia Drive
74A	Nicely, Olza M. & Sally A.	5860 Pageland Lane
74B	Nicely, Olza M. & Sally A.	5830 Pageland Lane
67	Nijjer, Udham Sing & Surjit Kaur	13060 Haddonfield Lane
07	NORRIS, PAUL WHITNEY & KATHLEEN M	12898 Livia Drive
23	Owen, Michael D & Jamie Owen	12884 Thornton Drive
32	Peoples, James Kelley & Amy Elizabeth Fleegal	12808 Thornton Drive
85	Pineda Morales, Juan F	6004 Artemus Road
84	Pineda Morales, Juan F	5960 Artemus Road
20	Pisaretz, Ruthann H & Alexander J-T	13004 Thornton Drive
79	RAFLO, JOHN PAUL & AMY BETH	5880 Pageland Lane
05	RALEY, EDWARD AUGUSTUS JR	12910 Livia Drive
96	Ramos, Jose Jr	13021 Trappers Ridge Court
94	Ridgeway, Bruce E & Mary A Ridgeway	6208 Artemus Road
33	Roberts, Denise & Michael	12804 Thornton Drive
41	ROWLAND, JOHN D & STELLA M	12821 Dominique Estates Lane
78	RWH CONTRACTING INC	5840 Artemus Road
76	RWH CONTRACTING INC	5802 Artemus Road
82	Safdar, Asad & Asim Safdar J-T	5920 Artemus Road
15	SHEIKH, MUSTAFA G TR & HUMA MTR ET AL	12921 Livia Drive
01	SHERIFF, GEORGE R & SANDRA S	4851 Saddle Ridge Road
57	SIMPSON, HIGDON G 3RD & LINDA C	5781 Pageland Lane
30	Singh, Parminder TR & Hardehsh Kaur TR	5312 Pageland Lane
47	SPAID, JAMES & EVA	5559 Pageland Lane
89	Stanton, Stuart & Kristen	13030 Trappers Ridge Court
90	Trappers Ridge LLC	12981 Trappers Ridge Court
80	Trigon Homes	5880 Artemus Road
74	Trigon Homes	13030 Haddonfield Lane
73	VAN HORN, GARY L & LYNN S VAN HORN	13071 Haddonfield Lane
44	VOGLSAM, JUDITH M	5545 Pageland Lane
42	VOGLSAM, JUDITH M	5525 Pageland Lane
60	WERTH, MATHEW W & JENNIFER L	13201 Thornton Drive
61	WHITE, ROBERT L & MALLIE I RAMONA	13100 Dominique Estates Lane
43	Wilkins, Shan K & Joel S	5505 Pageland Lane
37	WILSON, CHARLES JR & CYNTHIA C WILSON	12801 Dominique Estates Lane
21	Winslow, Thurman L & Leigh Ann R Winslow	13018 Thornton Drive
95	Winters, Christopher & Abigail	13031 Trappers Ridge Court
86	Zalaskus, Bryan M & Kaitlin Marie Jenkins	6031 Artemus Road
83	Zalaskus, Kenneth & Mary Zalaskus	6011 Artemus Road
87	Zalaskus, Stephen M & Kelly A Zalaskus	6061 Artemus Road

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

THAT I (We) Robert & Peter Candland ("Seller")

residing at 12888 Liviz Dr Catharpin VA 20143, individually and collectively, have made, constituted and appointed, and by these presents do make, constitute and appoint Michael D. Grossman, an individual presently residing in the Commonwealth of Virginia, as my/our true and lawful attorney, for me/us and in my/our name, place and stead ("*Attorney-in-Fact*") and do hereby empower him to provide Seller's consent (the "*Consents*") to Buyer submitting applications for land use, rezoning and entitlements for the Property needed for Buyer's proposed project during the Designated Period pursuant to the terms of the Purchase Agreement (defined below) (the "*Proposed Entitlements*"), including without limitation, to execute and deliver any and all documents and applications in connection with the Consents, including proffered development conditions. As used herein, the term "*Property*" shall mean

12888 Liviz Dr Catharpin VA 20143
[*Insert Property Address*] and the term Purchase Agreement shall mean that certain Purchase and Sale Agreement between me/us and H&H Capital Acquisitions LLC, a Delaware limited liability company and/or assigns ("*Buyer*"), as amended (the "*Purchase Agreement*").

This Limited Power of Attorney shall commence as of the date hereof and become null and void after December 31, 2024 (the "*Designated Period*").

I/WE HEREBY EMPOWER my/our said Attorney-in-Fact to perform all acts in the execution and delivery of any and all requisite documentation in connection with the Proposed Entitlements for the Property on my/our behalf with the same validity as I/we could effect if acting personally.

AND I/WE HEREBY DECLARE that any act or thing lawfully done hereunder by my/our said Attorney-in-Fact shall be binding upon my heirs, legal and personal representatives and assigns; and the terms hereof shall survive death, incapacity or incompetence, and no one shall be required to look behind this Limited Power of Attorney to discover any such facts.

This power of attorney shall be governed in all respects by the laws of the Commonwealth of Virginia as such laws are applied to agreements between Virginia residents, without giving effect to principles of conflicts of law.

[Remainder of page intentionally blank; signature page(s) follow]

(Approximately 800 +/- acres along Pageland Road, Prince William County, Virginia)

IN WITNESS WHEREOF, I/we have hereunto set my/our hand seal as of this 26 day of Feb, 2022.

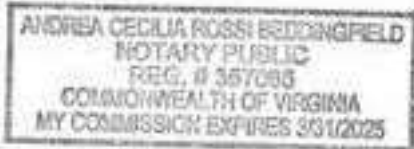
Robyn Candland (SEAL)
Printed Name:
Robyn Candland

STATE OF VA
COUNTY/CITY OF Prince William TO-WIT:

On the 6 day of Feb, 2022, before me the undersigned Notary Public personally appeared Robyn Candland; known to me (or satisfactorily proven) to be the person described herein and who executed the same as his/her free and voluntary act and deed and for the purpose contained therein.

My Commission expires: 3.31.25 Amending (SEAL)

Notary Registration Number: 357085



Peter Candland (SEAL)
Printed Name:
Peter Candland

STATE OF VA
COUNTY/CITY OF Prince William TO-WIT:

On the 6 day of Feb, 2022, before me the undersigned Notary Public personally appeared Peter Candland; known to me (or satisfactorily proven) to be the person described herein and who executed the same as his/her free and voluntary act and deed and for the purpose contained therein.

My Commission expires: 3.31.25 Amending (SEAL)

Notary Registration Number: 357085



Special Power of Attorney Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 4 day of February, 2022,

I, Peter K. Candland, Robyn L Candland, owner of
7499-64-5227 (describe land by Grid Parcel

Identification Number (GPIN)) make, constitute, and appoint Michael D. Grossman,
my true and lawful attorney-in-fact, and in my name, place and stead giving unto
said Michael D. Grossman full power and authority to do and perform all acts and
make all representation necessary, without any limitation whatsoever, to make
application for said Rezoning or Proffer Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall
commence and be in full force and effect on 04 Feb, 2022, and shall
remain in full force and effect thereafter until actual notice, by certified mail,
return receipt requested is received by the Office of Planning of Prince William
County stating that the terms of this power have been revoked or modified.

[Signature]
Owner Signature

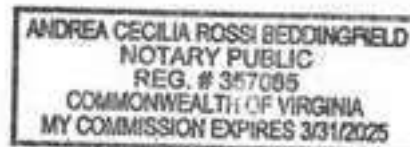
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 4 day of February 2022 in my
county and state aforesaid, by the aforementioned principal.

[Signature]
Notary Public

My commission expires: _____



LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

THAT I/We, John F. CARLIN Jr. and Shi Ying ^{S&P/G} ("Seller")

residing at 13151 Dominique Estates Lane
CATHARTON VA 20143, individually and collectively, have made, constituted and appointed, and by these presents do make, constitute and appoint Michael D. Grossman, an individual presently residing in the Commonwealth of Virginia, as my/our true and lawful attorney, for me/us and in my/our name, place and stead ("Attorney-in-Fact") and do hereby empower him to provide Seller's consent (the "Consents") to Buyer submitting applications for land use, rezoning and entitlements for the Property needed for Buyer's proposed project during the Designated Period pursuant to the terms of the Purchase Agreement (defined below) (the "Proposed Entitlements"), including without limitation, to execute and deliver any and all documents and applications in connection with the Consents, including proffered development conditions. As used herein, the term "Property" shall mean

13151 Dominique Estates Lane CATHARTON VA.
[Insert Property Address] and the term Purchase Agreement shall mean that certain Purchase and Sale Agreement between me/us and H&H Capital Acquisitions LLC, a Delaware limited liability company and/or assigns ("Buyer"), as amended (the "Purchase Agreement") ²⁰¹⁴³.

This Limited Power of Attorney shall commence as of the date hereof and become null and void after December 31, 2024 (the "Designated Period").

I/WE HEREBY EMPOWER my/our said Attorney-in-Fact to perform all acts in the execution and delivery of any and all requisite documentation in connection with the Proposed Entitlements for the Property on my/our behalf with the same validity as I/we could effect if acting personally.

AND I/WE HEREBY DECLARE that any act or thing lawfully done hereunder by my/our said Attorney-in-Fact shall be binding upon my heirs, legal and personal representatives and assigns; and the terms hereof shall survive death, incapacity or incompetence, and no one shall be required to look behind this Limited Power of Attorney to discover any such facts.

This power of attorney shall be governed in all respects by the laws of the Commonwealth of Virginia as such laws are applied to agreements between Virginia residents, without giving effect to principles of conflicts of law.

[Remainder of page intentionally blank; signature page(s) follow]

(Approximately 800 +/- acres along Pageland Road, Prince William County, Virginia)

IN WITNESS WHEREOF, I/we have hereunto set my/our hand seal as of this 5 day of Feb, 2022.

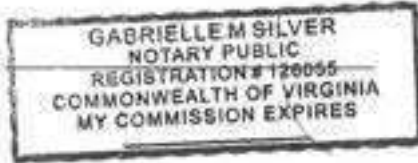
John F. Carlin Jr (SEAL)
Printed Name: John F. CARLIN JR

STATE OF Virginia
COUNTY/CITY OF Prince William, TO-WIT:

On the 5 day of Feb, 2022, before me the undersigned Notary Public personally appeared John Carlin; known to me (or satisfactorily proven) to be the person described herein and who executed the same as his/her free and voluntary act and deed and for the purpose contained therein.

My Commission expires: 4.30.24

Notary Registration Number:



[Signature] (SEAL)

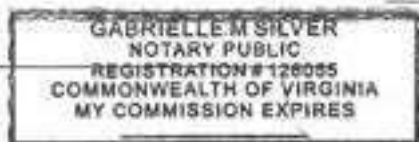
Shi Y Song (SEAL)
Printed Name: SHI YUG SONG

STATE OF Virginia
COUNTY/CITY OF Prince William, TO-WIT:

On the 5 day of Feb, 2022, before me the undersigned Notary Public personally appeared Shi Yung Song; known to me (or satisfactorily proven) to be the person described herein and who executed the same as his/her free and voluntary act and deed and for the purpose contained therein.

My Commission expires: 4.30.24

Notary Registration Number:



[Signature] (SEAL)

Special Power of Attorney Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 5 day of FEBRUARY, 2022
(day) (month) (year)

I, Shi YING SONG, owner of 7498-38-7570

3151 Dominique Estates Lane (describe land by Grid Parcel

Identification Number (GPIN)) make, constitute, and appoint Michael D. Grossman, my true and lawful attorney-in-fact, and in my name, place and stead giving unto said Michael D. Grossman full power and authority to do and perform all acts and make all representation necessary, without any limitation whatsoever, to make application for said Rezoning or Proffer Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on FEBRUARY 5, 2022 and shall remain in full force and effect thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince William County stating that the terms of this power have been revoked or modified.

Shi Y Song
Owner Signature

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 5 day of February, 2022 in my county and state aforesaid, by the aforementioned principal.

My commission expires: 4.30.24

[Signature]
Notary Public

Special Power of Attorney Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 5th day of February, 2022,
(day) (month) (year)

I, John F. CARLIN JR, owner of 7498-38-7570
13151 DOMENICOVE ESTATES LANE
CATHARTEN VA 20143 (describe land by Grid Parcel

Identification Number (GPIN)) make, constitute, and appoint Michael D. Grossman, my true and lawful attorney-in-fact, and in my name, place and stead giving unto said Michael D. Grossman full power and authority to do and perform all acts and make all representation necessary, without any limitation whatsoever, to make application for said Rezoning or Proffer Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on February 5, 2022, and shall remain in full force and effect thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince William County stating that the terms of this power have been revoked or modified.

John F. Carlin Jr
Owner Signature

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 5 day of February, 2022 in my county and state aforesaid, by the aforementioned principal.

[Signature]
Notary Public

My commission expires: 4-30-24

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

THAT I/We, Lewis A. Carroll and Steven L. Carroll ("Seller")

residing at 13101 Dominique Estates LN., individually and collectively, have made, constituted and appointed, and by these presents do make, constitute and appoint Michael D. Grossman, an individual presently residing in the Commonwealth of Virginia, as my/our true and lawful attorney, for me/us and in my/our name, place and stead ("**Attorney-in-Fact**") and do hereby empower him to provide Seller's consent (the "**Consents**") to Buyer submitting applications for land use, rezoning and entitlements for the Property needed for Buyer's proposed project during the Designated Period pursuant to the terms of the Purchase Agreement (defined below) (the "**Proposed Entitlements**"), including without limitation, to execute and deliver any and all documents and applications in connection with the Consents, including proffered development conditions. As used herein, the term "**Property**" shall mean

13101 Dominique Estates LN.
[Insert Property Address] and the term Purchase Agreement shall mean that certain Purchase and Sale Agreement between me/us and H&H Capital Acquisitions LLC, a Delaware limited liability company and/or assigns ("**Buyer**"), as amended (the "**Purchase Agreement**").

This Limited Power of Attorney shall commence as of the date hereof and become null and void after December 31, 2024 (the "**Designated Period**").

I/WE HEREBY EMPOWER my/our said Attorney-in-Fact to perform all acts in the execution and delivery of any and all requisite documentation in connection with the Proposed Entitlements for the Property on my/our behalf with the same validity as I/we could effect if acting personally.

AND I/WE HEREBY DECLARE that any act or thing lawfully done hereunder by my/our said Attorney-in-Fact shall be binding upon my heirs, legal and personal representatives and assigns; and the terms hereof shall survive death, incapacity or incompetence, and no one shall be required to look behind this Limited Power of Attorney to discover any such facts.

This power of attorney shall be governed in all respects by the laws of the Commonwealth of Virginia as such laws are applied to agreements between Virginia residents, without giving effect to principles of conflicts of law.

[Remainder of page intentionally blank; signature page(s) follow]

(Approximately 800 +/- acres along Pageland Road, Prince William County, Virginia)

IN WITNESS WHEREOF, I/we have hereunto set my/our hand seal as of this 4 day of February 2022

[Signature] (SEAL)
Printed Name:
Steven L. Carroll

STATE OF Virginia
COUNTY/CITY OF Prince William, TO-WIT:

On the 4 day of February 2022, before me the undersigned Notary Public personally appeared Steven L. Carroll; known to me (or satisfactorily proven) to be the person described herein and who executed the same as his/her free and voluntary act and deed and for the purpose contained therein.

My Commission expires: _____

[Signature] (SEAL)

Notary Registration Number: JOAN D. BEITEL
NOTARY PUBLIC • REG # 123843
Commonwealth of Virginia
My Commission Expires 06/30/2024

[Signature] (SEAL)
Printed Name:
L.A. Carroll

STATE OF Virginia
COUNTY/CITY OF Prince William, TO-WIT:

On the 4 day of February 2022, before me the undersigned Notary Public personally appeared Lewis A. Carroll; known to me (or satisfactorily proven) to be the person described herein and who executed the same as his/her free and voluntary act and deed and for the purpose contained therein.

My Commission expires: _____

[Signature] (SEAL)

Notary Registration Number: JOAN D. BEITEL
NOTARY PUBLIC • REG # 123843
Commonwealth of Virginia
My Commission Expires 06/30/2024

Special Power of Attorney Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 4th day of February, 2022,
(day) (month) (year)

I, Steven L. Carroll, owner of
7498-48-5560 (describe land by Grid Parcel

Identification Number (GPIN)) make, constitute, and appoint Michael D. Grossman,
my true and lawful attorney-in-fact, and in my name, place and stead giving unto
said Michael D. Grossman full power and authority to do and perform all acts and
make all representation necessary, without any limitation whatsoever, to make
application for said Rezoning or Proffer Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall
commence and be in full force and effect on 2/4/22, and shall
remain in full force and effect thereafter until actual notice, by certified mail,
return receipt requested is received by the Office of Planning of Prince William
County stating that the terms of this power have been revoked or modified.

Steven L. Carroll
Owner Signature
Steven L. Carroll

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 4 day of February, 2022 in my
county and state aforesaid, by the aforementioned principal.

Joan Beitel
Notary Public

My commission expires: _____



Special Power of Attorney Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 4th day of February, 2022,
(day) (month) (year)

I, Lewis A. Carroll, owner of
7498-48-5560 (describe land by Grid Parcel

Identification Number (GPIN)) make, constitute, and appoint Michael D. Grossman, my true and lawful attorney-in-fact, and in my name, place and stead giving unto said Michael D. Grossman full power and authority to do and perform all acts and make all representation necessary, without any limitation whatsoever, to make application for said Rezoning or Proffer Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on 2/4/22, and shall remain in full force and effect thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince William County stating that the terms of this power have been revoked or modified.

LA Carroll
Owner Signature
LA Carroll

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 4 day of February, 2022 in my county and state aforesaid, by the aforementioned principal.

Joan Beitel
Notary Public

My commission expires 06/30/2024

JOAN D. BEITEL
NOTARY PUBLIC - REG. # 123843
Commonwealth of Virginia
My Commission Expires 06/30/2024

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

THAT I/We, Catharpin Farms Estates Homeowners Association ("Seller")

residing at 12918 Livia Dr, Catharpin, VA 20143, individually and collectively, have made, constituted and appointed, and by these presents do make, constitute and appoint Michael D. Grossman, an individual presently residing in the Commonwealth of Virginia, as my/our true and lawful attorney, for me/us and in my/our name, place and stead ("*Attorney-in-Fact*") and do hereby empower him to provide Seller's consent (the "*Consents*") to Buyer submitting applications for land use, rezoning and entitlements for the Property needed for Buyer's proposed project during the Designated Period pursuant to the terms of the Purchase Agreement (defined below) (the "*Proposed Entitlements*"), including without limitation, to execute and deliver any and all documents and applications in connection with the Consents, including proffered development conditions. As used herein, the term "*Property*" shall mean

12882 Livia Dr, Catharpin, VA 20143
[*Insert Property Address*] and the term Purchase Agreement shall mean that certain Purchase and Sale Agreement between me/us and H&H Capital Acquisitions LLC, a Delaware limited liability company and/or assigns ("*Buyer*"), as amended (the "*Purchase Agreement*").

This Limited Power of Attorney shall commence as of the date hereof and become null and void after December 31, 2024 (the "*Designated Period*").

I/WE HEREBY EMPOWER my/our said Attorney-in-Fact to perform all acts in the execution and delivery of any and all requisite documentation in connection with the Proposed Entitlements for the Property on my/our behalf with the same validity as I/we could effect if acting personally.

AND I/WE HEREBY DECLARE that any act or thing lawfully done hereunder by my/our said Attorney-in-Fact shall be binding upon my heirs, legal and personal representatives and assigns; and the terms hereof shall survive death, incapacity or incompetence, and no one shall be required to look behind this Limited Power of Attorney to discover any such facts.

This power of attorney shall be governed in all respects by the laws of the Commonwealth of Virginia as such laws are applied to agreements between Virginia residents, without giving effect to principles of conflicts of law.

[Remainder of page intentionally blank; signature page(s) follow]

(Approximately 800 +/- acres along Pageland Road, Prince William County, Virginia)

IN WITNESS WHEREOF, I/we have hereunto set my/our hand seal as of this ____ day of _____, 2022.

Stephen J. Kott (SEAL)
Printed Name:

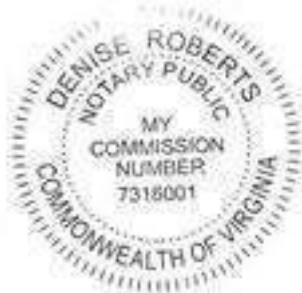
Stephen Kott, President of Cathagin Farms Estates HOA

STATE OF VA
COUNTY/CITY OF Prince William, TO-WIT:

On the 11 day of Feb, 2022, before me the undersigned Notary Public personally appeared Stephen Kott; known to me (or satisfactorily proven) to be the person described herein and who executed the same as his/her free and voluntary act and deed and for the purpose contained therein.

My Commission expires: 5/31/2026 [Signature] (SEAL)

Notary Registration Number: 7316001



Printed Name: (SEAL)

STATE OF _____
COUNTY/CITY OF _____, TO-WIT:

On the ____ day of _____, 2022, before me the undersigned Notary Public personally appeared _____; known to me (or satisfactorily proven) to be the person described herein and who executed the same as his/her free and voluntary act and deed and for the purpose contained therein.

My Commission expires: _____ (SEAL)

Notary Registration Number: _____

Special Power of Attorney Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 11 day of February, 2022,
(day) (month) (year)

I, Catharpin Farms Estates Homeowners Association, owner of
7499-64-1129 (describe land by Grid Parcel

Identification Number (GPIN)) make, constitute, and appoint Michael D. Grossman,
my true and lawful attorney-in-fact, and in my name, place and stead giving unto
said Michael D. Grossman full power and authority to do and perform all acts and
make all representation necessary, without any limitation whatsoever, to make
application for said Rezoning or Proffer Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall
commence and be in full force and effect on February 11, 2022, and shall
remain in full force and effect thereafter until actual notice, by certified mail,
return receipt requested is received by the Office of Planning of Prince William
County stating that the terms of this power have been revoked or modified.

Stephen J. Kott

Owner Signature Stephen Kott
President of Catharpin Farms Estates HOA

COMMONWEALTH OF VIRGINIA:

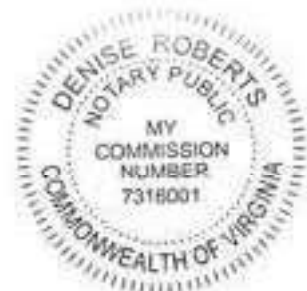
County of Prince William

Subscribed and sworn to before me this 11 day of February, 2022 in my
county and state aforesaid, by the aforementioned principal.

Mills

Notary Public

My commission expires: 5/31/2026



LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

THAT I/We, Catharpin Farms Estates Homeowners Association ("Seller")

residing at 12918 Livia Dr, Catharpin, VA 20143, individually and collectively, have made, constituted and appointed, and by these presents do make, constitute and appoint Michael D. Grossman, an individual presently residing in the Commonwealth of Virginia, as my/our true and lawful attorney, for me/us and in my/our name, place and stead ("**Attorney-in-Fact**") and do hereby empower him to provide Seller's consent (the "**Consents**") to Buyer submitting applications for land use, rezoning and entitlements for the Property needed for Buyer's proposed project during the Designated Period pursuant to the terms of the Purchase Agreement (defined below) (the "**Proposed Entitlements**"), including without limitation, to execute and deliver any and all documents and applications in connection with the Consents, including proffered development conditions. As used herein, the term "**Property**" shall mean

12913 Livia Dr, Catharpin, VA 20143
[**Insert Property Address**] and the term Purchase Agreement shall mean that certain Purchase and Sale Agreement between me/us and H&H Capital Acquisitions LLC, a Delaware limited liability company and/or assigns ("**Buyer**"), as amended (the "**Purchase Agreement**").

This Limited Power of Attorney shall commence as of the date hereof and become null and void after December 31, 2024 (the "**Designated Period**").

I/WE HEREBY EMPOWER my/our said Attorney-in-Fact to perform all acts in the execution and delivery of any and all requisite documentation in connection with the Proposed Entitlements for the Property on my/our behalf with the same validity as I/we could effect if acting personally.

AND I/WE HEREBY DECLARE that any act or thing lawfully done hereunder by my/our said Attorney-in-Fact shall be binding upon my heirs, legal and personal representatives and assigns; and the terms hereof shall survive death, incapacity or incompetence, and no one shall be required to look behind this Limited Power of Attorney to discover any such facts.

This power of attorney shall be governed in all respects by the laws of the Commonwealth of Virginia as such laws are applied to agreements between Virginia residents, without giving effect to principles of conflicts of law.

[Remainder of page intentionally blank; signature page(s) follow]

(Approximately 800 +/- acres along Pageland Road, Prince William County, Virginia)

IN WITNESS WHEREOF, I/we have hereunto set my/our hand seal as of this 11 day of February, 2022.

Stephen J. Kott (SEAL)
Printed Name:

Stephen Kott, President of Calthorpin Farms Estates HOA

STATE OF VA
COUNTY/CITY OF Prince William, TO-WIT:

On the 11 day of Feb, 2022, before me the undersigned Notary Public personally appeared Stephen Kott; known to me (or satisfactorily proven) to be the person described herein and who executed the same as his/her free and voluntary act and deed and for the purpose contained therein.

My Commission expires: 5/31/2024 [Signature] (SEAL)

Notary Registration Number: 7316001



Printed Name: (SEAL)

STATE OF _____
COUNTY/CITY OF _____, TO-WIT:

On the ___ day of _____, 2022, before me the undersigned Notary Public personally appeared _____; known to me (or satisfactorily proven) to be the person described herein and who executed the same as his/her free and voluntary act and deed and for the purpose contained therein.

My Commission expires: _____ (SEAL)

Notary Registration Number: _____

Special Power of Attorney Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 11 day of February, 2022,
(day) (month) (year)

I, Catharpin Farms Estates Homeowners Association, owner of
7499-43-8370 (describe land by Grid Parcel

Identification Number (GPIN)) make, constitute, and appoint Michael D. Grossman,
my true and lawful attorney-in-fact, and in my name, place and stead giving unto
said Michael D. Grossman full power and authority to do and perform all acts and
make all representation necessary, without any limitation whatsoever, to make
application for said Rezoning or Proffer Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall
commence and be in full force and effect on February 11, 2022, and shall
remain in full force and effect thereafter until actual notice, by certified mail,
return receipt requested is received by the Office of Planning of Prince William
County stating that the terms of this power have been revoked or modified.

Stephen Kott
Owner Signature Stephen Kott
President of Catharpin Farms Estates HOA

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 11 day of February, 2022 in my
county and state aforesaid, by the aforementioned principal.

[Signature]
Notary Public

My commission expires: 5/31/2026



LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

THAT I/We, Catharpin Farms Estates Homeowners Association ("Seller")

residing at 12918 Livia Dr, Catharpin, VA 20143, individually and collectively, have made, constituted and appointed, and by these presents do make, constitute and appoint Michael D. Grossman, an individual presently residing in the Commonwealth of Virginia, as my/our true and lawful attorney, for me/us and in my/our name, place and stead ("**Attorney-in-Fact**") and do hereby empower him to provide Seller's consent (the "**Consents**") to Buyer submitting applications for land use, rezoning and entitlements for the Property needed for Buyer's proposed project during the Designated Period pursuant to the terms of the Purchase Agreement (defined below) (the "**Proposed Entitlements**"), including without limitation, to execute and deliver any and all documents and applications in connection with the Consents, including proffered development conditions. As used herein, the term "**Property**" shall mean

12914 Livia Dr, Catharpin, VA 20143
[**Insert Property Address**] and the term Purchase Agreement shall mean that certain Purchase and Sale Agreement between me/us and H&H Capital Acquisitions LLC, a Delaware limited liability company and/or assigns ("**Buyer**"), as amended (the "**Purchase Agreement**").

This Limited Power of Attorney shall commence as of the date hereof and become null and void after December 31, 2024 (the "**Designated Period**").

I/WE HEREBY EMPOWER my/our said Attorney-in-Fact to perform all acts in the execution and delivery of any and all requisite documentation in connection with the Proposed Entitlements for the Property on my/our behalf with the same validity as I/we could effect if acting personally.

AND I/WE HEREBY DECLARE that any act or thing lawfully done hereunder by my/our said Attorney-in-Fact shall be binding upon my heirs, legal and personal representatives and assigns; and the terms hereof shall survive death, incapacity or incompetence, and no one shall be required to look behind this Limited Power of Attorney to discover any such facts.

This power of attorney shall be governed in all respects by the laws of the Commonwealth of Virginia as such laws are applied to agreements between Virginia residents, without giving effect to principles of conflicts of law.

[Remainder of page intentionally blank; signature page(s) follow]

(Approximately 800 +/- acres along Pageland Road, Prince William County, Virginia)

IN WITNESS WHEREOF, I/we have hereunto set my/our hand seal as of this 11 day of February 2022.

Stephen J. Kott (SEAL)
Printed Name:

Stephen Kott, President of Catharpin Farms Estates HOA

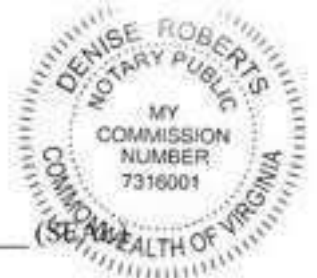
STATE OF VA
COUNTY/CITY OF Prince William TO-WIT:

On the 11 day of Feb, 2022, before me the undersigned Notary Public personally appeared _____; known to me (or satisfactorily proven) to be the person described herein and who executed the same as his/her free and voluntary act and deed and for the purpose contained therein.

My Commission expires: 5/31/2024

[Signature] (SEAL)

Notary Registration Number: 7316001



Printed Name: _____

STATE OF _____
COUNTY/CITY OF _____, TO-WIT:

On the ___ day of _____, 2022, before me the undersigned Notary Public personally appeared _____; known to me (or satisfactorily proven) to be the person described herein and who executed the same as his/her free and voluntary act and deed and for the purpose contained therein.

My Commission expires: _____

_____ (SEAL)

Notary Registration Number: _____

Special Power of Attorney Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 11 day of February, 2022,
(day) (month) (year)

I, Catharpin Farms Estates Homeowners Association, owner of
7499-44-8466 (describe land by Grid Parcel

Identification Number (GPIN)) make, constitute, and appoint Michael D. Grossman,
my true and lawful attorney-in-fact, and in my name, place and stead giving unto
said Michael D. Grossman full power and authority to do and perform all acts and
make all representation necessary, without any limitation whatsoever, to make
application for said Rezoning or Proffer Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall
commence and be in full force and effect on February 11, 2022, and shall
remain in full force and effect thereafter until actual notice, by certified mail,
return receipt requested is received by the Office of Planning of Prince William
County stating that the terms of this power have been revoked or modified.

Stephen Kott
Owner Signature Stephen Kott
President of Catharpin Farms Estates HOA

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 11 day of February, 2022 in my
county and state aforesaid, by the aforementioned principal.

Denise Roberts
Notary Public

My commission expires: 3/31/2026



CATHARPIN FARMS ESTATES HOMEOWNERS
ASSOCIATION, INC. UNANIMOUS WRITTEN
CONSENT IN LIEU OF SPECIAL MEETING OF THE
BOARD OF DIRECTORS
(Execution of Purchase and Sale Agreement)

This Written Consent in Lieu of Special Meeting of the Board of Directors of Catharpin Farms Estates Homeowners Association, Inc. (the "Association"), a Virginia nonstock corporation organized pursuant to the Virginia Nonstock Corporation Act, Chapter 10 of Title 13.1 of the Code of Virginia (1950), as amended (the "Act"), is made effective as of the date set forth below. The undersigned, being all of the directors of the Association, do hereby: (i) authorize the following by written consent; and (ii) consent to the actions of the directors contained herein, pursuant to Section 13.1-865 of the Act.

WEREAS, Catharpin Farms Estates, Sections 1, 2 and 3 were created by Deeds of Subdivision recorded in Deed Book 755, Page 791 (Section 1), Deed Book 752, Page 420 (Section 2), Deed Book 789, Page 344 (Section 3P respectively, of the Prince William County Land Records.

WHEREAS, The lots in Catharpin Farms Estates, Section 1, 2 and 3, are served by Livia Drive, a 50-foot road, and Saddle Ridge Road, a 40-foot road, as shown on plats recorded with said Deeds of Subdivision. Livia Road and Saddle Ridge Road were conveyed to the Association by Deed dated May 15, 1978, recorded in Deed Book 993, Page 491, of the land records of Prince William County,

WHEREAS, the overall community is governed by and subject to the Catharpin Farms Estates Road Maintenance Agreement, dated April 6, 1993, (the "RMA"), which provides for the maintenance of Livia Drive and Saddle Ridge Road, all as more particularly set forth in the RMA; and

WHEREAS, the right-of-way for Livia Drive and Saddle Ridge Road are owned by the Association in three (3) discrete parcels of land: GPIN 7499-448466 being 0.5351 acres; GPIN 7499-43-8370, being 1.8616 acres; and GPIN 7499-64-1129, being 1.5810 acres; for a total of 3.9777 acres (collectively, the "ROW").

WHEREAS, on July 20, 2021, the Prince William County Board of County Supervisors voted to initiate an amendment to the Comprehensive Plan of an area between Route 29 and Sudley Road generally along the Pageland Lane Corridor and the Dominion Power lines (the "Pageland Lane Corridor Study Area").

WHEREAS, the members of the Association been included in the Pageland Corridor Study Area by submitting a Comprehensive Plan Amendment Application (the "CPA Application") for the Association's property, including Livia Drive and Saddle Ridge Road.

WHEREAS, the CPA Application required the Association's execution by Board of Directors to authorize and direct the President of the Association, and was delivered on behalf of the Association to Prince William County Planning Department.

WHEREAS, the members of the Association having received a purchase and sale agreement, as defined herein, for the purchase and sale of all properties within the Association, including the ROW, which, having received unanimous approval from the members of the Association by virtue of every member having executed the purchase and sale agreement for their personal property, and in order to facilitate the purchase and sale agreement, which may require the Association's execution and in order to facilitate conveyance of the ROW by the Association, the Board of Directors desires to authorize and direct Stephen Kott, as President of the Association, and any duly appointed or elected successor President of the Association, to execute such purchase and sale agreement on behalf of the Association and deliver the same to Buyer, as defined herein.

NOW, THEREFORE, BE IT RESOLVED, that Stephen Kott, as President of the Association, and any duly appointed or elected successor President of the Association, is hereby authorized to execute and deliver to Buyer, as defined herein, that Purchase & Sale Agreement and Joint Escrow Instructions ("PSA"), a copy of which has been attached as Exhibit 1, between H & H Capital Acquisitions LLC, ("Buyer") a Delaware limited liability company, and between Catharpin Farms Estates Homeowners Association, Inc., as a member of the "Seller Party", as defined in the PSA, the "PSA Key Provisions Summary", as defined in the PSA, and "Exhibits A, B & C" as defined in the PSA. Further, the President of the Association, is authorized execute and deliver to Buyer the "Special Power of Attorney Affidavit" and "Limited Power of Attorney", as defined in the PSA, and such documents and other instruments, including plats and exhibits, as may be requested from time to time by Buyer, and Michael D. Grossman, lawful attorney-in-fact.

There being no further business to be taken by the undersigned directors, the directors of the Association make this consent effective as of the date set forth below and shall deliver this consent to the Association at its principal place of business and direct that it be filed in the appropriate records of the Association.

This Written Consent may be signed in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

The undersigned, being all of the members of the Board of Directors, hereby take the actions set forth above effective as of February 10, 2022.

Date of Signature:

February 10, 2022



Stephen Kott, Board Member and President

February 9, 2022




Caroline Chipman, Board Member Treasurer

February 9, 2022



Margaret Bloxton, Board Member

February 10, 2022



Timothy Kissler, Board Member

Release and Authorization

I, as a member of the Catharpin Farms Estates Home Owners Association (the "Association"), acknowledge, agree, and attest that I desire to have Stephen Kott, the President of the Association, execute on behalf of the Association and deliver to H&H Capital Acquisitions, LLC (the "Buyer") the Purchase and Sale Agreement (the "PSA"), PSA Key Provisions Summary, as defined in the PSA, Exhibits A, B, and C as defined in the PSA, and all other documents associated with the sale of the right of way for Livia Drive and Saddle Ridge Road, which is owned by the Association in three (3) discrete parcels of land, and identified by the following information:

- 0.5351 acres GPIN:7499-44-8466
- 1.8616 acres GPIN:7499-43-8370
- 1.5810 acres GPIN:7499-64-1129

Further, Stephen Kott, the President of the Association, is authorized to execute on behalf of the Association and deliver to the Buyer the Special Power of Attorney Affidavit, Limited Power of Attorney, and Interest Disclosure Affidavit, as defined in the PSA, as well as such other documents and instruments, including plats and exhibits, as may be requested from time to time by Buyer, and Michael D. Grossman, lawful attorney-in-fact.

I, as a member of the Association, hereby agree to indemnify, release, hold harmless, and forever discharge all members of the Board of Directors of the Association, including Stephen Kott or any duly appointed or elected successor President of the Association from any liability whatsoever for any and all damages or losses sustained, including but not limited to any claims or future claims which arise out of or are related in any way to the execution and delivery of the aforementioned documents.

Name	Sign	Date
Liliana Kott		2.10.22
Stephen Kott		2-10-22
Mustafa Sheikh		2/11/22
Huma Sheikh		2/11/22
Russell Dodd		2/10/22
Judith Dodd		2-10-22
Susan Buscher		2-10-22
Mark Buscher		2/10/22
Timothy Kissler		2/11/22
Karen Kissler		2/11/22
George Sheriff		2/10/22
Sandra Sheriff		2/10/22
Joseph Nesmith		2/11/2022
Dorothy Nesmith		2/11/2022

Release and Authorization

Name	Signature	Date
Donna Potter	<i>Donna Potter</i>	2/11/2022
John Bloxton	<i>John Bloxton</i>	2/11/2022
Margaret Bloxton	<i>Margaret Bloxton</i>	2-11-2022
Kenneth Bloxton	<i>KBloxton</i>	2/11/22
Margaret Rodden	<i>Margaret Rodden</i>	2/10/22
Frederick Lennon	<i>Frederick Lennon</i>	2/10/22
Kathryn Blankenship	<i>Kathryn Blankenship</i>	2/11/22
Caroline Chipman	<i>Caroline Chipman</i>	2/10/22
Scot Chipman	<i>Scot Chipman</i>	2/10/22
Kathleen Norris	<i>Kathleen Norris</i>	2/10/22
Paul Norris	<i>Paul Norris</i>	2/10/22
Peter Candland	<i>Peter Candland</i>	2/11/22
Robyn Candland	<i>Robyn Candland</i>	2/11/22
Teresa Geene	<i>Teresa Geene</i>	2/10/22
Brandon Geene	<i>Brandon Geene</i>	2/10/22
Edward Raley Jr.	<i>Edward Raley Jr.</i>	2/10/22
Jennifer Cosgrove	<i>Jennifer Cosgrove</i>	2/10/22
Sean Cosgrove	<i>Sean Cosgrove</i>	2/10/22
Jessica Harasek	<i>Jessica Harasek</i>	2/10/22
John Harasek	<i>John Harasek</i>	2/10/22