



February 11, 2026

Aisha Medina, Senior Development Services Technician – Countywide Planning
Prince William County Planning Office
5 County Complex Ct., Suite 210
Prince William, Virginia 22192

**Re: Dulles South Innovation – Comprehensive Plan Amendment Initiation Request
(Quality Control Supplemental Submission)**

Dear Ms. Medina:

On behalf of the Applicant, enclosed please find the revised and supplemental application materials for a Comprehensive Plan Amendment application from AF, Agriculture and Forestry (with a small portion as MU-1), to I-3 in response to your quality control comments dated January 20, 2026 (the “Comments”). For ease of review, the below items highlighted in yellow are the revised items provided with this submission to address the Comments. The other items (not highlighted) are items which remain unchanged from the initial submission:

1. REVISED – One copy of the Comprehensive Plan Amendment Initiation Request Form;
2. PROVIDED WITH FIRST SUBMISSION – One copy of the Document/Information Checklist;
3. PROVIDED WITH FIRST SUBMISSION – One copy of the Map Amendment Requirements Checklist;
4. REVISED – Property Owner List;
5. ADDITIONAL – Countywide Planning Fee Schedule and Fee Check for the Balance of the Additional Properties;
6. SUPPLEMENTED – Special Powers of Attorney & Interest Disclosure Affidavits;
7. SIGNED Cultural Resources Assessment Check (submitted to County);
8. REVISED (CLEAN AND REDLINE) – One copy of the Justification of Proposed Comprehensive Plan Amendment;
9. Metes and Bounds Description (5 copies);
10. Plat of Proposed CPA (5 copies);
11. REVISED – Existing and Proposed Comprehensive Plan Land Use (5 copies + one 8.5 x 11 copy);
12. REVISED – Existing and Proposed Zoning Exhibit (5 copies + one 8.5 x 11 copy); and
13. Trip Generation Analysis.

In addition to the above, below is the list of the Comments received and responses to each comment in blue type for ease of review.



Aisha Medina
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1. ELECTRONIC Submission of all documents submitted – Electronic initial submission was already provided to County staff on January 6, 2026 and again on January 20, 2026. Revised materials have been included in a link sent to staff of even date herewith.
2. Fee Incorrect – Based on the acreage on page 4 of 1926.98 the fee is = \$277, 371.51 – The check submitted is \$0.62 short. Please submit ASAP – A check for the balance of the properties (see response to #4 below) has been provided with this submission. The check for the balance is \$1,842.50.
3. Add Land Use Notes to 1st page of Plan – See Notes on Sheet 1 of the Plat of Proposed CPA.
4. Acreage on Pg 4 for MU-1 to 1-3 incomplete – Add acreage. If this is the case, the fee will be even more owed. – See revised application form provided with this submission.
5. Pg 4 – Update total acreage – Same response as above.
6. Copy of entire Plan in 8 ½ x 11 – 8.5 x 11 copies of each plan set (items #10-#12) are provided with this submission.
7. Please correct numbering of pages on the 24x36 plan. – Page numbers of plan sets (items #10-#12) have been corrected
8. PLAT required (5 copies) – Provided with this submission.
9. Add scale to page 2-6 – Scale has been added to each plan set (items #10-#12)
10. Add Location map to page 1 of plan. – See Sheet 1 of the Plat of Proposed CPA.

Should you have any question or require additional copies of submitted documents, please contact me at lgleason@cooley.com or 703-456-8164.

Sincerely,

Lee Gleason

Lee T. Gleason

Comprehensive Plan Amendment Initiation Request Form

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

Project Name: Dulles South Innovation

Application Type (check one): Quarterly 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 |
|-----------------------|-------|-----|----------|
| See attached exhibit | AF | I-3 | 1,887.64 |
| See attached exhibit | MU-1 | I-3 | 52.27 |
| | | | |
| | | | |
| Total Acreage: | | | 1,939.91 |

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):

Generally bounded by Logmill Road to the west, Sudley Road to the south, and Bull Run Creek to the north and east. +

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:

Owner of Property*

Authorized Agent(s)*

Name: See attached list
 Mailing Address: _____
 City/State/Zip: _____
 Phone: _____
 Email: _____

Name: Stewart PLLC / Cooley LLP
 Mailing Address: See attached exhibit
 City/State/Zip: _____
 Phone: _____
 Email: _____

Contract Purchaser/Lessee*

Engineer*

Name: Sanders Lane Assemblage I, LLC
 Mailing Address: _____
 City/State/Zip: _____
 Phone: _____
 Email: _____

Name: Urban Ltd.
 Mailing Address: 7712 Little River Turnpike
 City/State/Zip: Annandale, VA 22003
 Phone: 703-642-8080
 Email: _____

*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 29th day of January, 2026.



Signature of Owner

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

| Parcel # | SELLER NAMES | ADDRESS | GPIN # | Conveyance Number | LR Land Use Designation | Acreege* |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------|------------------------------------------------------------------|-------------------------|----------|
| 1 | Michelle McKinney | 3460 Sanders Ln | 7400-76-0897 | 201805160034878 | AF | 10.01 |
| 2 | Thomas N. Drake and Denise M. Costley | 3200 Sanders Ln | 7400-78-3019 | 1355-0079 | AF | 4.03 |
| 3 | Michael Frantzen and Michelle Frantzen | 3401 Sanders Ln | 7400-77-7274 | 201009090078481 | AF | 15.02 |
| 4 | George G. Delgado and Michele A. Delgado | 3450 Sanders Ln | 7400-77-0454 | 201107260061395 | AF | 16.69 |
| 5 | Richard E. Moore, Trustee of the Moore Family Trust (Trust A/Survivor's Trust) | 3461 Sanders Ln | 7400-86-2040 | 202301180002453 | AF | 5.2 |
| 6 | Richard E. Moore, Trustee of the Moore Family Trust (Trust A/Survivor's Trust) | 3477 Sanders Ln | 7400-86-1921 | 202301180002453 | AF | 5.01 |
| 7 | Stephen K. Jones and Wendy D. Wright | 3480 Sanders Ln | 7400-76-2521 | 202108040091465 | AF | 13.04 |
| 8 | Richard E. Moore, Trustee of the Moore Family Trust (Trust A/Survivor's Trust) | 3481 Sanders Ln | 7400-86-1901 | 202301180002454 | AF | 5.01 |
| 9 | Chong S. Weldon and Patricia Dasig f/k/a Patricia Weldon | 3489 Sanders Ln | 7400-85-5179 | 201704050025752 | AF | 5.06 |
| 10 | Jayprakash Nagasamy and Menaka Mugundhun Samyrao | 3490 Sanders Ln | 7400-75-1632 | 202112130137483 | AF | 15 |
| 11 | Tommy D. Weldon and Chong S. Weldon | 3495 Sanders Ln | 7400-75-8874 | 201704050025752 | AF | 5.06 |
| 12 | Nicholas John Ferguson and Meghann Devine Ferguson, Trustees of the Nicholas and Meghann Ferguson Living Trust dated October 16, 2020 | 3507 Sanders Ln | 7400-85-2044 | 202010200097516 | AF | 10.21 |
| 13 | Belinda T. Titus f/k/a Belinda T. Scroggie | 3601 Sanders Ln | 7400-84-5191 | 1642-1229 | AF | 10.17 |
| 14 | Belinda T. Titus f/k/a Belinda T. Scroggie | 3607 Sanders Ln | 7400-74-9689 | 1642-1229 | AF | 1.61 |
| 15 | Howard Jakob Swede and Kelly Lynn Swede, Trustees of the Howard J. and Kelly L. Swede Living Trust dated May 9, 2022 | 3608 Sanders Ln | 7400-64-8661 | 202205090036189 | AF | 10 |
| 16 | Florentino S. Martins | 3609 Sanders Ln | 7400-84-1761 | 202505190027195 | AF | 12 |
| 17 | RedOak699, LLC, a Virginia limited liability company | 3699 Sanders Ln | 7400-74-7221 | 202302170007437 | AF | 5 |
| 18 | Richard Wynn Hall and Sara Jo Zorola Hall | 3700 Sanders Ln | 7400-74-0020 | 202504160019850 | AF | 5 |
| 19 | Robert William Ottey and Carolyn Faye Ottey | 3701 Sanders Ln | 7400-73-6687 | 1152-0864 | AF | 5 |
| 20 | James G. Giragosian and Margaret J. Giragosian | 3702 Sanders Ln | 7400-63-9892 | 1956-0268 | AF | 5 |
| 21 | Issac Tatagiri and Kirstin Tatagiri | 3703 Sanders Ln | 7400-73-6267 | 202012020115761 | AF | 2.5 |
| 22 | James Ashton Lough and Divinagracia Gervacio Lough f/k/a Divinagracia Gervacio | 3704 Sanders Ln | 7400-63-9555 | 201902010006626 | AF | 5 |
| 23 | Melchis Hasham and Dorothy M. Samuel a/k/a Dolly Samuel | 3705 Sanders Ln | 7400-73-6151 | Deed of Gift - 201910090074468 Vesting Deed - 200202110019832 | AF | 2.5 |
| 24 | Jason Brown and Julianne J. Brown | 3707 Sanders Ln | 7400-73-6129 | 201912170093301 | AF | 3.5 |
| 25 | Virginia Ellison | 3711 Sanders Ln | 7400-73-3324 | 200305010077576 | AF | 1.13 |
| 26 | Richard W. Waller and Beth A. K. Waller, Trustees of the Waller Family Trust dated April 24, 2023 | 3801 Sanders Ln | 7400-72-6393 | 202304240019737 | AF | 4.56 |
| 27 | Richard W. Waller and Beth A. K. Waller, Trustees of the Waller Family Trust dated April 24, 2023 | 3803 Sanders Ln | 7400-72-5967 | 202304240019738 | AF | 5 |
| 28 | Richard W. Waller and Beth A. K. Waller, Trustees of the Waller Family Trust dated April 24, 2023 | 3805 Sanders Ln | 7400-72-5642 | 202304240019738 | AF | 5 |
| 29 | Danyel Simond and Michelle Hayes | 3905 Sanders Ln | 7400-72-3718 | 202303030009899 | AF | 2.03 |
| 30 | Bruce Edward Murphy and Nancy K. Murphy | 3990 Sanders Ln | 7400-40-6342 | 2862-0094 | AF | 35.45 |
| 31 | Poplar006, LLC, a Virginia limited liability company | 4006 Sanders Ln | 7400-60-7278 | 202302170007438 | AF | 3.43 |
| 32 | Jose L. Rivera Curiel and Brigida Ayon Bautista | 4007 Sanders Ln | 7400-71-4141 | 201609190075541 | AF | 2.93 |
| 33 | Robin Ellison Grove and Stanley Matthew Grove, III | 4011 Sanders Ln | 7400-71-3317 | 1781-1997 | AF | 5.67 |
| 34 | Angel Miller and Edward Vernon Miller | 4012 Sanders Ln | 7400-60-3474 | 202209270069455 | AF | 3.66 |
| 35 | Michael J. Iuliano | 4013 Sanders Ln | 7400-70-3754 | 201301110004137 | AF | 13 |
| 36 | William M. Vandegriff a/k/a William Mantley Vandegriff, Jr., William Mantley Vandegriff, III, Cheryl L. Vandegriff Hyon, Stephen Dale Vandegriff, and David Thomas Vandegriff | 4014 Sanders Ln | 7400-50-9047 | 202001060001288; 0709-0782 | AF | 14.83 |
| 37 | Kristen E. Webber | 4015 Sanders Ln | 7499-79-2955 | 201301090003232 | AF | 24.68 |
| 38 | William Horton and Lynn Horton | 4016 Sanders Ln | 7400-50-3751 | 201206110054659 | AF | 11.68 |
| 39 | Khaled F. Etsenoussi a/k/a Khaled F. El Senussi, Hisham F. Senussi, Ala F. Senussi, and Fakhri S. Senussi | 4020 Sanders Ln | 7400-60-5248 | Deed - 202202090011121 Wil - 202202090011121 | AF | 4.33 |
| 40 | Lana F. Hair | 4040 Sanders Ln | 7400-60-5224 | 2315-1749 | AF | 3.71 |
| 41 | Matthew Jonathan Herrera, Nina Courtney Herrera, and the Herrera Family Revocable Living Trust dated July 6, 2023 | 4050 Sanders Ln | 7499-59-4989 | 202307140035991 | AF | 5.03 |
| 42 | John A. Tweel and Judith G. Tweel, Trustees under the Tweek Family Trust dated March 24, 2006 | 4100 Sanders Ln | 7499-69-4994 | 200605170075794 | AF | 5 |
| 43 | Kevin McLaughlin and Desiree McLaughlin | 4110 Sanders Ln | 7499-59-2863 | 201906130040606 | AF | 5.18 |

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|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------|-------------------------------------------------------------------------------------|------|-------|
| 44 | Bradley L. Dawson and Svetlana V. Kolmakova, Co-Trustees under the Bradley L. Dawson and Svetlana V. Kolmakova Joint Revocable Living Trust dated March 23, 2021 | 4120 Sanders Ln | 7499-69-5257 | 202104010039552 | AF | 6.79 |
| 45 | Michael A. Spradlin, Michele A. Delgado and Shawn E. Soto a/k/a Shawn Soto | 4397 Sanders Ln | 7499-78-4964 | Deed - 200611010156098 Will - 202402160008274 List of Heirs - 202402160008275 | AF | 7.14 |
| 46 | Carlos Gordiano and Marisela L. Flores | 4402 Sanders Ln | 7499-68-9461 | 200706210073746 | AF | 3.83 |
| 47 | Herbert E. Travers and Lucille B. Travers, Trustees of the Herbert E. Travers and Lucille B. Travers Revocable Trust dated February 13, 2008 | 4403 Sanders Ln | 7499-78-3633 | 200812080114826 | AF | 2.66 |
| 48 | Michael Wayne Cline and Kathryn Margaret Cline | 4404 Sanders Ln | 7499-68-9523 | 201309130093539 | AF | 0.9 |
| 49 | Kimberly Walker Hale and Stephanie Walker Crowe | 4405 Sanders Ln | 7499-78-7934 | List of Heirs - 202206220047384; Deed - 197709121402553 | AF | 7 |
| 50 | Hector N. Garcia | 4406 Sanders Ln | 7499-68-9410 | 202104080042268 | AF | 0.9 |
| 51 | Michael J. O'Brien and Jennifer Kapoor O'Brien f/k/a Jennifer U. Kapoor | 4407 Sanders Ln | 7499-77-6098 | Deed - 201707060051220 Name Change - 201903010012752 | AF | 5.07 |
| 52 | Stephen V. Oviatt and Nancy C. Oviatt | 4408 Sanders Ln | 7499-67-9596 | 2402-0184 | AF | 0.9 |
| 53 | Michael Fuller and Lana Fuller | 4410 Sanders Ln | 7499-67-9682 | 202207260055655 | AF | 0.87 |
| 54 | Joseph Alexander Knight, Trustee under the Knight Family Trust dated October 4, 2011 | 4411 Sanders Ln | 7499-77-5875 | Will - 201406240043661; Deed - 201110280088983 | AF | 5 |
| 55 | Scott R. Deibler and M. Lisa Deibler | 4415 Sanders Ln | 7499-77-5751 | 2895-1422 | MU-1 | 5.04 |
| 56 | Susan J. Brophy and Timothy Brophy | 4451 Sanders Ln | 7499-77-5024 | 200507130116679 | MU-1 | 3 |
| 57 | Richard P. Labossiere and Lisa K. Labossiere, Trustees of the Labossiere Family Trust, dated December 12, 2023 | 4501 Sanders Ln | 7499-77-4807 | 202405310028146 | MU-1 | 3 |
| 58 | Haw D. Tu and John S. Devere | 4503 Sanders Ln | 7499-76-4781 | 201207230069576 | MU-1 | 5.06 |
| 59 | Frederick D. Oliver and Merary Y. Oliver | 4505 Sanders Ln | 7499-76-4954 | 201703220021853 | MU-1 | 3 |
| 60 | Bambi Lee Erekson | 4507 Sanders Ln | 7499-76-4738 | 202102250023293 | MU-1 | 3 |
| 61 | Charles D. Simpson and Elma W. Simpson | 4508 Sanders Ln | 7499-66-8958 | 201905280035774 | MU-1 | 2.07 |
| 62 | Paul L. Reece and Mary E. Reece, Trustees under the Reece Family Trust dated January 18, 2005 | 4511 Sanders Ln | 7499-76-5118 | 200501250011892 | MU-1 | 3 |
| 63 | Shirley J. Eicher, Leslie Eicher, and Jon Eicher | 4604 Sanders Ln | 7499-66-8609 | 202203150020485 | MU-1 | 5 |
| 64 | Patrick Joseph Beitzell | 4608 Sanders Ln | 7499-65-8564 | 202009300089795 | MU-1 | 1.32 |
| 65 | Phillip E. Harrover, Jr. and Heidi Harrover | 13040 Ford Rd | 7499-67-6128 | 201805040031572 | MU-1 | 1.85 |
| 66 | N. Beth Michael | 13030 Ford Rd | 7499-67-3136 | 201701300007957 | AF | 1.83 |
| 67 | Wayne Murray Charity and Pamela Jo Charity | 12990 Ford Rd | 7499-67-0325 | 200910150100259 | AF | 4.9 |
| 68 | David A. Clem and Tari Clem | 12970 Ford Rd | 7499-57-8595 | 200311180213221 | AF | 10.28 |
| 69 | Michael J. Malinoski | 12950 Ford Rd | 7499-58-8749 | 200312190231353 | AF | 10.39 |
| 70 | Phyllis Villegoureux-Ritaud, Trustee under the Villegoureux-Ritaud Living Trust, dated June 03, 2011 | 12930 Ford Rd | 7499-59-8327 | Deed - 201107120057091 Will - 202404300021818 List of Heirs - 202404300021819 | AF | 11.69 |
| 71 | Joseph M. Normandy, III and Tammy Bryant Normandy | 4419 Shari Ct | 7499-67-6556 | 2734-0320 | AF | 1.18 |
| 72 | Michael D. Brown | 4417 Shari Ct | 7499-67-6672 | 201811270084446 | AF | 1.04 |
| 73 | Kenneth R. Tennyson and Maranda L. Tennyson | 4415 Shari Ct | 7499-67-6586 | 200507180119188 | AF | 1 |
| 74 | Stephen Clark | 4413 Shari Ct | 7499-68-6501 | 201305010044717 | AF | 1 |
| 75 | Jairo Pena | 4411 Shari Ct | 7499-68-6616 | 200310230195897 | AF | 1 |
| 76 | Robert J. Gaskill and Nidhi Sharma | 4409 Shari Ct | 7499-68-6631 | 200410070171551 | AF | 1 |
| 77 | Melissa Joanne Bays f/k/a Melissa Joanne Kemendo | 4407 Shari Ct | 7499-68-6745 | Deed - 202005220040030 Name Change - 202205310041625 | AF | 1 |
| 78 | Thomas A. Beardsley and Leanne W. Beardsley | 4405 Shari Ct | 7499-68-6660 | 1953-1334 | AF | 1 |
| 79 | Larry E. Panell and Deborah A. Panell | 4403 Shari Ct | 7499-68-6680 | 2737-0092 | AF | 1.17 |
| 80 | Todd Wilson Robinson | 4401 Shari Ct | 7499-69-6606 | 201509230079353 | AF | 1.69 |
| 81 | Angela Knight | 4400 Shari Ct | 7499-69-4207 | 201102220014856 | AF | 2.69 |
| 82 | Angela Knight | 4402 Shari Ct | 7499-68-3592 | 201102220014856 | AF | 1.12 |
| 83 | Lawrence J. Eldridge | 4404 Shari Ct | 7499-68-3674 | 2215-0064 | AF | 1 |
| 84 | Kevin T. McCabe and Karen McCabe | 4408 Shari Ct | 7499-68-3537 | 1971-0947 | AF | 1 |
| 85 | Brian Thacker and Heidi Thacker | 4412 Shari Ct | 7499-67-3599 | 201305130048755 | AF | 1 |
| 86 | Shawn Thomas and Andrea Lukac | 4416 Shari Ct | 7499-67-3374 | 202101290011569 | AF | 1.97 |
| 87 | Anthony G. Drosos and Brittany E. Drosos | 12501 Bridle Ln | 7400-62-9461 | 202207220055027 | AF | 5 |
| 88 | Rajesh Jayanna Davanagere and Prakruti Anand | 12503 Bridle Ln | 7400-62-6076 | 201404020020184 | AF | 5 |

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| 89 | John Anthony Depasquale and Debra Ann Depasquale, Trustees of The Depasquale Family Joint Declaration of Trust, dated December 20, 2016 | 12505 Bridle Ln | 7400-62-2970 | 201701180004242 | AF | 5 |
| 90 | Thaddeus Zalewski and Vera Jurgenson | 12511 Bridle Ln | 7400-53-4969 | 201204050031922 | AF | 5 |
| 91 | Harry Mahar and Joan E. Mahar | 12513 Bridle Ln | 7400-53-5192 | 1048-0008 | AF | 5 |
| 92 | Jose A. Alvarez Pina | 12515 Bridle Ln | 7400-54-5218 | 202008120069551 | AF | 5 |
| 93 | Randall C. Michael and N. Beth Michael | 12514 Bridle Ln | 7400-64-3118 | 2338-1342 | AF | 5 |
| 94 | Richard C. McEvoy and Joan M. McEvoy a/k/a Joanne M. McEvoy | 12512 Bridle Ln | 7400-63-3087 | 0737-0751 | AF | 5 |
| 95 | Grant M. Higginbotham and Brittney Anne Higginbotham | 12510 Bridle Ln | 7400-63-2249 | 202103290037237 | AF | 5 |
| 96 | Michael O. Kasun, Melissa Kasun, and Barbara Sue Blizzard, Trustee of the Barbara Sue Blizzard Revocable Trust Agreement dated December 6, 2006 | 12504 Bridle Ln | 7400-63-5136 | Deed - 201606090043311 Deed - 201605240038403 | AF | 5 |
| 97 | John William Snow and Diane Lynn Mesaros Snow, Trustees of The John and Diane Snow Living Trust dated July 31, 2012 | 12521 Canter Ln | 7400-62-0089 | 201207310072743 | AF | 5 |
| 98 | James Michael Novak | 12524 Canter Ln | 7400-52-2978 | 202007080055037 | AF | 6.53 |
| 99 | Olde South Properties, LLC and RSK Virginia Properties, LLC | 12523 Canter Ln | 7400-52-7064 | 202508150046162 | AF | 5.06 |
| 100 | Kristina L. Manns and Gabriel J. Manns | 12520 Canter Ln | 7400-53-7438 | 202203040017585 | AF | 5 |
| 101 | Darryl D. Bowman and Debra S. Bowman | 3950 Aldie Rd | 7500-02-7913 | 201010130089501 | AF | 10 |
| 102 | Scott Alan Beitzell | 3900 Aldie Rd | 7500-02-7957 | 202106010065430 | AF | 10 |
| 103 | Joseph Beitzell and Karen A. Beitzell | 3644 Aldie Rd | 7500-03-7205 | 2132-0541 | AF | 17.51 |
| 104 | Barbara J. Hemma and Dena-J Hemma | 3604 Aldie Rd | 7500-03-6375 | 201102180014308 | AF | 16.5 |
| 105 | Debra Wiker and Robert G. Anderson | 3564 Aldie Rd | 7500-04-5832 | 201505010033457 | AF | 10 |
| 106 | Sean Lydon and Catherine T. Lydon | 3524 Aldie Rd | 7500-04-8981 | 201006290055445 | AF | 5.05 |
| 107 | Stephen T. Reed and Allison A. Reed | 3504 Aldie Rd | 7500-04-3176 | 201611210096365 | AF | 15.8 |
| 108 | Neil Bornn-Gilman and Andrea Hall | 3502 Aldie Rd | 7400-94-3789 | 202003060018392 | AF | 16.33 |
| 109 | Richard Zoccolillo and Manuela Zoccolillo | 3500 Aldie Rd | 7500-05-2646 | 201810110074501 | AF | 10 |
| 110 | Elaine F. Howard, Trustee of the Henry M. Howard Living Trust, dated February 14, 2001 and the Elaine F. Howard Living Trust, dated February 14, 2001 | 3410 Aldie Rd | 7400-95-7682 | 200107120069230 | AF | 34.78 |
| 111 | Elaine F. Howard, Trustee of the Henry M. Howard Living Trust, dated February 14, 2001 and the Elaine F. Howard Living Trust, dated February 14, 2001 | 3404 Aldie Rd | 7400-96-4972 | 200106070053196 | AF | 39.76 |
| 112 | Wileen O. Richardson | 3308 Aldie Rd | 7500-06-5493 | 2056-1952 | AF | 8 |
| 113 | Ashley O. Turner and Joshua B. Turner | 3304 Aldie Rd | 7500-07-4733 | 201605310040210 | AF | 5.44 |
| 114 | Psalm One Enterprises, LLC, a Virginia limited liability company | 4100 Aldie Rd | 7500-01-7473 | 202304260020280 | AF | 15 |
| 115 | Shawna Marie Hawkes a/k/a Shawna M. Fox, Neil Chester Hawkes, and Marcia Anne McCarthy | 12750 Chatter Brook Dr | 7400-68-8430 | 202202140012218 | AF | 11.91 |
| 116 | Bobby Nick Davis | 12760 Chatter Brook Dr | 7400-68-3249 | 1288-1267 | AF | 8.73 |
| 117 | W. Roger Gwinn and Lynn H. Gwinn | 12771 Chatter Brook Dr | 7400-58-7220 | 200409070152687 | AF | 14.17 |
| 118 | Lowell J. Johnson, Jr. and Sherrod H. Johnson, Trustees of the Johnson Family Trust, dated May 11, 1994 | 12780 Chatter Brook Dr | 7400-58-0151 | 202211100078454 | AF | 17.34 |
| 119 | Brian D. Jurgensen, Patricia A. Jurgensen, and Gerald P. Miller | 12781 Chatter Brook Dr | 7400-47-7544 | 201103160022000 | AF | 25.88 |
| 120 | Douglas Gerard Fehrer and Sarah Shill Fehrer | 3440 Pin Oak Ct | 7400-67-2838 | 201505010033754 | AF | 10 |
| 121 | Huchen Zhang and Li Zhou, Trustees of the Huchen Zhang and Li Zhou Family Trust dated January 30, 2023 | 3450 Pin Oak Ct | 7400-67-2100 | 202301310004580 | AF | 10.79 |
| 122 | Mladen Bajic and Vesna Bajic | 3470 Pin Oak Ct | 7400-56-6883 | 202105030052916 | AF | 25 |
| 123 | Michael Anthony Jasmin | 3480 Pin Oak Ct | 7400-55-7880 | 200208020099474 | AF | 20.89 |
| 124 | Michael John Sandkuhler and Rachel Lea Sandkuhler | 3482 Pin Oak Ct | 7400-55-3825 | 201807090049596 | AF | 10.1 |
| 125 | Patrick Leonard Maloney and Lauren Elizabeth Maloney | 3486 Pin Oak Ct | 7400-55-8908 | 201806280047049 | AF | 10.3 |
| 126 | Noel Andrew Murphy and Lynn M. Murphy, Trustees under the Noel and Lynn Murphy Living Trust dated April 13, 2017 | 3490 Pin Oak Ct | 7400-54-7856 | 201806250045847 | AF | 11.59 |
| 127 | Daniel R. Tovar, Jr. and Suzanne Tovar | 3471 Pin Oak Ct | 7400-65-6130 | 201411250085268 | AF | 10 |
| 128 | Deenadayalan Senthinathan and Chitra M. Avola | 3461 Pin Oak Ct | 7400-66-6821 | 202005150037518 | AF | 10.48 |
| 129 | Stephen Poovey and Megan M. Poovey f/k/a Megan M. Lawler | 12581 Boxwood Farms Dr | 7400-82-3659 | 201812260090934 | AF | 4.84 |
| 130 | Timothy S. Boone, Thomas M. Boone, Jonathan L. Boone, Betsy B. Gallo, and Pamela Jan Boone f/k/a Pamela B. Kerns | 12551 Boxwood Farms Dr | 7400-82-6254 | Deed - 0778-0078 Will - 202312110063063 List of Heirs - 202312110063064 | AF | 4.84 |
| 131 | William E. Kennedy, IV and Laura C. Kennedy f/k/a Laura Cheryl Marshall | 12521 Boxwood Farms Dr | 7400-82-8967 | Deed - 201606060041977 Re-Recorded Deed: 201608050061356 | AF | 3.85 |
| 132 | Brian Charles Wynkoop | 12511 Boxwood Farms Dr | 7400-82-9428 | 201707070051762 | AF | 1 |
| 133 | Jeremy Glenn Horton and Elizabeth Vowell Wallace | 12491 Boxwood Farms Dr | 7400-92-1771 | 201305280053987 | AF | 2.35 |

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|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------|-----------------|----|-------|
| 134 | Paul Lucash | 12471 Boxwood Farms Dr | 7400-92-1532 | 200104090033110 | AF | 2.5 |
| 135 | John Q. Beaty and Kristen L. Beaty | 12451 Boxwood Farms Dr | 7400-92-3726 | 201508210069575 | AF | 2.49 |
| 136 | James C. McLain, Jr. and Diane McLain | 12431 Boxwood Farms Dr | 7400-92-4464 | 200307230133666 | AF | 2.33 |
| 137 | George Manning Borden | 12400 Boxwood Farms Dr | 7500-02-1034 | 200102220016891 | AF | 4.96 |
| 138 | Jose Neftali Guzman | 12401 Boxwood Farms Dr | 7400-92-6635 | 202101040000833 | AF | 4.8 |
| 139 | Jacob Heminger and Elizabeth Heminger | 12460 Boxwood Farms Dr | 7400-93-4319 | 202010300102220 | AF | 4.85 |
| 140 | Sebert P. Hogan by Tamara Gwen Hogan, as Conservator of the Estate of Sebert P. Hogan, Tamara Gwen Hogan, Sebert Parker Hogan, Jr., and Kerry Allen Hogan | 12530 Boxwood Farms Dr | 7400-83-9516 | 202402120006952 | AF | 4.46 |
| 141 | Ronald S. Foltz and Deanna M. Foltz | 12570 Boxwood Farms Dr | 7400-83-3110 | 1267-1078 | AF | 4.36 |
| 142 | John J. Ricciardi and Jennifer L. Ricciardi | 3662 Dunigan Ct | 7400-83-2637 | 201806260046220 | AF | 4.83 |
| 143 | Rex Dennis Lasley and Pamela Jean Lasley, Co-Trustees of The Dennis and Pam Lasley Family Trust, dated November 7, 2023 | 3660 Dunigan Ct | 7400-83-3267 | 202311300061340 | AF | 4.89 |
| 144 | Megan Victoria Neczporuk | 3658 Dunigan Ct | 7400-83-4193 | 201709220072193 | AF | 4.89 |
| 145 | Dawn J. Cregger, Trustee of The Dawn J. Cregger Trust 12JUN12 | 3656 Dunigan Ct | 7400-84-6014 | 201208130076937 | AF | 4.89 |
| 146 | John F. Hogan III, Trustee of The John F. Hogan III Revocable Trust, dated December 29, 2020 | 3654 Dunigan Ct | 7400-84-9221 | 202101250008613 | AF | 4.89 |
| 147 | Bella Ivette Guanilo and Paul Anthony Guanilo | 3652 Dunigan Ct | 7400-94-3923 | 202012210124137 | AF | 4.92 |
| 148 | Donald R. Lavaltee and Melissa M. Lavaltee | 3650 Dunigan Ct | 7400-94-7822 | 202001060001254 | AF | 5.03 |
| 149 | Millie M. Piekos, Trustee under the Andrew H. King Trust dated May 25, 1999, and Roger D. Watkins, Trustee under the Ruth A. King Trust dated May 25, 1999 | 3651 Dunigan Ct | 7400-93-9187 | 2763-1020 | AF | 4.95 |
| 150 | John D. Normand and Kelly E. Normand | 3653 Dunigan Ct | 7400-93-6865 | 200406140099926 | AF | 4.79 |
| 151 | Mark Richard Nicely, Trustee of the Mark Richard Nicely Revocable Trust dated November 27, 2019 | 3655 Dunigan Ct | 7400-93-2570 | 202005060035017 | AF | 4.66 |
| 152 | Karen Darley Smith and Deanna Darley Short, Trustees under The Darley Revocable Living Trust dated December 11, 1987, revised and restated on June 18, 2012 | 3659 Dunigan Ct | 7400-83-9851 | 1537-0334 | AF | 4.68 |
| 153 | Matthew Aaron Newfield, Jennifer Newfield, and Phyllis Cohen Newfield | 13198 Gables Green Way | 7400-37-5705 | 201605160035746 | AF | 10 |
| 154 | Alfred N.D. Smith III a/k/a Alfred Smith and Sahar Smith | 13170 Gables Green Way | 7400-36-5457 | 201102080011326 | AF | 10 |
| 155 | Larry Neil Adair and Leigh Anne Adair | 13130 Gables Green Way | 7400-36-5422 | 200603300051182 | AF | 10.01 |
| 156 | Soon J. Paek and Nancy Early | 13100 Gables Green Way | 7400-35-5477 | 202503070011616 | AF | 10 |
| 157 | Jacob Chancellor Blair | 13070 Gables Green Way | 7400-35-8433 | 201403050014028 | AF | 10.01 |
| 158 | Jeffrey Alan Sproles and Donna Lucille Sproles, Trustees of the Jeffrey and Donna Sproles Living Trust dated March 18, 2021 | 13065 Gables Green Way | 7400-25-9903 | 202103180033014 | AF | 10.6 |
| 159 | Dominic Bianco and Annamarie Bianco | 13051 Gables Green Way | 7400-34-7444 | 201803050015431 | AF | 10 |
| 160 | Anthony G. Drosos | 13050 Gables Green Way | 7400-34-8391 | 201609060071404 | AF | 10.42 |
| 161 | David Mitchell and Mary A. Mitchell | 12990 Gables Green Way | 7400-44-4845 | 202008310076949 | AF | 10 |
| 162 | Charlotte A. DeWalt, Trustee of the DeWalt Family Trust dated April 20, 2017 | 12975 Gables Green Way | 7400-33-8995 | 201705080034602 | AF | 10.01 |
| 163 | Peter C. Phillips and Laurie L. Phillips | 12960 Gables Green Way | 7400-43-6498 | 200806160057170 | AF | 10 |
| 164 | Jatinder Sharma and Sonia Sharma | 12930 Gables Green Way | 7400-43-5943 | 201903180016377 | AF | 10 |
| 165 | Dale Wesley Dycus and Anne Dycus | 12901 Gables Green Way | 7400-33-8400 | 200501310015485 | AF | 10.98 |
| 166 | David L. Beadner and Cheri A. Smith | 12900 Gables Green Way | 7400-42-5691 | 201105240043407 | AF | 10 |
| 167 | Nancy C. Hwang and Jau-Fu Hwang, Trustees of The Nancy C. Hwang Revocable Trust dated June 16, 1999 | 12851 Gables Green Way | 7400-42-3627 | 201512310106688 | AF | 10.55 |
| 168 | Edward Cox and Mercedes Cox | 12850 Gables Green Way | 7400-42-9433 | 201808030057345 | AF | 10 |
| 169 | Richard Schulze and Darcie Schulze | 12801 Gables Green Way | 7400-51-2622 | 200409030152237 | AF | 10 |
| 170 | Anthony M. Valletta and Barbara G. Valletta | 12800 Gables Green Way | 7400-52-5107 | 200409030152243 | AF | 10 |
| 171 | Steven R. Mast and Mary E. Mast, Trustees of the Steven R. Mast Trust dated June 25, 2024 and the Mary E. Mast Trust dated June 25, 2024 | 12751 Gables Green Way | 7400-51-9236 | 202406270033486 | AF | 10 |
| 172 | GSD Properties & Logistics LLC, a Virginia limited liability company | 12750 Gables Green Way | 7400-62-0604 | 202209230068872 | AF | 10 |
| 173 | Van C. Pham-Chou and Steven Chan Chou | 12701 Gables Green Way | 7400-61-5042 | 200709050101189 | AF | 10.01 |
| 174 | Stephen T. Harrell and Martha J. Harrell | 12700 Gables Green Way | 7400-61-6386 | 200712270137586 | AF | |
| 175 | Amanda Kelly Clairmonte and Christopher James Hunter, Trustees of The Stardust Trust dated April 25, 2023 | 3575 Balsam Hollow Ct | 7400-45-7709 | 202305020021452 | AF | 10 |
| 176 | James C. Weber, Jr. and Patricia A. Weber | 3550 Balsam Hollow Ct | 7400-45-5862 | 200411300200989 | AF | 10.01 |
| 177 | Mario Loundermon and Wendy Loundermon | 3500 Balsam Hollow Ct | 7400-46-3701 | 201503240022227 | AF | 10 |

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|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------|-----------------|----|-------|
| 178 | Richard Macheske Jr. a/k/a Richard Macheske and Cheryl F. Macheske | 3450 Balsam Hollow Ct | 7400-46-5238 | 200412060205549 | AF | 10.02 |
| 179 | Byong Kang and Susan Kang | 3400 Balsam Hollow Ct | 7400-46-6475 | 200504010051031 | AF | 10.01 |
| 180 | Douglas N. Bach and Thuong C. Nguyen | 13075 Edwards Island Dr | 7400-33-3741 | 200906150057968 | AF | 10.24 |
| 181 | Ellen Randel | 3600 Avonlea Way | 7400-24-0669 | 200811040105446 | AF | 10.14 |
| 182 | Michael Touma and Ghada Touma | 3601 Avonlea Way | 7400-25-1309 | 200509010150523 | AF | 10.08 |
| 183 | James R. MacDonald and Bobbie Jo MacDonald | 3640 Avonlea Way | 7400-24-0822 | 200501180008206 | AF | 10.01 |
| 184 | Robert C. Marquart and Mary D. Marquart | 3665 Avonlea Way | 7400-34-2403 | 200905060043381 | AF | 10.03 |
| 185 | Isaac Duenas and Rachelle D. Slotnick a/k/a Rachel D. Slotnick | 3670 Avonlea Way | 7400-23-2489 | 201906270044660 | AF | 10.02 |
| 186 | Jonathan Wilson Buckhout, Trustee of the Jonathan Wilson Buckhout Revocable Trust, dated July 21, 2000 and restated on October 5, 2010 and Philippa Mary Fewell, Trustee of the Philippa Mary Fewell Revocable Trust, dated July 21, 2000 and restated on October 5, 2010 | 3700 Avonlea Way | 7400-23-1350 | 201012150112022 | AF | 10.01 |
| 187 | George S. Wood and Patricia Wood | 3730 Avonlea Way | 7400-23-6418 | 201301290010580 | AF | 10.01 |
| 188 | Scott C. Kite and Michelle R. Kite | 3760 Avonlea Way | 7400-22-5870 | 200507050109939 | AF | 10 |
| 189 | David A. Johnson and Heather D. Johnson | 3790 Avonlea Way | 7400-22-5413 | 200508020130235 | AF | 10.02 |
| 190 | Prince Properties LLC, a Virginia limited liability company | 3810 Avonlea Way | 7400-21-5859 | 202209290070203 | AF | 10.01 |
| 191 | Robert A. Condry and Lisa N. Condry | 3840 Avonlea Way | 7400-21-7508 | 201607180055129 | AF | 10.01 |
| 192 | Donald Ray Coffey, Jr. and Melissa D. Coffey | 3870 Avonlea Way | 7400-20-5051 | 201803280021444 | AF | 10 |
| 193 | Richard E. O'Grady and Madelin K. O'Grady | 3875 Avonlea Way | 7400-30-2883 | 200510030170734 | AF | 10 |
| 194 | Luke James Hardy, Trustee under The Luke James Hardy Trust dated March 14, 2018 | 3898 Avonlea Way | 7400-20-8416 | 201803160018428 | AF | 10.01 |
| 195 | Darryl Glenn Blackwell and Nicole Blackwell | 3899 Avonlea Way | 7499-39-2694 | 201402280013534 | AF | 10.01 |
| 196 | Timothy C. Seaman and Ashley F. Seaman, Trustees of the Timothy C. and Ashley F. Seaman Family Trust dated April 10, 2023 | 13090 Cavendish Run Ct | 7400-22-9944 | 202304110017293 | AF | 10.05 |
| 197 | Lisa Sonria Lee and Cathleen Lee Chang | 13060 Cavendish Run Ct | 7400-32-3706 | 201309300098670 | AF | 10 |
| 198 | Myung San Park | 13030 Cavendish Run Ct | 7400-32-8032 | 202012290126404 | AF | 10.2 |
| 199 | Vinicio E. Molina | 13000 Cavendish Run Ct | 7400-41-5959 | 202003300025047 | AF | 11.04 |
| 200 | Brian Crawford and Nathalie Crawford | 13001 Cavendish Run Ct | 7400-41-5121 | 202104090043434 | AF | 10.07 |
| 201 | Long Chi Quach and Tuyet Teresa Bach, Trustees of the Long Chi Quach and Tuyet Teresa Bach Revocable Trust dated November 15, 2019 | 13055 Cavendish Run Ct | 7400-31-7040 | 201912020089035 | AF | 10 |
| 202 | Derrick Levake and Angela M. Levake | 13199 Cavendish Run Ct | 7400-31-1239 | 201602110009451 | AF | 10.03 |
| 203 | Torie Laverne Williams and Kisha Williams | 12649 Catamount Ct | 7400-71-3064 | 202204150029953 | AF | 3.23 |
| 204 | James Lee Phillips, Jr. and Nagwa Phillips | 12650 Catamount Ct | 7400-71-3692 | 202206300049346 | AF | 5.04 |
| 205 | Kevin D. Pope and Tiffany R. Pope | 12591 Catamount Ct | 7400-81-1500 | 202208080058779 | AF | 10 |
| 206 | Zachariah Kebetz and Nicole Nieves | 12571 Catamount Ct | 7400-80-1360 | 202204270033179 | AF | 10 |
| 207 | Jefferson N. Chavarria-Saenz a/k/a Jeffersons N. Chavarria-Saenz and Catherine L. Chavarria f/k/a Catherine Leonor Zarate Condori | 12531 Catamount Ct | 7499-89-3486 | 202101250008758 | AF | 10 |
| 208 | Steven Gelfound and Lauren Gelfound | 12551 Catamount Ct | 7400-80-2319 | 202112220140895 | AF | 10 |
| 209 | Balakrishnan Ranganathan and Geeta Balakrishnan | 12511 Catamount Ct | 7499-89-3653 | 202206090044424 | AF | 10 |
| 210 | Benjamin Blakeslee and Britain Blakeslee | 12491 Catamount Ct | 7499-89-3119 | 202107300089595 | AF | 10 |
| 211 | Aimee Vinyard | 12471 Catamount Ct | 7499-88-3786 | 202110250121628 | AF | 10 |
| 212 | David Guy Brooks, Jr. and Stella Amanda Thomas | 12451 Catamount Ct | 7499-88-7259 | 202102030013955 | AF | 10 |
| 213 | Craig S. Cheney and Jennifer N. Cheney | 12450 Catamount Ct | 7499-98-5574 | 202107150083509 | AF | 10 |
| 214 | Brian Dolan Marsh and Lecia Parri Marsh | 12480 Catamount Ct | 7499-99-6313 | 202101250008831 | AF | 10 |
| 215 | Jayakumar Bramalingam and Anuradha Jayakumar | 12510 Catamount Ct | 7499-99-5855 | 202110280123459 | AF | 10 |
| 216 | Eldo Varghese and Jisha Paul | 12530 Catamount Ct | 7499-99-5398 | 202112160139038 | AF | 10 |
| 217 | Charles David McCarthy, Trustee of the Charles David McCarthy Revocable Trust dated March 19, 2021 | 12550 Catamount Ct | 7400-90-4439 | 202204140029441 | AF | 10 |
| 218 | Vannie L. Coles, III and Janelle S. Coles | 12570 Catamount Ct | 7400-90-3276 | 202112290142432 | AF | 10 |
| 219 | Brady G. Sanderson and Kelli Renea Sanderson | 12590 Catamount Ct | 7400-91-0907 | 202011240113225 | AF | 10.01 |
| 220 | Asif Mahmud, Trustee of the Asif Mahmud Living Trust dated August 23, 2012 | 12630 Catamount Ct | 7400-71-9284 | 202209090065909 | AF | 10 |
| 221 | Scott D. Bowley and Rachael H. Bowley | 12610 Catamount Ct | 7400-81-3757 | 202204180030413 | AF | 10 |
| 222 | Josiah R. Hunter and Heather K. Hunter a/k/a Heather Ann Hunter, Trustees under The Josiah Randall Hunter and Heather Ann Hunter Revocable Trust u/a dated November 24, 2021 | 12430 Boxwood Farms Dr | 7400-93-7811 | 202501080000903 | AF | 4.88 |
| 223 | Charles Stewart Manning and Kimberly Anne Manning | 12410 Boxwood Farms Dr | 7500-02-0790 | 200603300051073 | AF | 4.81 |

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|------|--------------------------------------------------------------------------------------------------------------------|---------------------------|--------------|---------------------------------------------------------------|------|------------------|
| 224 | Ramin Sharifi and Sanaz Hosseini | 12522 Canter Ln | 7400-53-3222 | 201704100026831 | AF | 6.1 |
| 225 | ABHIMANYU AGGARWAL & DEEPIKA SHASHI AGRAWAL | 4451 LOGMILL RD | 7499-29-3845 | 202309270050409 | AF | 10 |
| 226 | AZIZA N. YULDASHEVA | 4350 TULLAMORE ESTATES RD | 7499-38-2697 | 202104160046264 | AF | 10.4038 |
| 227 | WILLIAM T. WILLIAMS & VIRGINIA C. HALLOCK | 4300 TULLAMORE ESTATES RD | 7499-49-2907 | 202309130047691 | AF | 10.6908 |
| 228 | JUDY ANN WETZEL, Trustee of Wetzel Family Trust dated December 20, 2011, amended February 22, 2019 | 4351 TULLAMORE ESTATES RD | 7499-48-9987 | 202106170072817 | AF | 11.7253 |
| 229 | PARVIZ YOUSSEFI & GHODSI I. NAMDAR, Co-Trustees under the Ghodsi I. Namdar Trust, dated the 21st day of April 2023 | 4401 TULLAMORE ESTATES RD | 7499-48-9949 | 202304210019483 | AF | 10.1371 |
| 230 | FERGUSON F. FAUNCE, Trustee of the Faunce Family Trust 14NOV00 | 4451 TULLAMORE ESTATES RD | 7499-48-9009 | 200306180109851 | AF | 10.4098 |
| 231 | MARTIN F. DAVISON & SHEILA R. KINDERMAN | 4501 TULLAMORE ESTATES RD | 7499-47-8376 | 201005030037567 | AF | 10.4598 |
| 232 | BRIAN E. DUNBAR, Trustee of the Brian E. Dunbar Trust & TERESA E. DUNBAR, Trustee of the Teresa E. Dunbar Trust | 4551 TULLAMORE ESTATES RD | 7499-47-6742 | 202002040008983 | AF | 10.0446 |
| 233 | LAUREN R. SMERBECK, trustee of the Lauren R. Smerbeck Living Trust | 4601 TULLAMORE ESTATES RD | 7499-47-7010 | 201808070058121 | AF | 10.248 |
| 234 | TODD K. TENNANT & NANCY J. D'ANGELICO | 4600 TULLAMORE ESTATES RD | 7499-37-5427 | 200207030085924 | AF | 10.2118 |
| 235 | ANTHONY R. BOWERS, III & ELIZABETH J. BOWERS | 4550 TULLAMORE ESTATES RD | 7499-37-6064 | 200908210082652 | AF | 10.3243 |
| 236 | TODD A. HERSHBERGER & BRONWYN B. HERSHBERGER | 4500 TULLAMORE ESTATES RD | 7499-38-5304 | 201904050021981 | AF | 10.2187 |
| 237 | LYNN M. WILLIAMS & TERRY ALAN WILLIAMS | 4450 TULLAMORE ESTATES RD | 7499-38-5831 | 201904220026000 | AF | 10.1104 |
| 238 | BYUNG SOO PARK & HAN SOON PARK | 4400 TULLAMORE ESTATES RD | 7499-38-4960 | 201006070048202 | AF | 10.1017 |
| 239 | BYRON H. RAMIREZ & ZAIRA R. RAMIREZ | 4525 SUDLEY RD | 7499-27-6153 | 201803090016547 | AF | 5.321 |
| 240 | PAUL MATTHEW FOX & NICOLE MARIE FOX | 4521 LOGMILL RD | 7499-27-7392 | 199811021031206 | AF | 3.00 |
| 241 | EDWARD HUGO TILLER III & JUNE EILEEN TILLER | 4519 LOGMILL RD | 7499-28-6728 | 201904090022723 | AF | 2.00 |
| 242 | JOSE C. ALVAREZ & SILVIA C. ALVAREZ | 4515 LOGMILL RD | 7499-28-7746 | 202501140002249 | AF | 0.5 |
| 243 | STEPHEN DAN LOGAN & MICHELLE THERESE WIJAS | 4507 LOGMILL RD | 7499-28-7589 | 202404050017128 | AF | 1.8911 |
| 244 | KENNETH E. HALL & EILEEN M. HALL | 4605 SUDLEY ROAD | 7499-56-9974 | 199510020773862 | MU-1 | 2.6205 |
| 245 | DANIEL LOUIS ROSINSKI & ASHLEY DIANA ROSINSKI | 4579 SUDLEY ROAD | 7499-56-6460 | 201602050008122 | MU-1 | 3.565 |
| 246 | KENNETH A. ROSINSKI | 4589 SUDLEY ROAD | 7499-57-5718 | Gift Deed - 201602050008122 Vesting Deed - 200205230066911 | AF | 10.0056 |
| 247 | DEBORAH A. MATTHEWS, STEVEN MATTHEWS and VERONICA HOGAN | 4505 LOGMILL RD | 7499-29-6613 | 202204210031472 | AF | 2.147 |
| 248 | BRIAN THOMAS WENDEL & KATHRYN L. WENDEL | 4601 SUDLEY ROAD | 7499-66-0041 | 201908010054269 | MU-1 | 2.5063 |
| 249A | DAVID L. PHILLIPS & JOSEPHA PHILLIPS | 4611 SUDLEY ROAD | 7499-66-3738 | 200808270082678 | MU-1 | 7.383 |
| 249B | DAVID L. PHILLIPS & JOSEPHA PHILLIPS | 4615 SUDLEY ROAD | 7499-66-6164 | 200808270082678 | MU-1 | 0.5633 |
| 249C | DAVID L. PHILLIPS & JOSEPHA PHILLIPS | 4619 SUDLEY ROAD | 7499-66-5745 | 200808270082678 | MU-1 | 0.2915 |
| 250 | Scott Smedile and Kristen Brobst | 4300 LOGMILL RD | 7499-19-5682 | 202312010061676 | AF | 10.2103 |
| 251 | William L. Crissman | 4410 SHARI CT | 7499-68-3421 | 2086 - 1453 | AF | 1.00 |
| 252 | Audrey A. Patterson | 4416 SANDERS LN | 7499-67-9346 | 200510240183098 | AF | 0.872 |
| | | | | | | 1939.9127 |

*Acreages taken from available County GIS records

Cultural Resources Assessment for Pending Development Applications

This is a desk review of the project and is subject to change if additional information becomes available. Contact the Planning Office at (703) 792-7615 or email planning@pwcgov.org for more information.

| | | | | |
|-----------------------------------------------|--------------------------------------------------------------------------------------------------|--|------------------------------|---------------------|
| Applicant/ Project Information | Project Name Dulles South Innovation Center | | Applicant Name Cooley LLP | |
| | Email lgleason@cooley.com | | Phone 703-456-8000 | Fax 703-456-8100 |
| | GPIN(s) See attached | | | |
| | Visual Inspection Findings mostly low-density residential development zoned A-1 Agricultural. | | | |

County Archaeologist Use Only

County Records Check (Verify reference to site on the following)

| 1. Virginia Department of Historical Resources (VCRIS)..... | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | <p style="text-align: center;"><u>Comments</u></p> <p>farms until current residential</p> <p>Structures structures</p> <p>possible structures "Deseret", Lynn's Mill, Carter's Mill, etc.</p> <p>Structures</p> <p>Cemeteries-Gwatkins, McCuin, Heath</p> |
|-----------------------------------------------------------------------------------------|-------------------------------------|-----|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2. Aerial Photography (1937 – 2021)..... | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | |
| 3. 1820 Prince William County Map (Wood)..... | <input type="checkbox"/> | Yes | <input type="checkbox"/> | |
| 4. 1901 Prince William County Map (Brown)..... | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | |
| 5. 1904 Army Maneuvers Map | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | |
| 6. 1915 - 1927 USGS 15 Minute Quad Maps..... | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | |
| 7. 1933 Virginia Highway Map | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | |
| 8. Eugene Scheel's Historic Prince William Map | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | |
| 9. Eugene Scheel's African American Heritage Map | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | |
| 10. County Register of Historic Sites (CRHS)..... | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | |
| 11. High Sensitivity Areas – Historic Sites Map | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | |
| 12. High Sensitivity Areas – Prehistoric Sites Map..... | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | |
| 13. The Official Military Atlas of the Civil War | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | |
| 14. Civil War Map from the Library of Congress | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | |
| 15. American Battlefield Protection Program Maps | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | |
| 16. Map of Fairfax, Loudoun, & Prince William Counties | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | |
| 17. USGS Topographic Maps..... | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | |
| 18. Cemetery Database | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | |
| 19. Other: 1923 USPS map-Multiple Structures; 1860's Land Ownership Map-Buckley, Tebbs; | | | | |

Findings

- A CRHS (#10) or a Prehistoric and/or Historic High Sensitivity Area (#11/12) is checked on the list above, therefore, a Phase I Cultural Resources Survey* must be submitted with Rezoning and Special Use Permit applications per Sections 32-700.20(9) and 32-700.50(3)(a) of the Zoning Ordinance.
- There is a medium to high potential for finding archaeological sites and or historic structures on the project area, therefore, a Phase I Cultural Resources Survey* must be submitted with Rezoning and Special Use Permit applications per Sections 32-700.20(9) and 32-700.50(3)(a) of the Zoning Ordinance.
- Archaeological and historic sites or graves are recorded on the project area, but no Phase I Cultural Resources Survey is required at this time.
- No archaeological and historic sites or graves are recorded on the project area.
- No Phase I cultural resource survey is warranted at this time due to ground disturbance or recommendations of no further work from prior cultural resource survey reports.

Comments: A Phase I Cultural Resources survey is required with application submission. Scope of work to be developed in consultation with and approved by the County Archaeologist. It is recommended that property history is included in the phase I research.

County Archaeologist Signature: Justin S Patton Digitally signed by Justin S Patton
Date: 2026.01.22 15:17:55 -05'00' Date: _____

This assessment is valid for one year from the County Archaeologist's signature date.

*All scopes of work must be approved by the County Archaeologist prior to initiation of work.

**DULLES SOUTH INNOVATION CENTER
JUSTIFICATION OF PROPOSED
COMPREHENSIVE PLAN AMENDMENT
CPA2025-_____**
February 11, 2026

The applicant, Sanders Lane Assemblage I LLC (hereinafter, the “Applicant”), is submitting this Comprehensive Plan Land Use Classification (hereinafter, the “Request”) for approximately 1,940 acres of land in the Gainesville Magisterial District of Prince William County (the “County”), identified by the Property Owner list included with this submission, and generally bounded to the south by Sudley Road, to the west by Logmill Road, to the east by Aldie Road, and to the north by the Prince William County-Loudoun County boundary line (hereinafter, the “Property”).

Request: The Property is designated on the County’s Comprehensive Plan Long-Range Land Use Map as AF (Agriculture and Forestry) with a small portion as MU-1 (Mixed-Use (Hamlet)). The Applicant is proposing a long-range map change of the Property to I-3 (Industrial) to allow for data center, substation, and other supporting and companion uses, including technical training and education centers, and innovation and research facilities, on the Property.

The Property is strategically positioned north of the Prince William Digital Gateway area and provides a logical, condensed extension of data center development adjacent to two major transmission line corridors. By placing a condensed data center development in this location of the County additional infrastructure to support the proposed data center development can be confined within a singular location and prevents having to bring additional infrastructure in from other areas of the County or to other, one-off data center development locations.

Existing & Surrounding Land Use: The Property is largely composed of low-density residential development zoned A-1 Agricultural.

To the south of the Property across Sudley Road lies the future site of the Prince William Digital Gateway technology corridor, designated a mix of I-3 and POS (Parks and Open Space). To the west of the Property is land designated AF and generally developed with low-density residential uses. The Luck Stone Bull Run Plant is located across Bull Run Creek to the east of the Property in Fairfax County. To the north of the Property across Bull Run Creek are the Dominion Energy Loudoun Substation installations in Loudoun County.

Development of Data Center uses on the Property would be consistent with the development to the south and compatible with the quarry and substation uses to the east and north respectively. Further, the proposed development is particularly appropriate given (i) the existing high-voltage electric transmission lines running the length of the Property, and (ii) the Property’s access to a natural gas line.

Cultural Resources: A Cultural Resources Assessment was submitted to and signed by the County Archaeologist dated January 22, 2026. The Cultural Resources Assessment is submitted with this Request. Should this Request ultimately be initiated by the Board of County Supervisors,

a companion rezoning application would be filed and, in the event additional archaeology of the property is required, the Applicant would prepare a scope of work in consultation with the County Archaeologist or their designee to determine appropriate next steps.

Transportation: A Trip Generation Analysis, prepared by Vetra Co., dated January 5, 2026, is provided below. As shown on the trip generation analysis, the proposed CPA will generate 4,730 total AM peak hour trips, 3,870 PM peak hour trips, and 42,570 average daily trips. A companion rezoning application will be filed in the future, and, if warranted, the Applicant will prepare a Traffic Impact Analysis with the rezoning. Compared to other commercial or residential uses, the proposed development will generate fewer vehicle trips, lower demand for traffic signals, and reduced outdoor noise.

Conclusion: In bringing the entirety of the Property under the I-3 designation to allow for data center, substation, and other companion uses, this Request establishes a strategically located corridor, in a secluded corner of Prince William County, of high-performance digital infrastructure that positions Prince William County as the leading premier destination for advanced, compute-intensive industries. Concentrated, low-latency access to large-scale data center capacity is a critical enabler for next-generation sectors such as advanced manufacturing, biotechnology and life sciences, artificial intelligence, aerospace and defense systems, precision logistics, and energy innovation, industries that increasingly require proximity to reliable, high-density computing to operate, scale, and compete globally. Leveraging its adjacency to the Prince William Digital Gateway and two major transmission lines, the proposed development will catalyze high-value job creation, attract research, engineering, and technical operations, and support a broader ecosystem of suppliers and innovation-driven employers. This investment will drive significant economic growth, meaningfully diversify and strengthen the County's tax base with billions of dollars in investment resulting in significant tax contribution at full buildout, and do so with minimal demand on public infrastructure, while remaining compatible and complementary with surrounding land uses and long-range planning objectives.



**Description of
AREA #1
Prince William County, Virginia**

Beginning at a point along the eastern right-of-way of Logmill Road, Route 701, said point being a corner of the land of Ramirez (GPIN: 7499-27-6153), as recorded in Inst. No. 201803090016547; thence, running with the eastern right-of-way of Logmill Road the following courses and distances;

N 06°03'14" E a distance of 84.94 feet to a point;

N 81°53'13" W a distance of 2.00 feet to a point;

N 08°06'47" E a distance of 56.77 feet to a point;

99.91 feet along the arc of a curve to the right having a radius of 980.44 feet and subtended by a chord bearing N 11°01'57" E a distance of 99.87 feet to a point;

N 13°57'07" E a distance of 200.83 feet to a point; said point being along the southern line of the land of Fox (GPIN: 7499-27-7392) as recorded in Inst. No. 202509020049791;

Thence, departing the eastern right-of-way of Logmill Road and running with the southern line of Fox, N 82°29'56" W a distance of 15.60 feet to a point along the centerline of Logmill Road; thence, running with the centerline of Logmill Road the following courses and distances;

N 13°16'21" E a distance of 190.00 feet to a point;

N 13°16'26" E a distance of 95.27 feet to a point;

N 19°04'25" E a distance of 352.10 feet to a point;

32.12 feet along the arc of a curve to the left having a radius of 325.00 feet and subtended by a chord bearing N 16°14'30" E a distance of 32.11 feet to a point; said point a corner to the land of Tiller (GPIN: 7499-28-6728) as recorded in Inst. No. 201904090022723; thence, departing the centerline of Logmill Road and running the following courses and distances;

S 69°40'15" E a distance of 25.80 feet to a point;

N 03°20'59" E a distance of 111.80 feet to a point;

S 68°31'54" E a distance of 237.58 feet to a point;

N 2°07'45" E a distance of 212.46 feet to a point;



N 60°31'29" W a distance of 295.95 feet to a point; said point being along the eastern right-of-way of Logmill Road, thence, continuing with the eastern right-of-way of Logmill Road the following courses and distances;

N 19°27'26" W a distance of 181.06 feet to a point;

N 30°58'05" W a distance of 101.01 feet to a point;

N 41°46'44" W a distance of 97.72 feet to a point;

S 38°46'11" W a distance of 20.29 feet to a point; said point being along the centerline of Logmill Road, thence, continuing with the centerline of Logmill Road the following courses and distances;

N 44°24'58" W a distance of 10.14 feet to a point;

N 39°49'27" W a distance of 51.27 feet to a point;

N 27°11'54" W a distance of 51.33 feet to a point;

N 12°40'20" W a distance of 50.98 feet to a point;

N 05°04'05" W a distance of 48.99 feet to a point;

N 02°06'44" W a distance of 60.21 feet to a point;

N 02°40'43" W a distance of 37.89 feet to a point;

N 06°21'35" W a distance of 58.52 feet to a point;

N 12°15'28" W a distance of 58.66 feet to a point;

N 16°46'06" W a distance of 57.82 feet to a point; thence, departing the centerline of Logmill Road and running the following courses and distances;

S 86°01'03" W a distance of 1461.01 feet to a point;

N 06°00'51" W a distance of 102.46 feet to a point;

N 06°00'51" W a distance of 265.27 feet to a point;

N 79°45'34" E a distance of 610.12 feet to a point;

N 83°01'42" E a distance of 848.21 feet to a point; said point being along the centerline of Logmill Road, thence, running with the centerline of Logmill Road the following courses and distances;



N 05°19'22" W a distance of 97.75 feet to a point;

N 07°54'22" W a distance of 368.49 feet to a point;

N 05°14'19" W a distance of 584.02 feet to a point;

N 08°09'21" W a distance of 805.14 feet to a point;

N 07°14'43" W a distance of 757.88 feet to a point;

N 07°33'22" W a distance of 253.64 feet to a point;

N 07°36'38" W a distance of 364.87 feet to a point;

N 07°36'36" W a distance of 370.70 feet to a point;

N 07°36'41" W a distance of 742.37 feet to a point;

N 07°36'30" W a distance of 461.42 feet to a point;

N 07°36'37" W a distance of 229.87 feet to a point;

97.45 feet along the arc of a curve to the right having a radius of 503.89 feet and subtended by a chord bearing N 02°02'53" W a distance of 97.30 feet to a point; thence, departing the centerline of Logmill Road and running the following courses and distances;

N 81°37'13" E a distance of 1448.24 feet to a point;

N 00°37'49" E a distance of 935.87 feet to a point;

N 03°27'58" E a distance of 921.01 feet to a point;

N 79°09'54" E a distance of 491.13 feet to a point;

S 84°00'36" E a distance of 465.00 feet to a point;

N 86°14'01" E a distance of 197.99 feet to a point;

N 39°44'58" E a distance of 163.23 feet to a point;

N 09°53'11" E a distance of 180.55 feet to a point;

N 31°05'52" E a distance of 178.61 feet to a point;

N 15°08'58" E a distance of 323.68 feet to a point;



N 12°10'11" W a distance of 208.26 feet to a point;

N 00°27'33" E a distance of 150.37 feet to a point;

N 15°57'43" E a distance of 178.86 feet to a point;

N 49°12'45" E a distance of 98.90 feet to a point;

N 65°08'29" E a distance of 50.20 feet to a point;

N 02°34'28" E a distance of 167.76 feet to a point; said point being along Bull Run, thence with Bull Run the following courses and distances;

N 68°20'05" E a distance of 128.81 feet to a point;

N 57°08'46" E a distance of 134.22 feet to a point;

N 57°28'46" E a distance of 100.21 feet to a point;

N 80°47'14" E a distance of 103.84 feet to a point;

S 77°00'03" E a distance of 115.59 feet to a point;

S 67°04'04" E a distance of 153.51 feet to a point;

S 58°36'58" E a distance of 129.78 feet to a point;

S 58°50'06" E a distance of 271.81 feet to a point;

S 68°47'17" E a distance of 163.58 feet to a point;

S 76°43'19" E a distance of 169.53 feet to a point;

S 77°38'00" E a distance of 77.67 feet to a point;

S 67°02'13" E a distance of 58.75 feet to a point;

N 87°23'45" E a distance of 79.62 feet to a point;

N 37°43'43" E a distance of 32.48 feet to a point;

N 19°25'55" E a distance of 45.46 feet to a point;

N 08°02'33" E a distance of 196.56 feet to a point;



N 29°39'53" E a distance of 77.54 feet to a point;

N 63°39'51" E a distance of 69.88 feet to a point;

N 88°37'33" E a distance of 33.88 feet to a point;

S 85°21'55" E a distance of 293.06 feet to a point;

S 86°56'56" E a distance of 111.77 feet to a point;

N 67°27'27" E a distance of 6.62 feet to a point;

S 05°21'40" W a distance of 95.34 feet to a point;

S 36°21'22" E a distance of 306.55 feet to a point;

S 71°15'28" E a distance of 204.08 feet to a point;

S 71°18'28" E a distance of 144.77 feet to a point;

S 65°14'24" E a distance of 226.46 feet to a point; said point being along the western right-of-way line of Sanders Lane, Route 705, thence, departing Bull Run and running with the western right-of-way line of Sanders Lane the following courses and distances;

S 27°15'59" W a distance of 247.22 feet to a point;

150.09 feet along the arc of a curve to the left having a radius of 702.66 feet and subtended by a chord bearing S 21°08'51" W a distance of 149.80 feet to a point;

29.70 feet along the arc of a curve to the right having a radius of 40.66 feet and subtended by a chord bearing S 35°57'10" W a distance of 29.04 feet to a point;

211.87 feet along the arc of a curve to the left having a radius of 594.00 feet and subtended by a chord bearing S 00°00'50" E a distance of 210.75 feet to a point;

S 09°03'58" E a distance of 787.93 feet to a point;

S 09°14'19" E a distance of 351.72 feet to a point;

S 09°25'43" E a distance of 139.64 feet to a point;

S 00°08'11" E a distance of 105.00 feet to a point;

S 06°20'19" W a distance of 260.40 feet to a point;

S 05°30'49" W a distance of 394.20 feet to a point;



S 06°50'24" W a distance of 977.14 feet to a point;

N 87°04'22" E a distance of 11.01 feet to a point;

S 06°06'10" W a distance of 416.23 feet to a point;

N 84°30'54" W a distance of 10.07 feet to a point;

S 07°37'29" W a distance of 310.15 feet to a point;

S 07°20'09" W a distance of 331.46 feet to a point;

S 08°18'36" W a distance of 440.11 feet to a point; said point being a corner to the land of Rocha et al (GPIN: 7400-63-9517) as recorded in Inst No. 201802140010472, thence, departing the western right-of-way of Sanders Lane and running with the line of Rocha et al the following courses and distances;

N 80°05'26" W a distance of 569.41 feet to a point;

S 00°33'33" E a distance of 416.45 feet to a point;

S 80°03'44" E a distance of 493.54 feet to a point; said point being along the western right-of-way of Sanders Lane, thence, departing the line of Rocha et al and running with the western right-of-way line of Sanders Lane the following courses and distances;

S 10°03'19" W a distance of 629.70 feet to a point;

S 04°04'33" W a distance of 168.85 feet to a point;

S 02°24'02" W a distance of 497.59 feet to a point;

S 02°25'17" W a distance of 647.96 feet to a point;

S 08°47'16" W a distance of 273.67 feet to a point;

S 09°27'38" W a distance of 113.38 feet to a point;

S 10°56'16" W a distance of 242.72 feet to a point;

S 10°56'16" W a distance of 80.63 feet to a point;

174.41 feet along the arc of a curve to the left having a radius of 1684.29 feet and subtended by a chord bearing S 07°58'21" W a distance of 174.33 feet to a point;

S 05°00'35" W a distance of 14.93 feet to a point;



S 05°00'22" W a distance of 250.00 feet to a point;

S 05°00'26" W a distance of 175.91 feet to a point;

412.19 feet along the arc of a curve to the left having a radius of 1105.77 feet and subtended by a chord bearing S 05°40'17" E a distance of 409.81 feet to a point;

S 16°28'49" E a distance of 176.00 feet to a point;

N 58°00'32" W a distance of 9.18 feet to a point;

S 01°31'07" W a distance of 49.49 feet to a point;

S 04°37'46" W a distance of 81.31 feet to a point;

192.21 feet along the arc of a curve to the left having a radius of 192.86 feet and subtended by a chord bearing S 23°55'16" E a distance of 184.35 feet to a point;

S 52°28'18" E a distance of 81.38 feet to a point;

180.65 feet along the arc of a curve to the right having a radius of 199.21 feet and subtended by a chord bearing S 26°29'29" E a distance of 174.52 feet to a point;

S 00°28'51" E a distance of 261.23 feet to a point;

S 00°31'37" E a distance of 556.00 feet to a point; thence, departing the western right-of-way line of Sanders Lane and running the following courses and distances;

N 86°38'54" W a distance of 295.68 feet to a point;

S 00°31'37" E a distance of 235.40 feet to a point;

S 78°45'24" E a distance of 286.87 feet to a point; said point being along the western right-of-way of Sanders Lane, thence, running with the western right-of-way of Sanders Lane;

S 00°37'18" E a distance of 141.33 feet to a point; said point being along the northern right-of-way of Ford Road, Route 2001, thence, departing the western right-of-way of Sanders Lane and running with the northern right-of-way of Ford Road the following courses and distances;

N 74°52'42" W a distance of 291.89 feet to a point

N 75°18'12" W a distance of 292.52 feet to a point;



33.20 feet along the arc of a curve to the right having a radius of 25.00 feet and subtended by a chord bearing N 37°14'17" W a distance of 30.82 feet to a point; said point being along the eastern right-of-way of Shari Court, Route 2002, thence, departing the northern right-of-way of Ford Road and running with the Shari Court right-of-way the following courses and distances;

N 00°33'56" W a distance of 406.72 feet to a point;

N 01°04'41" E a distance of 143.96 feet to a point;

N 02°29'25" E a distance of 156.63 feet to a point;

N 02°31'13" E a distance of 540.97 feet to a point;

52.36 feet along the arc of a curve to the right having a radius of 50.00 feet and subtended by a chord bearing N 32°31'13" E a distance of 50.00 feet to a point;

209.35 feet along the arc of a curve to the left having a radius of 49.99 feet and subtended by a chord bearing N 57°28'47" W a distance of 86.60 feet to a point;

S 02°31'21" W a distance of 197.40 feet to a point; said point being a corner to the land of Wong (GPIN: 7499-68-3555) as recorded in Inst. No. 200801250007703, thence, departing the right-of-way of Shari Court and running with line of Wong the following courses and distances;

N 87°28'47" W a distance of 239.88 feet to a point;

S 01°12'43" W a distance of 183.24 feet to a point;

S 87°28'47" E a distance of 235.70 feet to a point; said point being along the right-of-way of Shari Court, thence, departing the line of Wong and running with the right-of-way of Shari Court the following courses and distances;

S 02°31'21" W a distance of 186.50 feet to a point;

S 02°31'14" W a distance of 190.00 feet to a point;

S 00°47'25" W a distance of 591.01 feet to a point; said point being along the northern right-of-way of Ford Road, thence, departing the right-of-way of Shari Court and running with the right-of-way of Ford Road the following courses and distances;

N 74°10'07" W a distance of 247.35 feet to a point;

S 02°56'54" W a distance of 46.26 feet to a point;



S 75°13'01" E a distance of 609.85 feet to a point; thence, departing the right-of-way of Ford Road and running the following courses and distances;

S 01°31'46" W a distance of 268.19 feet to a point;

N 75°18'31" W a distance of 615.72 feet to a point;

S 02°25'35" W a distance of 405.33 feet to a point;

S 75°45'31" E a distance of 961.36 feet to a point; said point being along the western right-of-way of Sanders Lane, thence, running with the western right-of-way of Sanders Lane;

S 00°40'47" E a distance of 203.39 feet to a point; thence, departing the western right-of-way of Sanders Lane and running the following courses and distances

N 77°43'11" W a distance of 205.77 feet to a point;

N 73°48'04" W a distance of 277.61 feet to a point;

S 17°07'30" W a distance of 188.46 feet to a point;

S 74°37'20" E a distance of 529.52 feet to a point; said point being along the western right-of-way of Sanders Lane, thence, running with the western right-of-way of Sanders Lane;

S 00°34'05" E a distance of 399.95 feet to a point; thence, departing the western right-of-way of Sanders Lane and running the following courses and distances;

N 75°04'08" W a distance of 82.68 feet to a point;

N 74°33'22" W a distance of 747.09 feet to a point;

S 17°28'25" W a distance of 87.78 feet to a point;

S 18°05'24" W a distance of 20.66 feet to a point; said point being along the northern right-of-way of Sudley Road, Route 234, thence, running with the northern right-of-way of Sudley Road;

N 51°08'43" W a distance of 166.62 feet to a point; thence, departing the northern right-of-way line of Sudley Road and running the following courses and distances;

N 02°29'57" E a distance of 45.00 feet to a point;

N 74°45'41" W a distance of 87.31 feet to a point; said point being along the northern right-of-way of Sudley Road, thence, running with the northern right-of-way of Sudley Road the following courses and distances;



N 51°09'32" W a distance of 189.33 feet to a point;

37.34 feet along the arc of a curve to the right having a radius of 50.16 feet and subtended by a chord bearing N 30°31'46" W a distance of 36.48 feet to a point;

N 51°57'08" W a distance of 624.57 feet to a point;

618.05 feet along the arc of a curve to the left having a radius of 1180.76 feet and subtended by a chord bearing N 65°56'46" W a distance of 611.02 feet to a point;

N 80°38'44" W a distance of 765.05 feet to a point;

N 80°38'40" W a distance of 207.85 feet to a point;

N 83°36'42" W a distance of 150.16 feet to a point;

N 80°56'24" W a distance of 699.52 feet to a point;

N 78°53'02" W a distance of 195.13 feet to a point;

N 82°41'18" W a distance of 376.27 feet to a point; said point being a corner to aforementioned Ramirez; thence, departing the northern right-of-way of Sudley Road and running with the line of Ramirez;

135.40 feet along the arc of a curve to the right having a radius of 500.00 feet and subtended by a chord bearing N 45°03'17" W a distance of 134.99 feet to the point of beginning and containing 54,149,460 square feet or 1,243.1005 acres.

LESS AND EXCEPT the following parcel of land described as follows;

GPIN: 7400-30-9241 (OUTPARCEL 4)

Beginning at a point along the northern line of Lot 7A Tullamore Estates as recorded in Inst. No. 200106010051030, said point having Virginia Coordinate System of 1983 coordinates of N:6999348.01, E:11744071.21; thence, running with the northern line of Lot 7A the following courses and distances;

S 32°25'03" W a distance of 20.13 feet to a point;

S 69°26'03" W a distance of 77.19 feet to a point;

S 65°40'02" W a distance of 58.22 feet to a point;

S 65°44'20" W a distance of 93.72 feet to a point;

N 26°44'02" W a distance of 31.68 feet to a point;



N 41°10'41" W a distance of 51.54 feet to a point;

S 59°05'45" W a distance of 58.99 feet to a point;

S 27°10'28" W a distance of 37.04 feet to a point;

S 65°32'19" W a distance of 34.35 feet to a point;

N 69°50'51" W a distance of 53.60 feet to a point; said point being a corner to Lot 6 Tullamore Estates as recorded in Inst. No. 200106010051030, thence, departing the northern line of Lot 7A and running with the northern line of Lot 6 the following courses and distances;

S 86°53'04" W a distance of 107.31 feet to a point;

S 60°32'24" W a distance of 70.39 feet to a point;

S 87°36'40" W a distance of 20.54 feet to a point;

N 41°29'09" W a distance of 31.91 feet to a point;

N 33°15'22" E a distance of 34.42 feet to a point;

N 39°45'44" W a distance of 73.27 feet to a point;

S 49°43'46" W a distance of 41.70 feet to a point;

S 75°38'21" W a distance of 26.61 feet to a point;

N 63°31'01" W a distance of 18.20 feet to a point; thence, departing the northern line of Lot 6 and running the following courses and distances;

N 12°04'05" E a distance of 1644.18 feet to a point;

N 84°54'17" E a distance of 549.74 feet to a point;

S 05°54'37" W a distance of 1144.25 feet to the point;

S 05°16'28" W a distance of 464.21 feet to the point of beginning and containing 1,046,448 square feet or 24.023 acres.

THE TOTAL LAND AREA OF AREA #1 PROPERTIES DESCRIBED HEREIN IS 53,103,012 SQUARE FEET OR 1,219.077 ACRES.



**Description of
AREA #2
Prince William County, Virginia**

Beginning at a point along the eastern right-of-way of Sanders Lane Road, Route 705, said point being a corner to the land of Reece (GPIN: 7499-76-5118), as recorded in Inst. No. 200501250011892; thence, running with the eastern right-of-way of Sanders Lane the following courses and distances;

N 00°46'52" W a distance of 184.71 feet to a point;

N 00°46'12" W a distance of 185.19 feet to a point;

N 00°46'06" W a distance of 185.67 feet to a point;

N 00°46'24" W a distance of 314.97 feet to a point;

N 00°29'13" W a distance of 191.50 feet to a point;

N 00°20'35" W a distance of 180.17 feet to a point;

N 00°31'16" W a distance of 270.00 feet to a point;

N 00°31'16" W a distance of 240.00 feet to a point;

N 00°31'19" W a distance of 225.00 feet to a point;

N 00°31'16" W a distance of 100.00 feet to a point;

N 00°27'33" W a distance of 256.16 feet to a point;

N 01°37'25" W a distance of 42.62 feet to a point;

59.57 feet along the arc of a curve to the left having a radius of 4027.03 feet and subtended by a chord bearing N 04°44'35" W a distance of 59.57 feet to a point;

81.04 feet along the arc of a curve to the left having a radius of 514.75 feet and subtended by a chord bearing N 08°49'45" W a distance of 80.95 feet to a point;

159.45 feet along the arc of a curve to the left having a radius of 1839.59 feet and subtended by a chord bearing N 15°49'20" W a distance of 159.40 feet to a point;

N 20°27'32" W a distance of 295.85 feet to a point;



N 16°04'16" W a distance of 285.16 feet to a point;

105.59 feet along the arc of a curve to the right having a radius of 758.44 feet and subtended by a chord bearing N 12°04'57" W a distance of 105.50 feet to a point;

195.44 feet along the arc of a curve to the left having a radius of 758.36 feet and subtended by a chord bearing N 00°42'40" W a distance of 194.90 feet to a point;

N 06°40'19" E a distance of 484.15 feet to a point;

233.84 feet along the arc of a curve to the right having a radius of 2470.76 feet and subtended by a chord bearing N 09°22'51" E a distance of 233.75 feet to a point;

652.05 feet along the arc of a curve to the left having a radius of 6921.72 feet and subtended by a chord bearing N 09°23'48" E a distance of 651.81 feet to a point;

N 03°17'20" E a distance of 378.95 feet to a point;

N 03°17'10" E a distance of 200.00 feet to a point;

N 82°24'00" W a distance of 37.36 feet to a point;

N 02°28'52" E a distance of 590.81 feet to a point;

N 05°44'49" E a distance of 143.88 feet to a point;

N 09°45'32" E a distance of 831.70 feet to a point;

N 09°17'13" E a distance of 351.61 feet to a point;

N 07°27'23" E a distance of 330.00 feet to a point;

N 07°27'23" E a distance of 605.54 feet to a point;

N 87°03'28" E a distance of 6.49 feet to a point;

N 05°53'27" E a distance of 5.80 feet to a point; said point being a corner to Martins (GPIN: 7400-84-1761) as recorded in Inst No. 202505190027195, thence, departing the eastern right-of-way of Sanders Lane and running with the line of Martins the following courses and distances;

N 87°18'53" E a distance of 1541.72 feet to a point;

N 04°19'06" W a distance of 347.01 feet to a point;



S 87°18'53" W a distance of 1472.19 feet to a point; said point being along the eastern right-of-way of Sanders Lane, thence, departing the line of Martins and running with the eastern right-of-way of Sanders Lane;

N 06°32'58" E a distance of 287.12 feet to a point; said point being a corner of the land of Symonds (GPIN: 7400-75-9617) as recorded in Deed Book 1146 at Page 38, thence, departing the eastern right-of-way of Sanders Lane and running with the line of Symonds the following courses and distances;

N 87°02'43" E a distance of 926.36 feet to a point;

N 05°45'34" W a distance of 203.29 feet to a point;

S 87°26'47" W a distance of 876.79 feet to a point; said point being along the eastern right-of-way of Sanders Lane, thence, departing the line of Symonds and running with the eastern right-of-way of Sanders Lane the following courses and distances;

N 05°32'29" E a distance of 644.85 feet to a point;

N 06°21'36" E a distance of 496.01 feet to a point; thence departing the eastern right-of-way of Sanders Lane and running the following courses and distances

N 80°58'17" E a distance of 470.00 feet to a point;

N 69°24'17" E a distance of 698.41 feet to a point;

N 03°14'29" W a distance of 174.28 feet to a point;

N 62°00'20" E a distance of 1432.00 feet to a point; said point being along Bull Run, thence, with Bull Run the following courses and distances

S 73°29'40" E a distance of 402.00 feet to a point;

N 40°55'20" E a distance of 233.00 feet to a point;

N 46°00'32" E a distance of 257.51 feet to a point; thence, departing Bull Run and running with the western right-of-way of Aldie Road, Route 677, the following courses and distances;

S 07°09'40" E a distance of 1819.93 feet to a point;

S 05°37'21" E a distance of 2532.17 feet to a point;

S 87°11'48" W a distance of 1051.37 feet to a point;

S 03°17'36" E a distance of 748.77 feet to a point;



N 83°25'33" E a distance of 1091.09 feet to a point;

S 06°35'47" E a distance of 1277.43 feet to a point; said point being along the western right-of-way of Aldie Road, thence, departing the western right-of-way of Aldie Road and running the following courses and distances;

N 85°41'54" W a distance of 1690.84 feet to a point;

N 04°18'32" E a distance of 117.14 feet to a point;

N 04°22'39" E a distance of 268.63 feet to a point;

N 83°54'21" W a distance of 1221.45 feet to a point;

S 06°21'15" E a distance of 838.68 feet to a point;

S 85°05'33" E a distance of 1251.51 feet to a point;

S 06°54'39" E a distance of 2486.54 feet to a point;

S 06°54'39" E a distance of 174.04 feet to a point; said point being along Catamount Branch, thence, running with Catamount Branch the following courses and distances;

N 65°56'51" W a distance of 36.12 feet to a point;

N 57°08'30" W a distance of 30.67 feet to a point;

N 82°44'53" W a distance of 22.88 feet to a point;

N 42°15'17" W a distance of 20.99 feet to a point;

N 26°37'25" W a distance of 22.01 feet to a point;

N 07°17'27" E a distance of 14.41 feet to a point;

N 25°30'35" W a distance of 16.35 feet to a point;

N 67°10'54" W a distance of 17.82 feet to a point;

S 88°21'24" W a distance of 27.36 feet to a point;

N 85°12'27" W a distance of 36.61 feet to a point;

S 58°48'39" W a distance of 13.03 feet to a point;

S 40°30'39" W a distance of 12.69 feet to a point;



S 21°50'01" W a distance of 13.92 feet to a point;
S 02°14'49" E a distance of 47.58 feet to a point;
S 07°25'37" W a distance of 26.43 feet to a point;
S 48°47'25" W a distance of 31.83 feet to a point;
N 81°52'37" W a distance of 66.67 feet to a point;
N 70°49'11" W a distance of 26.38 feet to a point;
S 89°18'25" W a distance of 23.70 feet to a point;
S 81°56'33" W a distance of 95.34 feet to a point;
N 86°56'35" W a distance of 18.68 feet to a point;
N 57°30'14" W a distance of 17.09 feet to a point;
N 78°35'32" W a distance of 13.05 feet to a point;
S 68°09'41" W a distance of 63.20 feet to a point;
S 56°45'21" W a distance of 102.75 feet to a point;
S 70°58'37" W a distance of 80.43 feet to a point;
S 77°39'00" W a distance of 55.15 feet to a point;
S 81°34'29" W a distance of 41.74 feet to a point;
S 72°36'08" W a distance of 33.47 feet to a point;
S 64°55'09" W a distance of 35.60 feet to a point;
S 76°51'34" W a distance of 73.88 feet to a point;
N 80°33'00" W a distance of 52.47 feet to a point;
S 80°16'27" W a distance of 23.29 feet to a point;
S 56°57'53" W a distance of 16.78 feet to a point;
N 80°05'47" W a distance of 15.90 feet to a point;



N 59°44'22" W a distance of 15.65 feet to a point;
N 44°08'19" W a distance of 21.07 feet to a point;
N 63°56'40" W a distance of 25.23 feet to a point;
N 56°34'58" W a distance of 33.45 feet to a point;
N 37°19'09" W a distance of 14.51 feet to a point;
N 77°20'17" W a distance of 13.24 feet to a point;
S 82°52'09" W a distance of 13.73 feet to a point;
S 54°21'07" W a distance of 16.69 feet to a point;
S 69°49'48" W a distance of 30.73 feet to a point;
S 76°54'28" W a distance of 43.28 feet to a point;
S 51°57'47" W a distance of 32.56 feet to a point;
S 12°57'38" W a distance of 11.21 feet to a point;
S 21°19'31" E a distance of 18.02 feet to a point;
S 04°33'56" W a distance of 17.63 feet to a point;
S 32°42'32" W a distance of 15.04 feet to a point;
S 57°45'05" W a distance of 9.38 feet to a point;
N 66°09'59" W a distance of 16.26 feet to a point;
N 52°10'28" W a distance of 30.24 feet to a point;
N 40°13'35" W a distance of 20.94 feet to a point;
N 33°13'48" W a distance of 10.59 feet to a point;
N 78°51'30" W a distance of 11.58 feet to a point;
S 62°08'32" W a distance of 12.23 feet to a point;
S 43°10'07" W a distance of 32.57 feet to a point;



S 51°43'53" W a distance of 37.52 feet to a point;

S 78°48'21" W a distance of 15.46 feet to a point;

S 86°42'00" W a distance of 52.82 feet to a point;

N 66°13'19" W a distance of 13.52 feet to a point;

S 69°56'17" W a distance of 14.30 feet to a point;

S 45°37'48" W a distance of 59.57 feet to a point;

S 76°54'12" W a distance of 92.83 feet to a point;

N 88°09'25" W a distance of 70.94 feet to a point;

N 56°22'45" W a distance of 32.50 feet to a point;

N 45°39'57" W a distance of 14.89 feet to a point;

N 64°00'55" W a distance of 216.23 feet to a point;

N 23°12'04" W a distance of 31.46 feet to a point; thence, departing Catamount Branch and running the following courses and distances;

S 30°51'42" W a distance of 338.65 feet to a point;

S 10°04'27" W a distance of 61.84 feet to a point;

N 89°28'43" E a distance of 68.39 feet to a point;

S 16°53'23" W a distance of 235.80 feet to a point;

S 16°53'23" W a distance of 251.52 feet to a point;

S 89°28'43" W a distance of 9.55 feet to a point;

S 10°04'26" W a distance of 76.79 feet to a point;

S 23°21'42" W a distance of 215.32 feet to a point;

S 23°21'41" W a distance of 89.93 feet to a point;

S 13°06'41" W a distance of 151.80 feet to a point;



S 02°53'19" E a distance of 136.65 feet to a point;

S 02°53'19" E a distance of 226.35 feet to a point;

S 01°19'46" E a distance of 88.78 feet to a point;

S 01°20'11" E a distance of 185.68 feet to a point;

S 01°20'11" E a distance of 185.20 feet to a point;

S 01°20'11" E a distance of 184.72 feet to a point;

S 89°13'42" W a distance of 708.36 feet to the point of beginning and containing 29,307,781 square feet or 672.814 acres

LESS AND EXCEPT the following parcel of land described as follows;

GPIN: 7400-82-0968 (OUTPARCEL 5)

Beginning at a point along the centerline of Boxwood Farms Drive (Private Road) as recorded in Deed Book 687 at Page 552, said point having Virginia Coordinate System of 1983 coordinates of N:7002168.45, E:11748137.20; thence, running with the centerline of Boxwood Farms Drive;

S 76°07'32" E a distance of 237.73 feet to a point; thence, departing the centerline of Boxwood Farms Drive and running the following courses and distances;

S 05°24'27" W a distance of 796.79 feet

N 84°35'33" W a distance of 298.43 feet to a point;

N 09°45'32" E a distance of 834.20 feet to the point of beginning and containing 217,794 square feet or 5.000 acres.

THE TOTAL LAND AREA OF THE AREA #2 PROPERTIES DESCRIBED HEREIN IS 29,089,987 SQUARE FEET OR 667.814 ACRES.



PLANNERS
ENGINEERS
LANDSCAPE
ARCHITECTS
LAND
SURVEYORS

**Description of
Parcel 6
Prince William County, Virginia**

GPIN: 7499-65-8564

Beginning at a point along the northern right-of-way of Sudley Road, Route 234, said point having Virginia Coordinate System of 1983 coordinates of N:6995529.57, E:11746955.66, thence, running with the northern right-of-way of Sudley Road,

296.62 feet along the arc of a curve to the right having a radius of 1104.99 feet and subtended by a chord bearing N 70°51'49" W a distance of 295.73 feet to a point; thence, departing the northern right-of-way of Sudley Road and running the following courses and distances;

N 07°39'43" E a distance of 95.24 feet to a point;

S 86°06'12" E a distance of 143.03 feet to a point;

N 12°20'33" E a distance of 80.59 feet to a point;

N 38°55'29" E a distance of 36.28 feet to a point;

N 68°52'58" E a distance of 45.17 feet to a point;

S 77°32'51" E a distance of 72.03 feet to a point;

S 00°49'26" E a distance of 152.34 feet to a point;

S 35°45'38" W a distance of 42.72 feet to a point;

S 03°12'16" W a distance of 102.48 feet to the point of beginning and containing 57,505 square feet or 1.320 acres.



**Description of
Parcel 7
Prince William County, Virginia**

GPIN: 7400-77-7274

Beginning at a point along the eastern right-of-way of Sanders Lane, Route 705, said point having Virginia Coordinate System of 1983 coordinates of N:7007297.22, E:11747779.41; thence, running with the eastern right-of-way of Sanders Lane the following courses and distances;

N 09°35'02" W a distance of 682.30 feet to a point;

363.58 feet along the arc of a curve to the right having a radius of 567.87 feet and subtended by a chord bearing N 08°45'30" E a distance of 357.40 feet to a point;

N 27°06'02" E a distance of 257.08 feet to a point; said point being along Bull Run, thence, departing the eastern right-of-way of Sanders Lane and running with Bull Run the following courses and distances

S 64°41'33" E a distance of 92.98 feet to a point;

S 56°34'16" E a distance of 147.16 feet to a point;

S 40°05'40" E a distance of 67.53 feet to a point;

S 34°00'51" E a distance of 61.78 feet to a point;

S 27°40'08" E a distance of 60.82 feet to a point;

S 14°10'02" E a distance of 83.37 feet to a point;

S 21°18'50" E a distance of 68.09 feet to a point;

S 32°52'58" E a distance of 65.77 feet to a point;

S 21°08'56" E a distance of 211.39 feet to a point;

S 53°14'16" E a distance of 154.96 feet to a point;

S 69°12'51" E a distance of 82.22 feet to a point;

S 67°43'39" E a distance of 64.79 feet to a point; thence, departing Bull Run and running the following courses and distances;



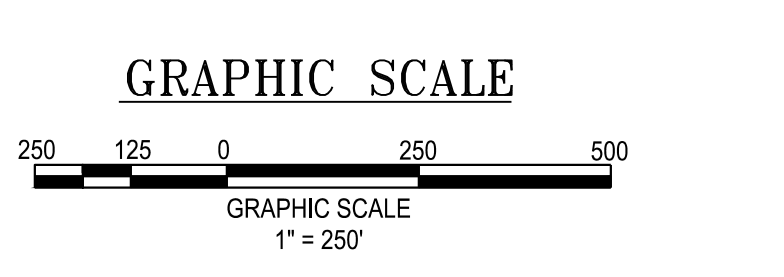
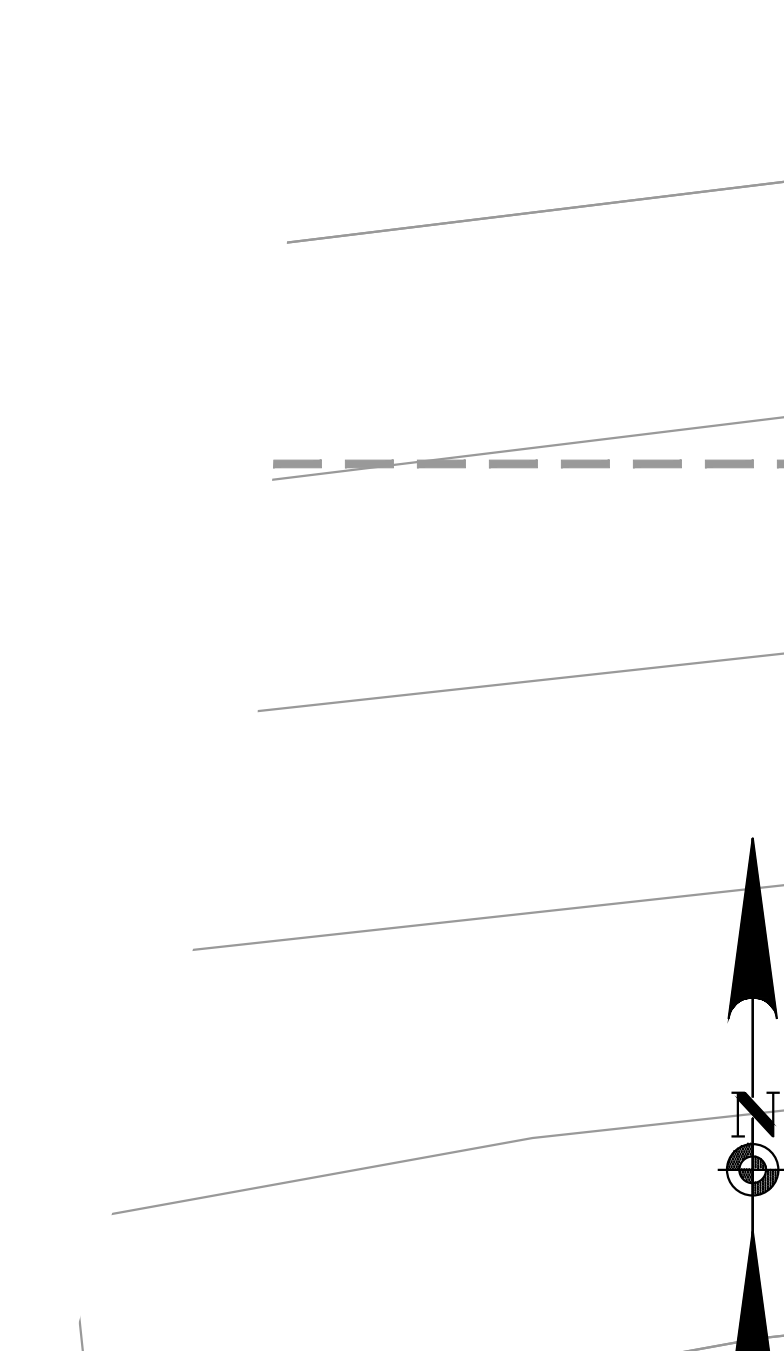
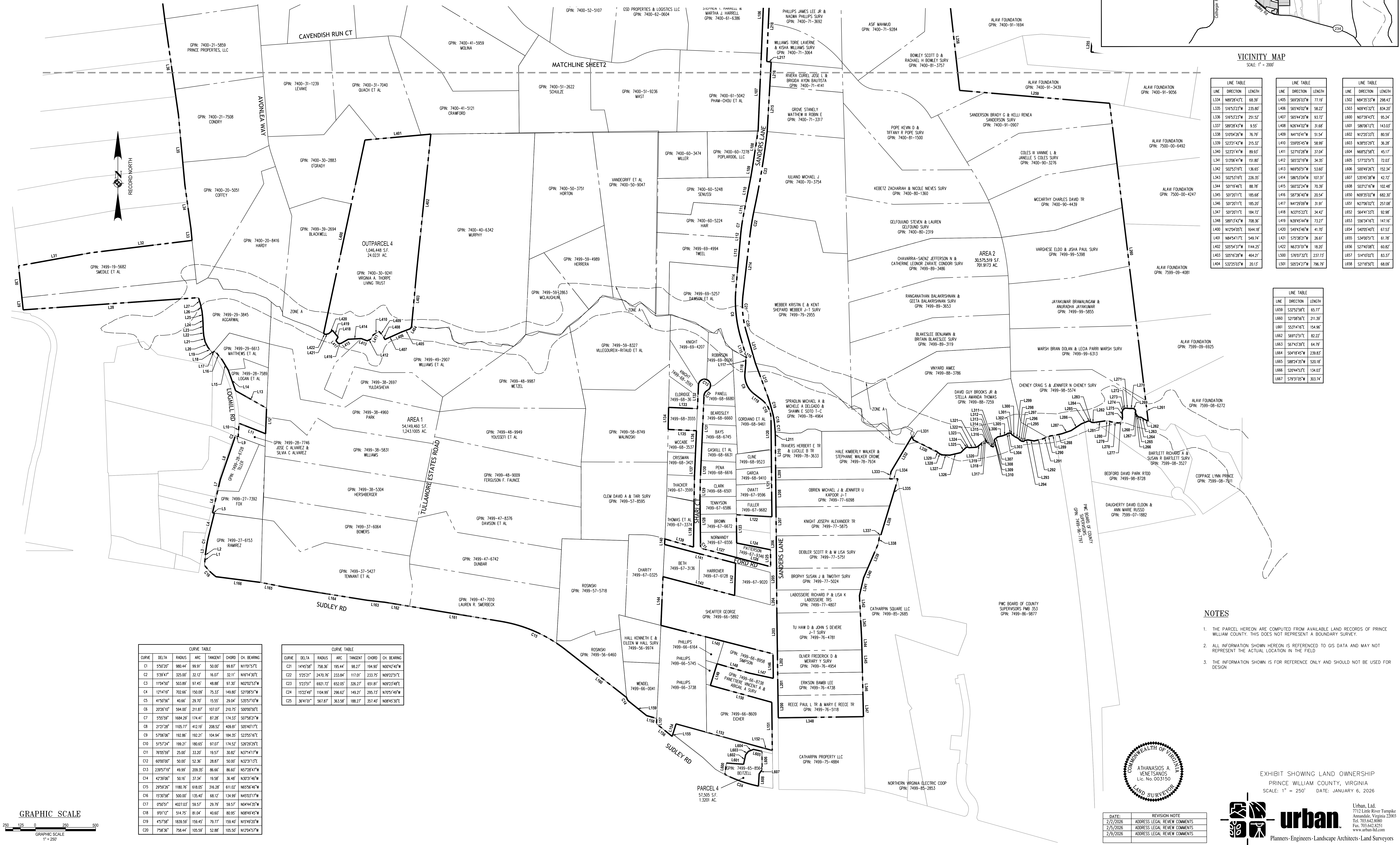
S 04°18'45" W a distance of 239.83 feet to a point;

S 88°24'35" W a distance of 520.18 feet to a point;

S 20°44'53" E a distance of 134.03 feet to a point;

S 79°31'05" W a distance of 303.74 feet to the point of beginning and containing 654,210.41 square feet or 15.019 acres.

| LINE | DIRECTION | LENGTH | LINE | DIRECTION | LENGTH | LINE | DIRECTION | LENGTH | LINE | DIRECTION | LENGTH |
|------|-----------|--------|------|-----------|---------|------|-----------|---------|------|-----------|--------|
| L1 | N003514"E | 84.94 | L21 | N124020"W | 50.98 | L41 | N073641"W | 742.37 | L61 | N070046"E | 134.27 |
| L2 | N003514"E | 2.00 | L22 | N020402"W | 48.99 | L42 | N073637"W | 481.42 | L62 | N072846"E | 100.21 |
| L3 | N003647"E | 56.77 | L23 | N020644"W | 60.21 | L43 | N073637"W | 229.87 | L63 | N087147"E | 103.84 |
| L4 | N125707"E | 200.83 | L24 | N024044"W | 37.89 | L44 | N073713"E | 1448.24 | L64 | S770070"E | 115.56 |
| L5 | N027956"W | 15.60 | L25 | N062150"W | 58.52 | L45 | N003749"E | 936.87 | L65 | S670040"E | 153.51 |
| L6 | N131629"E | 190.07 | L26 | N102128"W | 58.66 | L46 | N032738"E | 931.01 | L66 | S683638"E | 129.78 |
| L7 | N131629"E | 95.27 | L27 | N104610"W | 57.82 | L47 | N170959"E | 491.15 | L67 | S685016"E | 271.81 |
| L8 | N131629"E | 352.10 | L28 | S801010"W | 1461.01 | L48 | S840036"E | 465.00 | L68 | S684971"E | 163.55 |
| L9 | S694055"W | 25.80 | L29 | N003010"W | 100.46 | L49 | N081010"E | 191.99 | L69 | S704191"E | 169.53 |
| L10 | N032050"E | 111.80 | L30 | N003010"W | 265.27 | L50 | N094438"E | 163.23 | L70 | S703907"E | 77.67 |
| L11 | S683147"E | 237.56 | L31 | N002510"E | 610.12 | L51 | N092510"E | 180.55 | L71 | S678071"E | 58.75 |
| L12 | N020767"E | 212.46 | L32 | N030127"E | 848.27 | L52 | N103532"E | 178.61 | L72 | N072147"E | 79.62 |
| L13 | N003170"E | 295.93 | L33 | N031927"E | 97.75 | L53 | N103838"E | 331.68 | L73 | N107141"E | 32.48 |
| L14 | N104242"W | 181.06 | L34 | N051419"W | 386.49 | L54 | N121011"E | 208.28 | L74 | N102935"E | 45.46 |
| L15 | N305805"W | 100.01 | L35 | N051419"W | 584.07 | L55 | N002733"E | 150.37 | L75 | N082533"E | 196.56 |
| L16 | N414614"W | 97.72 | L36 | N080921"W | 805.14 | L56 | N157443"E | 138.86 | L76 | N029353"E | 77.54 |
| L17 | S384161"W | 20.29 | L37 | N071443"E | 751.88 | L57 | N491243"E | 86.90 | L77 | N083931"E | 69.88 |
| L18 | N442458"W | 10.14 | L38 | N073322"W | 253.64 | L58 | N050828"E | 50.20 | L78 | N083733"E | 33.88 |
| L19 | N394927"W | 51.27 | L39 | N073638"W | 364.87 | L59 | N023428"E | 167.76 | L79 | S802150"E | 293.06 |
| L20 | N271154"W | 51.33 | L40 | N073638"W | 370.17 | L60 | N082056"E | 128.81 | L80 | S805636"E | 111.77 |



| CURVE | DELTA | RADIUS | ARC | TANGENT | CHORD | CH BEARING |
|-------|----------|----------|---------|---------|---------|-------------|
| C1 | 95007" | 980.44' | 99.91' | 50.00' | 99.87' | N1101°57'E |
| C2 | 57841" | 325.00' | 32.12' | 16.07' | 32.11' | N67°43'0"E |
| C3 | 117679" | 503.89' | 97.45' | 48.86' | 97.37' | N020°23'5"W |
| C4 | 127419" | 702.66' | 150.09' | 75.33' | 149.88' | S108°09'1"W |
| C5 | 415059" | 40.86' | 29.76' | 15.55' | 29.64' | S305°71'0"W |
| C6 | 202610" | 594.00' | 211.87' | 107.07' | 210.79' | S000°00'0"E |
| C7 | 55559" | 1684.29' | 174.41' | 87.28' | 174.33' | S075°02'1"W |
| C8 | 212728" | 1105.77' | 412.19' | 208.52' | 409.81' | S294°01'7"E |
| C9 | 570610" | 192.86' | 192.21' | 104.94' | 184.30' | S235°16'1"E |
| C10 | 515724" | 199.21' | 180.65' | 97.07' | 174.52' | S329°29'2"E |
| C11 | 781659" | 25.00' | 33.20' | 19.57' | 30.82' | N37°41'7"W |
| C12 | 601070" | 50.00' | 52.36' | 28.87' | 50.00' | N32°31'5"E |
| C13 | 2395719" | 49.99' | 289.35' | 86.66' | 86.60' | N57°28'4"W |
| C14 | 423907" | 50.16' | 37.34' | 19.58' | 36.48' | N30°31'4"W |
| C15 | 295926" | 1180.76' | 618.05' | 316.28' | 611.07' | N65°56'4"W |
| C16 | 1520398" | 500.00' | 135.40' | 68.12' | 134.99' | N45°03'1"W |
| C17 | 29591" | 4027.83' | 59.57' | 29.79' | 59.57' | N04°44'3"W |
| C18 | 99712" | 514.75' | 81.04' | 40.67' | 80.95' | N09°19'4"W |
| C19 | 43758" | 1839.59' | 159.45' | 79.77' | 159.40' | N15°49'3"W |
| C20 | 75836" | 758.44' | 105.91' | 52.88' | 105.50' | N12°04'5"W |

| CURVE | DELTA | RADIUS | ARC | TANGENT | CHORD | CH BEARING |
|-------|---------|----------|---------|---------|---------|-------------|
| C21 | 144508" | 758.36' | 105.44' | 98.27' | 194.90' | N02°42'0"W |
| C22 | 52921" | 2476.76' | 233.84' | 112.01' | 233.75' | N052°29'5"E |
| C23 | 32325" | 6921.72' | 622.00' | 288.27' | 631.80' | N03°21'4"E |
| C24 | 152248" | 1104.99' | 286.62' | 149.21' | 295.15' | N107°51'4"W |
| C25 | 364101" | 367.87' | 363.58' | 188.27' | 367.40' | N08°45'0"E |

- NOTES**
1. THE PARCEL HEREON ARE COMPUTED FROM AVAILABLE LAND RECORDS OF PRINCE WILLIAM COUNTY. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
 2. ALL INFORMATION SHOWN HEREON IS REFERENCED TO GCS DATA AND MAY NOT REPRESENT THE ACTUAL LOCATION IN THE FIELD.
 3. THE INFORMATION SHOWN IS FOR REFERENCE ONLY AND SHOULD NOT BE USED FOR DESIGN.

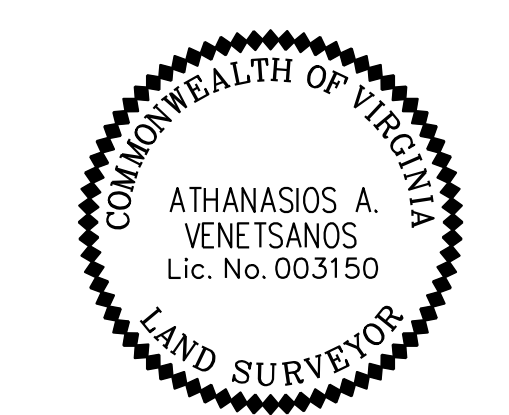
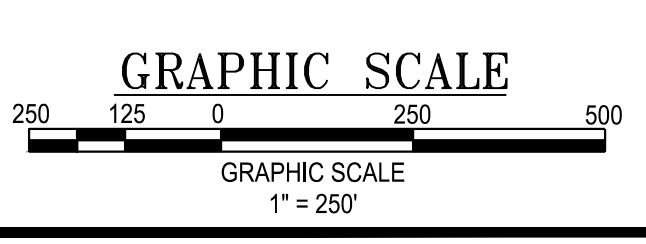
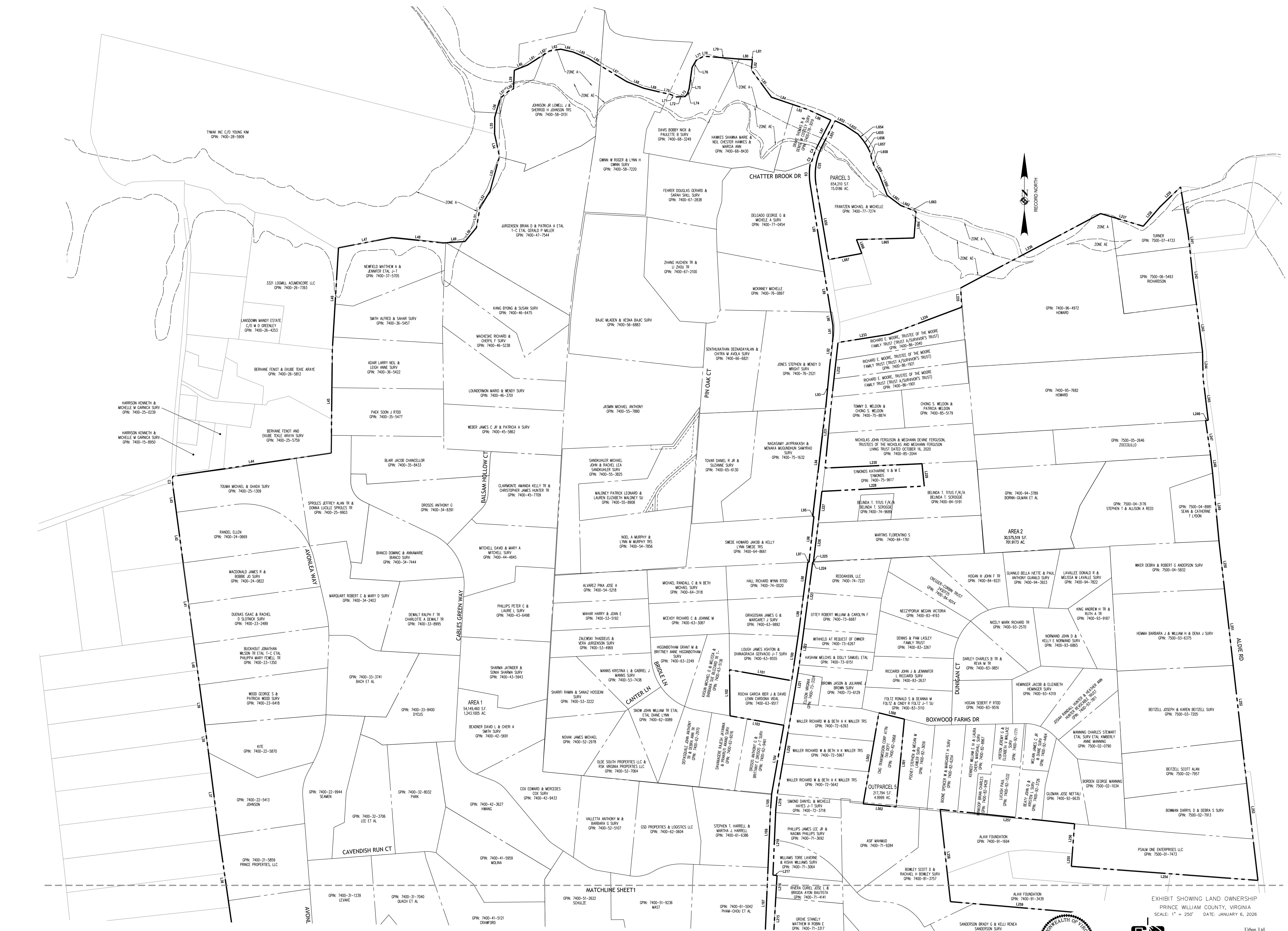


EXHIBIT SHOWING LAND OWNERSHIP
 PRINCE WILLIAM COUNTY, VIRGINIA
 SCALE: 1" = 250' DATE: JANUARY 6, 2026

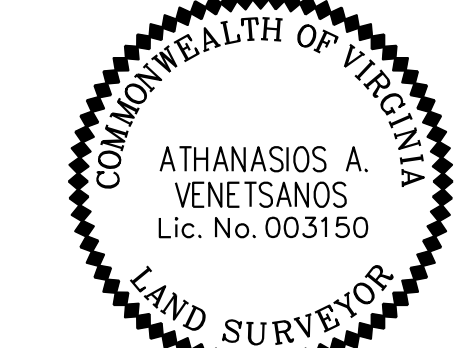
urban
 Planners-Engineers-Landscape Architects-Land Surveyors

Urban, Ltd.
 7712 Lake River Turnpike
 Annandale, Virginia 22003
 Tel: 703.642.8000
 Fax: 703.642.8251
 www.urban-ll.com

| DATE | REVISION NOTE |
|----------|-------------------------------|
| 2/2/2026 | ADDRESS LEGAL REVIEW COMMENTS |
| 2/2/2026 | ADDRESS LEGAL REVIEW COMMENTS |
| 2/9/2026 | ADDRESS LEGAL REVIEW COMMENTS |



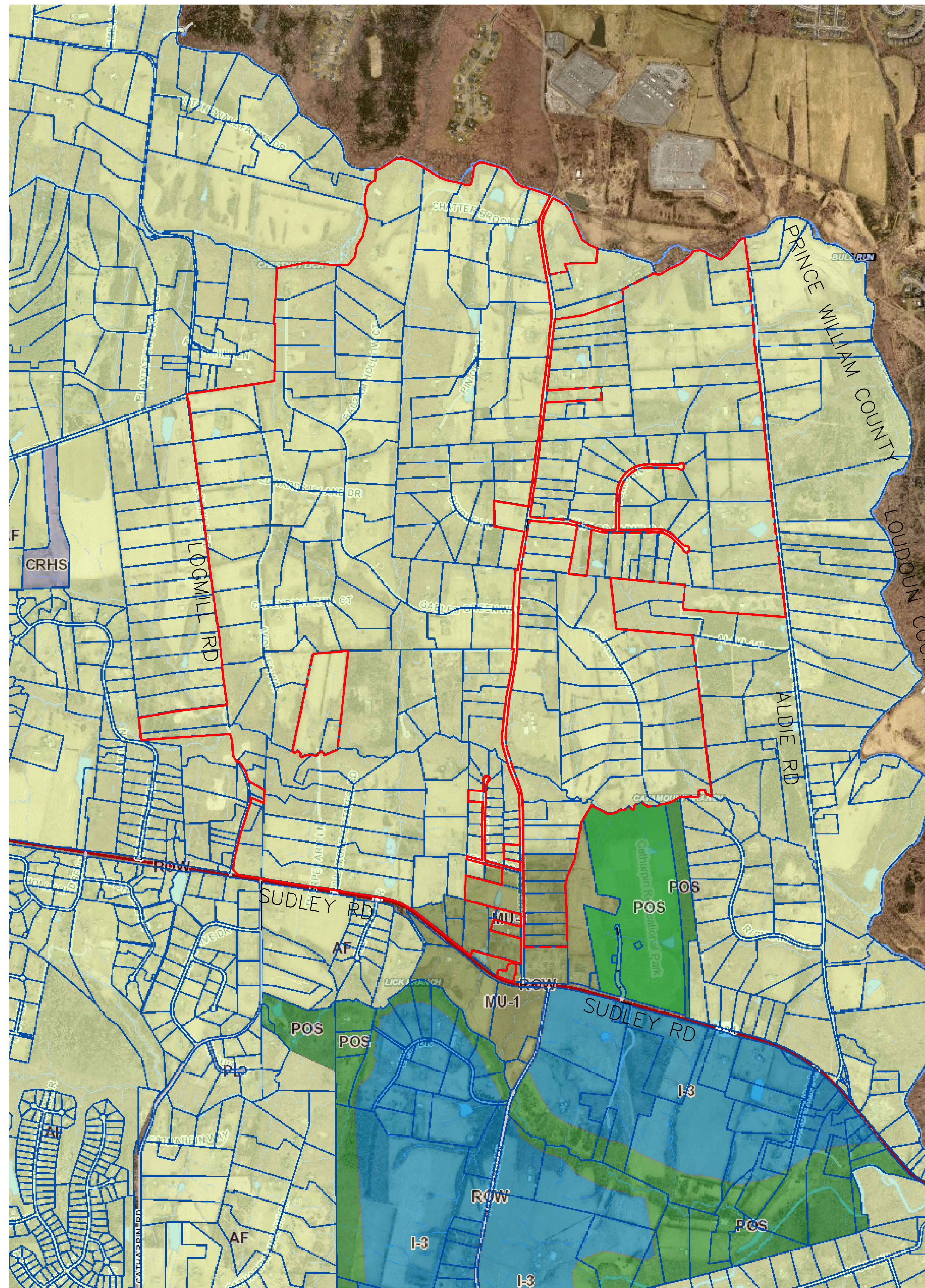
| DATE | REVISION NOTE |
|----------|-------------------------------|
| 2/2/2026 | ADDRESS LEGAL REVIEW COMMENTS |
| 2/5/2026 | ADDRESS LEGAL REVIEW COMMENTS |
| 2/9/2026 | ADDRESS LEGAL REVIEW COMMENTS |




urban
 Planners - Engineers - Landscape Architects - Land Surveyors
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 7713 Little River Turnpike
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EXHIBIT SHOWING LAND OWNERSHIP
 PRINCE WILLIAM COUNTY, VIRGINIA
 SCALE: 1" = 250' DATE: JANUARY 6, 2026

| Parcel # | SELLER NAMES | ADDRESS | GPIN # |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------|
| 1 | Michelle McKinney | 3480 Sanders Ln | 7400-76-0897 |
| 2 | Thomas N. Drake and Denise M. Costley | 3200 Sanders Ln | 7400-78-3019 |
| 3 | Michael Franzoni and Michelle Franzoni | 3401 Sanders Ln | 7400-77-7274 |
| 4 | George C. Delgado and Michelle R. Delgado | 3450 Sanders Ln | 7400-77-0454 |
| 5 | Richard E. Moore, Trustee of the Moore Family Trust (Trust A/Survivor's Trust) | 3461 Sanders Ln | 7400-86-2040 |
| 6 | Richard E. Moore, Trustee of the Moore Family Trust (Trust A/Survivor's Trust) | 3477 Sanders Ln | 7400-86-1921 |
| 7 | Stephen K. Jones and Wendy D. Wright | 3480 Sanders Ln | 7400-76-2521 |
| 8 | Richard E. Moore, Trustee of the Moore Family Trust (Trust A/Survivor's Trust) | 3481 Sanders Ln | 7400-86-1901 |
| 9 | Chong S. Waldon and Patricia Clegg Fria Patricia Waldon | 3489 Sanders Ln | 7400-85-5179 |
| 10 | Jayprakash Nagasamy and Manika Mugundhan Samrao | 3490 Sanders Ln | 7400-75-1832 |
| 11 | Torrey D. Waldon and Chong S. Waldon | 3495 Sanders Ln | 7400-75-8874 |
| 12 | Nicholas John Ferguson and Meghan Devine Ferguson, Trustees of the Nicholas and Meghan Ferguson Living Trust dated October 16, 2020 | 3507 Sanders Ln | 7400-85-2044 |
| 13 | Belinda T. Truss Fria Belinda T. Strogge | 3601 Sanders Ln | 7400-84-5191 |
| 14 | Belinda T. Truss Fria Belinda T. Strogge | 3607 Sanders Ln | 7400-74-9889 |
| 15 | Howard Jacob Swede and Kelly Lynn Swede, Trustees of the Howard J and Kelly L. Swede Living Trust dated May 9, 2022 | 3608 Sanders Ln | 7400-64-8661 |
| 16 | Florentino S. Martins | 3609 Sanders Ln | 7400-84-1761 |
| 17 | RedCap99, LLC, a Virginia limited liability company | 3609 Sanders Ln | 7400-74-7221 |
| 18 | Richard Wynn Hall and Sara B. Zornia Hall | 3700 Sanders Ln | 7400-74-0020 |
| 19 | Robert William Oley and Carolyn Faye Oley | 3701 Sanders Ln | 7400-73-6687 |
| 20 | James O. Grigorian and Margaret J. Grigorian | 3702 Sanders Ln | 7400-63-9892 |
| 21 | Issac Tagari and Kristin Tagari | 3703 Sanders Ln | 7400-73-9287 |
| 22 | James Ashton Lough and Divinagracia Genavio Lough Fria Divinagracia Genavio | 3704 Sanders Ln | 7400-63-9555 |
| 23 | Melchis Hasham and Dorothy M. Samuel aka Doty Samuel | 3705 Sanders Ln | 7400-73-6151 |
| 24 | Jason Brown and Jillianne J. Brown | 3707 Sanders Ln | 7400-73-6129 |
| 25 | Virginia Ellison | 3711 Sanders Ln | 7400-73-3324 |
| 26 | Richard W. Walker and Beth A. K. Walker, Trustees of the Walker Family Trust dated April 24, 2023 | 3801 Sanders Ln | 7400-72-6393 |
| 27 | Richard W. Walker and Beth A. K. Walker, Trustees of the Walker Family Trust dated April 24, 2023 | 3803 Sanders Ln | 7400-72-5967 |
| 28 | Richard W. Walker and Beth A. K. Walker, Trustees of the Walker Family Trust dated April 24, 2023 | 3805 Sanders Ln | 7400-72-5842 |
| 29 | Daryel Simond and Michelle Hayes | 3905 Sanders Ln | 7400-72-3118 |
| 30 | Bruce Edward Murphy and Nancy K. Murphy | 3990 Sanders Ln | 7400-40-6342 |
| 31 | Poplar06, LLC, a Virginia limited liability company | 4006 Sanders Ln | 7400-60-7278 |
| 32 | Jane L. Hewitt-Curtis and Bridgette Lynn Baudette | 4007 Sanders Ln | 7400-71-4411 |
| 33 | Robin Ellison Grove and Stanley Matthew Grove, III | 4011 Sanders Ln | 7400-71-3317 |
| 34 | Angel Miller and Edward Vernon Miller | 4012 Sanders Ln | 7400-60-3474 |
| 35 | Michael J. Juliano | 4013 Sanders Ln | 7400-70-3754 |
| 36 | William M. Vandegriff aka William Marley Vandegriff, J., William Marley Vandegriff, II, Cheryl L. Vandegriff Hyon, Stephen Dale Vandegriff, and David Thomas Vandegriff | 4014 Sanders Ln | 7400-50-9047 |
| 37 | Kristen E. Webber | 4015 Sanders Ln | 7499-79-2965 |
| 38 | William Horton and Lynn Horton | 4016 Sanders Ln | 7400-50-3751 |
| 39 | Rhader T. Ebanouzi aka Rhader F. El Samusi, Hisham F. Senussi, Ala F. Senussi, and Fahri S. Senussi | 4020 Sanders Ln | 7400-80-5248 |
| 40 | Lana F. Hair | 4020 Sanders Ln | 7400-60-5224 |
| 41 | Matthew Jonathan Herrera, Nina Courtney Herrera, and the Herrera Family Revocable Living Trust dated July 1, 2023 | 4050 Sanders Ln | 7499-59-4989 |
| 42 | John A. Tavel and Judith G. Tavel, Trustees under the Tavel Family Trust dated March 24, 2008 | 4100 Sanders Ln | 7499-69-9944 |
| 43 | Kevin McLaughlin and Deanne McLaughlin | 4110 Sanders Ln | 7499-59-2963 |
| 44 | Bridley L. Dawson and Svetlana V. Komakova, Co-Trustees under the Bridley L. Dawson and Svetlana V. Komakova Joint Revocable Living Trust dated March 29, 2021 | 4120 Sanders Ln | 7499-69-5257 |
| 45 | Michael A. Spradlin, Michele A. Delgado and Shawne E. Soto aka Shawne Soto | 4397 Sanders Ln | 7499-78-4964 |
| 46 | Carole Sodiario and Harold L. Flores | 4402 Sanders Ln | 7499-68-9461 |
| 47 | Herbert E. Travers and Lucille B. Travers, Trustees of the Herbert E. Travers and Lucille B. Travers Revocable Trust dated February 13, 2008 | 4403 Sanders Ln | 7499-78-3633 |
| 48 | Michael Wayne Cline and Kathyn Margaret Cline | 4404 Sanders Ln | 7499-68-9523 |
| 49 | Kimberly Walker Hale and Stephanie Walker Crowe | 4405 Sanders Ln | 7499-78-7934 |
| 50 | Hector N. Garcia | 4406 Sanders Ln | 7499-68-9410 |
| 51 | Michael J. O'Brien and Jennifer Popper O'Brien Fria Jennifer U Popper | 4407 Sanders Ln | 7499-77-6098 |
| 52 | Stephen V. Oviatt and Nancy C. Oviatt | 4408 Sanders Ln | 7499-67-9596 |
| 53 | Michael Fuller and Lana Fuller | 4410 Sanders Ln | 7499-67-9662 |
| 54 | Joseph Alexander Knight, Trustee under the Knight Family Trust dated October 4, 2011 | 4411 Sanders Ln | 7499-77-5875 |
| 55 | Scott R. Debler and M. Lisa Debler | 4415 Sanders Ln | 7499-77-5751 |
| 56 | Susan J. Brophy and Timothy Brophy | 4451 Sanders Ln | 7499-77-5024 |
| 57 | Richard P. Labossiere and Lisa K. Labossiere, Trustees of the Labossiere Family Trust, dated December 12, 2023 | 4501 Sanders Ln | 7499-77-4807 |
| 58 | Haw D. Tu and John S. Devere | 4503 Sanders Ln | 7499-76-4781 |
| 59 | Frederick D. Oliver and Maray Y. Oliver | 4505 Sanders Ln | 7499-76-4954 |
| 60 | Berni Lee Fishman | 4507 Sanders Ln | 7499-76-4758 |
| 61 | Charles D. Simpson and Elma W. Simpson | 4508 Sanders Ln | 7499-69-8958 |
| 62 | Paul L. Reece and Mary E. Reece, Trustees under the Reece Family Trust dated January 18, 2005 | 4511 Sanders Ln | 7499-76-5119 |
| 63 | Shirley J. Eicher, Leslie Eicher, and Jim Eicher | 4524 Sanders Ln | 7499-66-8009 |
| 64 | Patrick Joseph Betzeli | 4608 Sanders Ln | 7499-65-8564 |
| 65 | Philip E. Harvoter, J. and Heidi Harvoter | 13040 Ford Rd | 7499-67-6128 |
| 66 | N. Beth Michael | 13030 Ford Rd | 7499-67-3136 |
| 67 | Wayne Mummy Charley and Pamela D. Charley | 12990 Ford Rd | 7499-67-0325 |
| 68 | David A. Clem and Teri Clem | 12970 Ford Rd | 7499-67-8565 |
| 69 | Michael J. Malinowski | 12950 Ford Rd | 7499-58-9749 |
| 70 | Phyllis Villagroux-Ritaud, Trustee under the Villagroux-Ritaud Living Trust, dated June 03, 2011 | 12930 Ford Rd | 7499-59-8327 |
| 71 | Jason M. Normandy, III and Tammy Bryant Normandy | 4419 Shan Ct | 7499-67-8566 |
| 72 | Michael D. Brown | 4417 Shan Ct | 7499-67-9672 |
| 73 | Kenneth R. Terryson and Maranda L. Terryson | 4415 Shan Ct | 7499-67-8566 |
| 74 | Stephen Clark | 4413 Shan Ct | 7499-68-8501 |
| 75 | Jane Pena | 4411 Shan Ct | 7499-68-8516 |
| 76 | Robert J. Gaskill and Nidhi Sharma | 4409 Shan Ct | 7499-68-8631 |
| 77 | Melissa Janne Bays Fria Melissa Janne Kemendo | 4407 Shan Ct | 7499-68-6745 |
| 78 | Thomas A. Beardley and Leanne W. Beardley | 4405 Shan Ct | 7499-68-6660 |
| 79 | Larry E. Harrel and Deborah A. Harrel | 4403 Shan Ct | 7499-68-6680 |
| 80 | Todd Wilson Robinson | 4401 Shan Ct | 7499-69-6606 |
| 81 | Angela Knight | 4400 Shan Ct | 7499-69-4207 |
| 82 | Angela Knight | 4402 Shan Ct | 7499-68-3592 |
| 83 | Lawrence J. Eldridge | 4404 Shan Ct | 7499-68-3674 |
| 84 | Kevin T. McCabe and Karen McCabe | 4406 Shan Ct | 7499-68-3537 |
| 85 | Brian Thacker and Heidi Thacker | 4412 Shan Ct | 7499-67-3599 |
| 86 | Shawn Thomas and Andrea Lukic | 4416 Shan Ct | 7499-67-3374 |
| 87 | Anthony G. Drossos and Brittany E. Drossos | 12501 Bridle Ln | 7400-62-9461 |
| 88 | Rajesh Jagdish Chavagesan and Prasad Anand | 12503 Bridle Ln | 7400-62-9078 |
| 89 | John Anthony DePasquale and Debra Ann DePasquale, Trustees of the DePasquale Family Joint Declaration of Trust, dated December 20, 2016 | 12505 Bridle Ln | 7400-62-2970 |
| 90 | Theresa Ann Zaleski and Vera Jorgenson | 12511 Bridle Ln | 7400-53-4969 |
| 91 | Harry Mahar and Jan E. Mahar | 12513 Bridle Ln | 7400-53-5192 |
| 92 | Jose A. Alvarez Rha | 12515 Bridle Ln | 7400-54-5218 |
| 93 | Ronald C. Michael and N. Beth Michael | 12514 Bridle Ln | 7400-64-3118 |
| 94 | Richard C. McKinley and Joan M. McKinley aka Joanne M. McKinley | 12512 Bridle Ln | 7400-53-3087 |
| 95 | Grant M. Higginbotham and Britney Anne Higginbotham | 12510 Bridle Ln | 7400-63-2249 |
| 96 | Michael O. Keaton, Melissa Keaton, and Barbara Sue Blizard, Trustee of the Barbara Sue Blizard Revocable Trust Agreement dated December 6, 2006 | 12504 Bridle Ln | 7400-63-5136 |
| 97 | John William Show and Diane Lynn Messaro Show, Trustees of the John and Diane Show Living Trust dated July 31, 2012 | 12521 Canter Ln | 7400-63-0989 |
| 98 | James Michael Hawk | 12524 Canter Ln | 7400-52-2978 |
| 99 | Olds South Properties, LLC and RSK Virginia Properties, LLC | 12523 Canter Ln | 7400-52-7064 |
| 100 | Kristina L. Manns and Gabriel J. Manns | 12520 Canter Ln | 7400-53-7438 |
| 101 | Daryll D. Bowman and Debra S. Bowman | 3950 Addie Rd | 7500-02-7913 |
| 102 | Scott Alan Betzell | 3900 Addie Rd | 7500-02-7967 |
| 103 | Joseph Betzell and Kimm A. Betzell | 3644 Addie Rd | 7500-03-7205 |
| 104 | Barbara J. Herrera and Diana J. Herrera | 3604 Addie Rd | 7500-03-6375 |
| 105 | Debra Wilner and Robert G. Anderson | 3604 Addie Rd | 7500-04-6832 |
| 106 | Sean Lydon and Catherine T. Lydon | 3524 Addie Rd | 7500-04-8981 |
| 107 | Stephen T. Reed and Allison A. Reed | 3504 Addie Rd | 7500-04-3176 |
| 108 | Niel Bornn-Glman and Andrea Hall | 3502 Addie Rd | 7400-94-3789 |
| 109 | Richard Zoccolillo and Marvella Zoccolillo | 3500 Addie Rd | 7500-05-2946 |
| 110 | Blaine F. Howard, Trustee of the Henry M. Howard Living Trust, dated February 14, 2001 and the Elaine F. Howard Living Trust, dated February 14, 2001 | 3410 Addie Rd | 7400-95-7682 |
| 111 | Blaine F. Howard, Trustee of the Henry M. Howard Living Trust, dated February 14, 2001 and the Elaine F. Howard Living Trust, dated February 14, 2001 | 3404 Addie Rd | 7400-96-4972 |
| 112 | Wilson O. Richardson | 3308 Addie Rd | 7500-06-5493 |
| 113 | Ashley O. Turner and Joshua B. Turner | 3304 Addie Rd | 7500-07-4733 |
| 114 | Palin One Enterprises, LLC, a Virginia limited liability company | 4100 Addie Rd | 7500-01-7473 |
| 115 | Shawna Marie Hawkes aka Shawna M. Fox, Neil Chester Hawkes, and Marisa Anne McCorty | 12750 Chatter Brook Dr | 7400-68-8430 |
| 116 | Bobby Lee Davis | 12760 Chatter Brook Dr | 7400-68-3249 |
| 117 | W. Roger Gwinn and Lynn H. Gwinn | 12771 Chatter Brook Dr | 7400-58-7220 |
| 118 | Lowell J. Johnson, J. and Sherod H. Johnson, Trustees of the Johnson Family Trust, dated May 11, 1984 | 12780 Chatter Brook Dr | 7400-58-0151 |
| 119 | Brian D. Jurgensen, Patricia A. Jurgensen, and Gerald P. Miller | 12781 Chatter Brook Dr | 7400-47-7544 |
| 120 | Douglas Gerard Fehrer and Sarah Shill Fehrer | 3440 Pin Oak Ct | 7400-67-2838 |
| 121 | Huchen Zhang and Li Zhou, Trustees of the Huchen Zhang and Li Zhou Family Trust dated January 30, 2023 | 3450 Pin Oak Ct | 7400-67-2100 |
| 122 | Mladen Bajic and Vesna Bajic | 3470 Pin Oak Ct | 7400-56-6883 |
| 123 | Michael Anthony Jarrin | 3480 Pin Oak Ct | 7400-55-7880 |
| 124 | Michael John Sandusky and Rochelle La Sandusky | 3482 Pin Oak Ct | 7400-55-3625 |
| 125 | Ernest Glenn Horton and Lauren Elizabeth McKinley | 3488 Pin Oak Ct | 7400-56-8908 |
| 126 | Noel Andrew Murphy and Lynn M. Murphy, Trustees under the Noel and Lynn Murphy Living Trust dated April 13, 2017 | 3490 Pin Oak Ct | 7400-44-7856 |
| 127 | Samuel R. Tove, J. and Suzanne Tove | 3471 Pin Oak Ct | 7400-63-6130 |
| 128 | Chandrasekhar Semmalinathan and Chitra M. Avula | 3461 Pin Oak Ct | 7400-66-6521 |
| 129 | Stephen Poovey and Megan M. Poovey Fria Megan M. Lawlor | 12581 Bowwood Farms Dr | 7400-82-3659 |
| 130 | Timothy S. Boone, Thomas M. Boone, Jonathan L. Boone, Betsy B. Galt, and Penelope B. Boone Fria Penelope B. Hems | 12551 Bowwood Farms Dr | 7400-82-6264 |
| 131 | William E. Kennedy, IV and Laurie C. Kennedy Fria Laura Cheryl Marshall | 12521 Bowwood Farms Dr | 7400-82-8957 |
| 132 | Brian Charles Wyrkoop | 12511 Bowwood Farms Dr | 7400-83-9428 |
| 133 | Ernest Glenn Horton and Elizabeth Vowell Wallace | 12491 Bowwood Farms Dr | 7400-82-1771 |
| 134 | Rita Luciani | 12471 Bowwood Farms Dr | 7400-92-1532 |
| 135 | John G. Bealy and Kristen L. Bealy | 12451 Bowwood Farms Dr | 7400-92-3726 |
| 136 | James C. McLean, J. and Diane McLean | 12431 Bowwood Farms Dr | 7400-92-4464 |
| 137 | George Manning Borklin | 12403 Bowwood Farms Dr | 7500-03-1054 |
| 138 | Joan Neffiah Guzman | 12401 Bowwood Farms Dr | 7400-92-6535 |
| 139 | Jacob Heringer and Elizabeth Heringer | 12490 Bowwood Farms Dr | 7400-93-4319 |
| 140 | Seibert P. Hogan by Tamara Gwen Hogan, as Conservator of the Estate of Seibert P. Hogan, Tamara Gwen Hogan, Seibert Parker Hogan, J., and Kerry Allen Hogan | 12530 Bowwood Farms Dr | 7400-83-9516 |
| 141 | Ronald S. Foltz and Deanna M. Foltz | 3682 Dunigan Ct | 7400-83-1110 |
| 142 | John J. Ricciardi and Jennifer L. Ricciardi | 3682 Dunigan Ct | 7400-83-2637 |
| 143 | John Dennis Lasky and Pamela Jean Lasky, Co-Trustees of the Dennis and Pam Lasky Family Trust, dated November 7, 2023 | 3680 Dunigan Ct | 7400-83-3067 |
| 144 | Megan Victoria Nezcuykun | 3658 Dunigan Ct | 7400-83-4193 |
| 145 | Dawn J. Crogger, Trustee of the Dawn J. Crogger Trust 12.8.12 | 3656 Dunigan Ct | 7400-84-6104 |
| 146 | John J. Hogan II, Trustee of the John P. Hogan II Revocable Trust, dated December 29, 2020 | 3654 Dunigan Ct | 7400-84-9921 |
| 147 | Bella Vette Guanio and Paul Anthony Guanio | 3652 Dunigan Ct | 7400-84-3110 |
| 148 | Donald R. Lawless and Melissa M. Lawless | 3650 Dunigan Ct | 7400-94-7822 |
| 149 | William M. Reeves, Trustee under the Andrew H. King Trust dated May 25, 1999, and Roger D. Watkins, Trustee under the Ruth A. King Trust dated May 25, 1999 | 3651 Dunigan Ct | 7400-93-9187 |
| 150 | John D. Normandy and Cheryl E. Normandy | 3655 Dunigan Ct | 7400-93-6865 |
| 151 | Mark Richard Nicely, Trustee of the Mark Richard Nicely Revocable Trust dated November 27, 2019 | 3655 Dunigan Ct | 7400-93-2570 |
| 152 | Karen Darley Smith and Deanna Darley Short, Trustees under the Karen Darley Revocable Living Trust dated December 11, 1997, revised and restated on June 18, 2012 | 3659 Dunigan Ct | 7400-93-9651 |
| 153 | Matthew Aaron Newfield, Jennifer Newfield, and Phyllis Cohen Newfield | 13198 Gates Green Way | 7400-37-5705 |
| 154 | Alfred N.D. Smith III aka Alfred Smith and Sarah Smith | 13170 Gates Green Way | 7400-36-5457 |
| 155 | Larry Neil Adair and Leigh Anne Adair | 13130 Gates Green Way | 7400-36-5422 |
| 156 | Scott J. Park and Nancy Early | 13100 Gates Green Way | 7400-35-5477 |
| 157 | Lauro Chavacovic Bar | 13070 Gates Green Way | 7400-35-8433 |
| 158 | Jeffrey Alan Sprioles and Donna Lucille Sprioles, Trustees of the Jeffrey and Donna Sprioles Living Trust dated March 18, 2021 | 13065 Gates Green Way | 7400-25-9903 |
| 159 | Dominic Bianco and Annmaria Bianco | 13051 Gates Green Way | 7400-34-7444 |
| 160 | Anthony G. Drossos | 13050 Gates Green Way | 7400-34-8361 |
| 161 | David Mitchell and Mary A. Mitchell | 12990 Gates Green Way | 7400-44-4645 |
| 162 | Charlotte A. DeVitt, Trustee of the DeVitt Family Trust dated April 20, 2017 | 12975 Gates Green Way | 7400-33-8995 |
| 163 | Robert C. Phillips and Laurie L. Phillips | 12890 Gates Green Way | 7400-43-6498 |
| 164 | Jalinder Sharma and Sonia Sharma | 12943 Gates Green Way | 7400-43-5943 |
| 165 | Gale Wesley Dycus and Anne Dycus | 12901 Gates Green Way | 7400-33-8400 |
| 166 | David L. Beadler and Chen A. Smith | 12800 Gates Green Way | 7400-42-5691 |
| 167 | Nancy C. Harvey and Ju-Fu Huang, Trustees of the Nancy C. Harvey Revocable Trust dated June 16, 1999 | 12851 Gates Green Way | 7400-42-3627 |
| 168 | Edward Cox and Mercedes Cox | 12850 Gates Green Way | 7400-42-9433 |
| 169 | Richard Schulze and Doreen Schulze | 12801 Gates Green Way | 7400-51-2622 |
| 170 | Anthony M. Valletta and Barbara G. Valletta | 12800 Gates Green Way | 7400-52-5107 |
| 171 | Steven R. Mast and Mary E. Mast, Trustees of the Steven R. Mast Trust dated June 25, 2024 and the Mary E. Mast Trust dated June 25, 2024 | 12751 Gates Green Way | 7400-51-9236 |
| 172 | CSR Properties & Logistics LLC, a Virginia limited liability company | 12750 Gates Green Way | 7400-62-9604 |
| 173 | Van C. Pham-Chou and Steven Chan Chou | 12701 Gates Green Way | 7400-61-5042 |
| 174 | Stephen T. Harrel and Martha J. Harrel | 12700 Gates Green Way | 7400-61-6386 |
| 175 | Arantza Kelly Clarmonte and Christopher James Hunter, Trustees of The Bardick Trust dated April 25, 2023 | 3675 Batsam Hollow Ct | 7400-45-7709 |
| 176 | James C. Weber, J. and Patricia A. Weber | 3550 Batsam Hollow Ct | 7400-45-5862 |
| 177 | Mario Louanderson and Wendy Louanderson | 3500 Batsam Hollow Ct | 7400-46-3701 |
| 178 | Richard Mackenzie J. aka Richard Mackenzie and Cheryl F. Mackenzie | 3450 Batsam Hollow Ct | 7400-46-5238 |
| 179 | Byong Kang and Susan Kang | 3400 Batsam Hollow Ct | 7400-46-6475 |
| 180 | Douglas N. Bach and Thuong C. Nguyen | 13075 Edwards Island Dr | 7400-33-3741 |
| 181 | Ellen Nardol | 3780 Avonlea Way | 7400-22-5870 |
| 182 | Michael Tourna and Shaoua Tourna | 3651 Avonlea Way | 7400-25-1309 |
| 183 | James R. MacDonald and Bobbie J. MacDonald | 3640 Avonlea Way | 7400-24-0822 |
| 184 | Robert C. Marquart and Mary D. Marquart | 3665 Avonlea Way | 7400-34-2403 |
| 185 | Isaac Drossos and Rachelle D. Slotnick aka Rachel D. Slotnick | 3670 Avonlea Way | 7400-23-2489 |
| 186 | Jonathan Wilson Bushout, Trustee of the Jonathan Wilson Bushout Revocable Trust, dated July 21, 2000 and restated on October 5, 2010 and Philippa Mary Frewell, Trustee of the Philippa Mary Frewell Revocable Trust, dated July 21, 2000 and restated on October 5, 2010 | 3700 Avonlea Way | 7400-23-1350 |
| 187 | George S. Wood and Patricia Wood | 3730 Avonlea Way | 7400-23-6418 |
| 188 | Scott C. Rife and Michelle R. Rife | 3780 Avonlea Way | 7400-22-5870 |
| 189 | David A. Johnson and Heather D. Johnson | 3780 Avonlea Way | 7400-22-5413 |
| 190 | Prince Properties LLC, a Virginia limited liability company | 3810 Avonlea Way | 7400-21-5659 |
| 191 | Robert A. Conroy and Lisa N. Conroy | 3840 Avonlea Way | 7400-21-7508 |
| 192 | Donald Ray Coffey, J. and Melissa D. Coffey | 3870 Avonlea Way | 7400-20-5051 |
| 193 | Richard E. O'Grady and Madeline K. O'Grady | 3875 Avonlea Way | 7400-35-2863 |
| 194 | Luke James Hardy, Trustee under The Luke James Hardy Trust dated March 14, 2018 | 3896 Avonlea Way | 7400-20-8416 |
| 195 | Darryl Glenn Blackwell and Nicole Blackwell | 3899 Avonlea Way | 7499-39-2694 |
| 196 | Timothy C. Stearn and Ashley F. Stearn, Trustees of the Timothy C. and Ashley F. Stearn Family Trust dated April 10, 2023 | 13090 Cavendish Run Ct | 7400-22-9944 |
| 197 | Lisa Sonnia Lee and Catherine Lee Chang | 13090 Cavendish Run Ct | 7400-32-3706 |
| 198 | Myung Sam Park | 13090 Cavendish Run Ct | 7400-32-8032 |
| 199 | Wanda E. Nabina | 13000 Cavendish Run Ct | 7400-41-5569 |



EXISTING LONG RANGE LAND USE

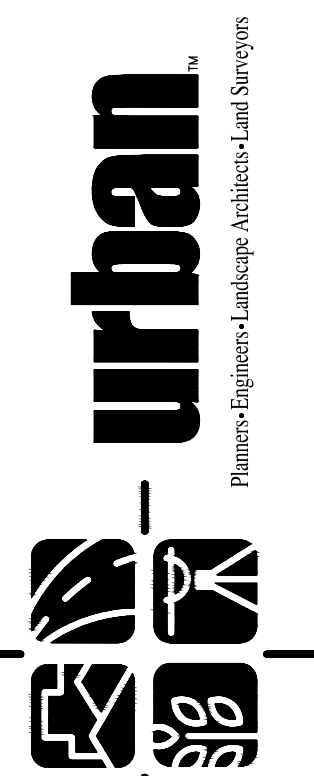
SCALE: 1"= 1000'

Long Range Land Use

- Agriculture and Forestry
- Commercial (T-2)
- Commercial (T-3)
- Conservation Residential (T-1B)
- Conservation Residential (T-1C)
- County Registered Historic Site
- Industrial (T-2)
- Industrial (T-3)
- Industrial (T-4)
- Marine Corps Base Quantico
- Mixed Use (Hamlet) (T-1B)
- Mixed Use (Village) (T-1C)
- Mixed Use - Neighborhood (T-3)
- Mixed Use - Community (T-4)
- Mixed Use - Town Center (T-5)
- Mixed Use - Urban Town Center (T-6)
- Occoquan Reservoir Protection Area (T-1A)
- Office Mixed Use - Low-Rise (T-2)
- Office Mixed Use - Mid-Rise (T-3)
- Office Mixed Use - High-Rise (T-4)
- Open Water
- Parks and Open Space
- Public Land
- Public Right-of-Way
- Residential Neighborhood (T-1)
- Residential Neighborhood (T-2)
- Residential Neighborhood (T-3)
- Residential Neighborhood (T-4)
- Residential Neighborhood (T-5)
- Residential Planned Community

PLAN DATE
02-09-26

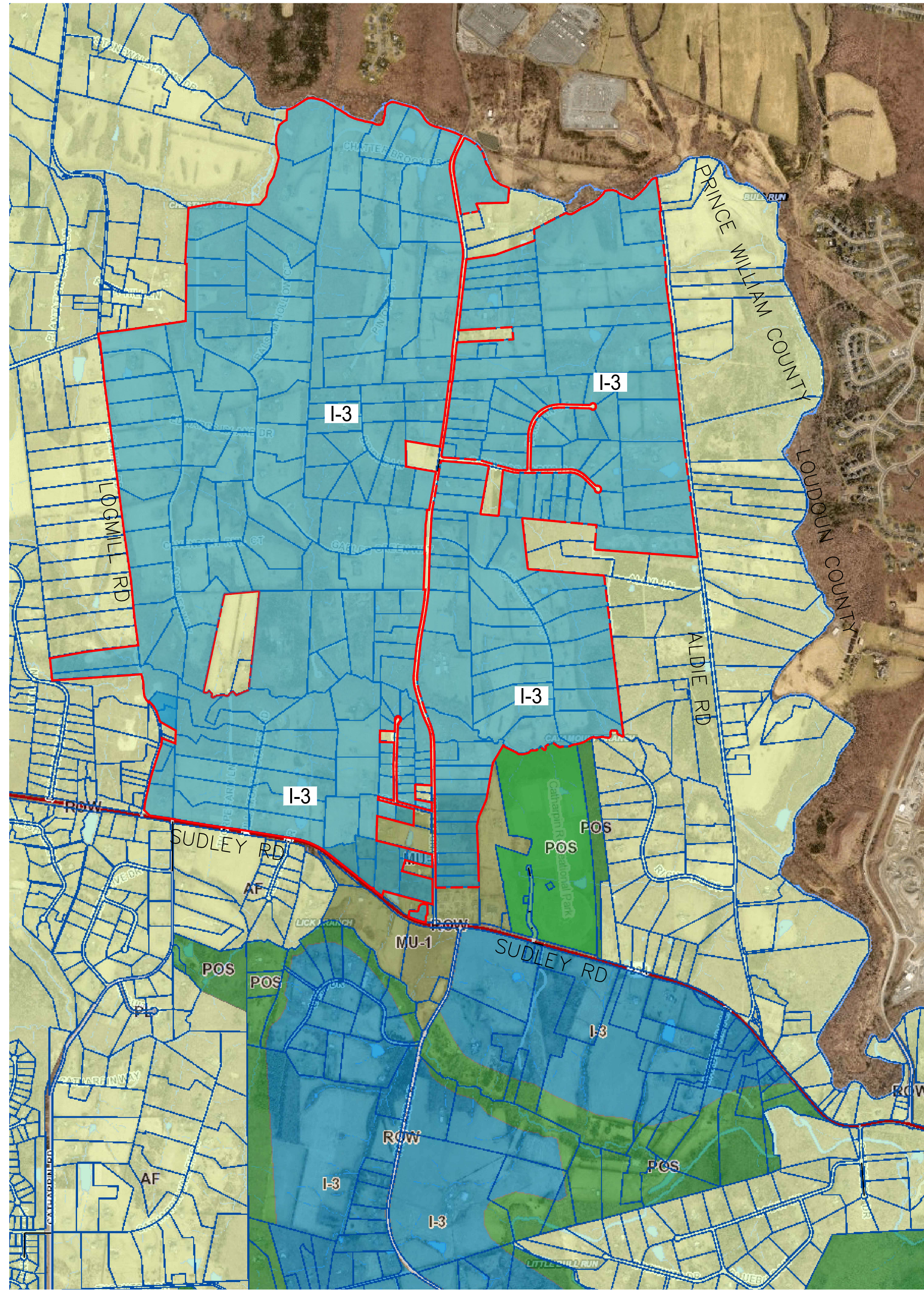
Urban, Ltd.
7111 Lee River Turnpike
Arlington, Virginia, 22203
Tel: 703.642.8080
Fax: 703.642.8251
www.urban-ll.com



EXISTING LONG RANGE LAND USE
DULLES SOUTH INNOVATION
GAINSVILLE DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"= 1000' DATE: SEPT. 2025
C.I. = N/A

SHEET
01
OF
02
FILE No.
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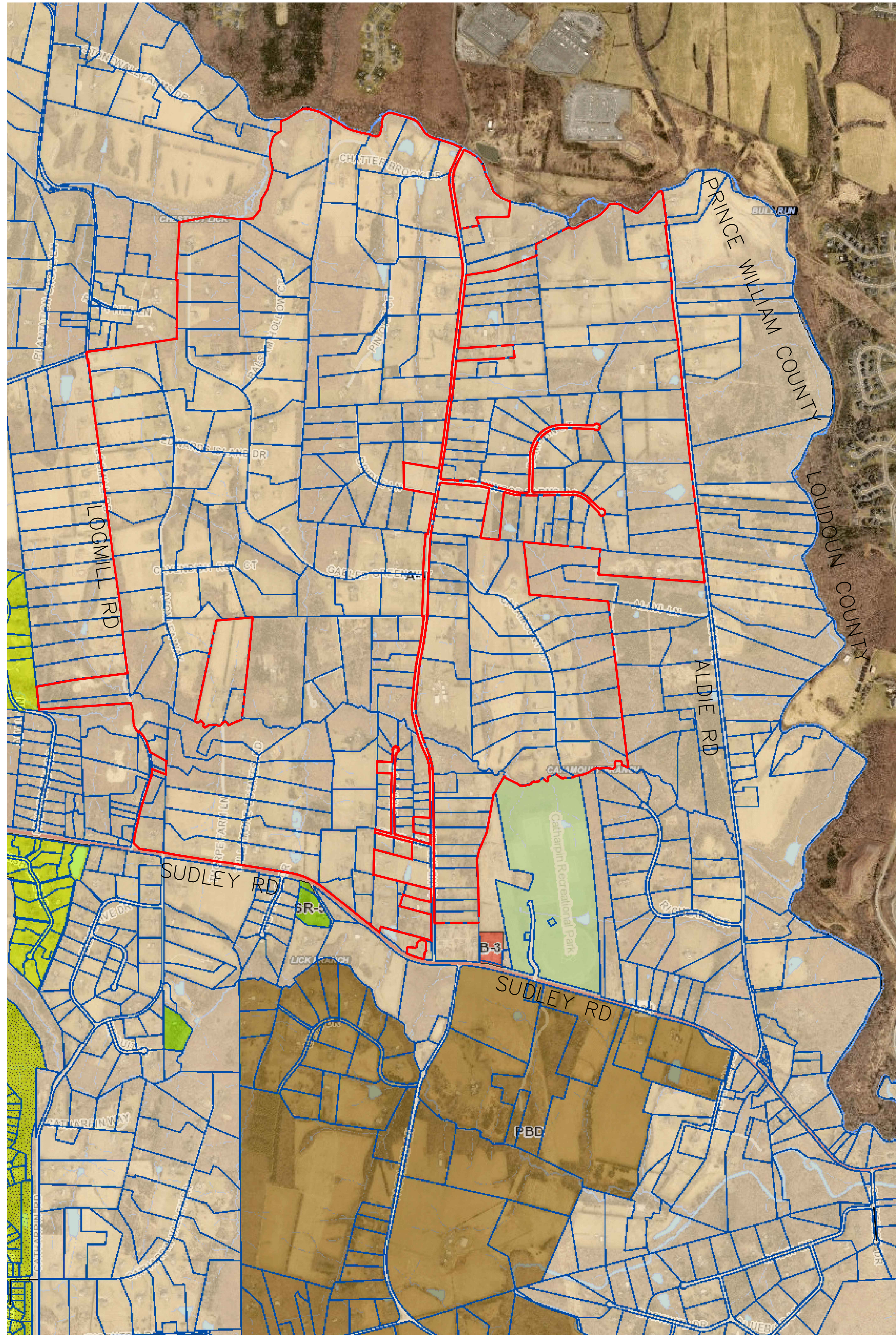
DESCRIPTION
REVISIONS



PROPOSED LONG RANGE LAND USE
SCALE: 1"= 1000'

- Long Range Land Use**
- Agriculture and Forestry
 - Commercial (T-2)
 - Commercial (T-3)
 - Conservation Residential (T-1B)
 - Conservation Residential (T-1C)
 - County Registered Historic Site
 - Industrial (T-2)
 - Industrial (T-3)
 - Industrial (T-4)
 - Marine Corps Base Quantico
 - Mixed Use (Hamlet) (T-1B)
 - Mixed Use (Village) (T-1C)
 - Mixed Use - Neighborhood (T-3)
 - Mixed Use - Community (T-4)
 - Mixed Use - Town Center (T-5)
 - Mixed Use - Urban Town Center (T-6)
 - Occoquan Reservoir Protection Area (T-1A)
 - Office Mixed Use - Low-Rise (T-2)
 - Office Mixed Use - Mid-Rise (T-3)
 - Office Mixed Use - High-Rise (T-4)
 - Open Water
 - Parks and Open Space
 - Public Land
 - Public Right-of-Way
 - Residential Neighborhood (T-1)
 - Residential Neighborhood (T-2)
 - Residential Neighborhood (T-3)
 - Residential Neighborhood (T-4)
 - Residential Neighborhood (T-5)
 - Residential Planned Community

| | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| SHEET 02 OF 02 | FILE No. 0000 | SCALE: 1"= 1000' DATE: SEPT. 2025 C.I. = N/A | PROPOSED LONG RANGE LAND USE DULLES SOUTH INNOVATION GAINSVILLE DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA | PLAN DATE 02-09-26 | REVISIONS No. DATE DESCRIPTION |
| Urban, Ltd. 7111 Lee River Turnpike Arlington, Virginia, 22003 Tel: 703.642.8080 Fax: 703.642.8251 www.urban-llc.com | | | | PROFESSIONAL SEAL COMMONWEALTH OF VIRGINIA BEVERLY A. BERNHARDT PLANNING BOARD No. 038229 01/03/2016 | |

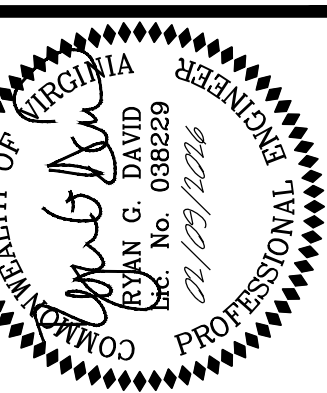
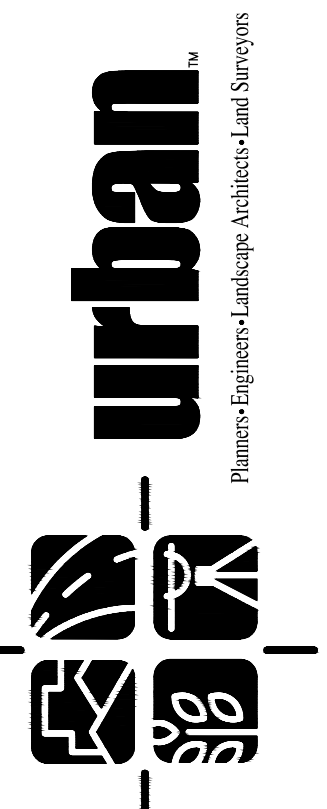


EXISTING ZONING
SCALE: 1" = 1000'

- A-1 Agricultural
- A-1C Agricultural Cluster
- B-1 General Business
- B-2 Neighborhood Business
- B-3 Convenience Business
- FED Federal Property
- M-1 Heavy Industrial
- M-2 Light Industrial
- M/T Industrial/Transportation
- MXD-C Mixed Use District - Community
- MXD-N Mixed Use District - Neighborhood
- MXD-U Mixed Use District - Urban
- O(F) Office Flex Research & Development
- O(H) Office - High-Rise
- O(L) Office - Low-Rise
- O(M) Office - Mid-Rise
- PBD Planned Business District
- PMD Planned Mixed Use District
- PMR Planned Mixed Residential District
- R-16 Suburban Residential
- R-2 Suburban Residential
- R-2C Cluster Residential
- R-30 Urban Residential
- R-4 Suburban Residential
- R-4C Cluster Residential
- R-6 Suburban Residential
- RPC Residential Planned Community
- SR-1 Semi-Rural Residential
- SR-1C Cluster Residential
- SR-3 Semi-Rural Residential
- SR-3C Cluster Residential
- SR-5 Semi-Rural Residential
- SR-5C Cluster Residential
- V Village

PLAN DATE
02-09-26

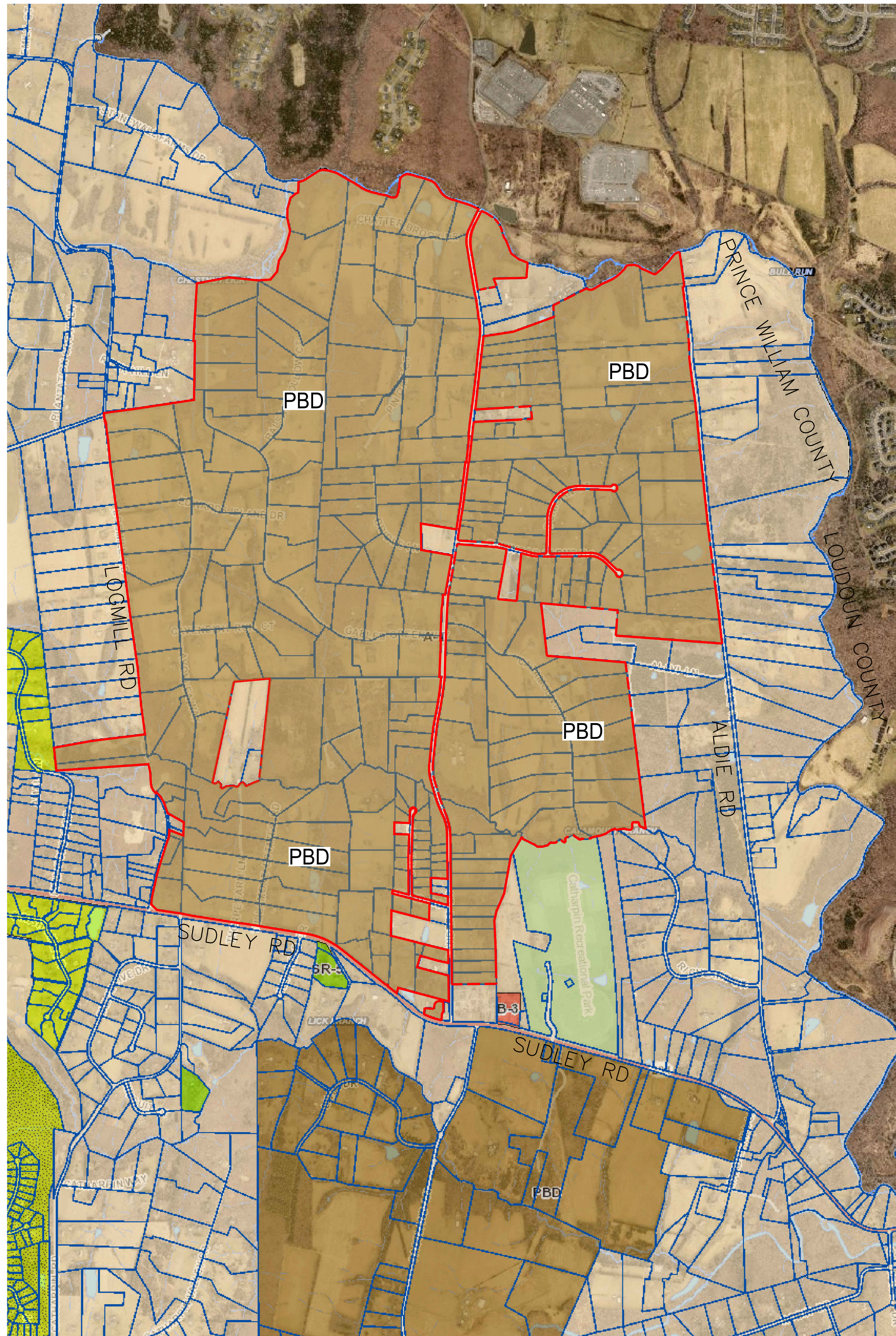
Urban, Ltd.
7111 Lee River Turnpike
Arlundale, Virginia, 22013
Tel: 703.642.8080
Fax: 703.642.8251
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EXISTING ZONING
DULLES SOUTH INNOVATION
GAINSVILLE DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1" = 1000' DATE: SEPT. 2025
C.I. = N/A

SHEET
01
OF
02
FILE No.
0000

DESCRIPTION
REVISIONS



PROPOSED ZONING

SCALE: 1"=1000'



- A-1 Agricultural
- A-1C Agricultural Cluster
- B-1 General Business
- B-2 Neighborhood Business
- B-3 Convenience Business
- FED Federal Property
- M-1 Heavy Industrial
- M-2 Light Industrial
- M/T Industrial/Transportation
- MXD-C Mixed Use District - Community
- MXD-N Mixed Use District - Neighborhood
- MXD-U Mixed Use District - Urban
- O(F) Office Flex Research & Development
- O(H) Office - High-Rise
- O(L) Office - Low-Rise
- O(M) Office - Mid-Rise
- PBD Planned Business District
- PMD Planned Mixed Use District
- PMR Planned Mixed Residential District
- R-16 Suburban Residential
- R-2 Suburban Residential
- R-2C Cluster Residential
- R-30 Urban Residential
- R-4 Suburban Residential
- R-4C Cluster Residential
- R-6 Suburban Residential
- RPC Residential Planned Community
- SR-1 Semi-Rural Residential
- SR-1C Cluster Residential
- SR-3 Semi-Rural Residential
- SR-3C Cluster Residential
- SR-5 Semi-Rural Residential
- SR-5C Cluster Residential
- V Village

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|-------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|------------------------------------------------------------------------|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PROPOSED ZONING</p> <p>DULLES SOUTH INNOVATION</p> <p>GAINSVILLE DISTRICT</p> <p>PRINCE WILLIAM COUNTY, VIRGINIA</p> <p>SCALE: 1"=1000'</p> | <p>DATE: SEPT. 2025</p> <p>CL. = N/A</p> | <p>SHEET</p> <p>02</p> <p>OF</p> <p>02</p> <p>FILE No.</p> <p>0000</p> | <p>PLAN DATE</p> <p>02-09-26</p> | <p>DESCRIPTION</p> <p>REVISIONS</p> |
| | | | | <p>Urban, Inc.</p> <p>7111 Lee River Turnpike</p> <p>Arlington, Virginia, 22003</p> <p>Tel: 703.642.8080</p> <p>Fax: 703.642.8251</p> <p>www.urban-llc.com</p> |