

The FAIRFAX Newsletter

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PTC Rezoning Filed for Jones Branch Drive Sites

The site on Jones Branch Drive in Tysons currently home to Hilton Hotel's world headquarters is the subject of a recent rezoning filed by property owner Bethesda-based BF Saul Company.

Saul's Tysons Park Inc. and Tysons Park Place II LLC are asking to rezone the two parcels – totaling 7.64 acres – from the C-4, High Intensity Office, to the PTC, Planned Tysons Corner Urban, district to permit, in phases, redevelopment of the prime site (tax map 029-4-07-005B and -005C).

The Providence district property, on the east side of Jones Branch Drive, is book-ended on the south by the Hilton McLean hotel and on the north by the Jones Branch Connector (which will bridge the Beltway and provide a connection to the McLean Metro station on Route 123, within a half-mile of the property).

Two 11-story office buildings – including the 311,600-square foot, 147-foot tall Hilton headquarters building at 7930 Jones Branch – and an above-grade parking garage backing up to the ramps onto I-495 occupy the rectangular-shaped site.

According to the rezoning statement filed on behalf of the applicant by attorney Mark Viani (Bean Kinney & Korman, PC), the applicant has no immediate plans to redevelop the fully-leased, 10-year old building at 7930, but instead is focusing on replacing the

“functionally obsolete” Park Place I building at 7926 Jones Branch built in 1975.

“With a development philosophy that emphasizes creating long-term value through its assets, the Applicant believes the time is ripe to redevelop the Property. To that end, the Applicant is currently proposing to redevelop Park Place I with trophy-class office space featuring world-class architecture and sustainable design features as envisioned by the Comprehensive Plan,” the statement reads.



The submittal states that the applicant plans to redevelop the 43-year old building with an approximately 450,000-square foot, 290-foot tall office building (with retail), rotating the structure – predominantly facing the Beltway – approximately 90 degrees “thereby opening up views, light, and air through the site and creating symmetry with the adjacent Hilton Worldwide headquarters.”

As part of the application, the applicant is requesting a modification to permissible building heights at the site, contending that “strict application of the heights proposed under the Conceptual Building Heights Map would prevent an effective redevelopment of the Property under the PTC district.”

Park Place I Building, View from Jones Branch Drive;
Source: Bean, Kinney & Korman

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“The proposed Park Place I office space will dramatically change the look and feel of the Property,” the submission continues, adding that the design “will introduce a cohesive set of building materials that especially feature glass and precast concrete elements,” with the volume of glass lightening the feel of the building, which will feature step backs in several areas above the base “adding interest to the form and shape...while lessening its visual impact on the public realm.”



Park Place I Site Rendering; *Source: Bean, Kenny & Korman*

Additional enhancements to the public realm offered with the project include on-street parking and bike lane along Jones Branch, a series of usable green spaces and café spaces, as well as a 3,800-square foot bicycle pocket park. The unique park, in the southwest corner of the property, will feature filtered water fountains, benches, and at least two permanent bike stations with access to tools and equipment for bike repair and maintenance tasks, the document states.

Along with the conceptual and final development plans submitted with the application, the applicant has filed a companion special exception request to permit a higher parking ratio – temporarily – than the recommended 2.2 spaces per one thousand square feet. With Park Place II not slated for redevelopment at this time, the development plan equates to 2.44 spaces per one thousand square feet; with future redevelopment of Park Place II, the parking will comply with the PTC standards, the application states.

Recognizing that in the short-term, the higher parking ratio is not in line with the goals set out in the Tysons master plan, the applicant has committed to a Transportation Demand Management plan that provides Metro vouchers for office tenants and establishes a “transportation education reserve fund” to promote public transportation and modal alternatives.

In support of the project, the submission states that while other projects contain phased office development or are planned for future office uses, “this Application has the potential to bring new world-class office space online in the immediate future.”

Commission Schedules Reston Crescent Redevelopment Decision for July 12th

A difference of opinion between county staff and applicant on an affordable/workforce housing commitment led the planning commission to delay its decision at the June 28th public hearing on Brookfield Properties’ proposal to rezone 36 acres south of the Reston Town Center Metro station.

Brookfield is asking to rezone the property from I-4, Medium Intensity Industrial, to PDC, Planned Development Commercial, to allow phased construction of just over four million-square feet of mixed use development including – in the first phase – a new 110,000-square foot Wegmans market topped by 380 multi-family residential units.



Wegmans Building Rendering (Block F)

Source: Fairfax County

The partially-developed property, currently home to two 6-story office buildings, parking garage, surface parking, and stormwater management ponds, is located west of Reston Parkway, north of Sunrise Valley Drive, east of Edmund Halley Drive, and south of the Dulles Toll Road.

In addition to the existing office buildings, which will be retained, the project – called Reston Crescent – will include 3.77 million-square feet of new mixed-use development laid out across eight blocks (Blocks A through H). The community (a portion of which is within a quarter-mile of the Metro station) will be linked by an internal grid of streets that will ultimately connect Reston Parkway to Edmund Halley Drive

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and Sunrise Valley Drive with a new east/west roadway on the property’s northern boundary.

Approximately 22-percent of the property – 8.5 acres – will be provided as open space (15 percent is required), with the new urban park areas to include a 1.05-acre central gathering place, a 2.75-acre park south of the existing stormwater management ponds, and dog park, fitness area, and gateway plaza area proximate to the Metro, among other spaces.



Reston Crescent Block Layout; Source: Fairfax County

Reston Crescent Use Mix	
<i>Source: Fairfax County</i>	
Use	Total Square Footage
Residential	1,771,000 (up to 1,721 units)
Office	1,885,940 (includes 385,940 square feet of existing office uses)
Retail/Commercial/Grocery	380,000
Hotel	125,000 (200 keys)
TOTAL	4,161,940

Under the current zoning and associated special exception approvals, the property may be developed with a maximum gross floor area of 1.1 million-square feet of office space in five buildings (three of which have yet to be constructed).

The disagreement between the applicant and the staff is grounded in the plan policy that calls for applicants seeking to

use the transit-oriented redevelopment option to contribute \$3.00 per non-residential square foot to support workforce/affordable housing opportunities. (The staff has no issue with the applicant’s commitment to provide 15-percent of the proposed residences as workforce dwelling units.)

The staff contends that the applicant’s contribution should be based on the entirety of the non-residential development – 1,625,000-square feet of new office and hotel uses proposed with the Reston Crescent project.

Speaking on behalf of the applicant at the hearing, attorney Mark Looney (Cooley LLP) asserted that the 725,000-square feet of previously approved but as-yet unbuilt office space should be exempt from the ADU/WDU contribution.

At the same time, Looney said, “recognizing that in our collective experience the county is more interested in getting affordable units than money in a pot, we’ve proposed to reduce the income levels for the workforce dwelling units below the county policy.”

Instead of providing WDUs affordable to those earning 80-, 100-, and 120-percent of the Area Medium Income (AMI), Brookfield is proffering to drop the percentages to 70-, 90-, and 100-percent of AMI, Looney said, adding, however, that the applicant is “agnostic” on whichever choice the county makes.

Given the divide between the staff and developer on the issue, Hunter Mill Commissioner moved to delay a decision the project until this week’s meeting.

“The WDUs. We seem to be down to that one issue,” Carter observed, after pointing out that “the land use mix and density is in conformance with the comprehensive plan and certainly the Wegmans adds a reality to this that some of the other projects don’t always have.”

Mather Plans Luxury Senior Living Community at Arbor Row in Tysons

One of the many goals within the Tysons master plan calls for creating diverse housing opportunities in the county’s emerging transit-oriented downtown. To that end, a new housing opportunity – for seniors – was announced this week by Chicago-based Mather LifeWays.

Mather LifeWays (www.matherlifeways.com), in partnership with Westminster Capital (www.westminstercapitalllc.com),

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plans to develop a two-tower luxury senior living building at 7929 Westpark Drive – anticipated to open in 2022 – as part of the Arbor Row mixed-use project.

“The Mather” will feature one- and two-bedroom units, some with dens, with a starting price of \$650,000. Amenities for residents include a variety of dining venues; a fitness center and day spa that includes swimming pool, exercise studio, whirlpool, and steam showers; and 24-hour concierge, valet parking, and scheduled shuttle service, according to the July 10th announcement. Also offered: culinary package options, housekeeping and maintenance, and social, educational, and cultural opportunities such as workshops, seminars, and live music, the document reads.

Residents will also have priority access to “The Mather Life Centre,” which, the announcement states, “provides a full continuum of living options, including assisted living, memory support, and skilled nursing care suites, with various health plan coverage options.”



The Mather Tysons Rendering;
Source: Mather LifeWays

In the release, Mary Leary, CEO and president of Mather LifeWays, said, “We are excited about our plan to build a forward-thinking Life Plan Community in Tysons,” adding that “[t]he Mather will be luxury of a different kind for leading-edge Boomers who wish to plan ahead to live life to the fullest.”

In October of last year, Arbor Row developer Cityline filed a proffered condition amendment/conceptual development plan amendment application for the 4-acre site to allow development of the Mather project in lieu of two previously-approved but as-yet undeveloped office buildings.

According to the final development plan associated with the project (which is still undergoing review), the proposed “life plan community” will include an 18-story tower and 27-story tower on a 5-story podium above a parking garage, according to the submission. The project will include 650,314-square feet of “quasi-public uses” and up to 18,121-square feet of retail/service uses. The Mather will feature approximately 300 independent living units, approximately 78 assisted living, memory support, and skilled nursing beds.

Commission Favors Adding Four Plan Amendments to Work Program

The planning commission at its June 28th mark-up session voted to support putting four North County site-specific plan nominations on the 2018 plan amendment work program.

All four nominations have a common denominator: a desire to add an option for mixed-use development, reflecting the continuing trend away from single-use sites in favor of 24/7 pedestrian-friendly activity centers.

The four proposed plan amendments, which will now face further scrutiny from county staff, include:

- **PC17-DR-001: West Falls Church Metro Station.** Submitted by property owner Washington Area Metropolitan Transit Authority (WMATA), the nomination pertains to five parcels of land, totaling 24 acres, situated south of I-66, north of Falls Church Drive, and west of Haycock Road in the Dranesville district. Currently developed with Metro-related facilities and planned for public facilities, governmental, and institutional uses with an option for residential use at a density of up to 30 units per acre, WMATA wants to add an option for mixed-use development that could include up to 150,000-square feet of office use, 50,000-square feet of retail use, and 500 multi-family and townhouse units up to an intensity of 0.96 FAR (with heights increased from 65 to 85 feet).
- **PC17-PR-001: INOVA/Exxon-Mobil.** Inova Health Care Services’ plan nomination covers the former Exxon-Mobil campus consisting of just under 117

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acres south of Route 50, east of Gallows Road, and west of I-495 in the Providence district. As part of its plans to create the Inova Center for Personalized Health, the health care company wants to add two options to the plan for the site: one for up to five million-square feet of office mixed-use development at a 1.0 FAR; the other for up to 15 million-square feet at a 3.0 FAR. The property is currently developed with 1.48 million-square feet of office space.

- PR17-PR-002: Fairview Park. Nominator Fairview Property Investments LLC is asking to allow an option for mixed-use development – including office, hotel, residential, and retail uses up to a 1.0 FAR – on an 86.5-acre area of the Fairview Park office campus located south of Route 28, east of I-495, and south of Route 50. Across I-495 from the Exxon-Mobil site, the property (part of which is undeveloped) is currently planned for high-quality office park uses and developed with 556,068-square feet of office space.
- PC17-SU-001: Sully Station Shopping Center. The 17.43-acre Sully Station Shopping Center property, positioned south of Stonecroft Boulevard, east of Westfields Boulevard, and north of Sequoia Farms Drive in the Sully district, is planned and developed with retail uses. The property owner is asking to include the site in the Dulles Suburban Center area and add an option to permit an option for mixed-use development with 90-percent office, hotel, or assisted living use, 10- to 26- percent retail use, and up to 10-percent private recreation uses (up to a 0.75 FAR).

Briefly Noted...

A McLean landmark – Moby Dick House of Kabobs – has a new owner. McLean-based Jag Partners bought the 2,000-square foot building at 6858 Old Dominion Drive for \$1,875,000. The single-story restaurant sits on a 8,790-square feet of C-6 commercially-zoned land.

CPG Realty's Mychael Cohn and Richard Sherman handled the transaction on behalf of the buyer in the off-market purchase. The property traded with a newly penned 10-year triple net lease with Moby Dick.

The board of supervisors at its July 10th meeting took the following actions of interest:

- Approved modifications to the proffers (PCA 1996-LE-047) associated with the Home Depot located on the east side of Frontier Drive, west of Elder Avenue and south of Franconia Road (tax map 090-2-01-0101-A2 and -0101-B) in the Lee district. The applicant – HD Development – is asking to include 11,382-square feet of outdoor storage and staging areas, seasonal sales areas, and outdoor display/sales areas for the existing Home Depot to bring the existing areas into compliance with the zoning ordinance.
- Approved concurrent applications for a proffer condition amendment and special exception (PCA 91-Y-006, SE 2018-SU-001) to permit the construction of three building additions and a pavilion and allow an increase in the on-site child care center/nursery school's enrollment from 75 to 99 children. The 4.48 acres, home to the existing Pender United Methodist Church, is located at 12401 Alder Woods Drive, north of Route 50 (tax map 045-4-01-0008) in the Sully district.
- Approved Stanley Martin Companies' proffer condition and conceptual development plan amendment applications (PCA/CDPA 2017-DR-014) to incorporate 172 two-over-two multi-family stacked units on 11.6 acres zoned PRM, Planned Residential Mixed-Use. The property – within the Dulles Technology Center development – is located on the south side of Dulles Technology Drive between River Birch Road and Sunrise Valley Drive (tax map 016-3-01-0004M) in the Dranesville district.
- Approved the rezoning and special exception applications (RZ 2017-MA-013 and SE 2017-MA-009) submitted by Vulcan Materials Company to rezone 41,151-square feet of land from the R-2 and C-8 districts to I-6 to permit the consolidation of batching plants, construction of a maintenance building and office buildings, construction of a future asphalt plant, increase the building height from 75 feet to 135 feet (part of tax map 080-2-01-0038) in the Mason district. The site is located on the east side of Industrial Drive at the I-395 ramp.

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Building Permits of Interest Issued June 22 through July 2, 2018 Residential

New Single Family Detached

8600 Brook Road LLC, 8600 Brook Road, McLean, VA 22102; for 1 \$400,000 SFD at 8600 Brook Road, tax map 020-3-14-0010 (contractor: AR Design Group Inc., 929 West Broad Street, Suite 249, Falls Church, VA 22046);

CBWA Investments LLC, 7726 Schelhorn Road, Alexandria, VA 22306; for 1 \$450,000 SFD at 7726 Schelhorn Road, tax map 102-1-07-070507 (contractor: Cecilia Rocabado LLC, 12109 Maple Forest Court, #C, Fairfax, VA 22030);

Can Nguyen, 15400 Rosemont Manor Drive, Haymarket, VA 20169; for 1 \$350,000 SFD at 1933 Woodford Road, tax map 039-1-10-010002 (contractor: New Dimensions Inc., 10611 Balls Ford Road, Suite 101, Manassas, VA 20109);

Christopher at Rose Hill LLC, 10461 White Granite Drive, Suite 103, Oakton, VA 22124; for 1 \$300,000 SFD at 4803 Jennell Drive, tax map 044-4-20-0002 (contractor: NVP Inc., 9300 Grant Avenue, Suite 300, Manassas, VA 20110);

David Small, 701 Birch Street, SW, Vienna, VA 22180; for 1 \$325,000 SFD at 701 Birch Street, tax map 038-4-15-1310 (contractor: Stanley Martin Custom Homes LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190);

Kim Yen Vu, 6422 Lake Meadow Drive, Burke, VA 22015; for 1 \$310,000 SFD at 6219 Hillview Avenue, tax map 082-4-13-140061 (contractor: New Dimensions Inc., 10611 Balls Ford Road, Suite 101, Manassas, VA 20109);

Michael Magill, 4511 Carrico Drive, Annandale, VA 22003; for 1 \$550,000 SFD at 4507 Carrico Drive, tax map 071-1-05-0018A (contractor: Walnut Creek Homes LLC, 204 Wirt Street, SW, Suite 101, Leesburg, VA 20175);

Mohammed Youshauddin, 6356 Victor Gray Court, Alexandria, VA 22315; for 1 \$350,000 SFD at 6404 Briarmoor Lane, tax map 081-4-15-0033 (contractor: Focal Point Homes LLC, 6756 Old McLean Village Drive, Suite 100, McLean, VA 22101);

Mr Project Management Inc., 1408 North Fillmore Street, Arlington, VA 22201; for 1 \$350,000 SFD at 1610 Forest Lane, tax map 031-4-04-0317 (contractor: Mr Project Management Inc., 5214 27th Road North, Arlington, VA 22207);

NVP Inc., 9300 Grant Avenue, Suite 300, Manassas, VA 20110; for 1 \$300,000 SFD at 4805 Jennell Drive, tax

map 044-4-20-0003 (contractor: NVP Inc., 9300 Grant Avenue, Suite 300, Manassas, VA 20110);

Nam Chough, 7 Muster Drive, Stafford, VA 22554; for 1 \$600,000 SFD at 7310 Wayne Drive, tax map 060-3-21-0046 (contractor: Top Services Inc., 7037 Barkwater Court, Bethesda, MD 20817);

Nima Moradi Majd, 2742 Cedar Lane, Vienna, VA 22180; for 1 \$600,000 SFD at 2742 Cedar Lane, tax map 049-1-01-0002A (contractor: Key Construction LLC, 2964 Wilson Avenue, Oakton, VA 22124);

Oakview Street LLC, 3413 Spring Lake Terrace, Fairfax, VA 22030; for 1 \$650,000 SFD at 1445 Oakview Drive, tax map 031-3-02-040005 (contractor: Cole Construction Company Inc., 22636 Glenn Drive, #106, Sterling, VA 20164);

Patel Jigish, 13907 Dairy Farm Drive, Boyds, MD 20841; for 1 \$3,750,000 SFD at 6822 Dean Drive, tax map 030-4-24-0072 (contractor: VC Homes LLC, 12620 Darby Brooke Court, Woodbridge, VA 22192);

Peter Flanagan, 110 Yeonas Drive, SE, Vienna, VA 22180; for 1 \$500,000 SFD at 110 Yeonas Drive, tax map 048-2-03-2612 (contractor: AR Design Group Inc., 929 West Broad Street, Suite 249, Falls Church, VA 22046);

Ren Xiaofeng, 5771 Fox Chapel Estates Drive, Fairfax, VA 22030; for 1 \$300,000 SFD at 5771 Fox Chapel Estates Drive, tax map 067-3-17-0005 (contractor: IHMW Popes Head LLC, 4140 Pleasant Valley Road, Chantilly, VA 20151);

Taryn Dodd Trust, 5101 Philip Road, Annandale, VA 22003; for 1 \$310,000 SFD at 5101 Kenwood Drive, tax map 071-3-02-0029 (contractor: Stanley Martin Custom Homes LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190);

The Evergreene Companies LLC, 3684 Centreview Drive, Suite 120, Chantilly, VA 20151; for 1 \$256,000 SFD at 130 Kingsley Road, tax map 048-2-03-2084 (contractor: The Evergreene Companies LLC, 3684 Centreview Drive, Suite 120, Chantilly, VA 20151);

Weber Place LLC, 3877 Fairfax Ridge Road, Suite 105N, Fairfax, VA 22030; for 1 \$300,000 SFD at 3005 Weber Place, tax map 047-2-34-0013A (contractor: Carrhomes Inc., 3877 Fairfax Ridge Road, Suite 105N, Fairfax, VA 22030).

New Single Family Attached

McShay at Royal Ridge LLC, 6212-B Old Franconia Road, Alexandria, VA 22310; for 12 \$210,000 TH at 7892, 7894, 7896, 7898, 7900, 7902, 7904, 7906, 7908, 7910, 7912, and 7914 Saint Delores Drive, tax map 107-4-28-0007, 107-4-28-0008, 107-4-28-0009, 107-4-28-0010, 107-4-28-0011, 107-4-28-0012, 107-4-28-0013, 107-4-28-0014,

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107-4-28-0015, 107-4-28-0016, 107-4-28-0017, and 107-4-28-0018 (contractor: McShay at Madison Lane Inc., 6212-B Old Franconia Road, Alexandria, VA 22310).

Residential Totals

New Single Family Detached: 19
New Single Family Attached: 12

Commercial

Aqua Tots Swim School 2 Inc., 6319 Multiplex Drive, Centreville, VA 20121; for 1 \$208,771, new tenant layout at 6319 Multiplex Drive, Suite 1, tax map 065-1-10-0010B7 (contractor: Hubert Construction LLC, 9055 Comprint Court, Suite 150, Gaithersburg, MD 20877);

Aqua Tots Swim School 2 Inc., 6319 Multiplex Drive, Centreville, VA 20121; for 1 \$100,000, construct a new swimming pool at 6319 Multiplex Drive, tax map 065-1-10-0010B7 (contractor: Hubert Construction LLC, 9055 Comprint Court, Suite 150, Gaithersburg, MD 20877);

Atlantic Realty Companies, 8150 Leesburg Pike, Suite 1100, Vienna, VA 22182; for 1 \$50,000, interior alteration to existing tenant at 11720 Plaza America Drive, Suite 150, tax map 017-4-27-0003;

Balducci's, 700 Lanidex Plaza, Parsippany, NJ 07054; for 1 \$500,000, separate from P#163560625 / all work except for carv at 1871 Fountain Drive, tax map 017-1-16-0001A (contractor: ARA Construction Corporation, 7500 Energy Court, Curtis Bay, MD 21226);

Ben and Jerry's Ice Cream, 1100 Pennsylvania Avenue, NW, Washington, DC 20004; for 1 \$50,000 at 136 Maple Avenue, Suite C, tax map 038-4-16-0001;

Brandywine Acquisition Partners LP, 555 East Lancaster Avenue, Suite 100, Radnor, PA 19087; for 1 \$250,000, interior alteration at 8521 Leesburg Pike, tax map 029-3-01-0043B (contractor: Edge Construction Inc., 6480 Sligo Mill Road, Takoma Park, MD 20912);

Brandywine Greensboro Drive LP, 555 East Lancaster Avenue, Suite 100, Radnor, PA 19087; for 1 \$32,000, restroom renovations at 8260 Greensboro Drive, tax map 029-3-15-0011B2;

Burke and Herbert Bank and Trust, P.O. Box 268, Alexandria, VA 22313; for 1 \$118,800, interior alteration to existing tenant at 4235 Annandale Road, tax map 071-1-04-0057;

Capital One Bank, 1600 Capital One Drive, McLean, VA 22102; for 1 \$303,000, build retail mezzanine at 1640 Capital One Drive, tax map 029-4-05-A2 (contractor: Hitt Contracting Inc., 2900 Fairview Park Drive, Falls Church, VA 22042);

Club Pilates, 11282 James Swart Circle, Burke, VA 22015; for 1 \$52,750, interior alteration for new tenant at 5765 Burke Center Parkway, Suite S, tax map 077-1-01-0075A (contractor: Waterproofing Inc., 17800 Whimsey Court, Olney, MD 20832);

DEP I and II Owner LLC, 13530 Dulles Technology Drive, Herndon, VA 20171; for 1 \$485,802, amenity upgrade at 13530 Dulles Technology Drive, tax map 016-3-01-0004N1;

Deloitte, 5275 Leesburg Pike, #501, Falls Church, VA 22042; for 1 \$152,000, new tenant layout at 5275 Leesburg Pike, Suite 501, tax map 062-3-01-0038B (contractor: Hitt Contracting Inc., 2900 Fairview Park Drive, Falls Church, VA 22042);

Fairfax Company of Virginia LLC, 11750 Fair Oaks Mall, Fairfax, VA 22033; for 1 \$48,000, interior alteration to put up a demising wall for a future tenant at 11814-L Fair Oaks Shopping Center, tax map 046-3-08-0001C (contractor: Teel Construction Inc., 3920 University Drive, Fairfax, VA 22030);

Fairfax County Board of Supervisors, 12000 Government Center Parkway, Suite 533, Fairfax, VA 22035; for 1 \$75,000, interior alterations to an existing tenant at 12055 Government Center Parkway, tax map 056-1-15-0007;

Fireeye, 601 McCarthy Boulevard, Milpitas, CA 95035; for 2 \$199,042, demo only / metal stud at 11955 Freedom Drive, Suite 300, tax map 017-1-16-0013A (contractor: Hitt Contracting Inc., 2900 Fairview Park Drive, Falls Church, VA 22042);

Fireeye, 601 McCarthy Boulevard, Milpitas, CA 95035; for 2 \$210,922, metal stud only / demo only at 11955 Freedom Drive, Suite 400, tax map 017-1-16-0013A (contractor: Hitt Contracting Inc., 2900 Fairview Park Drive, Falls Church, VA 22042);

Freddie Mac, 8250 Jones Branch Drive, McLean, VA 22102; for 2 \$84,890, interior alteration for restroom renovations / renovation to existing bridge (interior) at 8200 and 8250 Jones Branch Drive, tax map 029-2-15-0004B2 and 029-2-15-0004B4 (contractor: Buch Construction Inc., 10945 Johns Hopkins Road, Laurel, MD 20723);

Geographic Services Inc., 7901 Jones Branch Drive, McLean, VA 22102; for 2 \$92,755, interior demo only / metal stud only at 7901 Jones Branch Drive, Suite 201, tax map 029-4-07-0004;

Giant 2746, 2425 Centreville Road, Herndon, VA 20171; for 1 \$290,000, new tenant layout at 2425 Centreville Road, tax map 016-3-01-0015B;

Goel & Anderson, 12100 Sunset Hills Road, Reston, VA 20190; for 1 \$145,220, tenant expansion at 12100 Sunset Hills Road, Suite 325, tax map 017-3-01-0028A;

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Hexaware Technologies, 12700 Sunrise Valley Drive, Suite 105, Reston, VA 20191; for 1 \$30,193, interior alterations to an existing tenant to include a new partition and door layout at 12700 Sunrise Valley Drive, Suite 105, tax map 016-4-26-0001;

John Varvatos Tysons Galleria, 1713-M Galleria at Tysons, McLean, VA 22102; for 1 \$64,600, new tenant layout at 1713-M Galleria at Tysons I, tax map 029-4-10-0001C1 (contractor: Shawmut Woodworking and Supply, 560 Harrison Avenue, Boston, MA 02118);

Landmark HHH LLC, 4001 Williamsburg Court, Fairfax, VA 22032; for 1 \$275,000, new tenant layout - Giant Food at 6200 Little River Turnpike, Suite A, tax map 072-4-01-0003;

Lincoln Properties Company, 1530 Wilson Boulevard, Suite 200, Arlington, VA 22209; for 1 \$33,600, interior alteration to existing tenant at 8280 Greensboro Drive, Suite 650, tax map 029-3-15-0010A;

MVB Bank/Don Robinson, 2400 Cranberry Square, Morgantown, WV 26508; for 1 \$82,804, new tenant layout at 1313 Dolley Madison Boulevard, Suite 100, tax map 030-2-04H-0001 (contractor: LF Jennings Inc., 407 North Washington Street, Suite 200, Falls Church, VA 22046);

Mobile Desk, 8260 Greensboro Drive, McLean, VA 22102; for 1 \$194,469, new tenant layout at 8260 Greensboro Drive, Suite 100, tax map 029-3-15-0011B2;

Northstar, 1953 Gallows Road, Fairfax, VA 22032; for 2 \$46,667, spec suite at 1953 Gallows Road, Suites 560 and 570, tax map 039-2-02-0114;

PR Springfield Town Center LLC, 200 South Broad Street, Philadelphia, PA 19102; for 1 \$112,000, interior alteration to existing tenant at 6400 Springfield Mall, tax map 090-2-13-0004A1 (contractor: Michelle Sullivan, 707 Pin Oak Road, Severna Park, MD 21146);

RPD LLC, 1134 Towlston Road, Great Falls, VA 22066; for 1 \$36,000, interior alterations to existing tenant - Tysons Psychiatry at 8357-B Greensboro Drive, Suite B, tax map 029-3-18B-0001;

Rock Creek-5904 Richmond LLC, 1155 Connecticut Avenue, NW, Suite 700, Washington, DC 20036; for 1 \$65,500, tenant expansion at 5904 Richmond Highway, Suite 500, tax map 083-2-01-0002B;

Rockpoint Group LLC, 3953 Maple Avenue, Suite 300, Dallas, TX 75219; for 6 \$105,088, amenity, bathroom, and elevator lobby renovation at 1410 Spring Hill Road, tax map 029-1-01-0069 (contractor: David E Harvey Builders Inc., 3630 Westchase Drive, Houston, TX 77042);

Rockpoint Group LLC, 3953 Maple Avenue, Suite 300, Dallas, TX 75219; for 6 \$133,158, amenity, bathroom, and elevator lobby renovation at 1420 Spring Hill Road, tax map 029-1-01-0068 (contractor: David E Harvey Builders Inc., 3630 Westchase Drive, Houston, TX 77042);

Rockpoint Group LLC, 3953 Maple Avenue, Suite 300, Dallas, TX 75219; for 6 \$94,833, amenity, bathroom, and elevator lobby renovation at 1600 International Drive, tax map 029-3-15-0009 (contractor: David E Harvey Builders Inc., 3630 Westchase Drive, Houston, TX 77042);

Rockpoint Group LLC, 3953 Maple Avenue, Suite 300, Dallas, TX 75219; for 4 \$119,625, amenity, bathroom, and elevator lobby renovation at 1919 Gallows Road, tax map 039-2-02-B1 (contractor: David E Harvey Builders Inc., 3630 Westchase Drive, Houston, TX 77042);

Rockpoint Group LLC, 3953 Maple Avenue, Suite 300, Dallas, TX 75219; for 8 \$82,000, corridor, bathroom, and amenity renovations at 1921 Gallows Road, tax map 039-2-02-B1 (contractor: David E Harvey Builders Inc., 3630 Westchase Drive, Houston, TX 77042);

Rockpoint Group LLC, 3953 Maple Avenue, Suite 300, Dallas, TX 75219; for 4 \$110,569, amenity, bathroom, and elevator lobby renovation at 1430 Spring Hill Road, tax map 029-1-01-0067A (contractor: David E Harvey Builders Inc., 3630 Westchase Drive, Houston, TX 77042);

SJS & W Washington Property LLC, 2221 South Clark Street, Arlington, VA 22202; for 1 \$46,098, tenant layout for new retail space at 6805 Industrial Road, tax map 080-2-01-0030;

Sarku Japan, 4299 Chantilly Shopping Center, Chantilly, VA 20151; for 1 \$215,000, new tenant layout at 4299 Chantilly Shopping Center, Suite 105, tax map 044-1-09-0019A;

Settle Down Easy Brewing Company, 1314 Beulah Road, Vienna, VA 22182; for 1 \$40,000, new tenant layout at 2822 Fallfax Drive, tax map 049-2-09-0003;

Validatek, 1660 International Drive, Suite 400, McLean, VA 22102; for 1 \$124,215, existing tenant expansion with system furniture at 1660 International Drive, Suite 400, tax map 029-3-15-0010B (contractor: Buch Construction Inc., 10945 Johns Hopkins Road, Laurel, MD 20723).

Board of Supervisors Land Use Actions July 10, 2018

PCA-1996-LE-047 (Approved 07/10/18) - HD Development of Maryland Proffer Condition Amendment (HD Development of Maryland, Inc., 351 Preswick Way, Severna Park, MD 21146); BOS approved a proffer condition amendment to amend proffers associated with RZ-1996-LE-047 to include 11,382 sq. ft. of outdoor storage and staging areas, seasonal sales areas, and outdoor display/sales areas for existing Home Depot to bring the existing areas into compliance with the zoning ordinance on 7.49 acres zoned PDC, located at 6691 Frontier Dr.,

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Springfield, VA 22150, tax map 090-2-01-0101-A2 & 090-2-01-0101-B, Lee District, (agent: Andrew A. Painter, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (571) 209-5775).

PCA-2017-DR-014 (Approved 07/10/18) - Stanley Martin Proffer Condition Amendment (Stanley Martin Companies, LLC, 14200 Park Meadows Dr., Suite 100N, Chantilly, VA 20151); BOS approved a proffer condition amendment to amend the proffers and conditions associated with RZ-2017-DR-014 to incorporate 172 two-over-two multifamily stacked units on 11.6 acres zoned PRM, located off Dulles Technology Dr. between the intersections with River Birch Rd. & Sunrise Valley Dr., tax map 016-3-01-0004-M, Dranesville District, (agent: Mark Looney, 11951 Freedom Dr., Suite 1400, Reston, VA 20190, (703) 456-8692).

PCA-91-Y-006 (Approved 07/10/18) - Trustees of Pender United Methodist Church Proffer Condition Amendment (Trustees of Pender United Methodist Church, 12401 Alder Woods Dr., Fairfax, VA 22033, (703) 278-8023; BOS approved a proffer condition amendment to amend proffers approved with RZ-91-Y-006 to permit the construction of three building additions and a pavilion and allow an increase in the on-site child care center/nursery school's enrollment from 75 to 99 children on 4.48 acres zoned R-3, located at 12401 Alder Woods Dr., Fairfax, VA 22033, tax map 045-4-01-0008, Sully District, (agent: Shane M. Murphy, 7900 Tysons One Place, Suite 500, McLean, VA 22102, (703) 641-4297).

SE-2018-SU-001 (Approved 07/10/18) - Trustees of Pender United Methodist Church Special Exception (Trustees of Pender United Methodist Church, 12401 Alder Woods Drive, Fairfax, VA 22033, (703) 278-8023; BOS approved a special exception for a church with child care center to permit the construction of three building additions and a pavilion and allow an increase in the on-site child care center/nursery schools enrollment from 75 to 99 children on 4.48 acres zoned R-3, located at 12401 Alder Woods Dr., Fairfax, VA 22033, tax map 045-4-01-0008, Sully District, (agent: Shane M. Murphy, 7900 Tysons One Pl., Suite 500, McLean, VA 22102, (703) 641-4297).

RZ-2017-MA-013 (Approved 07/10/18) - Vulcan Materials Rezoning (Vulcan Materials Company, LLC, 13880 Dulles Corner Pk., Herndon, VA 20171); BOS approved an application to rezone 41,151 sq. ft. from R-2 (14,033 sq. ft.) & C-8 (27,118 sq. ft.) to I-6 for consolidation of batching plants, construction of a maintenance building and office buildings, construction of a future asphalt plant, and to increase the building height from 75 ft. to 135 ft., located at 5408 Industrial Dr., Springfield, VA 22151, tax map 080-2-01-0038, Mason

District, (agent: Lori Greenlief, 1750 Tysons Blvd., Suite 1800, McLean, VA 22102, (703) 712-5433).

SE-2017-MA-009 (Approved 07/10/18) - Vulcan Materials Special Exception (Vulcan Materials Company, LLC, 13880 Dulles Corner Pk., Herndon, VA 20171); BOS approved a special exception for heavy industrial use and increase in building and vacation and/or abandonment of right-of-way to permit the consolidation of batching plants, construction of a maintenance building and office buildings, construction of a future asphalt plant and to increase the building height from 75 ft. to 135 ft. on 93.73 acres zoned I-6, located at 5408 Industrial Dr., Springfield, VA 22151, tax map 080-2-01-0038, Mason District, (agent: Lori Greenlief, 1750 Tysons Blvd., Suite 1800, McLean, VA 22102, (703) 712-5433).

Planning Commission Actions June 28, 2018

RZ-2016-HM-007 (deferred 06/28/18) - One Reston & Two Reston Rezoning (One Reston Co. LLC & Two Reston Co. LLC, 200 Vesey St., New York, NY 10281); planning commission deferred until 7/12/18 an application to rezone 36.10 acres from I-4 to PDC for mixed use, located at 12000 & 12010 Sunrise Valley Dr., Reston, VA 20191-4332, tax map 017-3-08-0001-A1 & 017-3-08-0001-B, Hunter Mill District, (agent: Jill S. Parks, 11951 Freedom Dr., Suite 1500, Reston, VA 20190, (703) 456-8067).

FDP-2016-HM-007 (deferred 06/28/18) - One Reston & Two Reston Final Development Plan (One Reston Co. LLC & Two Reston Co. LLC, 250 Vesey Street, Floor 15, New York, NY 10281); planning commission deferred until 7/12/18 a final development plan for mixed use on 36.10 acres zoned PDC, located at 12000 & 12010 Sunrise Valley Drive, Reston, VA 20191-4332, tax map 017-3-08-0001-A1 & 017-3-08-0001-B, Hunter Mill District, (agent: Jill S. Parks, 11951 Freedom Drive, Suite 1500, Reston, VA 20190).

PCA-82-L-071 (deferred 06/28/18) - Bell Group Proffer Condition Amendment (Bell Group, LLC, 5504 Oakwood Rd., Alexandria, VA 22310); planning commission deferred until 7/12/18 a proffer condition amendment to amend proffers and conditions associated with RZ-82-L-071 to allow modifications to site and development conditions on 36,689 sq. ft. zoned I-4, located at 5504 Oakwood Rd., Alexandria, VA 22310, tax map 081-2-03-0030, Lee District, (agent: Keith C. Martin, 8245 Boone Blvd., Suite 400, Vienna, VA 22182, (703) 734-4800).

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PCA-91-Y-006 (appl. recommd. 06/28/18) - Trustees of Pender United Methodist Church Proffer Condition Amendment (Trustees of Pender United Methodist Church, 12401 Alder Woods Dr., Fairfax, VA 22033, (703) 278-8023; planning commission recommended approval for a proffer condition amendment to amend proffers approved with RZ-91-Y-006 on 4.48 acres zoned R-3, located at 12401 Alder Woods Dr., Fairfax, VA 22033, tax map 045-4-01-0008, Sully District, (agent: Shane M. Murphy, 7900 Tysons One Place, Suite 500, McLean, VA 22102, (703) 641-4297).

SE-2018-SU-001 (appl. recommd. 06/28/18) - Trustees of Pender United Methodist Church Special Exception (Trustees of Pender United Methodist Church, 12401 Alder Woods Drive, Fairfax, VA 22033, (703) 278-8023; planning commission recommended approval for a special exception for a church with child care center on 4.48 acres zoned R-3, located at 12401 Alder Woods Dr., Fairfax, VA 22033, tax map 045-4-01-0008, Sully District, (agent: Shane M. Murphy, 7900 Tysons One Pl., Suite 500, McLean, VA 22102, (703) 641-4297).

RZ-2017-DR-023 (deferred 06/28/18) - Tradition Homes Rezoning (Tradition Homes, LLC, 1497 Chain Bridge Rd., Suite 100, McLean, VA 22101-5728, (703) 987-3444; planning commission deferred until 7/25/18 an application to rezone 5.76 acres from R-1 to R-3 for single family detached dwelling, located at 1521 Dranesville Rd., Herndon, VA 20170, tax map 010-2-01-0005, Dranesville District, (agent: Shane M. Murphy, 7900 Tysons One Pl., Suite 500, McLean, VA 22102, (703) 641-4297).

RZ-2017-HM-032 (appl. recommd. 06/28/18) - Coresite Real Estate Sunrise Technology Park Rezoning (Coresite Real Estate Sunrise Technology Park, LLC, 12100 Sunrise Valley Dr., Reston, VA 20191-3407); planning commission recommended approval for an application to rezone 21.73 acres from I-4 to I-5 for multiple options, located at 12343, 12369 A & 12379 Sunrise Valley Dr., Reston, VA 20191-3415, tax map 017-3-01-0017-B, 017-3-01-0023 & 017-3-01-0032, Hunter Mill District, (agent: David R. Gill, 1750 Tysons Blvd., Suite 1800, Tysons, VA 22102, (703) 712-5069).

SE-2017-HM-030 (appl. recommd. 06/28/18) - Coresite Real Estate Sunrise Technology Park Special Exception (Coresite Real Estate Sunrise Technology Park, LLC, 12100 Sunrise Valley Dr., Reston, VA 20191-3407); planning commission recommended approval for a special exception for an increase in far on 21.73 acres zoned I-5, located at 12343, 12369 A & 12379 Sunrise Valley Dr., Reston, VA 20191-3415, tax map 017-3-01-0017-B, 017-3-01-0023 & 017-3-01-0032, Hunter Mill District, (agent: David R. Gill, 1750 Tysons Blvd., Suite 1800, Tysons, VA 22102, (703) 712-5069).

SEA-84-P-105-04 (deferred 06/28/18) - Flint Hill School Special Exception Amendment (Flint Hill School, 3320 Jermantown Rd., Oakton, VA 22124); planning commission deferred until 7/12/18 a special exception amendment to amend SE-84-P-105 previously approved for private school of general education to modify development conditions on 14.70 acres zoned R-3, located at 3012 Chain Bridge Rd., 10429 & 10431 Miller Rd. & 3044 Jermantown Rd., Oakton, VA 22124, tax map 047-2-01-0036-A, 047-2-01-0037, 047-2-01-0038 & 047-2-01-0052-A, Providence District, (agent: Francis A. McDermott, 8405 Greensboro Drive, Suite 140, Tysons, VA 22102, (703) 714-7422).

SEA-99-P-046-02 (deferred 06/28/18) - Flint Hill School Special Exception Amendment (Flint Hill School, 10409 Academic Dr., Oakton, VA 22124, (703) 584-2300; planning commission deferred until 7/12/18 a special exception amendment to amend SE-99-P-046 previously approved for school of special education to allow modifications to site and development conditions on 34.16 acres zoned R-1, located at 10816, 10824 & 10900 Oakton Rd. & 3300, 3308, 3310, 3320, 3400 & 3408 Jermantown Rd., tax map 047-3-01-0017-A, 047-3-01-0018, 047-3-01-0019, 047-3-01-0019-A, 047-3-01-0020, 047-3-01-0020-A, 047-3-01-0020-B, 047-3-01-0021-A, 047-3-01-0022, 047-3-01-0022-A, 047-3-01-0023, 047-3-01-0024, 047-3-01-0034-A, 047-3-01-0034-B & 047-3-01-0034-C, Providence District, (agent: Francis A. McDermott, 1751 Pinnacle Dr., Suite 1700, McLean, VA 22102, (703) 714-7422).

Site and Subdivision Plans Accepted

SD-000862-001-2 (Accepted 06/27/18) - Woodson Reserve (Formerly Kena Temple) Subdivision (Evergreene Companies, 3684 Centerview Dr., Suite 120, Chantilly, VA 20151, (703) 667-7871; for a subdivision for 22 single family attached dwellings on 26.98 acres zoned PDH-1, located at 9001 Arlington Blvd., Fairfax, VA 22031, tax map 048-4-01-0042-A, Providence District, (agent: LDC, 4585 Daisy Reid Ave., Suite 201, Woodbridge, VA 22192, (703) 680-4585).

SP-002587-027-1 (Accepted 06/29/18) - Costco Wholesale Building Addition - 7373 Boston Blvd. Site Plan (Costco Wholesale, 999 Lake Drive, Issaquah, WA 98027, (703) 406-6800; for a site plan for a 2,627 sq. ft. gross floor area addition to retail sales establishment - shopping center on 14.80 acres zoned C-6, located at 7373 Boston Blvd., Springfield, VA 22153, tax map 099-1-12-C, Mount Vernon District, (agent: Maser Consulting PA, 22375 Broderick Dr., Suite 110, Sterling, VA 20166, (703) 430-4330).

SP-002649-004-1 (Accepted 06/29/18) - 6060 Arlington Blvd. Site Plan (Beazer Homes LLC, 14901

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Bogle Dr., Suite 100, Chantilly, VA 24165, (703) 564-6659; for a site plan for 37 single family attached dwellings on 3.64 acres zoned PDH-12, located at 6060 Arlington Blvd., Falls Church, VA 22044, tax map 051-4-01-0005-A, Mason District, (agent: Walter L. Phillips, Inc., 207 Park Ave., Falls Church, VA 22046-4312, (703) 532-6163).

SP-006088-004-1 (Accepted 06/25/18) - Pinecrest Plaza Site Plan (Pinecrest LLC, c/o Edens, PO Box 528, Columbia, SC 29202, (803) 760-9687; for a site plan for a 711 sq. ft. gross floor area addition to retail sales, convenience merchandise on 5.51 acres zoned C-2 & C-5, located at 6544 Little River Turnpike, Alexandria, VA 22312, tax map 072-1-01-0020-D, Mason District, (agent: J2 Engineers Inc., 4080 Lafayette Center Dr., Suite 330, Chantilly, VA 20151, (703) 361-1550).

SP-009232-008-2 (Accepted 06/26/18) - 14905 Murdock Street Site Plan (Federal Inc., 3624 Rocky Meadow Ct., Fairfax, VA 22033, (703) 449-1600; for a site plan for a 15,312 sq. ft. gross floor area office on 1.03 acres zoned I-3, located at 14905 Murdock St., Chantilly, VA 20151, tax map 033-2-02-0020-B, Sully District, (agent: Charles P. Johnson & Associates, Inc., 3959 Pender Dr., Suite 210, Fairfax, VA 22030-5504, (703) 385-7555).

SP-024675-001-1 (Accepted 07/03/18) - Affordable Suites of America - Belvoir Site Plan (Belvoir Development Group LLC, 401 Chatham Square Office PA, Fredericksburg, VA 22405, (540) 604-4288; for a site plan for a 41,143 sq. ft. gross floor area hotel on 1.92 acres zoned C-8, located at 8849 Richmond Hwy., Alexandria, VA 22309, tax map 109-2-02-0011 & 109-2-02-0012, Mount Vernon District, (agent: Engineering Groupe Inc., 13580 Groupe Dr., Suite 301, Woodbridge, VA 22192, (703) 670-0985).

SP-025182-001-1 (Accepted 06/27/18) - Barley Farms Pt Parcel 1 Block 2 - Richmond Shop Center Site Plan (B & E Kalender LLC, 1102 South Monroe St., Arlington, VA 22204, (301) 520-1321; for a site plan for a 2,524 sq. ft. addition to retail sales establishment - shopping center on 1.09 acres zoned C-8, located at 8541 Richmond Hwy., Alexandria, VA 22309, tax map 101-3-0902-B, Mount Vernon District, (agent: Harold A. Logan, 9114 Industry Dr., Manassas, VA 22111, (703) 330-1988).

Rezoning Applications Accepted

PCA-88-D-005-10 (Accepted 06/27/18) - 1500 Westbranch Holdings Proffer Condition Amendment (1500 Westbranch Holdings, LLC, 5847 San Felipe, Suite 3600, Houston, TX 77057, (713) 267-2100; for a proffer condition amendment to delete land area from RZ-88-D-005 on 5.8 acres zoned C-3, located at 1500 Westbranch Dr., McLean, VA 22102, tax map 029-4-07-A5, Providence

District, (agent: Elizabeth D. Baker, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (703) 528-4700).

RZ-2018-PR-015 (Accepted 06/27/18) - 1500 Westbranch Holdings Rezoning (1500 Westbranch Holdings, LLC, 5847 San Felipe, Suite 3600, Houston, TX 77057, (713) 267-2100; application to rezone 5.8 acres from C-3 to PTC for multiple family dwelling, personal service establishment and retail sales establishment, located at 1500 Westbranch Dr., McLean, VA 22102, tax map 029-4-07-A5, Providence District, (agent: Elizabeth D. Baker, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (703) 528-4700).

FDP-2018-PR-015 (Accepted 06/27/18) - 1500 Westbranch Holdings Final Development Plan (1500 Westbranch Holdings, LLC, 5847 San Felipe, Suite 3600, Houston, TX 77057, (713) 267-2100; for a final development plan for mixed use on 5.8 acres zoned PTC, located at 1500 Westbranch Dr., McLean, VA 22102, tax map 029-4-07-A5, Providence District, (agent: Elizabeth D. Baker, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (703) 528-4700).

Special Exception Applications Accepted

SE-2018-MA-008 (Accepted 07/05/18) - Lucas Rainbow Bilingual Day Care Center Special Exception (Lincolnia Methodist Church/Lucas Rainbow Bilingual Day Care Center, 6335 Little River Turnpike, Alexandria, VA 22312); for a special exception for a church with a child care center on 2.37 acres zoned R-2, located at 6335 Little River Turnpike, Alexandria, VA 22312, tax map 072-3-01-0060, Mason District, (agent: Flor D. Brea, 17362 Wexford LP, Dumfries, VA 22026, (703) 217-1060).

Real Estate Transactions of Interest June 25 through July 6, 2018

Commercial/Land

Jeremy French, Jeffrey Schmidt, Trustees of The Communication Workers of America, Local 2222, to Anges Kim Medical Building, LLC, 4308 Evergreen Lane, Annandale, VA, 22003; sale on 06/26/18 of Condo Unit(s) N3-1, Phase 3, Annandale Square, improved, comm. condo, zoned C-3, at 4308 F Evergreen Lane, Suite N3-1, Annandale, VA, 22003, Mason District, 1,067 sq. ft., 1-story comm. condo built in 1986; assessed in 2018 for \$264,620: \$52,920, land; \$211,700, improvement; Condo Unit(s) O3-1, Phase 3, Annandale Square, improved, comm. condo, zoned C-3, at 4308 F Evergreen Lane, Suite O3-1, Annandale, VA, 22003, Mason District, 959 sq. ft.,

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1-story comm. condo built in 1986; assessed in 2018 for \$237,830: \$47,570, land; \$190,260, improvement; Condo Unit(s) M3-1, Phase 3, Annandale Square, improved, comm. condo, zoned C-3, at 4310 E Evergreen Lane, Suite M3-1, Annandale, VA, 22003, Mason District, 1,123 sq. ft., 1-story comm. condo built in 1986; assessed in 2018 for \$278,500: \$55,700, land; \$222,800, improvement; (\$584,000 trust with John Marshall Bank), tax map 071-2-36-4310-E 071-2-36-4308-H 071-2-36-4308-F; \$730,000 (25458/1999).

Johnson I 7600 Colshire, LLC, to SCD Scotts Run, LLC, 1776 Wilson Boulevard, Suite 250, Arlington, VA, 22209; sale on 06/27/18 of Lot 4A1-A, Westgate Industrial Park, 272,631.00 sq. ft., vacant, commercial, zoned PTC, at 7600 Colshire Drive, McLean, VA, 22102, Providence District, assessed in 2018 for \$22,666,540, land; tax map 030-3-28-0004-B; \$18,568,948 (25459/1954).

Cadence on Center, LLC, to Gerald and Diane Lahaie, 135 Center Street, South, Vienna, VA, 22180; sale on 06/28/18 of Lot 9, Cadence on Center Condominium, 45,042.00 sq. ft., improved, commercial, zoned RM-2, at 135 Center Street, South, Vienna, VA, 22180, Hunter Mill District, comm. TH built in 2017; assessed in 2018 for \$4,005,000: \$3,995,000, land; 10,000, improvement; tax map 038-4-02-0147; \$1,192,770 (25461/0964).

Beatrix Bicknell, to FFSV, LLC, 11092 A Lee Highway, Fairfax, VA, 22030; sale on 06/29/18 of Condo Unit(s) 1H, Fair Oaks Square, improved, comm. condo, zoned CR, at 11092 Lee Highway, Fairfax, VA, 22030, Fairfax City, 875 sq. ft., comm. condo built in 1988; assessed in 2018 for \$224,700: \$75,500, land; \$149,200, land; (\$275,000 trust with Beatrix Bicknell), tax map 57-1-33-001-H; \$280,000 (25463/1808).

Jose and Maria Raffucci, to Morales-Benitez & Associates, LLC, 6934-B Little River Turnpikes, Annandale, VA, 22003; sale on 06/29/18 of Condo Unit(s) 6934B, Evergreen Square Office Condo, improved, comm. condo, zoned C-2, at 6934 B Little River Turnpike, Suite 6934B, Annandale, VA, 22003, Mason District, 1,205 sq. ft., 1-story comm. condo built 1980; assessed in 2018 for \$274,740: \$54,950, land; \$219,790, improvement; (\$210,000 trust with Navy Federal Credit Union), tax map 071-2-27-6934-B; \$280,000 (25463/1658).

Schmitz Holdings, LC, to Tysons MK, LLC, 6820-B Commercial Drive, Springfield, VA, 22151; sale on 07/02/18 of Parcel A, 59,090.00 sq. ft., improved, commercial, zoned C-8, at 8526 Leesburg Pike, McLean, VA, 22102, Providence District, 3,884 sq. ft., 1-story comm. gas station/car wash built in 2000; assessed in 2018 for \$7,261,630: \$5,909,000, land; \$1,352,630, improvement; (\$51,000,000 trust with Manufacturers and

Traders Trust Company), tax map 029-3-01-0051-A; \$24,000,000 (25464/0617).

Tysons 3, LLC, to Tysons MK II, LLC, 6820-B Commercial Drive, Springfield, VA, 22151; sale on 07/02/18 of Lot , Andrew Chapel, 128,442.00 sq. ft., improved, commercial, zoned C-7, at 8520 Leesburg Pike, Vienna, VA, 22182, Providence District, 41,012 sq. ft., 1-story commercial specialty center built in 1994; assessed in 2018 for \$17,164,980: \$12,844,200, land; \$4,320,780, improvement; tax map 029-3-01-0050; \$44,250,000 (25464/0614).

L & S Services, LLC, to Maystar Bowman Green, LLC, 12161 Abington Hall Place, #303, Reston, VA, 20190; sale on 07/03/18 of Lot 5, Bowman Green, 1,856.00 sq. ft., improved, office, zoned PRC, at 11710 Bowman Green Drive, Reston, VA, 20190, Hunter Mill District, 1,986 sq. ft., 2-story comm. office cluster built in 1980; assessed in 2018 for \$615,660: \$123,130, land; \$492,530, improvement; tax map 017-2-30-0005; \$630,000 (25467/1883).

Lee's Gas Real Estate, LLC, to Ethiorun, LLC, 6825 Richmond Highway, Alexandria, VA, 22306; sale on 07/03/18 of Block K, Memorial Heights, 24,620.00 sq. ft., improved, commercial, zoned C-8, at 6825 Richmond Highway, Alexandria, VA, 22306, Mt. Vernon District, 2,000 sq. ft., 1-story, comm. gasoline sales built in 1965; assessed in 2018 for \$499,160: \$456,230, land; \$42,930, improvement; (\$840,000 trust with United Bank), tax map 093-1-01-0005; \$1,200,000 (25468/0626).

Pavilion 2 Condominium Property, LLC, to Jany, LLC, 6400 Arlington Boulevard, Suite 600, Falls Church, VA, 22042; sale on 07/03/18 of Condo Unit(s) 564, Pavillion II Medical Office Condo, improved, comm. condo, zoned PRC, at 1850 Town Center Parkway, Unit 564, Reston, VA, 20190, Hunter Mill District, 1,938 sq. ft., 6-story, comm. condo built in 2014; assessment details n/a; (\$810,000 trust with Wells Fargo Bank, N.A.), tax map 017-1-36-0564; \$879,185 (25467/0480).

Poe Brothers, LLC, to Jag Partners, LLC, 6858 Old Dominion Drive, Suite 102, McLean, VA, 22101; sale on 07/03/18 of Lot 5, Block 8, Ingleside, 8,790.00 sq. ft., improved, SFD, zoned C-6, at 6858 Old Dominion Drive, Suite 102, McLean, VA, 22101, Dranesville District, 2,000 sq. ft., 1-story, comm. restaurant built in 1968; assessed in 2018 for \$609,550: \$413,130, land; \$196,420, improvement; (\$1,000,000 trust with Old Dominion National Bank), tax map 030-2-10-0800-05; \$1,875,000 (25467/0036).

Bhatti Family, LP, to Stephanie and Michael Phu, 9302-A Old Keene Mill Road, Burke, VA, 22015; sale on 07/05/18 of Condo Unit(s) 9302-A, Dominion Green, improved, comm. condo, zoned C-2, at 9302-A Old Keene

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Mill Road, Burke, VA, 22015, Springfield District, 698 sq. ft., 1-story comm. condo built in 1988; assessed in 2018 for \$171,010: \$34,200, land; \$136,810, improvement; tax map 088-2-29-9302-A; \$150,000 (25469/2140).

Robert and Bernice Carkhuff, to Semfin Group, LLC, 6738 Curran Street, McLean, VA, 22101; sale on 07/05/18 of Condo Unit(s) A-1, Curran Square Office Condominium II, improved, comm. condo, zoned C5, at 6738 Curran Street, McLean, VA, 22101, Dranesville District, 3,040 sq. ft., 3-story comm. condo built in 1981; assessed in 2018 for \$972,800: \$194,560, land; \$778,240, improvement; tax map 030-2-40-A1; \$940,000 (25470/0401).

Residential/Lots

Harold Howard, Executor of the Estate of Dennis Howard, Jr., to Top Choice 1, LLC, 7316 Lightship Court, Burke, VA, 22015; sale on 06/25/18 of Lot 1, Section 1, Block 11, Springfield Estates, 11,328.00 sq. ft., improved, SFD, zoned R-4, at 7316 Lightship Court, Burke, VA, 22015, Lee District, 1-story SFD built in 1956; assessed in 2018 for \$371,480: \$181,000, land; \$190,480, improvement; (\$254,800 trust with Lending Home Funding Corp.), tax map 080-4-05-1100-01; \$339,800 (25456/0970).

Jason Edwards, to Alabama Avenue, LC, 618 South Alfred Street, Alexandria, VA, 22314; sale on 06/25/18 of Lot , Fort Hunt, 0.72 acres, improved, SFD, zoned R-3, at 8957 Fort Hunt Road, Alexandria, VA, 22308, Mt. Vernon District, 1.5-story SFD built in 1930; assessed in 2018 for \$698,140: \$476,000, land; \$222,140, improvement; (\$487,500 trust with John Marshall Bank), tax map 111-2-01-0009; \$650,000 (25456/1024).

William and Mary Young, to Joy Custom Design/Build, LLC, 1320 Old Chain Bridge Road, #430, McLean, VA, 22101; sale on 06/26/18 of Lot 30, Section 2, Elmwood Estates, 1.55 acres, improved, SFD, zoned R-1, at 1215 Mottrom Drive, McLean, VA, 22101, Dranesville District, 1-story SFD built in 1955; assessed in 2018 for \$1,036,620: \$646,000, land; \$390,620, improvement; (\$1,087,000 trust with Sandy Spring Bank), tax map 030-1-02-0030; \$1,450,000 (25458/1202).

Philip and Anne Lahar, to EVG Custom Homes, LLC, 3684 Centerview Drive, Suite 120, Chantilly, VA, 20151; sale on 06/27/18 of Lot 1, Section 4, Gary's Subdivision, 0.70 acres, improved, SFD, zoned R-2, at 2940 Palmer Street, Oakton, VA, 22124, Providence District, 1-story SFD built in 1948; assessed in 2018 for \$545,430: \$345,000, land; \$200,430, improvement; (\$454,935 trust with MainStreet Bank), tax map 047-2-06-0001; \$699,900 (25460/1381).

3634 Dannys, LLC, to Monika Popow and Tyler Remerow, 3634 Dannys Lane, Alexandria, VA, 22311; sale on 06/28/18 of Lot 115, Section 3, Sunset Manor, 10,689.00 sq. ft., improved, SFD, zoned R-3, at 3634 Dannys Lane, Alexandria, VA, 22311, Mason District, 1-story SFD built in 1955; assessed in 2018 for \$423,820: \$262,000, land; \$161,820, improvement; (\$453,100 trust with First Savings Mortgage Corp.), tax map 061-4-17-0115; \$575,000 (25460/1867).

Joseph and Donna O'Neill, to DNDL Constructions, LLC, 1610 Great Falls Street, McLean, VA, 22101; sale on 06/28/18 of Lots 9 & 10, Hunting Ridge, 13,000.00 sq. ft., improved, SFD, zoned R-3, at 1610 Great Falls Street, McLean, VA, 22101, Dranesville District, 1.5-story SFD built in 1950; assessed in 2018 for \$528,340: \$297,000, land; \$231,340, improvement; (\$600,000 trust with Access National Bank), tax map 030-3-02-0009; \$800,000 (25460/2130).

Kathi Propst, Executrix of The Estate of Rubie Kimble, to Focus Restaurant Group, LLC, 105 West Broad Street, #200, Falls Church, VA, 22046; sale on 06/28/18 of Lots 86A, 86B, 85, & 85A, Southern Villa, 28,260.00 sq. ft., vacant, SFD, zoned R-2, at 4880 Cherokee Avenue, Alexandria, VA, 22312, Mason District, assessment details n/a; Lots 85B, 84, 84A, & 84B, Southern Villa, 28,260.00 sq. ft., vacant, SFD, zoned R-2, at 4870 Cherokee Avenue, Alexandria, VA, 22312, Mason District, assessment details n/a; (\$639,285 trust with WCP Fund I, LLC), tax map 072-3-07-0085-C 072-3-07-0084-C; \$812,000 (25461/1072).

Nelly Vergara, to Synergy Real Estate Solutions, LLC, P.O. Box 4093, Merrifield, VA, 22116; sale on 06/28/18 of Lot 15, Section 1, Eudora, 10,543.00 sq. ft., improved, SFD, zoned R-2C, at 1833 Clifdale Court, Vienna, VA, 22182, Hunter Mill District, 2-story SFD built in 1970; assessed in 2018 for \$695,550: \$310,000, land; \$385,550, improvement; tax map 028-3-10-0015; \$480,000 (25461/1147).

Pehr Pehrsson, Trustee of The Pehr Pehrsson and Geraldine Pehrsson Living Trust, to MR Project Management, Inc., 1408 North Fillmore Street, Arlington, VA, 22201; sale on 06/29/18 of Lot 119, Section 2, Devon Park, 13,136.00 sq. ft., improved, SFD, zoned R-3, at 6910 Strata Street, McLean, VA, 22101, Dranesville District, 2-story "Model B" model SFD built in 1958; assessed in 2018 for \$713,290: \$414,000, land; \$299,290, improvement; (\$1,164,500 trust with Marshall Bank), tax map 040-2-26-0119; \$735,000 (25463/1539).

Jean Regnard, to 114 Battle, LLC, 105 Battle Street, SW, Vienna, VA, 22180; sale on 07/02/18 of Lot 405, Section 3, West Vienna Woods, 11,797.00 sq. ft., improved, SFD, zoned RS-10, at 105 Battle Street, SW, Vienna, VA, 22180, Hunter Mill District, 1-story SFD built

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in 1954; assessed in 2018 for \$590,810: \$321,000, land; \$269,810, improvement; (\$1,050,000 trust with United Bank), tax map 038-4-15-0405; \$632,000 (25464/0697).

Sheryl Coury, Successor Trustee of the Alphonse Coury Revocable Trust, to 500 Spring Street, LLC, 2608 Hunter Mill Road, Oakton, VA, 22124; sale on 07/03/18 of Lot 710, Section 1, West Vienna Woods, 11,732.00 sq. ft., improved, SFD, zoned RS-10, at 2608 Hunter Mill Road, Oakton, VA, 22124, Hunter Mill District, 1-story, "Model B" Model, SFD built in 1954; assessed in 2018 for \$550,000: \$321,000, land; \$229,000, improvement; (\$4,000,000 trust with The Freedom Bank of Virginia), tax map 038-4-15-0710; \$640,000 (25467/2178).

Larry Barbe, to Kav Real Estate Services, LLC, 4118 Burke Station Road, Fairfax, VA, 22032; sale on 07/05/18 of Lot 13A, Section 1, Fair Oaks, 0.76 acres, improved, SFD, zoned RL, at 4118 Burke Station Road, Fairfax, VA, 22032, Fairfax City, 1,376 sq. ft., SFD built in 1953; assessed in 2018 for \$501,000: \$212,500, land; \$288,500, improvement; (\$306,000 trust with Oakview Capital, LLC), tax map 58-3-08-013-A; \$340,000 (25469/2144).

Timber Ridge at Vienna, LLC, to NVR, Inc., 3926 Pender Drive, #200, Fairfax, VA, 22030; sale on 07/05/18 of Lot 53A, Metro Row, 2,714.00 sq. ft., vacant, TH, zoned R-12, at 9287 Wood Violet Court, Fairfax, VA, 22031, Providence District, assessed in 2018 for \$355,000, land; Lot 54A, Metro Row, 1,837.00 sq. ft., vacant, TH, zoned R-12, at 9289 Wood Violet Court, Fairfax, VA, 22031, Providence District, assessed in 2018 for \$350,000, land; Lot 55A, Metro Row, 1,503.00 sq. ft., vacant, TH, zoned R-12, at 9291 Wood Violet Court, Fairfax, VA, 22031, Providence District, assessed in 2018 for \$350,000, land; Lot 56A, Metro Row, 1,503.00 sq. ft., vacant, TH, zoned R-12, at 9293 Wood Violet Court, Fairfax, VA, 22031, Providence District, assessed in 2018 for \$350,000, land; Lot 57A, Metro Row, 1,503.00 sq. ft., vacant, TH, zoned R-12, at 9295 Wood Violet Court, Fairfax, VA, 22031, Providence District, assessed in 2018 for \$350,000, land; Lot 58A, Metro Row, 1,503.00 sq. ft., vacant, TH, zoned R-12, at 9297 Wood Violet Court, Fairfax, VA, 22031, Providence District, assessed in 2018 for \$350,000, land; Lot 59A, Metro Row, 1,837.00 sq. ft., vacant, TH, zoned R-12, at 9299 Wood Violet Court, Fairfax, VA, 22031, Providence District, assessed in 2018 for \$350,000, land; Lot 60A, Metro Row, 2,714.00 sq. ft., vacant, TH, zoned R-12, at 9301 Wood Violet Court, Fairfax, VA, 22031, Providence District, assessed in 2018 for \$355,000, land; Lot 83A, Metro Row, 2,516.00 sq. ft., vacant, TH, zoned R-12, at 3090 Sassafras Court, Fairfax, VA, 22031, Providence District, assessed in 2018 for \$355,000, land; Lot 84A, Metro Row, 1,650.00 sq. ft., vacant, TH, zoned R-12, at 3092 Sassafras Court, Fairfax, VA, 22031,

Providence District, assessed in 2018 for \$350,000, land; Lot 85A, Metro Row, 1,650.00 sq. ft., vacant, TH, zoned R-12, at 3094 Sassafras Court, Fairfax, VA, 22031, Providence District, assessed in 2018 for \$350,000, land; Lot 86A, Metro Row, 1,650.00 sq. ft., vacant, TH, zoned R-12, at 3096 Sassafras Court, Fairfax, VA, 22031, Providence District, assessed in 2018 for \$350,000, land; Lot 87A, Metro Row, 1,650.00 sq. ft., vacant, TH, zoned R-12, at 3098 Sassafras Court, Fairfax, VA, 22031, Providence District, assessed in 2018 for \$350,000, land; Lot 88A, Metro Row, 2,480.00 sq. ft., vacant, TH, zoned R-12, at 3100 Sassafras Court, Fairfax, VA, 22031, Providence District, assessed in 2018 for \$355,000, land; tax map 048-4-30-0086-A 048-4-30-0057-A 048-4-30-0053-A 048-4-30-0087-A 048-4-30-0060-A 048-4-30-0058-A 048-4-30-0083-A 048-4-30-0054-A 048-4-30-0088-A 048-4-30-0059-A 048-4-30-0084-A 048-4-30-0055-A 048-4-30-0085-A 048-4-30-0056-A; \$7,208,434 (25469/1785).

New Home Sales

Pulte Home Company, LLC, to Gerald and Sheryl Giaccai, 3989 Norton Place, #207, Fairfax, VA, 22030; sale on 06/25/18 of Condo Unit(s) 4-207, Phase 4, Mount Vineyard, improved, resid. condo, zoned PDR, at 3989 Norton Place, #207, Fairfax, VA, 22030, Fairfax City, 1,918 sq. ft., resid. condo built in 2018; assessment details n/a; (\$528,580 trust with Pulte Mortgage, LLC), tax map 57-1-38-04-207; \$660,725 (25456/1504).

Van Metre Homes at Liberty, LLC, to Paul Kim and Diana Phan, 8449 Reformatory Way, Lorton, VA, 22079; sale on 06/25/18 of Lot D-7, Laurel Hill Adaptive Reuse-Lorton Correctional Complex, 8,221.00 sq. ft., improved, SFD, zoned PDH-8, at 8449 Reformatory Way, Lorton, VA, 22079, Mt. Vernon District, 2-story "The Marshall" model SFD built in 2018; assessed in 2018 for \$239,000, land; (\$727,856 trust with Intercoastal Mortgage Company, LLC), tax map 107-1-09-D-0007; \$909,820 (25457/1543).

Van Metre Homes at Liberty, LLC, to Alain and Philomene Lai Cheong, 9191 Central Green Street, Lorton, VA, 22079; sale on 06/26/18 of Lot G-6, Laurel Hill Adaptive Reuse- Lorton Correctional Complex, 1,458.00 sq. ft., improved, SFD, zoned PDH-8, at 9191 Central Green Street, Lorton, VA, 22079, Mt. Vernon District, 2-story SFD; assessed in 2018 for \$155,000, land; (\$375,000 trust with Intercoastal Mortgage Company, LLC), tax map 107-1-09-G-0006; \$778,250 (25459/0218).

Enclave Development, LLC, to Margit and Douglas Sexton, 9450 Silver King Court, #S-109, Fairfax, VA, 22031; sale on 06/27/18 of Condo Unit(s) S-109, South Building, Phase 1, The Enclave Condominium, improved,

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resid. condo, zoned PDC, at 9450 Silver King Court, S-109, Fairfax, VA, 22031, Fairfax City, 1,472 sq. ft., resid. condo built in 2017; assessed in 2018 for \$589,600: \$97,900, land; \$491,700, improvement; (\$120,000 trust with Intercoastal Mortgage Company, LLC), tax map 58-2-11-01-109; \$609,800 (25460/1323).

Pulte Home Company, LLC, to Bo Zhu and Honglan Chen, 13414 Arrowbrook Centre Drive, Herndon, VA, 20171; sale on 06/27/18 of Condo Unit(s) 13, Phase 1, MetroPark at Arrowbrook Condominium, improved, resid. condo, zoned PDC, at 13414 Arrowbrook Centre Drive, Herndon, VA, 20171, Dranesville District, 2-story "Saratoga" model resid. condo built in 2018; assessed in 2018 for \$144,250, improvement; (\$514,238 trust with Pulte Mortgage, LLC), tax map 016-3-22-0013; \$614,238 (25459/1797).

Van Metre Homes at Liberty, LLC, to Derek and Juanita Johnson, 9195 Central Green Street, Lorton, VA, 22079; sale on 06/27/18 of Lot G-8, Laurel Hill Adaptive Reuse- Lorton Correctional Complex, 1,296.00 sq. ft., improved, TH, zoned PDH-8, at 9195 Central Green Street, Lorton, VA, 22079, Mt. Vernon District, assessed in 2018 for \$150,000, land; (\$663,975 trust with Navy Federal Credit Union), tax map 107-1-09-G-0008; \$661,715 (25460/1602).

Van Metre Homes at Liberty, LLC, to Jeremiah and Requina Luttrell, 9193 Central Green Street, Lorton, VA, 22079; sale on 06/27/18 of Lot G-7, Laurel Hill Adaptive Reuse- Lorton Correctional Complex, 1,296.00 acres, improved, TH, zoned PDH-8, at 9193 Central Green Street, Lorton, VA, 22079, Mt. Vernon District, assessed in 2018 for \$150,000, land; \$717,500 trust with Intercoastal Mortgage Company, LLC), tax map 107-1-09-G-0007; \$730,147 (25460/1473).

Christopher at Hampton Springs, LLC, to David and Kathy Bishop, 12879 Crouch Drive, Fairfax, VA, 22030; sale on 06/28/18 of Lot 1, The Reserve at Hampton Springs, 10,540.00 sq. ft., improved, SFD, zoned PDH-2, at 12879 Crouch Drive, Fairfax, VA, 22030, Springfield District, 2-story "The Grant" model SFD built in 2017; assessed in 2018 for \$922,220: \$285,000, land; \$637,220, improvement; (\$874,202 trust with George Mason Mortgage, LLC), tax map 055-4-20-0001; \$1,092,753 (25461/1953).

NVR, Inc., to Uyen-Thao Dang and Thanh Le, 11476 Pineleaf Court, Fairfax, VA, 22030; sale on 06/28/18 of Lot 3, Avenshire Subdivision, 5,190.00 sq. ft., improved, SFD, zoned PDH-3, at 11476 Pineleaf Court, Fairfax, VA, 22030, Braddock District, assessed in 2018 for \$245,000, land; (\$938,555 trust with George Mason Mortgage, LLC), tax map 056-2-35-0003; \$1,042,955 (25461/1513).

Pulte Home Company, LLC, to Shin and Mi Kang, 3989 Norton Place, #201, Fairfax, VA, 22030; sale on 06/28/18 of Condo Unit(s) 4-201, Phase 4, Mount Vineyard, improved, resid. condo, zoned PDR, at 3989 Norton Place, #201, Fairfax, VA, 22030, Fairfax City, 1,434 sq. ft., resid. condo built in 2018; tax map 57-1-38-04-201; \$590,937 (25461/1265).

Pulte Home Company, LLC, to Logan Giger, 13426 Arrowbrook Centre Drive, Herndon, VA, 20171; sale on 06/28/18 of Condo Unit(s) 7, Phase 1, MetroPark at Arrowbrook Condominium, improved, resid. condo, zoned PDC, at 13426 Arrowbrook Centre Drive, Herndon, VA, 20171, Dranesville District, 2-story "Saratoga" model resid. condo built in 2018; assessed in 2018 for \$144,250, improvement; (\$612,889 trust with Pulte Mortgage, LLC), tax map 016-3-22-0007; \$599,990 (25461/0521).

Taurus Enterprises, LLC, to Jonathan Thompson and Christina Wick, 2109 Whipoorwill Road, Vienna, VA, 22181; sale on 06/28/18 of Parcel B, Division of the Property of Windy Hills, LLC, 220,326.00 sq. ft., improved, SFD, zoned RE, at 2109 Whipoorwill Road, Vienna, VA, 22181, Hunter Mill District, 2-story "Custom" model SFD built in 2018; assessed in 2018 for \$1,797,250: \$660,000, land; \$1,137,250, improvement; (\$1,485,600 trust with Wells Fargo Bank, N.A.), tax map 027-4-01-0023-B; \$1,857,000 (25461/2038).

BH Custom 116 Melody, LLC, to Nikhil Pant and Shareen Jolly, 116 Melody Lane, SW, Vienna, VA, 22180; sale on 06/29/18 of Lot 11-B, Section 1, Block 3, Vienna Woods, 14,341.00 sq. ft., improved, SFD, zoned RS-10, at 116 Melody Lane, SW, Vienna, VA, 22180, Hunter Mill District, 2-story "Newport" model SFD built in 2018; assessed in 2018 for \$550,000, land; (\$885,000 trust with McLean Mortgage Corp.), tax map 038-4-12-0300-11B; \$1,302,675 (25463/1170).

K. Hovnanian at Hunter's Pond, LLC, to John and Lisa Collins, 16457 Glory Creek Trail, Centreville, VA, 20120; sale on 06/29/18 of Lot 8A, Crooked Creek, 5.00 acres, improved, SFD, zoned RC, at 16457 Glory Creek Trail, Centreville, VA, 20120, Sully District, assessed in 2018 for \$360,000, land; (\$866,646 trust with Bank of America, N.A.), tax map 052-2-05-0008-A; \$1,085,708 (25462/0724).

NVR, Inc., to Miyoung and Changan Kim, 11462 Cranebill Street, Fairfax, VA, 22030; sale on 06/29/18 of Lot 10, Avenshire Subdivision, 5,725.00 sq. ft., improved, SFD, zoned PDH-3, at 11462 Cranebill Street, Fairfax, VA, 22030, Braddock District, assessed in 2018 for \$245,000, land; (\$808,000 trust with PNC Bank, N.A.), tax map 056-2-35-0010; \$1,011,100 (25462/1302).

Unique Design Homes, LLC, to Selix, LLC, 10224 Lawyers Road, Vienna, VA, 22181; sale on 06/29/18 of

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Lot, Lawyers Road, 3.68 acres, improved, SFD, zoned RE, at 10224 Lawyers Road, Vienna, VA, 22181, Hunter Mill District, 2-story "Contemporary" model SFD built in 2018; assessed in 2018 for \$956,000: \$536,000, land; \$420,000, improvement; tax map 037-2-01-0001; \$2,340,000 (25462/0644).

Van Metre Homes at Liberty, LLC, to David and Stephanie Schleyer, 9199 Central Green Street, Lorton, VA, 22079; sale on 06/29/18 of Lot G-10, Laurel Hill Adaptive Reuse- Lorton Correctional Complex, 1,458.00 acres, improved, TH, zoned PDH-8, at 9199 Central Green Street, Lorton, VA, 22079, Mt. Vernon District, assessed in 2018 for \$155,000, land; (\$681,049 trust with Intercoastal Mortgage Company, LLC), tax map 107-1-09-G-0010; \$693,613 (25462/1507).

Van Metre Homes at Liberty, LLC, to Armatha Edwards, 8363 Sallyport Street, Lorton, VA, 22079; sale on 06/29/18 of Lot G-4, Laurel Hill Adaptive Reuse- Lorton Correctional Complex, 1,296.00 sq. ft., improved, TH, zoned PDH-8, at 8363 Sallyport Street, Lorton, VA, 22079, Mt. Vernon District, 2-story "Wells" model TH built in 2017; assessed in 2018 for \$651,440: \$150,000, land; \$501,440, improvement; (\$564,390 trust with Intercoastal Mortgage Company, LLC), tax map 107-1-09-G-0004; \$627,100 (25463/1151).

Christopher at Hampton Springs, LLC, to Michael and Paula Coffey, Trustees under the Coffey Living Trust, 12785 Cruz Court, Fairfax, VA, 22030; sale on 07/02/18 of Lot 9, The Reserve at Hampton Springs, 10,663.00 sq. ft., improved, SFD, zoned PDH-2, at 12785 Cruz Court, Fairfax, VA, 22030, Springfield District, 2-story "Hamner II" model SFD built in 2018; assessed in 2018 for \$285,000, land; (\$300,000 trust with George Mason Mortgage, LLC), tax map 055-4-20-0009; \$1,226,680 (25466/1509).

Christopher at Hampton Springs, LLC, to Alexander and Mai Lee, 12784 Cruz Court, Fairfax, VA, 22030; sale on 07/02/18 of Lot 8, The Reserve at Hampton Springs, 10,663.00 sq. ft., improved, SFD, zoned PDH-2, at 12784 Cruz Court, Fairfax, VA, 22030, Springfield District, 2-story "Hamner II" model SFD built in 2018; assessed in 2018 for \$285,000, land; (\$873,545 trust with First Savings Mortgage Corp.), tax map 055-4-20-0008; \$1,212,664 (25466/1914).

Artisan Builders III, LLC, to Hamood and Carla Abutta, 800 Lawton Street, McLean, VA, 22101; sale on 07/03/18 of Lot 16, Section 1, River Oaks, 22,039.00 sq. ft., improved, SFD, zoned R-1, at 800 Lawton Street, McLean, VA, 22101, Dranesville District, 2-story SFD built in 2018; assessed in 2018 for \$1,318,000: \$818,000, land; \$500,000, improvement; (\$2,932,500 trust with

Churchill Mortgage Corp.), tax map 021-2-03-0016; \$3,450,000 (25467/1151).

WS 1606, LLC, to Young Woo and Yo Kim, 7009 Haycock Road, Falls Church, VA, 22043; sale on 07/03/18 of Lot 12, Block H, Ellison Heights, 6,600.00 sq. ft., improved, SFD, zoned R-4, at 7009 Haycock Road, Falls Church, VA, 22043, Dranesville District, 2-story "Custom" model SFD built in 2018; assessed in 2018 for \$721,000: \$346,000, land; \$375,000, improvement; (\$1,012,000 trust with Atlantic Coast Mortgage, LLC), tax map 040-4-19-H-0012; \$1,265,000 (25467/1917).

IHMW Shirley Gate, LLC, to Ray and Sonia Cross, 11324 Crescent Drive, Fairfax, VA, 22030; sale on 07/05/18 of Lot 63, Subdivision A, Shirley Gate Park, 22,000.00 sq. ft., vacant, SFD, zoned RC, at 11324 Crescent Drive, Fairfax, VA, 22030, Braddock District, assessed in 2018 for \$151,000, land; Lot 64, Subdivision A, Shirley Gate Park, 22,000.00 sq. ft., vacant, SFD, zoned RC, at 11328 Crescent Drive, Fairfax, VA, 22030, Braddock District, assessed in 2018 for \$151,000, land; (\$1,023,781 trust with First Heritage Mortgage, LLC), tax map 056-4-06-0064 056-4-06-0063; \$1,138,492 (25470/0001).

Pulte Home Company, LLC, to Chad and Hye-Sook Leechor, 13436 Arrowbrook Centre Drive, Herndon, VA, 20171; sale on 07/05/18 of Condo Unit(s) 2, Phase 1, MetroPark at Arrowbrook Condominium, improved, resid. condo, zoned PDC, at 13436 Arrowbrook Centre Drive, Herndon, VA, 20171, Dranesville District, 3-story "Dyerton" model resid. TH style condo built in 2018; assessed in 2018 for \$213,090, improvement; (\$578,792 trust with United Nations Federal Credit Union), tax map 016-3-22-0002; \$723,490 (25469/0874).

Reel Homes, LLC, to Junkang Huang and Jing Li, 4028 Whitacre Road, Fairfax, VA, 22030; sale on 07/06/18 of Lot 16, Block 2, Holly Park Estates, 33,312.00 sq. ft., improved, SFD, zoned R-1, at 4028 Whitacre Road, Fairfax, VA, 22030, Braddock District, 2-story "Custom" model SFD built in 2018; assessed in 2018 for \$1,302,810: \$226,000, land; \$1,076,810, improvement; (\$970,000 trust with SunTrust Mortgage, Inc.), tax map 058-3-05-0200-16; \$1,245,000 (25470/2099).

U.S. Home Corp., to Rene and Tiffany Ramirez, 13632 Air and Space Museum Parkway, Herndon, VA, 20171; sale on 07/06/18 of Lot 130, Blocks 8, 9, and 10, Discovery Square, 1,542.00 sq. ft., improved, TH, zoned PRM, at 13632 Air and Space Museum Parkway, Herndon, VA, 20171, Sully District, assessed in 2018 for \$190,000, land; (\$525,014 trust with Eagle Home Mortgage, LLC), tax map 024-4-07-0801-30; \$720,185 (25470/1143).

Van Metre Homes at Liberty, LLC, to Andrew Lingg and Julia Downs, 9394 Quadrangle Street, Lorton, VA,

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22079; sale on 07/06/18 of Lot D-9, Laurel Hill Adaptive Reuse- Lorton Correctional Complex, 6,900.00 sq. ft., improved, SFD, zoned PDH-8, at 9394 Quadrangle Street, Lorton, VA, 22079, Mt. Vernon District, 2-story "The

Marshall" model SFD built in 2018; assessed in 2018 for \$844,660: \$238,000, land; \$606,660, improvement; (\$806,733 trust with Intercoastal Mortgage Company, LLC), tax map 107-1-09-D-0009; \$885,305 (25470/1876).

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