



# County of Fairfax, Virginia

## MEMORANDUM

Office of the County Attorney  
Suite 549, 12000 Government Center Parkway  
Fairfax, Virginia 22035-0064  
Phone: (703) 324-2421; Fax: (703) 324-2665  
www.fairfaxcounty.gov

**DATE:** February 6, 2015

**TO:** Bob H. Katai, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Jo Ellen Groves, Paralegal *JEG/ADK*  
Office of the County Attorney

**SUBJECT:** Affidavit  
Application No. SE 2014-DR-068  
Applicant: Sunrise Development, Inc.  
PC Hearing Date: 4/8/15  
BOS Hearing Date: Not Yet Scheduled

**REF.:** 127370

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 9/18/14, which bears my initials and is numbered 127370, when you prepare the staff report.

Thank you for your cooperation.

Attachment

cc: (w/attach) Domenic Scavuzzo, Planning Technician I (Sent via e-mail)  
Zoning Evaluation Division  
Department of Planning and Zoning



127370

COUNTY OF FAIRFAX  
Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, VA 22035 (703) 324-1290, TTY 711  
[www.fairfaxcounty.gov/dpz/zoning/applications](http://www.fairfaxcounty.gov/dpz/zoning/applications)

APPLICATION No: SE 2014-DR-068  
(Staff will assign)

RECEIVED  
Department of Planning & Zoning

OCT 21 2014

**APPLICATION FOR A SPECIAL EXCEPTION** Zoning Evaluation Division  
(PLEASE TYPE or PRINT IN BLACK INK)

<b>APPLICANT</b>	<b>NAME</b> Sunrise Development, Inc.
	<b>MAILING ADDRESS</b> 7902 Westpark Drive McLean, VA 22102
	<b>PHONE HOME</b> ( ) <b>WORK</b> ( )
	<b>PHONE MOBILE</b> ( )
<b>PROPERTY INFORMATION</b>	<b>PROPERTY ADDRESS</b> 1988 Kirby Road, McLean, VA 22101
	<b>TAX MAP NO.</b> 0402 01 0048 <b>SIZE (ACRES/SQ FT)</b> 3.7015
	<b>ZONING DISTRICT</b> R-3 <b>MAGISTERIAL DISTRICT</b> Dranesville
	<b>PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:</b>
<b>SPECIAL EXCEPTION REQUEST INFORMATION</b>	<b>ZONING ORDINANCE SECTION</b> Sections 3-304, 9-301 and 9-308
	<b>PROPOSED USE</b> Assisted Living Facility (Medical care facility)
<b>AGENT/CONTACT INFORMATION</b>	<b>NAME</b> Holland & Knight-LLP c/o Stuart Mendelsohn
	<b>MAILING ADDRESS</b> 1600 Tysons Blvd, Tysons Corner, VA 22102 <i>dlf 10/21/14 Suite 700</i>
	<b>PHONE HOME</b> ( ) <b>WORK (703 )</b> 720-8071
	<b>PHONE MOBILE</b> ( )
<b>MAILING</b>	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p>Stuart Mendelsohn, Esq., Applicant's Authorized Agent</p> <p><i>Stuart Mendelsohn / DIS agent</i></p> <p><b>TYPE/PRINT NAME OF APPLICANT/AGENT</b> <b>SIGNATURE OF APPLICANT/AGENT</b></p>	

DO NOT WRITE IN THIS SPACE

*Deborah Leslie Pennington*

SE 2014-0144

Date Application accepted: October 21, 2014 Application Fee Paid: \$ 16,375.00

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: September 18, 2014  
(enter date affidavit is notarized)

I, Stuart Mendelsohn, attorney/agent, do hereby state that I am an  
(enter name of applicant or authorized agent)

(check one)             applicant  
                              applicant's authorized agent listed in Par. 1(a) below

127370

in Application No.(s): SE 2014-DR-068  
(enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS,** and **LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE,\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

**(NOTE:** All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Sunrise Development, Inc. Agents: Edward W. Burnett Andrew H. Coelho	7902 Westpark Drive McLean, VA 22102	Applicant/Contract Purchaser of Tax Map: 0402 01 0048
The Surge Community Church Agent: Dwayne A. Darrah.	1988 Kirby Road McLean, VA 22101	Title Owner of Tax Map: 0402 01 0048
Holland & Knight LLP Agents: Stuart Mendelsohn Michelle A. Rosati David I. Schneider	1600 Tysons Blvd, Suite 700 Tysons Corner VA 22102	Attorneys/Agent

(check if applicable)             There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

**Special Exception Attachment to Par. 1(a)**

DATE: September 18, 2014  
(enter date affidavit is notarized)

for Application No. (s): SE 2014-DR-068  
(enter County-assigned application number (s))

127370

**(NOTE:** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
VIKA, Incorporated Agents: John F. Amatetti Robert R. Cochran P. Christopher Champagne	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineer/Agent
VIKA Virginia, LLC Agents: John F. Amatetti Robert R. Cochran P. Christopher Champagne Michael R. Congleton	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineer/Agent
RLPS, LLP d/b/a Reese, Lower Patrick & Scott Architects Agent: Charles R. Heath	250 Valleybrook Drive Lancaster, PA 17601	Architects/Agent
LSG Landscape Architecture Inc. Agent: Mark C. Gionet	1919 Gallows Road, Suite 110 Vienna, VA 22182	Landscape Architects/Agent

(check if applicable)  There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 18, 2014  
(enter date affidavit is notarized)

127370

for Application No. (s): SE 2014-DR-068  
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\*\* of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

**(NOTE:** Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

**NAME & ADDRESS OF CORPORATION:** (enter complete name and number, street, city, state, and zip code) Sunrise Development, Inc.  
7902 Westpark Drive  
McLean, VA 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial and last name)  
Sunrise Senior Living, LLC

(check if applicable)  There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

**Special Exception Attachment to Par. 1(b)**

DATE: September 18, 2014  
(enter date affidavit is notarized)

for Application No. (s): SE 2014-DR-068  
(enter County-assigned application number (s))

127370

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Sunrise Senior Living, LLC  
7902 Westpark Drive  
McLean, VA 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Red Fox Holding Corporation, sole member

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Red Fox Holding Corporation  
7902 Westpark Drive  
McLean, VA 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

HCRI Red Fox ManCo, LLC  
Red Fox Acquisition Company, Inc.

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

**Special Exception Attachment to Par. 1(b)**

DATE: September 18, 2014  
(enter date affidavit is notarized)

for Application No. (s): SE 2014-DR-068  
(enter County-assigned application number (s))

127370

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**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

HCRI Red Fox ManCo, LLC  
4500 Dorr Street  
Toledo, OH 43615

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Health Care REIT, Inc.

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**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Health Care REIT, Inc.  
4500 Dorr Street  
Toledo, OH 43615

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

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(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

**Special Exception Attachment to Par. 1(b)**

DATE: September 18, 2014  
(enter date affidavit is notarized)

for Application No. (s): SE 2014-DR-008  
(enter County-assigned application number (s))

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**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Revera Health Services, Inc.  
55 Standish Court, 8th Floor  
Mississauga, ON L5R 4B2

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Revera Inc.

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**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Revera Inc.  
55 Standish Court, 8th Floor  
Mississauga, ON L5R 4B2

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Public Sector Pension Investment Board

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(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: September 18, 2014  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
SE 2014-DR-068  
(enter County-assigned application number (s))

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**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Public Sector Pension Investment Board  
440 Laurier Avenue West, Suite 200  
Ottawa, Ontario

**DESCRIPTION OF CORPORATION:** (check one statement)  
 There are 10 or less shareholders, and all of the shareholders are listed below.  
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)  
The Public Sector Pension Investment Board is a publically traded Canadian pension fund with thousands of members.

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Red Fox Acquisition Company, Inc.  
55 Standish Court, 8th Floor  
Mississauga, ON L5R 4B2

**DESCRIPTION OF CORPORATION:** (check one statement)  
 There are 10 or less shareholders, and all of the shareholders are listed below.  
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)  
Revera Health Services, Inc.  
HCRI Red Fox ManCo, LLC

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

**Special Exception Attachment to Par. 1(b)**

DATE: September 18, 2014  
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for Application No. (s): \_\_\_\_\_  
SE 2014-DR-068  
(enter County-assigned application number (s))

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**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

VIKA, Incorporated  
8180 Greensboro Drive, Suite 200  
McLean, VA 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

John F. Amatetti	Jeffrey B. Amateau
Charles A. Irish, Jr.	Kyle U. Oliver
Harry L. Jenkins	P. Christopher Champagne
Robert R. Cochran	
Mark G. Morelock	

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

VIKA Virginia, LLC  
8180 Greensboro Drive, #200  
McLean, VA 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

John F. Amatetti	Jeffrey B. Amateau
Charles A. Irish, Jr.	Kyle U. Oliver
Harry L. Jenkins	P. Christopher Champagne
Robert R. Cochran	
Mark G. Morelock,	

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

**Special Exception Attachment to Par. 1(b)**

DATE: September 18, 2014  
(enter date affidavit is notarized)

for Application No. (s): SE 2014-DR-068  
(enter County-assigned application number (s))

127370

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

The Surge Community Church  
1988 Kirby Road  
McLean, VA 22101

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

The church is a non-stock corporation

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

LSG Landscape Architecture Inc.  
1919 Gallows Road, Suite 110  
Vienna, VA 22182

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Mark C. Gionet  
Mark R. Lewis  
Robert K. Esselburn  
Connie Fan

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

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(enter date affidavit is notarized)

for Application No. (s): SE 2014-DR-068  
(enter County-assigned application number(s))

127370

1(c). The following constitutes a listing\*\*\* of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)

Holland & Knight LLP  
1600 Tysons Boulevards, Suite 700  
Tysons Corner, Virginia 22102

(check if applicable)  The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g.

General Partner, Limited Partner, or General and Limited Partner)

Michael Abel	Stephen Ball	Frederick Braid
Alfred B. Adams, III	Deborah E. Barnard	Christopher C. Brockman
Barbara A. Adams	Bernard Barton	John L. Brownlee
Glenn Adams	Leigh-Alexandra Basha	Harold Bucholtz
Martin J. Alexander	Daniel K. Bean	William P. Byrne
David B. Allswang	Neal N. Beaton	Lynn K. Cadwalader
Rod Anderson	Meredeth Beers	Lynn E. Calkins
Norman B. Antin	Rodney H. Bell	Christopher L. Camarra
Mark I. Aronson	David S. Black	Brett D. Carroll
Shenan R. Atcitty	Stacy D. Blank	Kelly-Ann Cartwright
Joel M. Athey	William R. Bloom	Jose A. Casal
Adam August	Noel Robert Boeke	J. Michael Cavanaugh
Chester E. Bacheller	Sanford L. Bohrer	James C. Chadwick
James L. Baker	Susan Jennifer Booth	Michael Chapman
Philip Baker-Shenk	Jeffrey F. Boothe	Doug Clapp
Gregory Baldwin	Christopher Boyett	Jeffrey P. Cleven
Anderson L. Baldy	Robert Bradner	Jerald S. Cohn

(check if applicable)  There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.*

**Special Exception Attachment to Par. 1(c)**

DATE: September 18, 2014  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
SE 2014-DR-068  
(enter County-assigned application number (s))

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**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

Holland & Knight LLP  
1600 Tysons Boulevard, Suite 700  
Tysons Corner, Virginia 22102

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Brian J. Colandreo  
Ivan Colao  
David S. Cole  
Charles L. Coleman, III  
Christopher H. Collins  
Timothy J. Conner  
Peter M. Connolly  
Louis T.M. Conti  
J. Raul Cosio  
Kevin E. Coventon  
Richard A. Crowley  
Maria T. Currier  
Lawrence Curtin  
Jesus E. Cuza  
John D. Dadakis  
Laurie Webb Daniel  
Harry S. Dannenberg  
Douglas F. Darbut  
Jim Davis  
Vivian C. de las Cuevas-Diaz  
Kristin A. DeKuiper  
William B. deMeza  
Harry R. Detwiler  
Josias Dewey  
Edward Diaz  
Gregory J. Digel  
R. David Donoghue  
Phillip L. Durham  
Martin Durkin  
Richard O. Duvall  
Richard D. Eckhard  
Brandon H. Elledge  
Steven M. Elrod  
James M. Ervin  
Philip Tucker Evans  
Irwin J. Fayne  
William K. Fendrick  
Vincent J. Foley  
M. Matthew Fontane  
Anthony S. Freedman  
Michael J. Frevola

Michael J. Frevola  
Peter Friedman  
Robert Friedman  
Michael M. Gaba  
George D. Gabel Jr.  
Andrew R. Gelman  
Suzanne E. Gilbert  
Steven L. Gillman  
Norman M. Glasgow, Jr.  
Rich Gold  
Joseph G. Goldstein  
Enrique Gomez-Pinzon  
Alex Gonzalez  
Steven Gordon  
William F. Gould  
Frederick J. Grady  
Robert J. Grammig  
George J. Gregores  
Joseph Guay  
Jeffrey D. Haas  
Richard B. Hadlow  
John F. Halula  
Lawrence J. Hamilton, II  
Theodore F. Hanselman  
Peter P. Hargitai  
Nancy L. Hengen  
Alberto M. Hernandez  
Jennifer Hernandez  
Jorge L. Hernandez-Torano  
Mitchell E. Herr  
Sara Christina Heskett  
Edward R. Hickey  
Robert S. Highsmith, Jr.  
Richard J. Hindlian  
Jerome W. Hoffman  
John M. Hogan  
James Hohenstein  
Brian K. Hole  
Marilyn J. Holifield  
William J. Honan  
Dennis Horn

Joseph Hornyak  
Stephen J. Humes  
Richard Hutchison  
Paul M. James  
Kenneth Jenero  
Adolfo E. Jimenez  
Charles S. Johnson, III  
Jenny L. Johnson  
Scott J. Johnson  
David A. Jones  
Robert W. Jones  
David S. Kahn  
Samuel P. Kastner  
Gordon P. Katz  
Bonni Kaufman  
Kerry S. Kehoe  
Francis Keldermans  
Christopher G. Kelly  
Paul J. Kiernan  
Paul F. Kilmer  
Eric W. Kimball  
Bradford Kimbro  
Thomas John Kinasz  
Tammy Knight  
Chris Kolos  
Edward Koren  
Daniel L. Kraus  
Joshua Krumholz  
Michael P. Kuppersmith  
Robert Labate  
Elizabeth Lake  
Edward W. Lam  
Alejandro Landa Thierry  
William R. Lane, Jr.  
Paul Lannon  
Ruth L. Lansner  
Philip S. Lapatin  
Tiffani G. Lee  
Marie Lefere  
Kathryn Hazeem Lehman  
Ralph T. Lepore, III

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: September 18, 2014  
(enter date affidavit is notarized)

127370

for Application No. (s): SE 2014-DR-068  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

Holland & Knight LLP  
1600 Tysons Boulevard, Suite 700  
Tysons Corner, Virginia 22102

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

- |                        |                         |                         |
|------------------------|-------------------------|-------------------------|
| Jerome L. Levine       | Tracy A. Nichols        | Lee S. Smith            |
| Shari Levitan          | Kathleen Nilles         | Robert H. Smith         |
| Bruce Loring           | Matthew E. Norton       | Stephen W. Snively      |
| Fred J. Lotterhos, III | Kathryn W. Oberto       | Steven Sonberg          |
| Leisa Smith Lundy      | Ronald Oleynik          | Rodolfo Sorondo, Jr.    |
| Dominic C. MacKenzie   | Boris Otto              | M.J. Spelliscy          |
| Scott R. MacLeod       | Kevin Packman           | M. James Spitzer, Jr.   |
| Ieuan Mahony           | Frederick D. Page       | Michael Starr           |
| James L. Main          | George Pearce           | Richard B. Stephenson   |
| J. Allen Maines        | David L. Perry          | Andrew W. Stephenson    |
| Michael Mannix         | William Piels           | Jeffrey Blake Stern     |
| Michael R. Manthei     | Tamsen Plume            | Fred S. Stovall         |
| Jonathan S. Marcus     | John F. Pritchard       | Charles L. Stutts       |
| Marisa Marinelli       | Roberto R. Pupo         | Michelle White Suarez   |
| Elias Matsakis         | Whayne Quin             | Ben Subin               |
| D. Bruce May, Jr.      | Richard Redmond         | Nicholas William Targ   |
| James Mayer            | Christopher J. Reynolds | Kenji Tatsugi           |
| Juan J. Mayol, Jr.     | Frederick Rohn          | Lee Philip Teichner     |
| Tom McAleavey          | Bruce S. Ross           | Albert F. Tellechea     |
| Louise McAlpin         | Stuart M. Saft          | Jovi Tenev              |
| C. Grant McCorkhill    | Alban Salaman           | Marisa C. Terrenzi      |
| James E. McDermott     | John J. Sarchio         | Vivian Lee Thoreen      |
| Brian A. McDowell      | Tara A. Scanlon         | Charles Welch Tiedemann |
| Miriam McKendall       | Janis Boyarsky Schiff   | Charles D. Tobin        |
| Gregory R. Meeder      | James E.L. Seay         | Lisa Tofil              |
| George Mencio          | Lawrence Sellers        | John M. Toriello        |
| Stuart Mendelsohn      | Jeffrey R. Seul         | Melissa S. Turra        |
| Judith M. Mercier      | Mark Shapiro            | Guillermo Uribe Lara    |
| Mark C. Michalowski    | Stephen Shapiro         | Matthew Vafidis         |
| Nicholas G. Milano     | Sean C. Sheely          | Steven B. Varick        |
| Jeffrey Mittleman      | William B. Sherman      | Joseph H. Varner        |
| John J. Monaghan       | Gerry Sikorski          | H. Barry Vasios         |
| Amanda Monchamp        | David C. Silver         | Woodrow W. Vaughan      |
| Anita M. Mosner        | David R. Singleton      | Kenneth M. Vesledahl    |
| Christopher J. Murdoch | Jose Sirven             | Edward W. Vogel         |
| William Mutryn         | Patrick W. Skelton      | Mark A. von Bergen      |
| Christopher Myers      | David Scott Sloan       | Robert W. Vyverberg     |
| Charles Naftalin       | Daniel I. Small         | Karen Walker            |
| La Fonte Nesbitt       | James D. Smeallie       | Scott C. Wallace        |
| Michael Brill Newman   | Colin J. Smith          | Robert Allan Warram     |
| Scott Newman           | Colin P. Smith          | Eric Wechselblatt       |

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

**Special Exception Attachment to Par. 1(c)**

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for Application No. (s): SE 2014-DR-068  
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**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

Holland & Knight LLP  
1600 Tysons Boulevard, Suite 700  
Tysons Corner, Virginia 22102

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)

- Mel S. Weinberger
- Alan M. Weiss
- Charles A. Weiss
- Michael J. Werner
- George Wheeler
- Joseph B. Whitebread
- David Whitestone
- Keith M. Wiener
- Richard Williams
- James Wing
- Richard R. Winter
- Thomas R. Woodrow
- Douglas A. Wright
- Steven Wright
- Barbara M. Yadley
- Richard M. Yanofsky
- Leighton D. Yates, Jr.
- Larry Zanger
- Jose V. Zapata
- Don Zarin
- Michael Jj. Zdeb
- Hongjun Zhang, PH.D.

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a  
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**Special Exception Attachment to Par. 1(c)**

DATE: September 18, 2014  
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for Application No. (s): SE 2014-DR-068  
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**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

RLPS, LLP d/b/a Reese, Lower Patrick & Scott Architects  
250 Valleybrook Drive  
Lancaster, PA 17601

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner)**

Michael J. Martin  
Gregg T. Scott  
Craig H. Walton  
David D. Lobb  
Craig P. Kimmel  
Eric J. Endres  
Eric S. McRoberts  
John F. Holliday

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a  
"Special Exception Attachment to Par. 1(c)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 18, 2014  
(enter date affidavit is notarized)

for Application No. (s): SE 2014-DR-068  
(enter County-assigned application number(s))

127370

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on the line below.)

None

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

Application No.(s): SE 2014-DR-068  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: September 18, 2014  
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127370

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)  
Gerry Sikorski, Esq., of HolInd & Knight LLP made a contribution of \$500.00 to John Foust on May 20, 2014.

**NOTE:** Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one) [ ] Applicant [x] Applicant's Authorized Agent

Stuart Mendelsohn, Esq., Applicant's Authorized Agent  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 18<sup>th</sup> day of September 2014, in the State/Comm. of Virginia, County/City of Fairfax.

Karen A Sneed  
Notary Public

My commission expires: 2/28/17

KAREN ANNE SNEED  
NOTARY PUBLIC  
REG. # 185390  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES FEBRUARY 28, 2017

