DATE: May 18, 2021

TO: Curtis Roweltte, Staff Coordinator
    Zoning Evaluation Division
    Department of Planning and Zoning

FROM: Jo Ellen Groves, Paralegal
    Office of the County Attorney

SUBJECT: Affidavit
Application No.: SEA 84-V-035-03
Applicant: Huntwood, L.L.C.
PC Hearing Date: 12/8/21
BOS Hearing Date: Not yet scheduled.

REF.: 162503

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 2/24/21, which bears my initials and is numbered 162503, when you prepare the staff report.

Thank you for your cooperation.

Attachment
cc: (w/attach) Julia Nichols, Planning Technician I (Sent via e-mail)
    Zoning Evaluation Division
    Department of Planning and Zoning
SPECIAL EXCEPTION AFFIDAVIT

DATE: February 24, 2021

I, Robert D. Brant, attorney/agent, do hereby state that I am an applicant's authorized agent listed in Par. 1(a) below

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

in Application No.(s): SEA 84-V-035-03

(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.)

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>RELATIONSHIP(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Huntwood, L.L.C.</td>
<td>4719 Hampden Lane, Suite 300 Bethesda, Maryland 20814</td>
<td>Applicant/Title Owner of Tax Map 83-4 ((1)) 8, 9, 10, 11</td>
</tr>
</tbody>
</table>
| Agents: Janel C. Kausner
Frank Zhou
Derek R. Hendon
Charles K. Nulsen, III |

(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: February 24, 2021
(enter date affidavit is notarized)

for Application No. (s): SEA 84-Y-035-03
(enter County-assigned application number (s))

(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.)

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>RELATIONSHIP(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walsh, Colucci, Lubeley &amp; Walsh, P.C.</td>
<td>2200 Clarendon Boulevard, Suite 1300 Arlington, Virginia 22201</td>
<td>Attorneys/Planners/Agent</td>
</tr>
<tr>
<td>Agents: Lynne J. Strobel</td>
<td></td>
<td>Attorney/Agent</td>
</tr>
<tr>
<td>M. Catharine Puskar</td>
<td></td>
<td>Attorney/Agent</td>
</tr>
<tr>
<td>Andrew A. Painter</td>
<td></td>
<td>Attorney/Agent</td>
</tr>
<tr>
<td>Robert D. Brant</td>
<td></td>
<td>Attorney/Agent</td>
</tr>
<tr>
<td>Kathryn R. Taylor</td>
<td></td>
<td>Attorney/Agent</td>
</tr>
<tr>
<td>Elizabeth D. Baker</td>
<td></td>
<td>Planner/Agent</td>
</tr>
<tr>
<td>Bernard S. Suchicital</td>
<td></td>
<td>Planner/Agent</td>
</tr>
<tr>
<td>Walter L. Phillips, Incorporated</td>
<td>207 Park Avenue Falls Church, Virginia 22046</td>
<td>Engineer/Agent</td>
</tr>
<tr>
<td>Agents: Monica R. Hawkins</td>
<td></td>
<td>Attorney/Agent</td>
</tr>
<tr>
<td>Aaron M. Vinson</td>
<td></td>
<td>Attorney/Agent</td>
</tr>
<tr>
<td>Studio 66 LLC</td>
<td>7503 Elba Road Alexandria, Virginia 22306</td>
<td>Architect/Agent</td>
</tr>
<tr>
<td>Agent: Paul Trombley</td>
<td></td>
<td>Attorney/Agent</td>
</tr>
<tr>
<td>Wetland Studies and Solutions, Inc.</td>
<td>5300 Wellington Branch Drive, #100 Gainesville, Virginia 20155</td>
<td>Environmental Consultant/Agent</td>
</tr>
<tr>
<td>Agents: J. T. Kelley</td>
<td></td>
<td>Attorney/Agent</td>
</tr>
<tr>
<td>Michael S. Marsala</td>
<td></td>
<td>Attorney/Agent</td>
</tr>
</tbody>
</table>

(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: February 24, 2021
(enter date affidavit is notarized)

for Application No. (s): SEA 84-1-035-03
(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)
Huntwood, L.L.C.
4719 Hampden Lane, Suite 300
Bethesda, Maryland 20814

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)
Washington Property Company, L.L.C., Manager
Members: • CKN Investments Limited Partnership
        Stanley M. Barg
        JKN Investments Limited Partnership

(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: February 24, 2021

(enter date affidavit is notarized)

for Application No. (s): SEA 84 -√ -035 -03

(enter County-assigned application number (s))

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

Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

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)

Wendy A. Alexander       John H. Foote       Charles E. McWilliams       Kathleen H. Smith
David J. Bomgardner       H. Mark Goetzman     Antonia E. Miller           Lynne J. Strobel
E. Andrew Burcher         Bryan H. Guidash     J. Randall Minchew          Erin M. Thiebert
Jonelle M. Cameron        Michael J. Kalish    Andrew A. Painter           Garth M. Wainman
Thomas J. Colucci         Michael R. Kieffer    M. Catharine Puskar          Matthew A. Westover
Michael J. Coughlin

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

Washington Property Company, L.L.C.
4720 Montgomery Lane
Bethesda, Maryland 20814

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)

CKN Investments Limited Partnership

(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: February 24, 2021

for Application No. (s): SEA 84-V-03S-03

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

JKN Partner, LLC
4720 Montgomery Lane
Bethesda, Maryland 20814

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)

JoAnn K. Nulsen, Sole Member

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

CKN Partner, LLC
4720 Montgomery Lane
Bethesda, Maryland 20814

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)

Charles K. Nulsen, III, Sole Member

(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: February 24, 2021
(enter date affidavit is notarized)

for Application No. (s): SEA 847- V- 035 - 03
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
CKN Investments Management, LLC
4720 Montgomery Lane
Bethesda, Maryland 20814

DESCRIPTION OF CORPORATION: (check one statement)

[ ] 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)
Member: Manager:
Charles K. Nulsen, III Family Dynasty Trust JoAnn K. Nulsen
f/b/o JoAnn K. Nulsen, Jordan I. Nulsen,
Charles K. Nulsen, IV, Charles K. Nulsen, III,
Haley E. Nulsen, M. Ramsey Nulsen

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
JKN Investments Management, LLC
4720 Montgomery Lane
Bethesda, Maryland 20814

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)
Member: Manager:
JoAnn K. Nulsen Family Dynasty Trust f/b/o Charles K. Nulsen, III
JoAnn K. Nulsen, Jordan I. Nulsen, Charles K.
Nulsen, IV, Charles K. Nulsen, III, Haley E.
Nulsen, M. Ramsey Nulsen

(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: February 24, 2021

for Application No. (s): SEA 84-V-035-03

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walter L. Phillips, Incorporated
207 Park Avenue
Falls Church, VA 22046

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)
Jeffrey J. Stuchel
Aaron M. Vinson
Karen L. White

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Studio 66 LLC
7503 Elba Road
Alexandria, Virginia 22306

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)
Paul A. Trombley

(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: February 24, 2021
(enter date affidavit is notarized)

for Application No. (s): SEA 84- V- 035-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Wetland Studies and Solutions, Inc.
5300 Wellington Branch Drive, #100
Gainesville, Virginia 20155

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 Davey Tree Expert Company

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
The Davey Tree Expert Company
1500 N Mantua Street
Kent, OH  44240

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)
An employee-owned company with the only shareholder that owns 10% or more is The Reliance Trust Company, as trustee for the Davey 401(k) SOP and ESOP. There are in excess of thousands of members in this pension fund, none of whom own 10% or more of The Davey Tree Expert Company.

(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

DATE: February 24, 2021

for Application No. (s): SEA 84-V-035-03

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: CKN Investments Limited Partnership
4720 Montgomery Lane
Bethesda, Maryland 20814

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

NAMES AND TITLE OF THE PARTNERS

General Partners:
JKN Partner, LLC
CKN Partner, LLC

Limited Partners:
Charles K. Nulsen, III
CKN Investments Management, LLC

(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: February 24, 2021
(enter date affidavit is notarized)

for Application No. (s): SEA 84 - V - 035 - 03
(enter County-assigned application number (s))

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

JKN Investments Limited Partnership
4720 Montgomery Lane
Bethesda, Maryland 20814

(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)

General Partner:
CKN Partner, LLC

Limited Partners:
JoAnn K. Nulsen
JKN Investments Management, LLC

(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: ______________ February 24, 2021 ______________
(enter date affidavit is notarized)

for Application No. (s): SEAS 4-V-035-03
(enter County-assigned application number(s))

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.
SPECIAL EXCEPTION AFFIDAVIT

DATE: February 24, 2021

for Application No. (s): SEA 84 - V - 035 - 03

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.)

NONE

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:

[ ] Applicant

[ ] Applicant’s Authorized Agent

Robert D. Brant, attorney/agent

(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 24 day of February 2021, in the State/Comm. of Virginia, County/City of Arlington.

My commission expires: 11/30/2023