

# The FAIRFAX Newsletter

Your Real Estate News and Research Resource Since 1955

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## Comstock Reorganizes Reston Station Holdings; Proposes High-Rise Multifamily Closer to Metro

Comstock Companies is proposing to reshuffle the remaining density at its Reston Station and Reston Row developments to deliver a 425-unit, high-rise building near the Wiehle Reston-East Metrorail station.

The twin applications would allow the applicant to concentrate already-entitled development potential closer to Metro—and deliver the associated affordable housing sooner—without adding “one single square foot of additional density,” according to attorney Jill Parks (Hunton Andrews Kurth LLP).

“Comstock is reexamining the entire 17.6-acre assemblage with the goal of making the final modifications necessary to complete the Reston Station neighborhood in a more organized, intuitive, and rail-focused manner,” reads the June 30<sup>th</sup> statement of justification.

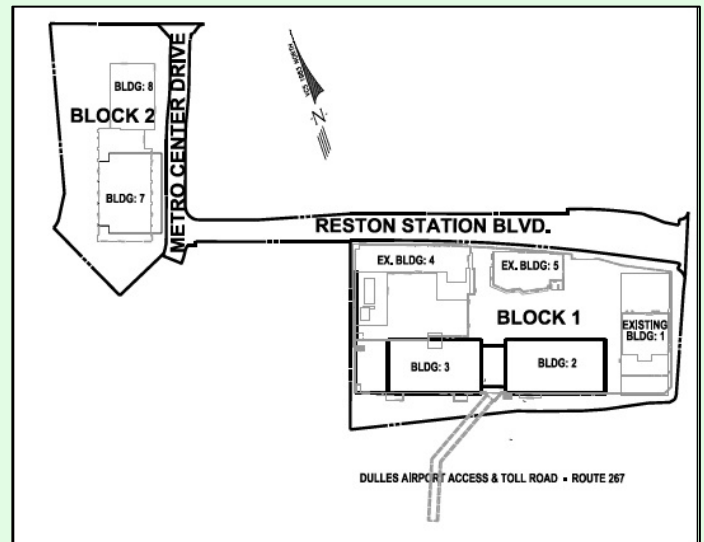


**Reston Station/Reston Row; Axonometric Rendering**

Source: RZPA-2022-HM-00084/85 Filing (6/30/2022)

Today, the 9.9-acre Reston Station is largely built-out, with 1.37 million-square feet (out of 1.7 million square feet of

approved density) delivered across three office towers, a residential building (the 448-unit BLVD) and a stand-alone restaurant. The remaining unbuilt portion—a hotel atop the Founding Farmers restaurant (on Block 5) and a mid-rise multifamily building (Block 2) on a non-contiguous parcel to the northwest—however, is “no longer optimal,” according to the applicant.



**Reston Station; Context Map**

Source: RZPA-2022-HM-00084/85 Filing (6/30/2022)

Constructing the hotel, the statement continues, would “interfere” with the restaurant outdoor seating and pedestrian use of the outdoor plaza. Similarly, it “no longer makes sense” to build a residential high-rise next to an existing office building due to the distance from the Metro station.

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## The FAIRFAX Newsletter

The applicant plans to use 264,000-square feet of that unused density (360,626 square feet) to “right-size” Building D at Reston Row, which was “under-planned, under-utilized, and not constructable,” according to the applicant. The remaining unused density will be applied to a roof deck at Founding Farmers (approximately 10,000 square feet) and a future Building 7 (86,670 square feet).

Initially approved as a stick-built, 360,000-square-foot building across Reston Station Boulevard from the BLVD building, Building D plans now call for an L-shaped, 500,000-square-foot tower rising up to 350 feet. Drawings show plaza retail space fronting on Road A across from the under-construction 26-story, \$250 million JW Marriott hotel and condominium building, which is expected to deliver in 2025.



**Reston Row; Site Map**

*Source: PCA/CDPA/FDPA 2016-HM-035 Staff Report (10/2/19)*

If approved, the CDP and proffer condition amendments will also frontload the workforce dwelling units (WDUs) that were planned for Building 7 in Reston Station “in a much more enviable, rail-proximate location at Reston Row,” according to the applicant.



**Reston Row; Building D Street Rendering**

*Source: RZPA-2022-HM-00084/85 Filing (6/30/2022)*

The overall increase in density at Reston Row will result in an attendant increase in required on-site urban parkland. While the applicant cannot accommodate that additional open space on-site—the shared below-grade garage has already been constructed and vertical development is underway—future park commitments at Reston Station will be able to meet the urban parkland requirements if calculated in aggregate, according to the applicant.



**Reston Row; Illustrative CDP**

*Source: PCA/CDPA/FDPA 2016-HM-035 Staff Report (10/2/19)*

The companion applications join an active development pipeline around Reston’s eastern Metro station. In addition to its 3 million-square feet of approved mixed-use density north of the station, Comstock recently filed plans for another 2.5 million-square feet south of the Dulles Toll Road at the Commerce Metro Center. Another 1.3 million-square feet of mixed-use development is entitled east of Commerce Metro Center, where TF Cornerstone is planning 665 multifamily units, a 10-story office building, and 26,400-square feet of retail.

### Plans Filed for 225-Unit Multifamily Building on Huntington Avenue

A third major multifamily proposal is on the boards along the Huntington Avenue corridor, the latest in a wave of residential development in the formerly office-centric area.

Capital Investment Advisors LLC filed plans this month for a 225-unit mid-rise building at 2560 Huntington Avenue, joining the 1,600-unit Huntington Club redevelopment to the south and a planned infill multifamily building at the

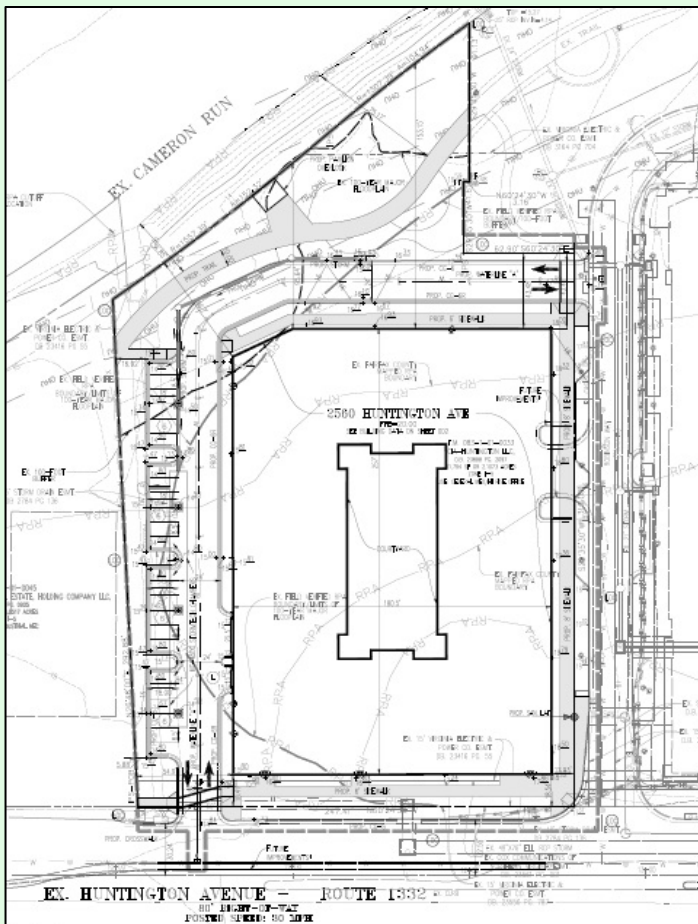


## The FAIRFAX Newsletter

Parker site to the east amid a growing multifamily pipeline around the Huntington Metrorail station.

“The applicant proposes an urban design that continues the existing development pattern along Huntington Avenue,” reads the July 15<sup>th</sup> statement of justification filed by attorney Lynne Strobel (Walsh Colucci Lubeley & Walsh P.C.).

“Each of these applications will generate those residents that are needed to ensure a robust use of the Huntington metro station,” reads the statement.



**2650 Huntington Avenue; CDP**

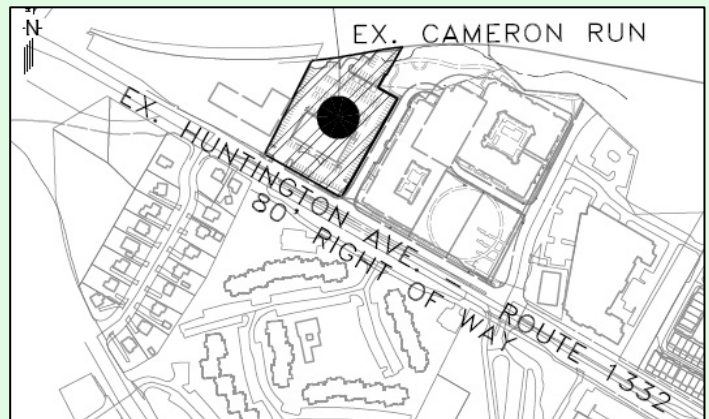
Source: RZ-2022-MV-00015 Filing (7/15/2022)

The applicant owns both the 2.1-acre subject site, currently occupied by an underutilized, five-story office building constructed in the mid-1970s, and the infill site at the Parker, a 390-unit, two-building development adjacent to the east. The county board approved a site-specific plan amendment (SSPA) last July for that final development parcel (previously designated for office use), where the

applicant is currently preparing an application for multifamily development, according to the statement.

To the south, the IDI Group secured county board approval earlier this year to redevelop the 50-year-old Huntington Club condominium complex with 1,400 multifamily units and 200 stacked townhomes.

Submitted drawings show a closed-court building with five residential floors atop a structured parking garage. Access to the partially-below grade garage (one level underground) will be via Robinson Way, a drive aisle shared with the Parker, with two levels of above-grade parking wrapped by residential units and resident amenity space.



**2650 Huntington Avenue; Site Map**

Source: RZ-2022-MV-00015 Filing (7/15/2022)

Public benefits include a 3,000-square-foot community center on the ground-floor, as well as the restoration of 11,500-square feet of “degraded” floodplain and RPA along Cameron Run to the north. The applicant plans to extend an existing trail and refurbish a pavilion overlook area within the restored floodplain, along with adding seating and landscaped elements along the Huntington Avenue streetscape outside of the community center.

### **More Than 500 Affordable Units Planned at Fairfax Government Center, Dulles Business Park**

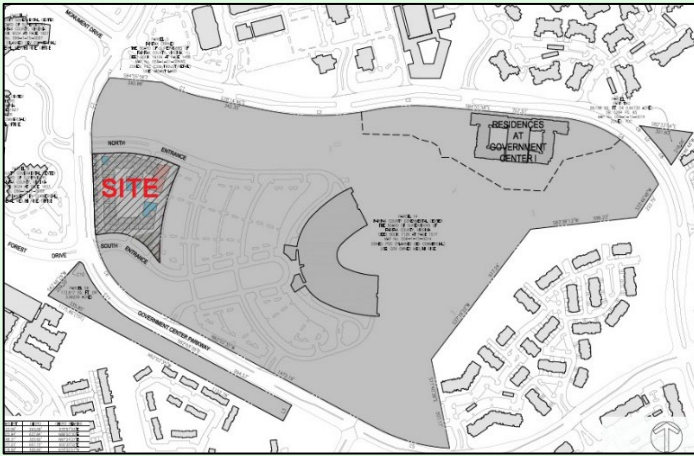
Lincoln Avenue Capital and the Fairfax County Redevelopment and Housing Authority (FCRHA) filed plans this month for 293 affordable housing units and 15,000-square feet of supportive services on two underutilized parking lots at the Fairfax Government Center.

## The FAIRFAX Newsletter

Dubbed Fairfax One, the proposal is part of a broader, long-term initiative to transition the 90-acre government center into a “community-oriented center of activity,” according to the July 8<sup>th</sup> statement of justification.

“The proposed development will provide much-needed affordable housing for Fairfax and will continue an exciting chapter in the history of the government center campus,” reads the statement filed by attorney Brian Winterhalter (DLA Piper).

The general development plan filed this month differs from a conceptual design presented late last year, which envisioned two double-loaded corridor buildings oriented north-south on the 4.53-acre site on the western edge of the government center, with a “service hall” at the southeast edge of the site.



**Fairfax One; Site Map**

*Source: RZPA-2022-BR-00086 Filing (7/8/2022)*

Submitted drawings show the two five-story buildings—now E- and C-shaped—oriented east-west, framing a pedestrian promenade that will run through the center of the site. The project will feature approximately 15,000-square feet dedicated to a daycare and other community activities; however, the new plans do not show those uses in a standalone service hall.



**Fairfax One; South Elevation**

*Source: RZPA-2022-BR-00086 Filing (7/8/2022)*

The new site design will “establish a street-front presence on Government Center Parkway” and begin the pedestrian connections and new grid of streets anticipated with the long-term redevelopment of the government center, according to the applicant.

“The proposal will achieve a substantial mixed-use development that makes a significant contribution to affordable housing opportunities in Fairfax County, while also providing supportive commercial and service uses to meet the needs of the residents and others in the community,” it continues.



**Fairfax One; Illustrative Site Plan**

*Source: RZPA-2022-BR-00086 Filing (7/8/2022)*

Rather than rezone the site, the applicant is requesting amendments to the governing site plan to utilize the remaining 86,000 square feet of office density available at the government center.

“The proposed development requires that the PCA/CDPA/FDPA convert this remaining square footage to residential uses and allow additional residential square footage as necessary,” the statement explains.



## The FAIRFAX Newsletter



**Fairfax One; 2021 Rendering**

*Source: RFP Submission (11/10/2021)*

If approved, the submission will join another all-affordable, 270-unit apartment building on the northern edge of the site; further to the northeast, the county also has plans for a public transit facility on a county-owned parcel just south of I-66 near the proposed future extension of Metro's Orange Line from Vienna to Centreville.

**Agape Senior Living.** Agape Property Management LLC filed plans this month for a five-story, all-affordable senior housing project in Chantilly. The rezoning application for 232 units within the 60 to 65 DNL airport noise contour is the first to take advantage of the county board decision last month to permit residential and senior living uses in areas previously off-limits to housing development.



**Agape House; Illustrative CDP**

*Source: RZ-2022-SU-00013 Filing (6/29/2022)*

“This important project includes high quality building and site design and will serve as a benchmark for the crucial goal of providing new senior and affordable housing options in western Fairfax County,” reads the June 29<sup>th</sup>

statement of justification filed by law firm McGuire Woods LLP.

The 3.8-acre subject site sits within the Dulles Business Park, generally northwest of the intersection of Route 50 and Route 28. The I-5-zoned property is bound to the north and west by Thunderbolt Place and industrial flex space, to the east by a hotel, and to the south by a stormwater detention pond and another hotel.



**Agape House; Context Map**

*Source: RZ-2022-SU-00013 Filing (6/29/2022)*

The applicant proposes to rezone the property to C-4 to permit a 178,500-square-foot independent living and adult daycare facility. Submitted CDP drawings show a 70-foot-tall, U-shaped building with an interior terrace and courtyard for residents with viewsheds oriented toward the pond to the south. Primary access will be via Thunderbolt Place, with the 165 surface spaces (146 required) wrapping the building on three sides, primarily along the roadway frontage.



**Agape House; Front Elevation**

*Source: RZ-2022-SU-00013 Filing (6/29/2022)*

## *The FAIRFAX Newsletter*

As required under the new Airport Noise Policy plan amendment, the applicant plans to seek a concurrent site specific plan amendment, as the current plan guidance calls for office and industrial/flex uses at the site up to a maximum FAR of 0.35.

If approved, the affordable senior living project will be the fourth in the area for the applicant, an organization dedicated to providing “quality care to elderly and disabled individuals in the Northern Virginia region,” according to the statement.



### **Building Permits of Interest Issued July 1 through 15, 2022 Residential**

#### ***New Single Family Detached***

**Aaron Weiss Trust**, 1408 Julia Avenue, McLean, VA 22101; for 1 \$750,000 SFD at 1413 Kurtz Road, tax map 030-2-17-0010 (contractor: John R Azat, 20271 Broad Run Drive, Sterling, VA 20165);

**Arianna Rouhani**, 1205 Ross Drive SW, Vienna, VA 22180; for 1 \$700,000 SFD at 1205 Ross Drive, tax map 048-2-03-2344 (contractor: AR Design Group Inc., 929 West Broad Street, Suite 249, Falls Church, VA 22046);

**Braddock Mason Development Corporation**, 12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033; for 1 \$309,595 SFD at 4638 Wood Glen Road, tax map 068-2-13-0034A (contractor: Pulte Home Company LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031);

**Christopher Customs LLC**, 10461 White Granite Drive, Unit 250, Oakton, VA 22124; for 1 \$300,000 SFD at 6904 View Park Drive, tax map 088-1-04-0005 (contractor: Christopher Management Inc., 10461 White Granite Drive, Unit 250, Oakton, VA 22124);

**Eric Andrew Davis**, 8248 Native Violet Drive, Lorton, VA 22079; for 1 \$350,000 SFD at 4429 Starr Jordan Drive, tax map 069-2-04-040003 (contractor: The Evergreene Companies LLC, 3684 Centreview Drive, Suite 120, Chantilly, VA 20151);

**Julie Nutter**, 911 Timber Lane SW, Vienna, VA 22180; for 1 \$250,000 SFD at 911 Timber Lane, tax map 038-4-08-0906 (contractor: Govan Builders LLC, 2572 Wild Olive Court, Vienna, VA 22181);

**MS-Shreve LLC**, 1950 Old Gallows Road, Suite 200, Tysons Corner, VA 22182; for 1 \$250,000 SFD at 2530 Remington Street, tax map 050-1-31-0016 (contractor: Madison Residential Development, 1950 Old Gallows Road, Suite 200, Tysons Corner, VA 22182);

**MS-Shreve LLC**, 1950 Old Gallows Road, Suite 200, Tysons Corner, VA 22182; for 1 \$250,000 SFD at 2520 Remington Street, tax map 040-3-44-0011 (contractor: Madison Residential Development, 1950 Old Gallows Road, Suite 200, Tysons Corner, VA 22182);

**Michael J Gogoei**, 4539 Monmouth Street, Fairfax, VA 22030; for 1 \$850,000 SFD at 7022 Newman Road, tax map 075-4-02-0005 (contractor: One Dwelling Inc., 12639 Chapel Road, Clifton, VA 20124);

**Mojtaba Khosh Pirmoisaei**, 430 Old Courthouse Road NE, Vienna, VA 22180; for 1 \$450,000 SFD at 430 Old Court House Road, tax map 029-3-10-0015 (contractor: Stanley Martin Custom Homes LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190);

**Niti Tandon**, 4512 Rhett Lane, Fairfax, VA 22030; for 1 \$300,000 SFD at 7519 Lisle Avenue, tax map 040-1-03-0359 (contractor: Berrywood Inc., 6095 Clifton Road, Clifton, VA 20124);

**Pil Chung**, 106 Oak Street SW, Vienna, VA 22180; for 1 \$400,000 SFD at 1408 Cottage Street, tax map 049-1-08-2414 (contractor: New Dimensions Inc., 3900 Jermantown Road, #400, Fairfax, VA 22030);

**Premier Homes Group LLC**, 8020 Fordson Road, Alexandria, VA 22306; for 2 \$420,000 SFD at 4026 and 4028 Travis Parkway, tax map 060-3-55-0005 and 060-3-55-0006 (contractor: Premier Homes Group LLC, 8020 Fordson Road, Alexandria, VA 22306);

**R2Build-Procon JV LLC**, 7000 Infantry Ridge Road, Suite 102, Manassas, VA 20109; for 1 \$687,000 SFD at 1850 Patton Terrace, tax map 041-1-11-0016 (contractor: R2Build-Procon JV LLC, 7000 Infantry Ridge Road, Suite 102, Manassas, VA 20109);

**SP Homes LLC**, 9207 Venture Court, Suite B, Manassas Park, VA 20111; for 1 \$500,000 SFD at 14801 Compton Road, tax map 064-4-01-0008 (contractor: Super Concrete Company Inc., 9207 Venture Court, Suite B, Manassas Park, VA 20111);

**Sohail Soleimani**, 1549 Autumn Ridge Circle, Reston, VA 22066; for 1 \$750,000 SFD at 828 Constellation Drive, tax map 013-1-03-0041 (contractor: Mabna Construction LLC, 550 14th Road South, Apartment 808, Arlington, VA 22202);

**Susan Stillman**, 214 Ayr Hill Avenue NE, Vienna, VA 22180; for 1 \$600,000 SFD at 214 Ayr Hill Avenue, tax map 038-2-06-0005 (contractor: Allen Built Inc., 6 Thorne Road, Cabin John, MD 20818);



## *The FAIRFAX Newsletter*

**Toll Mid-Atlantic LP Company Inc.**, 1140 Virginia Drive, Fort Washington, PA 19034; for 1 \$250,000 SFD at 9142 Belvedere Branch Drive, tax map 019-4-30-0028 (contractor: Toll Brothers Inc., 1140 Virginia Drive, Fort Washington, PA 19034);

**Weihao Yin**, 4101 Leclair Court, Fairfax, VA 22033; for 1 \$750,000 SFD at 6516 Beverly Avenue, tax map 030-4-08-050003 (contractor: John R Azat, 20271 Broad Run Drive, Sterling, VA 20165).

### ***New Single Family Attached***

**HK Fosters Glen LLC**, 8255 Greensboro Drive, Unit 200, McLean, VA 22102; for 7 \$250,000 TH at 2676, 2678, 2680, 2682, 2684, 2686, and 2688 Jetstream Road, tax map 024-2-11-0012, 024-2-11-0013, 024-2-11-0014, 024-2-11-0015, 024-2-11-0016, 024-2-11-0017, and 024-2-11-0018 (contractor: NVR Inc., 11700 Plaza America Drive, Suite 500, Reston, VA 20190);

**The Retreat at Westfields LC**, 1355 Beverly Road, Suite 240, McLean, VA 22101; for 7 \$600,000 TH at 5219, 5221, 5223, 5225, 5227, 5229, and 5231 Ridgeview Retreat Drive, tax map 043-4-09-0137, 043-4-09-0138, 043-4-09-0139, 043-4-09-0140, 043-4-09-0141, 043-4-09-0142, and 043-4-09-0143 (contractor: Miller and Smith Inc., 1960 Gallows Road, Suite 200, Vienna, VA 22182).

### **Residential Totals**

New Single Family Detached: 20

New Single Family Attached: 14

### **Commercial**

**12100 Sunset Hills LLC**, 4747 Bethesda Avenue, Suite 200, Bethesda, MD 20814; for 1 \$76,000, new tenant layout - AES - 4th Floor, Suite 430 at 12110 Sunset Hills Road, Suite 430, tax map 017-3-01-0028B (contractor: Trinity Group Construction Inc., 13849 Park Center Road, Suite A, Herndon, VA 20171; (703)476-3900);

**13865 Sunrise Valley Drive Owner LLC**, 76 8th Avenue, 2nd Floor, New York, NY 10011; for 1 \$62,910, demolition - interior - for future tenant at 13865 Sunrise Valley Drive, Suite 250, tax map 015-4-01-0022D3 (contractor: Journey Office Builders Inc., 8455Y Tyco Road, Vienna, VA 22182);

**Amazon Data Services**, 410 Terry Avenue, Seattle, WA 98109; for 1 \$2,500,000, new 1-story building at 3980A Virginia Mallory Drive, tax map 034-1-03-0013 (contractor: Hitt Contracting, Inc., 2900 Fairview Park Drive, Falls Church, VA 22042);

**Anderson Properties LC**, 2915 Hunter Mill Road, Unit 16, Oakton, VA 22124; for 1 \$26,500, walkway column repairs - Oakton Professional Center at 2915 Hunter Mill Road, tax map 047-2-22-0001 (contractor: Chamberlain Construction Corp., 2864 Hartland Road, Falls Church, VA 22043; (703)698-1715);

**BRE ESA Portfolio LLC**, P.O. Box 49550, Charlotte, NC 28277; for 1 \$121,000, remove existing windows and replace with new windows - Extended Stay America at 14420 Chantilly Crossing Lane, tax map 034-3-01-0042B (contractor: Lamarca CM LLC, 2101 Century Drive, Jefferson Hills, PA 15025, (412)287-1487);

**Bradlick Subsidiary LLC**, 1025 Thomas Jefferson Street, NW, Suite 700E, Washington, DC 20007; for 1 \$26,475, repair storefront of existing Dollar Tree at 6920 Bradlick Shopping Center, tax map 071-4-01-0027 (contractor: Teel Construction, Inc., 3920 University Drive, Fairfax, VA 22030);

**Brandywine Greensboro Drive LP**, 1676 International Drive, Suite 1350, McLean, VA 22406; for 1 \$33,000, new tenant layout for Suite 375 - BRT at 8260 Greensboro Drive, Suite 375, tax map 029-3-15-0011B2;

**Brandywine Greensboro Drive LP**, 1676 International Drive, Suite 1350, McLean, VA 22102; for 1 \$59,000, new tenant layout for Suite 325, including systems furniture - LSG Landscaping at 8260 Greensboro Drive, Suite 325, tax map 029-3-15-0011B2;

**Brandywine Greensboro Drive LP**, 1676 International Drive, Suite 1350, McLean, VA 22102; for 1 \$64,000, new tenant layout for Suite 390 - BRT at 8260 Greensboro Drive, Suite 390, tax map 029-3-15-0011B2;

**Brandywine Greensboro Drive LP**, 1676 International Drive, Suite 1350, McLean, VA 22102; for 1 \$660,000, new tenant layout for Suite 310 - BRT at 8260 Greensboro Drive, Suite 310, tax map 029-3-15-0011B2;

**Brandywine Greensboro Drive LP**, 1676 International Drive, Suite 1350, McLean, VA 22406; for 1 \$88,000, new tenant layout for suite 350 - BRT at 8260 Greensboro Drive, Suite 350, tax map 029-3-15-0011B2;

**Brandywine Greensboro Drive LP**, 1676 International Drive, Suite 1350, McLean, VA 22102; for 1 \$79,000, core restrooms accessibility upgrade and creation of new common area - 3rd floor at 8260 Greensboro Drive, tax map 029-3-15-0011B2 (contractor: Edge Construction Inc., 6480 Sligo Mill Road, Takoma Park, MD 20912; (301)491-4800);

**Brandywine Greensboro Drive LP**, 1676 International Drive, Suite 1350, McLean, VA 22102; for 1 \$58,000, new tenant layout, Suite 300 - BRT at 8260 Greensboro Drive, Suite 300, tax map 029-3-15-0011B2;

**Brandywine Operating Partnership LP**, 555 East Lancaster Avenue, Suite 100, Radnor, PA 19087; for 1

## *The FAIRFAX Newsletter*

\$189,500, bathroom renovation - Floors 2-10 at 2340 Dulles Corner Blvd., tax map 015-2-02-0004;

**Burke Retirement Center LP**, 2847 Penn Forest Blvd., Suite 201, Roanoke, VA 24018; for 1 \$495,000, convert assisted living unit wing into memory care wing with common area renovation - Heatherwood Memory Care at 9642 Burke Lake Road, tax map 078-3-01-0013A (contractor: Tazz Construction Inc., 5600 Sundown Road, Gaithersburg, MD 20882, (301)674-6800);

**CH Realty VIII R DC Metro Backlick Center LLC**, 3819 Maple Avenue, Dallas, VA 75219; for 1 \$350,000, Chick-Fil-A - interior alterations to existing tenant at 6681A Backlick Road, Suite A, tax map 090-2-01-0028;

**CRS Commerce Center LC**, 1900 Reston Metro Plaza, Floor 10, Reston, VA 20190; for 1 \$25,000, Verizon Wireless - project consists of removing 12 existing antennas at 1850 Centennial Park Drive, tax map 017-4-12-0011K (contractor: Mastec North America Inc., 209 Art Bryan Drive, Asheboro, NC 27203);

**Capital One Bank**, P.O. Box 460189, Houston, TX 77056; for 2 \$2,217,000, new tenant layout; new tenant layout with systems furniture - Capital One Digital Lab at 1675 Capital One Drive, tax map 029-4-0501-A (contractor: The Whiting-Turner Contracting Co., 9210 Arboretum Parkway, Suite 190, Richmond, VA 23236);

**Charles W Hazelwood Jr.**, 9245 Old Keene Mill Road, Burke, VA 22015; for 1 \$48,000, Mariela's Salon - new tenant layout at 9245 Old Keene Mill Road, Suite 1, tax map 088-2-24-0004A;

**Columbia Retail Dulles LLC**, 1919 Gallows Road, Suite 1000, Vienna, VA 22182; for 1 \$48,973, renovation of existing Giant at 2425 Centreville Road, tax map 016-3-01-0015B;

**EOS Properties at Dulles Station LLC**, 2303 Dulles Station Blvd., Suite 107, Herndon, VA 20171; for 1 \$400,000, new amenity space and management office, 884 sq. ft. at 2303 Dulles Station Blvd., tax map 016-1-25-0001A1 (contractor: LF Jennings Inc., 407 North Washington Street, Suite 200, Falls Church, VA 22046);

**Fairfax Company of Virginia LLC**, 200 East Long Lake Rd., Ste 300, Bloomfield Hills, MI 48304; for 1 \$61,000, interior alterations to existing tenant - T-Mobile at 11913U Fair Oaks Shopping Center, tax map 046-3-08-0001C (contractor: Caliber Construction, 110 West Montgomery Street, Villa Rica, GA 30180, (770)456-9660);

**Fairfax County Board of Supervisors**, 12000 Government Center Parkway, Suite 533, Fairfax, VA 22035; for 1 \$350,000, asbestos abatement at 8333 Richmond Highway, tax map 101-4-01-0005A (contractor: Potomac Abatement Inc., 8309-A Sherwick Court, Jessup, MD 20794);

**Fairfax County School Board**, 8115 Gatehouse Road, Falls Church, VA 22042; for 1 \$25,000, Dish Wireless LLC will collocate on existing unmanned wireless telecommunications facility; no change in structure height or ground space at 4201 Stringfellow Road, tax map 045-1-01-0009A (contractor: Mastec Network Solutions Inc., 806 South Douglas Road, 11th Floor, Coral Gables, FL 33134, (770)427-7749);

**Federal Credit Union**, Wright Patman Congressional Office Building, P.O. Box 23267, Washington, DC 20036; for 1 \$42,000, interior demolition - CFCU at 10461 White Granite Drive, Suite 103B/260, tax map 047-4-19-00B8;

**Federal Realty Investment Trust**, 909 Rose Avenue, Suite 200, North Bethesda, MD 20852; for 1 \$86,300, Della J's - new tenant layout at 7692 Richmond Highway, tax map 101-2-01-0012A (contractor: Nova Retail Solutions LLC, 25241 Riding Center Drive, Chantilly, VA 20152);

**Fort Buffalo LLC**, 6402 Arlington Blvd., Suite 380, Falls Church, VA 22046; for 1 \$20,000, demo only of Suite 900 and 930 at 6400 Arlington Blvd., tax map 051-3-01-0001B (contractor: LF Jennings Inc., 407 North Washington Street, Falls Church, VA 22046, (703)531-2331);

**FR Chesterbrook JV LLC**, 909 Rose Avenue, Suite 200, North Bethesda, MD 20852; for 1 \$380,000, facade renovation - Chesterbrook Shopping Center at 6222 Old Dominion Drive, tax map 031-3-01-0113 (contractor: LF Jennings Inc., 407 North Washington Street, Suite 200, Falls Church, VA 22042);

**GRI Maple Avenue LLC**, 7200 Wisconsin Avenue, Suite 600, Bethesda, MD 20814; for 1 \$50,000, demo entire structure at 315 Maple Avenue, tax map 038-2-02-0024;

**Golden Brook LLC**, 11708 Bowman Green Drive, Reston, VA 20190; for 1 \$45,000, Aquatic Paws - tenant fit out for a dog water exercise business at 4300 Chantilly Shopping Center, Suite 1S, tax map 044-1-09-0005 (contractor: Area Construction Group Inc., 18929 Premiere Court, Gaithersburg, MD 20979);

**Grace EW LLC**, 7809 Rebel Drive, Annandale, VA 22003; for 1 \$48,000, Meat Project - interior alteration to existing restaurant at 5825 Trinity Parkway, tax map 054-3-21-0001D (contractor: MS Park Construction Inc., 7353 McWhorter Place, Suite 202, Annandale, VA 22003);

**H and EB Minnie Properties LLC**, 1213 Aldebaron Drive, McLean, VA 22101; for 1 \$130,000, work including but not limited to removing non load-bearing stud-framed partitions and associated doors and frames; electrical work, removal of suspended ceilings at 2970 Chain Bridge Road, Suite G, tax map 047-2-30-G (contractor: Casco LLC, 125 Hirst Road, Purcellville, VA 20132, (540)454-1363);



## *The FAIRFAX Newsletter*

**SRE-CAPMED Prosperity III, LLC**, P.O. Box 92129, Southlake, TX 76092; for 1 \$74,250, new tenant layout for Hann's Pharmacy - 1st floor, Suite 140 at 8505 Arlington Blvd., Suite 140, tax map 049-3-01-0101C (contractor: ADI Construction of Virginia LLC, 5407A Port Royal Road, Springfield, VA 22151; (703)585-5595);

**Herndon VA III FGF LLC**, 1 North Wacker Drive, Suite 4025, Chicago, IL 60606; for 1 \$71,200, interior alterations to Room 2B17 - GSA at 13651 McLearen Road, Suite 2B17, tax map 024-4-03-0004A (contractor: Affiliated Construction Group, 608 Lincoln Road West, Helena, MD 59602);

**Herndon VA III FGF LLC**, 1 North Wacker Drive, Suite 4025, Chicago, IL 60606; for 1 \$54,878, interior alterations to Room 1H11 - GSA at 13651 McLearen Road, Suite 1H11, tax map 024-4-03-0004A (contractor: Fluor Federal Solutions LLC, 1800 Alexander Bell Drive, Suite 110, Reston, VA 20191, (703)793-1555);

**JCR Krispy Korner Investors LLC**, 1055 Thomas Jefferson Street NW, Suite L09, Washington, DC 20007; for 1 \$220,000, Crab Cab - new tenant layout at 6328A Richmond Highway, Suite A/B, tax map 083-3-05-010008 (contractor: Carlos Construction LLC, 721 North Sterling Boulevard, Sterling, VA 20164);

**JDC Vienna Garden LLC**, 4201 Mitchellville Road, Suite 501, Bowie, MD 20716; for 1 \$170,000, Cava - interior alteration of existing restaurant suite at 418 Maple Avenue, tax map 038-2-02-0017B;

**MCM 1945 Old Gallows LLC**, 301 Yamato Road, Suite 4160, Boca Raton, FL 33431; for 1 \$59,970, spec suite - 5th Floor, Suite F at 1945 Old Gallows Road, Suite F, tax map 039-2-15-0014A (contractor: Camson Construction Inc., 10977 Guilford Road, Landover, MD 20701);

**MCM 1945 Old Gallows LLC**, 301 Yamato Rd., Suite 4160, Boca Raton, FL 33431; for 1 \$69,540, interior alterations for new spec suite - 5th Floor, Suite A at 1945 Old Gallows Road, Suite A, tax map 039-2-15-0014A (contractor: Camson Construction Inc., 10977 Guilford Road, Annapolis Junction, MD 20701);

**MCM 1945 Old Gallows LLC**, 301 Yamato Road, Suite 4160, Boca Raton, FL 33431; for 1 \$59,190, spec suite - 5th floor, Suite C at 1945 Old Gallows Road, Suite C, tax map 039-2-15-0014A (contractor: Camson Construction Inc., 10977 Guilford Road, Annapolis Junction, MD 20701);

**MCM 1945 Old Gallows LLC**, 301 Yamato Road, Suite 4160, Boca Raton, FL 33431; for 1 \$47,520, spec suite - 5th floor, Suite D at 1945 Old Gallows Road, Suite D, tax map 039-2-15-0014A (contractor: Camson Construction Inc., 10977 Guilford Road, Annapolis Junction, MD 20701);

**MCM 1945 Old Gallows LLC**, 301 Yamato Road, Suite 4160, Boca Raton, FL 33431; for 1 \$79,620, spec suite - 5th Floor, Suite B at 1945 Old Gallows Road, Suite B, tax map 039-2-15-0014A (contractor: Camson Construction Inc., 10977 Guilford Road, Annapolis Junction, MD 20701);

**MCM 1945 Old Gallows LLC**, 301 Yamato Rd., Suite 4160, Boca Raton, FL 33431; for 1 \$62,940, spec suite - 5th floor - Suite E at 1945 Old Gallows Road, Suite E, tax map 039-2-15-0014A (contractor: Camson Construction Inc., 10977 Guilford Road, Annapolis Junction, MD 20701);

**Navy Federal Credit Union**, P.O. Box 24626, Merrifield, VA 22119; for 1 \$260,000, renovation to existing tenant including office storefronts on Level 4 of F/G/H at 820 Follin Lane, tax map 039-1-02-0007 (contractor: HBW Properties Inc., 1055 First Street, Suite 200, Rockville, MD 20850);

**Navy Federal Credit Union**, P.O. Box 24626, Merrifield, VA 22119; for 1 \$175,000, interior alterations to existing tenant for new café - NFCU at 1007 Electric Avenue, tax map 039-3-02-0003C (contractor: Encore Construction Inc., 2014 Renard Court, Suite J, Annapolis, MD 21401);

**One Freedom Square LLC**, 2200 Pennsylvania Avenue NW, Suite 200W, Washington, DC 20037; for 1 \$98,000, future tenant - interior alterations to demo for future tenant at 11951 Freedom Drive, Suite 1300, tax map 017-1-16-0013;

**PS Business Parks LP**, 701 Western Avenue, Glendale, CA 91201; for 1 \$25,000, new tenant layout - Electromechanically at 4230 Lafayette Center Drive, tax map 033-2-04-0005A;

**Regency at McLean Condo Unit Owners Association**, 1800 Old Meadow Road, McLean, VA 22102; for 1 \$25,000, Verizon Wireless - project consists of removing three existing antennas at 1800 Old Meadow Road, tax map 029-4-08-0001 (contractor: Mastec North America Inc., 209 Art Bryan Drive, Asheboro, NC 27203);

**Regency at McLean Unit Owners Assn.**, 1800 Old Meadow Road, McLean, VA 22102; for 1 \$400,106, miscellaneous garage repairs - sealant, coating, concrete repairs - Levels G1, G2, G3 at 1800 Old Meadow Road, tax map 029-4-08-0001;

**Reston Association**, 12001 Sunrise Valley Drive, Reston, VA 20191; for 1 \$877,880, Lake Thoreau Swimming Pools - demo existing pool and spa and construct new swimming pool and spa at 2040 Upper Lake Drive, tax map 027-1-09-0008A;

**Reston Association**, 12001 Sunrise Valley Drive, Reston, VA 20191; for 1 \$101,480, retaining walls at 2040 Upper Lake Drive, tax map 027-1-09-0008A;

## *The FAIRFAX Newsletter*

**Reston VA 939 LLC**, 2200 Pennsylvania Avenue, Suite 200W, Washington, DC 20037; for 1 \$98,000, Demo - interior demo at 12011 Sunset Hills Road, Suite 800, tax map 017-3-01-0035B;

**Richtree Enterprises LLC**, 30448 Rancho Viejo Rd., Suite 190, San Juan Capistrano, CA 92675; for 1 \$28,000, installation of systems furniture: 20 open benching/desk style units - Gaffey, Dean & Talley at 12355 Sunrise Valley Drive, tax map 017-3-01-0030 (contractor: All-Business Systems and Design, 14221 Willard Road, Chantilly, VA 20151);

**Richtree Enterprises LLC**, 30448 Rancho Viejo Rd., Suite 190, San Juan Capistrano, CA 92675; for 1 \$51,200, new tenant layout - Suite 120 - Gaffey, Dean & Talley at 12355 Sunrise Valley Drive, Suite 120, tax map 017-3-01-0030;

**Roland E. Goode, Trustee**, 500 North Broadway, Suite 201, Jerico, NY 11753; for 1 \$60,000, new tenant layout - The Joint Chiropractic - 1st floor at 9538 Old Keene Mill Road, tax map 088-1-01-0014C;

**S and S Waples Mill LLC**, 4025 Jermantown Road, Fairfax, VA 22030; for 1 \$35,000, new tenant layout - Eye Specialists & Surgeons of Northern Virginia at 3998 Fair Ridge Drive, Suite 270, tax map 046-3-17-0001 (contractor: Arminco Inc., 45449 Severn Way, #155, Sterling, VA 20166, (703)430-7100);

**School Board of Fairfax County**, 8115 Gatehouse Road, Falls Church, VA 22042; for 1 \$25,000, Dish Wireless - dish proposes to add three antennas at 1633 Davidson Road, tax map 030-4-01-0019 (contractor: Advanced Communications Technology, 7110 Golden Ring Road, Suite 101, Baltimore, MD 21221);

**School Board of Fairfax County**, 8115 Gatehouse Road, Falls Church, VA 22042; for 1 \$24,700, West Potomac HS - addition and modification of art classroom at 6500 Quander Road, tax map 093-1-01-0043;

**South Lakes Village LLC**, 5471 Wisconsin Avenue, Suite 320, Chevy Chase, MD 20815; for 1 \$24,385, Meliorist Inc Db a Great Clips at 11130E South Lakes Drive, Suite E, tax map 027-1-09-0002A (contractor: Nova Retail Solutions LLC, 25241 Riding Center Drive, Chantilly, VA 20152);

**TBC-Westwood LLC**, 3168 Braverton Street, Suite 400, Edgewater, MD 21037; for 1 \$161,620, new tenant layout - Suites 550 and 600 - Antithesis at 8607 Westwood Center Drive, tax map 029-3-20-0004;

**TFG Independence Center I Property LLC**, 60 State Street, 22nd Floor, Boston, MA 02109; for 1 \$32,955, interior demolition only - 5th floor, Suite 500W at 15036 Conference Center Drive, Suite 500W, tax map 043-2-02-0029B2;

**The Boro I Office LLC**, 3 Bethesda Metro Court, Suite 1400, Bethesda, MD 20814; for 1 \$87,250, new tenant layout at 8350 Broad Street, Suite 1400, tax map 029-3-36-0003 (contractor: Bognet Construction Associates, 8224 Old Courthouse Road, Suite 200, Vienna, VA 22182);

**The Boro Residential Tower Rental LLC**, P.O. Box 92129 Southlake, TX 76092; for 1 \$50,000, installation of 18 antennas on 11 mast pipes - Starry Internet at 8305 Greensboro Drive, tax map 029-3-37-0001 (contractor: J & G Contractors Inc., 8332 Richmond Highway, Suite 209, Suite 209, Alexandria, VA 22309, (571)213-8435);

**Tyson's Center Holdings LLC**, 95 20 634d Road, Suite S, Rego Park, NY 11374; for 1 \$35,000, tenant reduction - Lincoln Financial Advisors at 8219 Leesburg Pike, Suite 200, tax map 039-1-06-0028A (contractor: Teel Construction, Inc., 3920 University Drive, Fairfax, VA 22030; (703)759-4754);

**Tyson's Galleria LLC**, P.O. Box 3487, Chicago, IL 60654; for 1 \$50,000, new tenant layout- Chanel at 1767M Galleria at Tysons, Suite 3504, tax map 029-4-10-001C1 (contractor: Rand Construction Corp., 1029 North Royal Street, Alexandria, VA 22314, (202-449-9840);

**Tyson's Galleria LLC**, P.O. Box 3487, Chicago, IL 60654; for 1 \$226,710, new tenant layout - Zegna at 1782M Galleria at Tysons I, Suite 2402, tax map 029-4-10-0001C1 (contractor: James Agresta Carpentry Inc., 150 English Street, Hackensack, NJ 07601);

**Vinson Hall LLC**, 6251 Old Dominion Drive, McLean, VA 22101; for 1 \$25,000, Verizon Wireless - project consists of removing 12 existing antennas at 6251 Old Dominion Drive, tax map 031-3-01-0083 (contractor: Advanced Communications Technology, 7110 Golden Ring Road, Suite 101, Baltimore, MD 21221).

### **Site and Subdivision Plans Accepted**

**SD-004527-001-3 (Accepted 07/07/22)** - Southern Oaks Reserve Subdivision (Yoshi Holdings, LLC, PO Box 30264, Alexandria, VA 22310, (703) 963-4290; for a subdivision for 6 single family detached dwelling on 2.65 acres zoned PDH-3, located at the intersection of Southern Oaks Pl. & Hooes Rd., Lorton, VA 22079, tax map 098-3-14-B, Mount Vernon District, (agent: Urban, 7712 Little River Turnpike, Annandale, VA 22003-2407, (703) 642-8080).

**SD-005002-001-2 (Accepted 07/13/22)** - Riverside Road Subdivision (Genuario Properties Inc., 8400 Radford Ave., Suite 200, Alexandria, VA 22309, (703) 360-3134; for a subdivision on 1.0515 acres zoned R-3, located at 8405 Riverside Road, Alexandria, VA 22308, tax map 102-3-01-0031, Mount Vernon District, (agent: RC Fields &



## *The FAIRFAX Newsletter*

Associates Inc., 700 S. Washington Street, Suite 220, Alexandria, VA 22314, (703) 549-6422).

**SD-007438-002-1 (Accepted 07/08/22)** - 2347 Hunter Mill Road Subdivision (Diamond Ridge LLC, 43574 Heritage Gap Terrace, Chantilly, VA 20152, (314) 793-4234; for a subdivision on 6.6856 acres zoned R-E, located at 2347 Hunter Mill Road, Vienna, VA 22181, tax map 037-2-01-0026, Hunter Mill District, (agent: LandDesign Inc., 12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033, (703) 449-8100).

**SP-002107-004-1 (Accepted 06/30/22)** - Loisdale Sheehy - 7501 Loisdale Road Site Plan (Sheehy Loisdale Property, LLC, 12701 Fair Lakes Circle, Suite 250, Fairfax, VA 22033, (301) 922-1944; for a site plan for auto related uses on 7.23 acres zoned C-8, located at 7501 Loisdale Road, Springfield, VA 22150, tax map 090-4-01-0003, 090-4-01-0004 & 090-4-01-0005, Lee District, (agent: Walter L. Phillips, Inc., 207 Park Ave., Falls Church, VA 22046-4312, (703) 532-6163).

**SP-006178-125-3 (Accepted 07/11/22)** - Parkstone Tech Park Site Plan (Parkstone Tech Park, LLC, 6711 Columbia Gateway Drive, Suite 300, Columbia, MD 21046, (443) 285-5400; for a site plan for a telecommunication facility, including office and rep station on 18.92 acres zoned PDC, located at the intersection of Parkstone Drive & Conference Center Drive, tax map 043-4-06-0027 & 043-4-06-0037-A, Sully District, (agent: Christopher Consultants, 19 Culpeper Street, Suite 2, Warrenton, VA 20186, (703) 273-6820).

**SP-006178-130-1 (Accepted 07/06/22)** - Landbay A - Pond Conversion Newbrook Drive Site Plan (Toll Brothers Inc., 19775 Belmont Executive Plaza, Suite 250, Ashburn, VA 20147, (571) 291-8000; for a site plan on 28.19 acres zoned PDC, located at 14360 Newbrook Drive & 4632 A Quinns Mill Way, Chantilly, VA 20151, tax map 044-1-01-0006-B, 044-1-01-0006-H3 & 044-1-20-A, Sully District, (agent: Bohler, 12825 Worldgate Drive, Suite 700, Herndon, VA 20170, (703) 709-9500).

**SP-007220-004-4 (Accepted 07/12/22)** - Little River Glen IV Site Plan (Fairfax County Redevelopment & Housing Authority, 3700 Pender Drive, Suite 300, Fairfax, VA 22030-6039, (703) 246-5164; for a site plan for an independent living facility on 2.93 acres zoned R-3, R-2, located at 4019 Olley Lane, Fairfax, VA 22032, tax map 058-4-01-0047-A2, Braddock District, (agent: Urban Ltd., 7700 Little River Turnpike, Suite 503, Annandale, VA 22003, (703) 642-8080).

## **Rezoning Applications Accepted**

**RZ-2022-MV-00015 (Accepted 07/15/22)** - CIA-Huntington Rezoning (CIA-Huntington LLC, 2560 Huntington Ave., Suite 200, Alexandria, VA 23888); application to rezone 2.11 acres from I-5 to PRM for single multi-family residential building, located at 2560 Huntington Ave., Alexandria, VA 22303, tax map 083-1-01-0033, Mount Vernon District, (agent: Lynne J. Strobel, 2200 Clarendon Blvd., Arlington, VA 22201, (703) 528-4700).

**RZ-2022-SU-00014 (Accepted 07/01/22)** - Stephanie Nourse Rezoning (Stephanie Nourse, 12419 Washington Brice Road, Fairfax, VA 22033); application to rezone 1 acre from R-1 to R-3 for single family residence, located at 12419 Washington Brice Road, Fairfax, VA 22033, tax map 045-2-01-0024, Sully District, (agent: Robert Brant, Walsh, Colucci, Lubeley & Walsh, PC, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (703) 528-4700).

## **Special Exception Applications Accepted**

**SEA-2015-MV-003 (Accepted 07/15/22)** - Claudia Tramontana Special Exception Amendment (Claudia Tramontana, 6614 Winstead Manor Court, Lorton, VA 22079); for a special exception amendment for a home child care facility currently approved for 9 children to increase to 12 children on .2408 acres zoned PDH-2, located at 6614 Winstead Manor Court, Lorton, VA 22079, tax map 099-2-17-0034, Mount Vernon District.

## **Real Estate Transactions of Interest July 5 through 14, 2022**

### ***Commercial/Land***

**Elden Street Owner, LLC**, to Elden Street Owner LLC, 11620 Red Run Blvd., Suite 110, Reisterstown, MD 21136; sale on 07/05/22 of Parcel, 6.45 acres, improved, commercial, zoned CS, at 315 Elden Street, Herndon, VA, 20170, Dranesville Dist. (Town of Herndon), 2-story, 168-room, 118,965 sq. ft. "Residence Inn Herndon" motel built 1990; assessed in 2022 for \$16,097,870: \$3,864,000 (land); \$12,233,870 (improvement); \$25,200,000 trust with KeyBank NA, tax map 017-1-02-0007; \$22,875,000 (27703/0078).

**Elgie B. Crews LLC**, to Point Hollow Properties, LLC, 4116 Point Hollow, Fairfax, VA 22308; sale on 07/07/22 of Condo Unit(s) 7, Markey Business Park Condominium,

## *The FAIRFAX Newsletter*

improved, commercial, zoned I-5, at 14004 G Willard Road, Suite 7, Chantilly, VA, 20151, Sully Dist., 1-story, 2,094 sq. ft. office condo built 1985; assessed in 2022 for \$277,480: \$55,500 (land); \$221,980 (improvement); \$300,000 credit line with Atlantic Union Bank, tax map 044-2-13-0007; \$366,867 (27705/1230).

**Max Management, LLC**, to Islam Community Milli Gorus, Inc., 2358 East 21st Street, Brooklyn, NY 11229; sale on 07/07/22 of Condo Unit(s) 100, Building 1, Old Lee Highway Professional Condominium, improved, commercial, zoned I-4, at 2810 Old Lee Highway, Unit 100, Fairfax, VA, 22031, Providence Dist., 1-story, 3,055 sq. ft. professional condo unit built 1984; assessed in 2022 for \$690,430: \$138,090 (land); \$552,340 (improvement), tax map 049-1-28-01-0100; \$847,500 (27705/0374).

**BGG Associates-VA LLC**, to 11240 Waples Mill LLC, 7700 Little River Trnkp., Suite 100B, Annandale, VA 22003; sale on 07/08/22 of Parcel, Fair Center Office Building, 2.44 acres, improved, commercial, zoned I-5, at 11240 Waples Mill Road, Fairfax, VA, 22030, Springfield Dist., 4-story, 67,289 sq. ft. low-rise office building built 1985; assessed in 2022 for \$8,114,740: \$1,211,180 (land); \$6,903,560 (improvement); \$6,205,000 trust with Atlantic Union Bank, tax map 056-2-01-0023B; \$7,300,000 (27706/1592).

**T&M Venture II, LLC**, to Attersee Group LLC, 7601 Lewinsville Road, Unit 400, McLean, VA 22101; sale on 07/08/22 of Condo Unit(s) 206, Phase 1, 7601 Lewinsville Road Office Condo, improved, commercial, zoned I-3, at 7601 Lewinsville Road, Suite 206, McLean, VA, 22102, Dranesville Dist., 4-story, 3,626 sq. ft. office condo built 1987; assessed in 2022 for \$1,305,360: \$261,070 (land); \$1,044,290 (improvement); \$1,062,000 credit line with Old Dominion National Bank, tax map 030-1-32-0206; \$1,327,500 (27706/1256).

**Rhees Fairfax, LLC**, to Woodbridge Commons, LLC, 9705 Liberia Avenue, #299, Manassas, VA 20110; sale on 07/11/22 of Parcel 1, Section 2, East Fairfax Park, 0.26 acres, improved, commercial, zoned Commercial Retail, at 3226 Old Lee Highway, Fairfax, VA, 22030, City of Fairfax, 2,400 sq. ft. 7-Eleven general retail building built 1959; assessed in 2022 for \$661,000: \$574,100 (land); \$86,900 (improvement), Parcel 2, East Fairfax Park, 1.38 acres, improved, commercial, zoned Commercial Retail, at 3250 Old Lee Highway, Fairfax, VA, 22030, City of Fairfax, 39,819 sq. ft. 1-story general retail building built 1966; assessed in 2022 for \$4,383,900: \$2,700,000 (land); \$1,683,900 (improvement); \$2,730,000 trust with Middletown Valley Bank, tax map 48 3 08 002B, 48 3 08 002A; \$3,900,000 (27707/1968).

**Boston Properties LP**, to SS 7451 Corporate LLC (6.93%); FMI Herndon 7451 Corporate LLC (29.93%);

FMI Piney 7451 Corporate LLC (63.14%), c/o Finmarc Acquisitions LLC, 7200 Wisconsin Avenue, Suite 1100, Bethesda, MD 20814; sale on 07/12/22 of Lot 21A, Building 2, Virginia 95 Business Park, 5.16 acres, improved, commercial, zoned I-5, at 7451 Boston Blvd., Springfield, VA, 22153, Mt. Vernon Dist., 1-story, 47,416 sq. ft. wholesale, warehousing & storage facility built 1982; assessed in 2022 for \$5,948,790: \$2,472,320 (land); \$3,476,470 (improvement), tax map 099-1-12-0021A; \$4,500,000 (27709/0603).

**Boston Properties LP**, to SS 7375 Corporate LLC (6.93%); FMI Herndon 7375 Corporate LLC (29.93%); FMI Piney 7375 Corporate LLC (63.14%), c/o Finmarc Acquisitions LLC, 7200 Wisconsin Avenue, Suite 1100, Bethesda, MD 20814; sale on 07/12/22 of Lot 24, Building 10, Virginia 95 Business Park, 2.81 acres, improved, commercial, zoned I-5, at 7375 Boston Blvd., Springfield, VA, 22153, Mt. Vernon Dist., 2-story, 29,715 sq. ft. low-rise office building - VA95 Building 10 - built 1987; assessed in 2022 for \$2,027,250: \$1,348,690 (land); \$678,560 (improvement), tax map 099-1-12-0024; \$2,000,000 (27709/0968).

**Boston Properties LP**, to SS 8000 Corporate LLC (6.93%); FMI Herndon 8000 Corporate LLC (29.93%); FMI Piney 8000 Corporate LLC (63.14%), c/o Finmarc Acquisitions LLC, 7200 Wisconsin Avenue, Suite 1100, Bethesda, MD 20814; sale on 07/12/22 of Lot 12, Building 11, Virginia 95 Associates Property, 4.90 acres, improved, commercial, zoned I-5, at 8000 Corporate Court, Springfield, VA, 22153, Mt. Vernon Dist., 1-story, 57,783 sq. ft. wholesale, warehousing, and storage facility built 1989; assessed in 2022 for \$5,638,720: \$2,352,200 (land); \$3,286,520 (improvement), tax map 098-2-18-0012; \$10,000,000 (27709/0992).

**Boston Properties LP**, to SS 7450 Corporate LLC (6.93%); FMI Herndon 7450 Corporate LLC (29.93%); FMI Piney 7450 Corporate LLC (63.14%), c/o Finmarc Acquisitions LLC, 7200 Wisconsin Avenue, Suite 1100, Bethesda, MD 20814; sale on 07/12/22 of Lot 6A, Building 3, Virginia 95 Business Park, 4.73 acres, improved, commercial, zoned I-5, at 7450 Boston Blvd., Springfield, VA, 22153, Mt. Vernon Dist., 1-story, 62,405 sq. ft. research and testing facility built 1982; assessed in 2022 for \$7,519,110: \$2,268,390 (land); \$5,250,720 (improvement), tax map 099-1-12-0006A; \$14,000,000 (27709/0607).

**Boston Properties LP**, to SS 7501 Corporate LLC (6.93%); FMI Herndon 7501 Corporate LLC (29.93%); FMI Piney 7501 Corporate LLC (63.14%), c/o Finmarc Acquisitions LLC, 7200 Wisconsin Avenue, Suite 1100, Bethesda, MD 20814; sale on 07/12/22 of Lot 19, Building 7, Virginia 95 Business Park, 6.21 acres, improved, commercial, zoned I-5, at 7501 Boston Blvd., Springfield,



## *The FAIRFAX Newsletter*

VA, 22153, Mt. Vernon Dist., 2-story, 83,460 sq. ft. low-rise office building - Building 7 - built in 1997; assessed in 2022 for \$6,673,460: \$2,976,340 (land); \$3,697,120 (improvement), tax map 099-1-12-0019; \$7,000,000 (27709/0881).

**Boston Properties LP**, to SS 8000 Grainger LLC (6.93%); FMI Herndon 8000 Grainger LLC (29.93%); FMI Piney 8000 Grainger LLC (63.14%), c/o Finmarc Acquisitions LLC, 7200 Wisconsin Avenue, Suite 1100, Bethesda, MD 20814; sale on 07/12/22 of Lot 3, Building 5, Virginia 95 Business and Industrial Park, 6.59 acres, improved, commercial, zoned I-5, at 8000-8080 Grainger Court, Springfield, VA, 22153, Mt. Vernon Dist., 1-story, 88,875 sq. ft. wholesale, warehousing & storage facility built 1984; assessed in 2022 for \$5,922,460: \$3,159,770 (land); \$2,762,690 (improvement), tax map 099-1-12-0003; \$10,500,000 (27709/0739).

**Boston Properties LP**, to SS 7500 Corporate LLC (6.93%); FMI Herndon 7500 Corporate LLC (29.93%); FMI Piney 7500 Corporate LLC (63.14%), c/o Finmarc Acquisitions LLC, 7200 Wisconsin Avenue, Suite 1100, Bethesda, MD 20814; sale on 07/12/22 of Lot 9, Building 6, Virginia 95 Industrial Park, 4.61 acres, improved, commercial, zoned I-5, at 7500 Boston Blvd., Springfield, VA, 22153, Mt. Vernon Dist., 1-story, 79,971 sq. ft. wholesale, warehousing & storage facility built 1985; assessed in 2022 for \$11,203,180: \$2,209,750 (land); \$8,993,430 (improvement), tax map 099-1-12-0009; \$18,000,000 (27709/0834).

**Boston Properties LP**, to SS 7601 Corporate LLC (6.93%); FMI Herndon 7601 Corporate LLC (29.93%); FMI Piney 7601 Corporate LLC (63.14%), c/o Finmarc Acquisitions LLC, 7200 Wisconsin Avenue, Suite 1100, Bethesda, MD 20814; sale on 07/12/22 of Lot 15, Building 8, Virginia 95 Business Park, 7.47 acres, improved, commercial, zoned I-5, at 7601 Boston Blvd., Springfield, VA, 22153, Mt. Vernon Dist., 1-story, 105,419 sq. ft. wholesale, warehousing & storage facility - 7601-81 Boston Blvd. - built 1985; assessed in 2022 for \$16,215,990: \$3,583,450 (land); \$12,632,540 (improvement), tax map 099-1-12-0015; \$29,750,000 (27709/1100).

**Boston Properties LP**, to SS 7300 Corporate LLC (6.93%); FMI Herndon 7300 Corporate LLC (29.93%); FMI Piney 7300 Corporate LLC (63.14%), c/o Finmarc Acquisitions LLC, 7200 Wisconsin Avenue, Suite 1100, Bethesda, MD 20814; sale on 07/12/22 of Lot 1, Building 13, Virginia Associates Property, 3.36 acres, improved, commercial, zoned I-5, at 7300 Boston Blvd., Springfield, VA, 22150, Mt. Vernon Dist., 1-story, 32,400 sq. ft. low-rise office building built 2001; assessed in 2022 for

\$5,192,460: \$1,610,900 (land); \$3,581,560 (improvement), tax map 099-1-01-0001; \$8,500,000 (27709/1042).

**Boston Properties LP**, to SS 8001 Corporate LLC (6.93%); FMI Herndon 8001 Corporate LLC (29.93%); FMI Piney 8001 Corporate LLC (63.14%), c/o Finmarc Acquisitions LLC, 7200 Wisconsin Avenue, Suite 1100, Bethesda, MD 20814; sale on 07/12/22 of Lot 11B, Virginia 95 Associates Property, 2.63 acres, vacant, commercial, zoned I-5, at 8001 Corporate Court, Springfield, VA, 22153, Mt. Vernon Dist., land assessed in 2022 for \$1,033,810, tax map 098-2-18-0011B; \$1,050,000 (27709/1020).

**Boston Properties LP**, to SS 7374 Corporate LLC (6.93%); FMI Herndon 7374 Corporate LLC (29.93%); FMI Piney 7374 Corporate LLC (63.14%), c/o Finmarc Acquisitions LLC, 7200 Wisconsin Avenue, Suite 1100, Bethesda, MD 20814; sale on 07/12/22 of Lot 2, Building 4, VA 95 Business Park, 4.16 acres, improved, commercial, zoned I-5, at 7374 Boston Blvd., Springfield, VA, 22153, Mt. Vernon Dist., 1-story, 57,321 sq. ft. wholesale, warehousing & storage facility built 1984 (7374 Boston, a/k/a 8103 Grainger), tax map 099-1-12-0002; \$12,000,000 (27709/0707).

**JNE Holdings, LLC**, to Cho Co LLC, 14307 Compton Road, Centreville, VA 20121; sale on 07/12/22 of Parcel, vacated portion of Pine Street, 3,866.00 sq. ft., vacant, commercial, zoned C-6, at Pine Street, Annandale, VA, 22003, Mason Dist., land assessed in 2022 for \$96,650, Lots 18, 19, 20 (part of), Section 1, Annandale, 20,847.00 sq. ft., improved, commercial, zoned C-6, at 4220 Annandale Road, Annandale, VA, 22003, Mason Dist., 2-story, 7,200 sq. ft. retail facility "G&P Salon & Kogiya Retail" built 1961; assessed in 2022 for \$2,098,640: \$521,180 (land); \$1,577,460 (improvement), tax map 071-1-04-0018B 071-1-04-0018; \$4,387,500 (27709/0377).

**7799 Leesburg Pike LLLP (Lerner Corp.)**, to Vanadium LLC, 1627 K Street, NW, Suite 710, Washington, DC 20006; sale on 07/13/22 of Lot 1A-1, 3.56 acres, improved, commercial, zoned C-4, at 7799 Leesburg Pike, Falls Church, VA, 22043, Providence Dist., 11-story, 188,764 sq. ft. "7799 N. Tower" office building built 1985; assessed in 2022 for \$29,296,970: \$9,438,200 (land); \$19,858,770 (improvement), Lot 1B, Burstein Property, 3.10 acres, improved, commercial, zoned C-4, at Leesburg Pike, Falls Church, VA, 22043, Providence Dist., 11-story, 188,764 sq. ft. "7799 S. Tower" office building built 1986; assessed in 2022 for \$12,196,410: \$9,438,200 (land); \$2,758,210 (improvement); \$32,000,000 note and deed of trust assumption with Tristate Capital Bank, tax map 039-2-01-0047A 039-2-01-0045E; \$49,000,000 (27710/0646).

**California University of Management & Sciences and South Baylo University**, to TPC Hornbaker LC,

## *The FAIRFAX Newsletter*

12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033; sale on 07/14/22 of Parcel A-1, Section 7A, Fair Lakes, 4.37 acres, improved, commercial, zoned PDC, at 12801 Fair Lakes Parkway, Fairfax, VA, 22033, Springfield Dist., 3-story, 66,437 sq. ft. "Parkway Woods Building" low-rise office building built 1987; assessed in 2022 for \$10,356,860: \$1,038,960 (land); \$9,317,900 (improvement), tax map 045-4-11-A2; \$6,748,500 (27711/1192).

**Jennifer R. Myers, Executor**, to Momentum Properties LLC, c/o Mohammad Komally, 8095 Tobacco View Court, Port Tobacco, MD 20677; sale on 07/14/22 of Condo Unit(s) 32, Springdale Professional Center Condominium, improved, commercial, zoned C-2, at 5101B Backlick Road, Suite 32, Annandale, VA, 22003, Mason Dist., 1-story, 1,200 sq. ft. TH office condo unit built 1981; assessed in 2022 for \$276,000: \$55,200 (land); \$220,800 (improvement); \$212,500 trust with Sandy Spring Bank, tax map 071-4-28-0032; \$260,000 (27711/0839).

### **Residential/Lots**

**Gary and My Quang Hang**, to Stello Homes Design Build LLC, 5835 Colfax Avenue, Alexandria, VA 22311; sale on 07/05/22 of Lot 14, Section 1, The Palisades, 10,014.00 sq. ft., improved, SFD, zoned R-3C, at 5835 Colefax Avenue, Alexandria, VA, 22311, Mason Dist., 2-story SFD built 1984; assessed in 2022 for \$772,020: \$285,000 (land); \$487,020 (improvement); \$756,500 trust with Funding Flip, LLC, tax map 061-4-34-0014; \$890,000 (27702/0926).

**Laura Lynn Carmichael, et al.**, to Ethan Properties, LLC, 405 Wolfrap Road SE, Vienna, VA 22180; sale on 07/05/22 of Lot 12, Fairway Manor Estates, 16,914.00 sq. ft., improved, SFD, zoned RS-16, at 405 Wolfrap Road SE, Vienna, VA, 22180, Hunter Mill Dist. (Town of Vienna), 2-story SFD built 1961; assessed in 2022 for \$746,240: \$403,000 (land); \$343,240 (improvement); \$900,000 credit line with Commercial Lending, LLC, tax map 039-1-13-0012; \$950,000 (27702/1865).

**Estate of Clarence Toole**, to Marathon TS, Inc., 21165 Whitfield Place, Suite 106, Sterling, VA 20176; sale on 07/08/22 of Lot 13, Section 2, Money's Corner, 23,269.00 sq. ft., vacant, residential, zoned R-1C, at 2729 Calkins Road, Herndon, VA, 20171, Hunter Mill Dist., land assessed in 2022 for \$465,000, Lot 14, Section 2, Money's Corner, 24,579.00 sq. ft., improved, SFD, zoned R-1C, at 2727 Calkins Road, Herndon, VA, 20171, Hunter Mill Dist., split-level SFD built 1968; assessed in 2022 for \$806,740: \$391,000 (land); \$415,740 (improvement), tax map 026-3-02-0014, 26-3-02-0013; \$1,199,000 (27706/1239).

**JEN Virginia 5 LLC**, to Beazer Homes, LLC, 14901 Bogle Drive, #104, Chantilly, VA 20151; sale on 07/08/22 of Lot 1, Towns at Carters Grove, 2,237.00 sq. ft., improved, residential, zoned PDH-5, at 2601 Loganberry Drive, Chantilly, VA, 20151, Dranesville Dist., land assessed in 2022 for \$219,000, Lot 2, Towns at Carters Grove, 1,800.00 sq. ft., vacant, residential, zoned PDH-5, at 2603 Loganberry Drive, Chantilly, VA, 20151, Dranesville Dist., land assessed in 2022 for \$209,000, Lot 3, Towns at Carters Grove, 1,800.00 sq. ft., vacant, residential, zoned PDH-5, at 2605 Loganberry Drive, Chantilly, VA, 20151, Dranesville Dist., land assessed in 2022 for \$209,000, Lot 4, Towns at Carters Grove, 1,800.00 sq. ft., vacant, residential, zoned PDH-5, at 2607 Loganberry Drive, Chantilly, VA, 20151, Dranesville Dist., land assessed in 2022 for \$209,000, Lot 5, Towns at Carters Grove, 2,237.00 sq. ft., vacant, residential, zoned PDH-5, at 2609 Loganberry Drive, Chantilly, VA, 20151, Dranesville Dist., assessed in 2022 for \$219,000, tax map 024-2-13-0005, 024-2-13-0004, 024-2-13-0003, 024-2-13-0002, 024-2-13-0001; \$1,502,255 (27705/2117).

**Melissa McDill and Beverly Arnold**, to Wellington Estates Homes II, LLC, 8400 Radford Avenue, #200, Alexandria, VA 22309; sale on 07/08/22 of Lots 15 and 16, Wellington Estates, 15,000.00 sq. ft., improved, SFD, zoned R-2, at 8019 Washington Avenue, Alexandria, VA, 22308, Mt. Vernon Dist., 1-story SFD built 1947; assessed in 2022 for \$687,960: \$337,000 (land); \$350,960 (improvement); \$1,904,000 trust with John Marshall Bank, tax map 102-2-12-0015; \$825,000 (27707/0135).

**Brookfield Holdings (North Hill) LLC**, to K. Hovnanian at North Hill, LLC, 4090-A Lafayette Center Drive, Chantilly, VA 20151; sale on 07/11/22 of Lot 128, The Towns at North Hill, 1,400.00 sq. ft., vacant, residential, zoned PDH-20, at 7300 Mountaineer Drive, Fairfax, VA, 22030, Mt. Vernon Dist., land assessed in 2022 for \$215,000, Lot 129, The Towns at North Hill, 1,120.00 sq. ft., vacant, residential, zoned PDH-20, at 7302 Mountaineer Drive, Fairfax, VA, 22030, Mt. Vernon Dist., land assessed in 2022 for \$210,000, Lot 130, The Towns at North Hill, 1,120.00 sq. ft., vacant, residential, zoned PDH-20, at 7304 Mountaineer Drive, Fairfax, VA, 22030, Mt. Vernon Dist., land assessed in 2022 for \$210,000, Lot 131, The Towns at North Hill, 1,120.00 sq. ft., vacant, residential, zoned PDH-20, at 7306 Mountaineer Drive, Fairfax, VA, 22030, Mt. Vernon Dist., land assessed in 2022 for \$210,000, Lot 132, The Towns at North Hill, 1,120.00 sq. ft., vacant, residential, zoned PDH-20, at 7308 Mountaineer Drive, Fairfax, VA, 22030, Mt. Vernon Dist., land assessed in 2022 for \$210,000, Lot 133, The Towns at North Hill, 1,400.00 sq. ft., vacant, residential, zoned PDH-20, at 7310 Mountaineer Drive, Fairfax, VA, 22030, Mt.



## *The FAIRFAX Newsletter*

Vernon Dist., land assessed in 2022 for \$215,000, tax map 093-3-32-0133, 093-3-32-0132, 093-3-32-0131, 093-3-32-0130, 093-3-32-0129, 093-3-32-0128; \$1,203,690 (27708/0361).

**Roxie McCall and Deborah Smith, Administrators,** to Tillery Building Group LLC, 4413 Picot Road, Alexandria, VA 22310; sale on 07/11/22 of Lot 2, Section 7, Sunny Ridge Estates, 153,259.00 sq. ft., improved, SFD, zoned R-3, at 4413 Picot Road, Alexandria, VA, 22310, Lee Dist., 1-story SFD built 1963; assessed in 2022 for \$612,570: \$321,000 (land); \$291,570 (improvement); \$450,000 trust with Decisive Investment Group, LLC, tax map 082-3-19-0002; \$550,500 (27708/0063).

**Stephanie Roesner,** to Classic Cottages, LLC, 433 East Monroe Avenue, Alexandria, VA 22301; sale on 07/12/22 of Lot, 0.71 acres, vacant, residential, zoned R-3, at 1704 Collingwood Road, Alexandria, VA, 22308, Mt. Vernon Dist., land assessed in 2022 for \$263,000, Lot, 1.76 acres, vacant, residential, zoned R-3, at 1608 Collingwood Road, Alexandria, VA, 22308, Mt. Vernon Dist., land assessed in 2022 for \$261,000, tax map 102-4-01-0010, 102-4-01-0008; \$465,000 (27708/1696).

**Xian Lin and Pik Au,** to Blue Ocean Development, Inc., 14101 Parke Long Court, #205, Chantilly, VA 20151; sale on 07/12/22 of Lot 10C, Rosanna Offutt Division, 2.05 acres, vacant, residential, zoned RE, at 994 Millwood Lane, Great Falls, VA, 22066, Dranesville Dist., assessed in 2022 for \$693,000; \$1,740,000 credit line with Atlantic Union Bank, tax map 013-3-04-0010C; \$725,000 (27708/1341).

**Wei Luo and Wenchun Jiang,** to Brahma Kumaris World Spiritual Organization, 46 South Middle Neck Road, Great Neck, NY 11021; sale on 07/14/22 of Lot A, Lawrence and Dorothy Kottke Property, 7.21 acres, improved, residential, zoned RC, at 15039 Braddock Road, Centreville, VA, 20120, Sully Dist., approx. 6,842 sq. ft., 9-bed, 6-bath 2-story built 1986; assessed in 2022 for \$894,970: \$550,000 (land); \$344,970 (improvement); \$280,707 trust with Wei Luo and Wenchun Jiang, tax map 043-4-01-0012; \$1,400,000 (27711/1332).

### ***New Home Sales***

**K. Hovnanian Homes at Pender Oaks, LLC,** to Ford and Sophia Lee, 3791 Rainier Drive, Fairfax, VA 22033; sale on 07/05/22 of Lot 52, Pender Oaks, 1,892.00 sq. ft., improved, TH, zoned PDH-12, at 3791 Rainier Drive, Fairfax, VA, 22033, Sully Dist., approx. 3,166 sq. ft., 4-bed, 4.5-bath "McDaniel II" model 2-story TH built 2022; assessed in 2022 for \$906,570: \$205,000 (land); \$701,570 (improvement); \$782,863 trust with Loandepot.Com, LLC, tax map 046-1-37-0052; \$1,043,818 (27703/0838).

**Stanley Martin Homes, LLC,** to Joseph Mahakian, 13510 Sayward Blvd., Unit 95, Herndon, VA 20171; sale on 07/05/22 of Condo Unit(s) 95, Phase 4, Liberty Park Condominium, improved, resid. condo, zoned PDC, at 13510 Sayward Blvd., Unit 95, Herndon, VA, 20171, Dranesville Dist., 3-bed, 2.5-bath "Julianne" model 2-story residential condo built 2022; not yet individually assessed; \$463,112 trust with First Heritage Mortgage, LLC, tax map 016-3-28-0095; \$578,890 (27702/0965).

**Stanley Martin Homes, LLC,** to Eric Glowniak, 2403 Liberty Loop, Herndon, VA 20171; sale on 07/05/22 of Condo Unit(s) 48, Phase 1, Liberty Park, 1,430.00 sq. ft., improved, TH, zoned PDC, at 2403 Liberty Loop, Herndon, VA, 20171, Dranesville Dist., approx. 2,088 sq. ft., 4-bed, 3.5-bath "Hayworth" mode 2-story + attic TH built 2022; assessed in 2022 for \$209,000 (land only); \$776,146 trust with Rocket Mortgage, LLC, tax map 015-4-08-0048; \$790,465 (27702/0989).

**Toll Mid-Atlantic LP Co., Inc.,** to William Perez Ocampo and Benilda Mercado Garcia, 7546 Sawyer Farm Way, McLean, VA 22102; sale on 07/05/22 of Condo Unit(s) 1410, Building 14, Phase 14, Union Park at McLean Condominium, improved, resid. condo, zoned R-20, at 7546 Sawyer Farm Way, Unit 1410, McLean, VA, 22102, Providence Dist., approx. 2,763 sq. ft., 3-bed, 2.5-bath residential condominium unit built 2022; not yet individually assessed; \$927,855 trust with McLean Mortgage Corp., tax map 030-3-48-1410; \$1,030,950 (27703/0995).

**Toll VA VII, LP,** to Chang and Eunjae Han, 4711 Tatum Mill Way, Chantilly, VA 20151; sale on 07/05/22 of Condo Unit(s) 607, Phase 6, Commonwealth Place at Westfields Condominium, improved, resid. condo, zoned PDC, at 4711 Tatum Mill Way, Chantilly, VA, 20151, Sully Dist., approx. 1,654 sq. ft., 3-bed, 2.5-bath "Sully" model 2-story WDU condo-multiplex unit built 2022; assessed in 2022 for \$416,200: \$41,620 (land); \$374,580 (improvement); \$403,714 trust with Fairway Mortgage, tax map 044-1-21-0607; \$416,200 (27702/1361).

**Tri Pointe Homes DC Metro, Inc.,** to Brian Sterling and Tyler Ray, 6186 Veneto Terrace, Alexandria, VA 22312; sale on 07/05/22 of Lot 40, Bren Pointe, 1,469.00 sq. ft., improved, TH, zoned R-12, at 6186 Veneto Terrace, Alexandria, VA, 22312, Mason Dist., approx. 1,800 sq. ft., 3-bed, 3.5-bath "Cameron" model 2-story TH built 2022; assessed in 2022 for \$276,000: \$230,000 (land); \$46,000 (improvement); \$622,640 trust with Loandepot.Com, tax map 081-2-17-0040; \$778,300 (27703/0354).

**416Blair LLC,** to Jason and Jungmi Wu, 416 Blair Road NW, Vienna, VA 22180; sale on 07/06/22 of Lot 23, Berkeley Manor, 12,500.00 sq. ft., improved, SFD, zoned RS-12.5, at 416 Blair Road NW, Vienna, VA, 22180,

## *The FAIRFAX Newsletter*

Hunter Mill Dist. (Town of Vienna), approx. 7,000 sq. ft., 6-bed, 6.5-bath, 2-story SFD built 2022; assessed in 2022 for \$551,000: \$351,000 (land); \$200,000 (improvement); \$1,420,000 trust with U.S. Bank, NA, tax map 038-1-14-0023; \$2,101,400 (27704/1367).

**Stanley Martin Homes, LLC,** to Sankar Pandeti and Vanajakshi Raju, Trustees, 21264 Barley Hall Terrace, Ashburn, VA 20147; sale on 07/06/22 of Condo Unit(s) 99, Phase 4, Liberty Park Condominium, improved, resid. condo, zoned PDC, at 13518 Sayward Blvd., Herndon, VA, 20171, Dranesville Dist., approx. 1,573 sq. ft., 2-bed, 2.5-bath "Tessa" model 2-story multiplex condo unit built 2022; not yet individually assessed; \$432,270 trust with First Heritage Mortgage, LLC, tax map 016-3-28-0099; \$567,360 (27703/1696).

**Tri Pointe Homes DC Metro, Inc.,** to Jermaine and Sparkle Reed, 6178 Veneto Terrace, Alexandria, VA 22312; sale on 07/06/22 of Lot 36, Bren Pointe, 1,799.00 sq. ft., improved, TH, zoned R-12, at 6178 Veneto Terrace, Alexandria, VA, 22312, Mason Dist., approx. 2,733 sq. ft., 3-bed, 2-full, 3-half bath "Stevenson" model 2-story TH built 2022; assessed in 2022 for \$287,000: \$230,000 (land); \$57,000 (improvement); \$955,317 trust with Navy Federal Credit Union, tax map 081-2-17-0036; \$955,317 (27704/0931).

**1529 Wrightson, LLC,** to Payal Goorha, 1529 Wrightson Drive, McLean, VA 22101; sale on 07/07/22 of Lot 89, Section 4, McLean Manor, 10,995.00 sq. ft., improved, SFD, zoned R-3, at 1529 Wrightson Drive, McLean, VA, 22101, Dranesville Dist., approx. 6,600 sq. ft., 6-bed, 6.5-bath 2-story SFD built 2022; assessed in 2022 for \$588,760: \$485,000 (land); \$103,760 (improvement), tax map 030-4-17-0089; \$2,278,500 (27705/1032).

**Stanley Martin Homes, LLC,** to Young Kang, 1369 Northwyck Court, McLean, VA 22102; sale on 07/07/22 of Condo Unit(s) 91, Phase 4, Liberty Park Condominium, improved, resid. condo, zoned PDC, at 13502 Sayward Blvd., Unit 91, Herndon, VA, 20171, Dranesville Dist., 2-story, 2-bed, 2.5-bath "Tessa" model 2-story residential multiplex condo unit built 2022; not yet individually assessed; \$292,470 trust with First Heritage Mortgage, LLC, tax map 016-3-28-0091; \$584,940 (27705/0144).

**Tri Pointe Homes DC Metro, Inc.,** to Alexander Marks and Rebecca Shaak, 6180 Veneto Terrace, Alexandria, VA 22312; sale on 07/07/22 of Lot 37, Bren Pointe, 1,469.00 sq. ft., improved, TH, zoned R-12, at 6180 Veneto Terrace, Alexandria, VA, 22312, Mason Dist., approx. 2,080 sq. ft., 3-bed, 3.5-bath "Cameron" model 2-story TH built 2022; assessed in 2022 for \$276,000: \$230,000 (land); \$46,000 (improvement); \$654,345 trust

with Loandepot.Com, LLC, tax map 081-2-17-0037; \$817,932 (27705/0478).

**Versailles Custom Homes and Developments, Inc.,** to MKG 2017 Revocable Trust, 2945 Townsgate Road, Suite 200, Westlake Village, CA 91361; sale on 07/07/22 of Lot 1, Rolling View, 1.19 acres, improved, SFD, zoned REC, at 1109 Towlston Road, McLean, VA, 22102, Dranesville Dist., approx. 7,602 sq. ft., 6-bed, 5-full, 3-half bath 2-story SFD built 2022; assessed in 2022 for \$3,268,470: \$919,000 (land); \$2,349,470 (improvement), tax map 019-2-16-0001; \$3,499,000 (27704/1784).

**1201 Priscilla Lane LLC,** to Erin and Michael Wagner, 1201 Priscilla Lane, Alexandria, VA 22308; sale on 07/08/22 of Lot 12, Section 6, Block 18, Waynewood, 14,662.00 sq. ft., improved, SFD, zoned R-3, at 1201 Priscilla Lane, Alexandria, VA, 22308, Mt. Vernon Dist., new 2-story SFD, details n/a; assessed in 2022 for \$410,000: \$318,000 (land); \$92,000 (improvement); \$1,500,000 trust with WesBanco Bank, Inc., tax map 102-4-05-18-0012; \$1,875,000 (27706/0699).

**Christopher at McConnell Manor, LLC,** to Aaron and Natasha Pereira, 6228 McConnell Lane, Springfield, VA 22152; sale on 07/08/22 of Lot 17, Residences at McConnell Manor, 5,077.00 sq. ft., improved, SFD, zoned PDH-3, at 6228 McConnell Lane, Springfield, VA, 22152, Springfield Dist., approx. 5,482 sq. ft., 5-bed, 4-bath "Taylor Elev. 3" model 2-story SFD built 2022; assessed in 2022 for \$288,000 (land only); \$790,000 trust with Wells Fargo Bank, NA, tax map 079-3-43-0017; \$1,204,125 (27706/2132).

**NVR, Inc.,** to Shobreh Shirkhorshidi, 13933 Airfoil Road, Herndon, VA 20171; sale on 07/08/22 of Lot 90A, Foster's Glen, 1,152.00 sq. ft., improved, TH, zoned PDH-5, at 13933 Airfoil Road, Herndon, VA, 20171, Sully Dist., approx. 2,060 sq. ft., 5-bed, 4.5-bath "Strauss w/ Loft" model 2-story + attic end-unit TH; assessed in 2022 for \$744,550: \$263,000 (land); \$481,550 (improvement); \$609,573 trust with PennyMac Loan Services, LLC, tax map 024-2-11-0090A; \$812,765 (27707/0017).

**NVR, Inc.,** to Ashvinder and Ritika Sethi, 13949 Airfoil Road, Herndon, VA 20171; sale on 07/08/22 of Lot 82A, Foster's Glen, 1,152.00 sq. ft., improved, TH, zoned PDH-5, at 13949 Airfoil Road, Herndon, VA, 20171, Sully Dist., approx. 1,648 sq. ft., 3-bed, 4.5-bath "Hepburn w/ Loft" model 2-story + attic TH built 2022; assessed in 2022 for \$256,000 (land only); \$513,000 trust with Credit Union Mortgage Association Inc., tax map 024-2-11-0082A; \$642,070 (27707/0107).

**NVR, Inc.,** to Saleem Shaikh, 13945 Airfoil Road, Herndon, VA 20171; sale on 07/08/22 of Lot 84A, Foster's Glen, 1,152.00 sq. ft., improved, TH, zoned PDH-5, at 13945 Airfoil Road, Herndon, VA, 20171, Sully Dist.,



## *The FAIRFAX Newsletter*

approx. 1,648 sq. ft., 4-bed, 4.5-bath "Hepburn w/ Loft" model 2-story + attic TH built 2022; assessed in 2022 for \$621,020: \$256,000 (land); \$365,020 (improvement); \$440,663 trust with NVR Mortgage Finance, Inc., tax map 024-2-11-0084A; \$643,550 (27705/1936).

**Stanley Martin Homes, LLC**, to Christian Ardito, 2405 Liberty Loop, Herndon, VA 20171; sale on 07/08/22 of Lot 47, Phase 1, Liberty Park, 1,430.00 sq. ft., improved, TH, zoned PDC, at 2405 Liberty Loop, Herndon, VA, 20171, Dranesville Dist., approx. 1,760 sq. ft., 4-bed, 3.5-bath "Hayworth w/o Loft" model 2-story + attic TH built 2022; assessed in 2022 for \$684,290: \$209,000 (land); \$475,290 (improvement); \$627,380 trust with JPMorgan Chase Bank, NA, tax map 015-4-08-0047; \$784,225 (27706/0132).

**Toll VA VII, LP**, to Jae and Bryan Kim, 4647 Charger Place, Chantilly, VA 20151; sale on 07/08/22 of Lot 33, Commonwealth Place, 1,040.00 sq. ft., improved, TH, zoned PDC, at 4647 Charger Place, Chantilly, VA, 20151, Sully Dist., approx. 2,768 sq. ft., 3-bed, 4.5-bath "Newbrook" model 2-story TH built 2022; assessed in 2022 for \$367,050: \$200,000 (land); \$167,050 (improvement); \$713,291 trust with Toll Brothers Mortgage Co., tax map 044-1-20-0033; \$792,546 (27706/1543).

**Willow Hill Associates LLC**, to Zongwei Tao and Shuang Wu, 10693 Bright Hollow Lane, Vienna, VA 22181; sale on 07/08/22 of Lot 3, Willow Hill, 76,392.00 sq. ft., improved, SFD, zoned RE, at 10693 Bright Willow Lane, Vienna, VA, 22181, Hunter Mill Dist., 2-story SFD built 2022, details n/a; assessed in 2022 for \$1,208,000: \$558,000 (land); \$650,000 (improvement); \$2,134,960 trust with Bank of America, NA, tax map 027-1-24-0003; \$2,668,700 (27706/1094).

**NVR, Inc.**, to Leland and Chisen Jameson, 12350 Washington Brice Road, Fairfax, VA 22033; sale on 07/11/22 of Lot 85A, Foster's Glen, 1,152.00 sq. ft., improved, TH, zoned PDH-5, at 13943 Airfoil Road, Herndon, VA, 20171, Sully Dist., approx. 1,666 sq. ft., 3-bed, 4.5-bath "Hepburn w/ Loft" model 2-story + attic TH built 2022; assessed in 2022 for \$623,110: \$256,000 (land); \$367,110 (improvement); \$321,075 trust with NVR Mortgage Finance, Inc., tax map 024-2-11-0085A; \$643,750 (27708/0470).

**NVR, Inc.**, to Gaurang Ashier and Digsha Patel, 13939 Airfoil Road, Herndon, VA 20171; sale on 07/11/22 of Lot 87A, Foster's Glen, 1,152.00 sq. ft., improved, TH, zoned PDH-5, at 13939 Airfoil Road, Herndon, VA, 20171, Sully Dist., approx. 1,280 sq. ft., 3-bed, 3.5-bath "Hepburn" model 2-story TH built 2022; assessed in 2022 for \$571,820: \$256,000 (land); \$315,820 (improvement); \$132,480 trust with NVR Mortgage Finance, Inc., tax map 024-2-11-0087A; \$632,480 (27707/2136).

**Stanley Martin Homes, LLC**, to Bruce and Diemly Dao, 13500 Sayward Blvd., Herndon, VA 20171; sale on 07/11/22 of Condo Unit(s) 90, Phase 4, Liberty Park Condominium, improved, resid. condo, zoned PDC, at 13500 Sayward Blvd., Unit 90, Herndon, VA, 20171, Dranesville Dist., approx. 2,200 sq. ft. 3-bed, 2.5-bath "Julianne" model 2-story residential condo multiplex unit built 2022; not yet individually assessed; \$722,283 trust with Mid-Continent Funding, Inc., tax map 016-3-28-0090; \$697,185 (27707/0667).

**BFR Construction Company**, to Yu Hsu and I-Fang Tsai, 1103 Redwood Drive SE, Vienna, VA 22180; sale on 07/12/22 of Lot 28A, Section 2, Via Subdivision, 12,522.00 sq. ft., improved, SFD, zoned RS-12.5, at 1103 Redwood Drive SE, Vienna, VA, 22180, Hunter Mill Dist. (Town of Vienna), approx. 6,411 sq. ft., 6-bed, 7.5-bath custom 2-story SFD built 2022; assessed in 2022 for \$701,000: \$351,000 (land); \$350,000 (improvement); \$1,515,858 trust with Citibank, NA, tax map 039-3-31-0028C; \$1,894,823 (27709/0663).

**Focal Point Homes, LLC**, to Brian and Whitney Gallagher, 6444 Elmido Drive, McLean, VA 22101; sale on 07/12/22 of Lot 39, Section 3, Elnido Estates, 10,610.00 sq. ft., improved, SFD, zoned R-3, at 6444 Elnido Drive, McLean, VA, 22101, Dranesville Dist., approx. 4,857 sq. ft., 7-be, 6-bath "William" model 2-story SFD built 2022; assessed in 2022 for \$1,863,220: \$451,000 (land); \$1,412,220 (improvement); \$2,000,000 trust with First Savings Mortgage Corp., tax map 031-3-11-0039; \$2,500,000 (27709/0744).

**NVR, Inc.**, to Mengistu Goshu and Tseshay Abebe, 2743 Velocity Road, Herndon, VA 20171; sale on 07/12/22 of Condo Unit(s) 29G, Phase 3, Foster's Glen Condominium, improved, resid. condo, zoned PDH-5, at 2743 Velocity Road, Herndon, VA, 20170, Sully Dist., approx. 1,606 sq. ft., 3-bed, 2.5-bath "Matisse" ADU 2-story condo-multiplex unit built 2022; assessed in 2022 for \$245,680: \$24,570 (land); \$221,110 (improvement); \$216,200 trust with NVR Mortgage Finance, Inc., tax map 024-2-12-0033; \$245,682 (27709/0885).

**The Retreat at Westfields, LC**, to Brandon and Michelle Warde, 14830 Retreat Blvd., Chantilly, VA 20151; sale on 07/12/22 of Lot 29A, The Retreat at Westfields, 1,228.00 sq. ft., improved, TH, zoned PDH-8, at 14830 Retreat Blvd., Chantilly, VA, 20151, Sully Dist., approx. 1,967 sq. ft., 4-bed, 4.5-bath "Richmond" model 2-story end-unit TH built 2022; assessed in 2022 for \$210,000 (land only); \$781,113 trust with Truist Bank, tax map 043-4-09-0029A; \$822,225 (27709/0808).

**Toll VA VII, LP**, to Susiprasanna Kathirgamanathan and Hishanthi Premadasa, 4774 Tatum Mill Way, Chantilly, VA 20151; sale on 07/12/22 of Condo Unit(s)

## *The FAIRFAX Newsletter*

103, Building A, Phase 1, Commonwealth Place at Westfields Condominium, improved, resid. condo, zoned PDC, at 4774 Tatum Mill Way, Chantilly, VA, 20151, Sully Dist., approx. 1,654 sq. ft., 3-bed, 2.5-bath "Sully" model 2-story ADU condo-multiplex unit built 2021; assessed in 2022 for \$204,610: \$20,460 (land); \$184,150 (improvement); \$194,612 trust with Fairway Mortgage, tax map 044-1-21-0103; \$202,612 (27709/0767).

**Tri Pointe Homes DC Metro, Inc.**, to Joseph and Jennifer Nerlinger, 6182 Veneto Terrace, Alexandria, VA 22312; sale on 07/12/22 of Lot 38, Bren Pointe, 1,469.00 sq. ft., improved, TH, zoned R-12, at 6182 Veneto Terrace, Alexandria, VA, 22312, Mason Dist., approx. 2,090 sq. ft., 3-bed, 3.5-bath "Cameron" model 2-story TH built 2022; assessed in 2022 for \$276,000: \$230,000 (land); \$46,000 (improvement); \$878,016 trust with LoanDepot.Com, LLC, tax map 081-2-17-0038; \$847,506 (27709/0346).

**Stanley Martin Homes, LLC**, to Guang Lu and Bingbing Zhang, 5130 9th Street North, Arlington, VA 22205; sale on 07/13/22 of Lot 43, Phase 1, Liberty Park, 1,625.00 sq. ft., improved, TH, zoned PDC, at 2413 Liberty Loop, Herndon, VA, 20171, Dranesville Dist., approx. 2,276 sq. ft., 4-bed, 3-full, 2-half bath "Ryder" model 2-story + attic end-unit TH built 2022; assessed in 2022 for \$780,170: \$219,000 (land); \$561,170 (improvement), tax map 015-4-08-0043; \$908,920 (27709/2116).

**Station House, LLC**, to William and Amanda Kempe, 649 Jefferson Street, Herndon, VA 20170; sale on 07/13/22 of Lot 1, Residences at the Station, 5,101.00 sq. ft., improved, SFD, zoned R-10, at 649 Jefferson Street, Herndon, VA, 20170, Dranesville Dist. (Town of Herndon), approx. 3,690 sq. ft., 4-bed, 3.5-bath "Shireoaks" model 2-story SFD built 2022; assessed in 2022 for \$434,000: \$293,000 (land); \$141,000 (improvement); \$829,321 trust with Prosperity Home Mortgage, LLC, tax map 016-2-53-0001; \$1,037,022 (27710/0130).

**Toll Mid-Atlantic LP Co., Inc.**, to Megan L. Lockhart, 7536 Sawyer Farm Way, McLean, VA 22102; sale on 07/13/22 of Condo Unit(s) 1413, Building 14, Phase 14, Union Park at McLean Condominium, improved, resid. condo, zoned R-20, at 7536 Sawyer Farm Way, Unit 1413, McLean, VA, 22102, Providence Dist., approx. 1,588 sq. ft., 3-bed, 2.5-bath "Hyde" model 2-story condo-multiplex unit built 2022; assessed in 2022 for \$452,700: \$0 (land); \$452,700 (improvement); \$667,105 trust with Toll Brothers Mortgage Co., tax map 030-3-48-1413; \$833,881 (27710/0864).

**Tri Pointe Homes DC Metro, Inc.**, to Kanyanat Jongjaisu and Kouassi Ayikoe, 6176 Veneto Terrace, Alexandria, VA 22312; sale on 07/13/22 of Lot 35, Bren Pointe, 2,318.00 sq. ft., improved, TH, zoned R-12, at 6176 Veneto Terrace, Alexandria, VA, 22312, Mason Dist., approx. 2,348 sq. ft., 4-bed, 4-full, 2-half bath "Quaker" model end-

unit TH built 2022; assessed in 2022 for \$289,000: \$235,000 (land); \$54,000 (improvement); \$857,441 trust with LoanDepot.Com, tax map 081-2-17-0035; \$902,570 (27710/1328).

**Focal Point Homes, LLC**, to Dong Lin and Yuanyuan Guo, 1650 Strine Drive, McLean, VA 22101; sale on 07/14/22 of Lot 36, Dana Heights, 13,539.00 sq. ft., improved, SFD, zoned R-3, at 1650 Strine Drive, McLean, VA, 22101, Dranesville Dist., approx. 5,228 sq. ft., 5-bed, 5.5-bath custom 2-story SFD built 2022; assessed in 2022 for \$1,759,310: \$453,000 (land); \$1,306,310 (improvement); \$1,820,000 trust with Truist Bank, tax map 031-3-21-0036; \$2,279,100 (27711/0647).

**K. Hovnanian Homes at Pender Oaks, LLC**, to Hee Ahn and Sabrina Yen, 3783 Rainier Drive, Fairfax, VA 22033; sale on 07/14/22 of Lot 56, Pender Oaks, 1,892.00 sq. ft., improved, TH, zoned PDH-12, at 3783 Rainier Drive, Fairfax, VA, 22033, Sully Dist., approx. 3,166 sq. ft., 4-bed, 4.5-bath "McDaniel II" model 2-story TH built 2022; assessed in 2022 for \$920,680: \$205,000 (land); \$715,680 (improvement); \$923,200 trust with Capital Center, LLC, tax map 046-1-37-0056; \$1,154,000 (27711/1343).

**The Evergreen Companies, LLC**, to Robert and Shirley Kloczek, 11351 Moonlight Lane, Fairfax Station, VA 22039; sale on 07/14/22 of Lot 7, Wolf Run Farms, 5.01 acres, improved, SFD, zoned RC, at 11351 Moonlight Lane, Fairfax Station, VA, 22039, Springfield Dist., approx. 4,469 sq. ft., 4-bed, 3.5-bath "Hillsboro" model 2-story SFD built 2022; assessed in 2022 for \$521,000 (land only); \$456,300 trust with George Mason Mortgage, LLC, tax map 086-2-11-0007; \$1,395,094 (27711/0670).

**Toll Mid-Atlantic LP Co., Inc.**, to Austin Chang and Sussy Shi, 7554 Sawyer Farm Way, McLean, VA 22102; sale on 07/14/22 of Condo Unit(s) 1406, Building 14, Phase 14, Union Park at McLean Condominium, improved, resid. condo, zoned R-20, at 7554 Sawyer Farm Way, McLean, VA, 22102, Providence Dist., approx. 2,764 sq. ft., 3-bed, 2.5-bath 2-story condo-multiplex unit built 2022; not yet assessed; \$700,000 trust with Toll Brothers Mortgage Co., tax map 030-3-48-1406; \$1,003,399 (27711/0879).

**Toll Mid-Atlantic LP Co., Inc.**, to Michael and Morgan Brand and Richard and Osa Brand, 1344 Belasco Valley Circle, Great Falls, VA 22066; sale on 07/14/22 of Lot 86, Addition to Section 1, Arden at McLean, 36,058.00 sq. ft., improved, SFD, zoned R-1, at 1344 Belasco Valley Circle, Great Falls, VA, 22066, Dranesville Dist., approx. 8,361 sq. ft., 5-bed, 6-full, 2-half bath "Warhol" model 2-story SFD built 2022; assessed in 2022 for \$1,472,000: \$872,000 (land); \$600,000 (improvement); \$1,500,000 trust with State Employees Credit Union of Maryland, Inc., tax map 019-4-30-0086; \$3,228,949 (27711/0766).

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