



County of Fairfax, Virginia

MEMORANDUM

DATE: 7/13/2016

TO: Distribution List

FROM: Barbara C. Berlin, AICP
Director, Zoning Evaluation Division
Department of Planning and Zoning

SUBJECT: Zoning Application Analysis

REFERENCE: Application No. PCA/FDPA 2009-SU-020-02 (Pender Professional Center, LLC)

<u>Case Information</u>			
Staff Coordinator: William O'Donnell			
Pre-Staffing:	8/15/16	Staffing:	9/22/16
Tentative PC:	11/2/16	Tentative BOS:	TBD

Memo Includes Full-Size Development Plans for Noted (●) Addressees: Yes No

Attached for your review and comment is the zoning case information for the subject application.

Action addressees are requested to provide written comments to the staff coordinator by **(8/8/2016)** to be considered in preparing staff's recommendation on this application. Information addressees may also submit any comments by the same date.

Action Addressees

- DPZ Planning Division
Chief, Env. & Dev. Review Br.
Attn: Denise James
- DPWES Site and Addressing
Attn: Brandy Dyer
- DPWES Sanitary-Sewer
Attn: Gilbert Osei-Kwadwo
- VDOT
Attn: Paul Kraucunas
- Fire Prevention Div
Plans Review Section
Attn: Dave Thomas/Sandra Ward
- Fairfax County Public Schools
Facilities & Transportation Svcs
Facilities Planning Svcs
Attn: Greg Bokan
- Dept. of Transportation
Transportation Planning
Chief, Site Analyst Section
Attn: Michael Davis
- Dept. of Housing & Comm. Dev.
Housing Development Div.
Housing Development Officer
Attn: Charlene Fuhrman-Schulz
- Fairfax County Park Authority
Planning & Development Div.
Plan Review Coordinator
Attn: Lynne Johnson 4th fl.
- Northern Va Soil and Water
Conservation District
Attn: Willie Woode
- Planning Commission
Board of Supervisors
Sully District
- Office of Community
Revitalization/Reinvestment
Attn: Barbara Byron
CRD/CRA or Tysons only
- Fairfax County Water Authority
Planning & Engineering Div.
Manger, Planning Dept.
Attn: Greg Prelewicz
- Dept. of Tax Administration
Real Estate Division Director
Attn: Tim Shirocky
- Dept. of Health
Div. of Environmental Health
Technical Review and
Information Resources
Attn: Kevin Wastler

- Fairfax County Public Schools
Facilities & Transportation Svcs
Office of Design & Construction
Services
Attn: Eric Brunner
- Fire & Rescue Dept.
Information & Technology
Attn: Eric Fisher
- Virginia Department of Forestry
Forester
Attn: Jim Mc Glone

- DPZ-ZED
Attn: Branch Chiefs
- DPZ-ZED
Chief, Proffer Interp. Branch
Attn: Kevin Guinaw
- DPZ-ZED
Admin. Asst., Legal Notices
Attn: Lori Mallam
- DPZ Chief Zoning Inspector
Attn: Joe Bakos
- Dept. of Facilities Mgmt.
Analyst, Property Mgmt. Div.
Attn: Marguerite Guarino
- Dept. of Information Technology
Technology Infrastructure Div.
Attn: Steve Brundage
- Dept. of Family Services
Adult Aging Services
AAA, B-3-708
Attn: Jacquie Woodruff
- Southeast Fairfax Dev. Corp.
Attn: Tony Fontana
MV or LEE only

Information Addressees

- Economic Dev. Authority
Director, Real Estate Services
Attn: Curtis Hoffman
- Planning Commission
Executive Director
Attn: Jill Cooper
- Clerk to Board of Supervisors
Attn: Cathy Chianese
- DPZ-ZED Division Director
Attn: Barbara Berlin, AICP
- DPZ-ZED Asst. Director
Attn: Regina Coyle





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

APPLICATION #: PCA/FDPA 2009-SU-020-02
 (Staff will assign)

ZONING APPLICATION

RECEIVED
 Department of Planning & Zoning

JUN 22 2016

Zoning Evaluation Division

APPLICATION TYPE(S): RZ PCA FDP CDPA FDPA DPA CP
 CPA PRC PRCA CSP CSPA AA AF AR

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Pender Professional Center, LLC the applicant(s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying the below noted property from the PDC District to the PDC District.

(PCA) This application proposes to amend the proffers approved pursuant to RZ-2009-SU-020 / PCA/FDPA 2009-SU-020 (case) in order to permit addition of Special Education, Commercial Swimming Pools, Eating Establishment, etc.

Is this a partial PCA? Y (Y/N) If Yes, please identify affected acreage: 18.0676 acres

TAX MAP PARCEL(S):

0463-01-0015C / 0463-01-0015A1

TOTAL ACREAGE: 18.0676 **CURRENT ZONING DISTRICT:** PDC

LEGAL DESCRIPTION: Deed Book: 24349/1554 & 24112/1689 Page No.: _____

POSTAL ADDRESS OF PROPERTY (INCLUDING ZIP CODE):

3901 Fair Ridge Dr., Fairfax, VA 22033

ADVERTISING DESCRIPTION: (Ex.: North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

Pender Professional Center; located along the north (westbound) side of Rt. 50 & Fair Ridge Dr, behind Pender Village

EXISTING USE: Office / Day Care / Church **PROPOSED USE:** Same with above uses.

MAGISTERIAL DISTRICT: Sully **OVERLAY DISTRICT(S):** H-C / WS

Waiver/Modification of Submission Requirements Requested:

The name(s) and address(es) of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Applicant Contact Name: Paul Zhu (Pender Professional Center, LLC)			Agent Name: Aristotelis A. Chronis, Esq. (Chronis, LLC)		
Address:			Address:		
Street: 3901 Fair Ridge Dr., Suite 240			Street: 1145 N. Vernon St.		
City: Fairfax	State: VA	Zip: 22033	City: Arlington	State: VA	Zip: 22201
Phone Number:			Phone Number:		
(W):		(C): 301-318-3833	(W): 703-888-0353		(C): 703-835-0313
E-mail:			E-mail:		
paul.zhu@pendercenter.com			achronis@chronislaw.com		

Signature: Aristotelis Chronis **Date:** 6/22/16

DO NOT WRITE IN THIS SPACE

Date Application Accepted: June 27, 2016

Application Fee Paid: \$ 19,920.⁰⁰

Deborah L. Johnston PCA/FDPA 2016-0069/0070 6/27/16 ^{mpc}

Proffered Condition Amendment

PCA 2009-SU-020-02

Applicant: PENDER PROFESSIONAL CENTER, LLC
Accepted: 06/27/2016
Proposed: AMEND DEVELOPMENT CONDITIONS OF PREVIOUSLY APPROVED PCA/FDPA 2009-SU-020 TO ALLOW ADDITIONAL USES

Area: 18.06 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect:
Located: NORTH SIDE OF LEE-JACKSON MEMORIAL HIGHWAY AND WEST SIDE OF FAIR RIDGE DRIVE

Zoning: PDC
Overlay Dist: WS HC
Map Ref Num: 046-3- /01/ /0015A1 /01/ /0015C

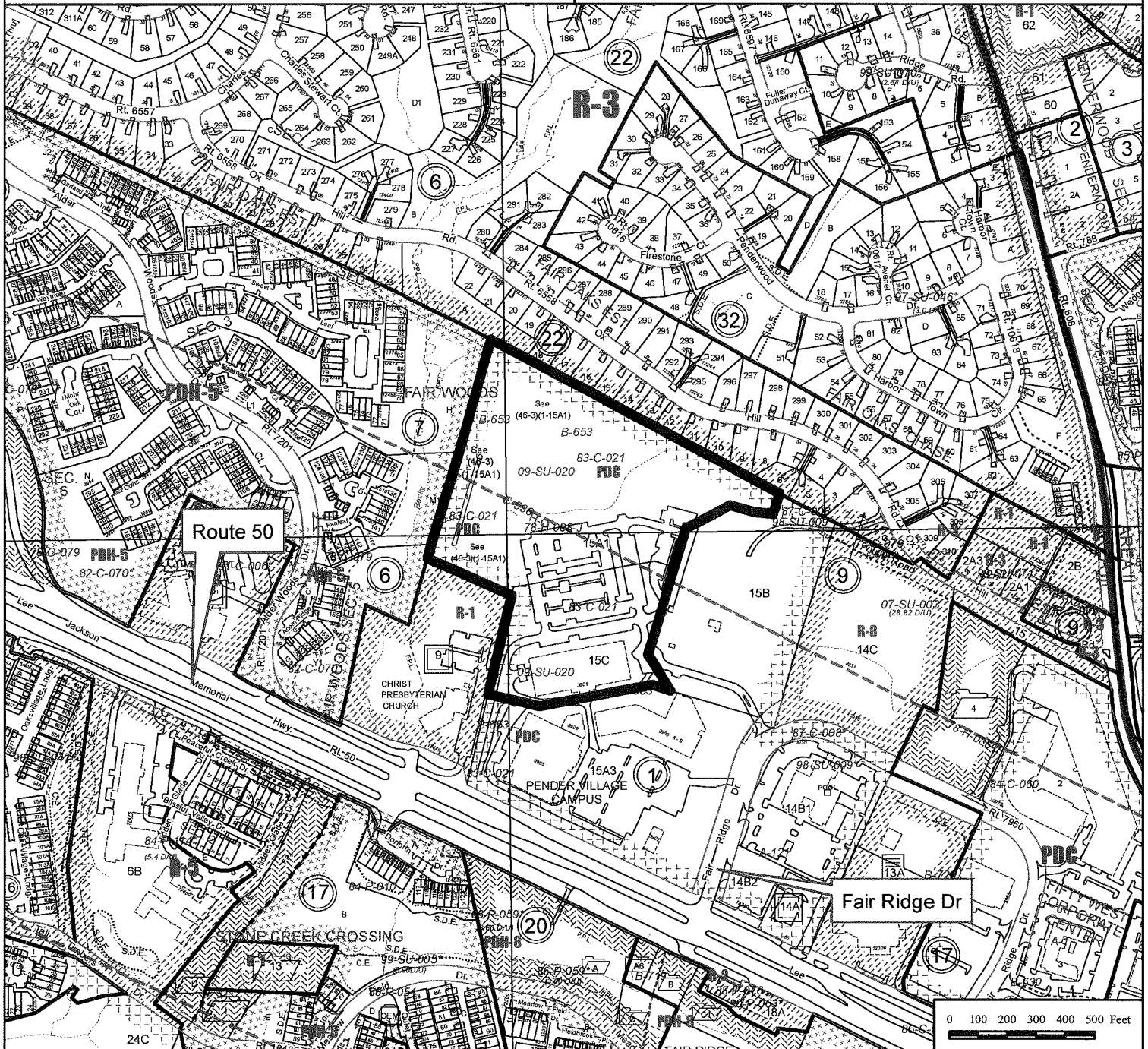
Final Development Plan Amendment

FDPA 2009-SU-020-02

Applicant: PENDER PROFESSIONAL CENTER, LLC
Accepted: 06/27/2016
Proposed: AMEND DEVELOPMENT CONDITIONS OF PREVIOUSLY APPROVED PCA/FDPA 2009-SU-020 TO ALLOW ADDITIONAL USES

Area: 18.06 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect:
Located: NORTH SIDE OF LEE-JACKSON MEMORIAL HIGHWAY AND WEST SIDE OF FAIR RIDGE DRIVE

Zoning: PDC
Overlay Dist: WS HC
Map Ref Num: 046-3- /01/ /0015A1 /01/ /0015C



Proffered Condition Amendment

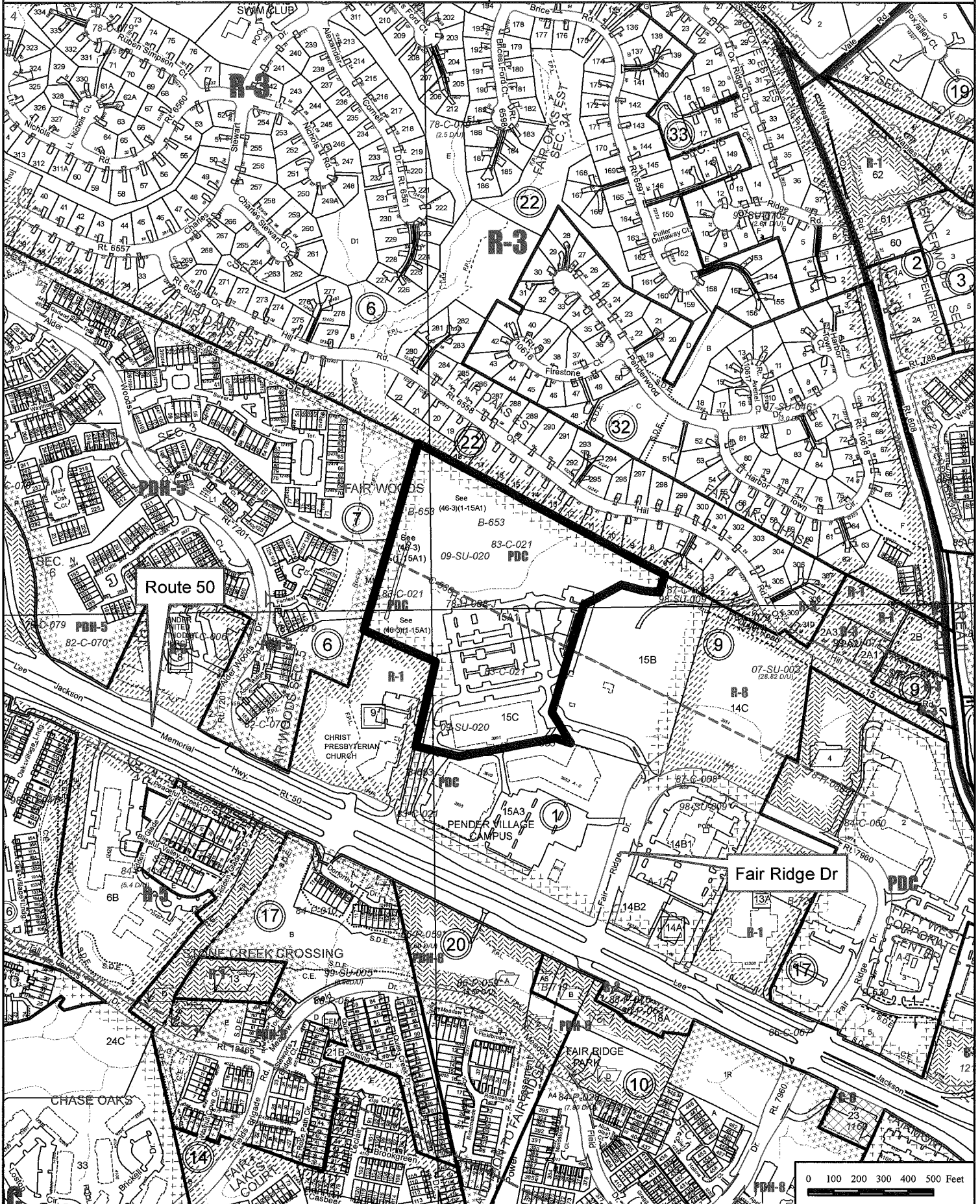
PCA 2009-SU-020-02

PENDER PROFESSIONAL CENTER, LLC

Final Development Plan Amendment

FDPA 2009-SU-020-02

PENDER PROFESSIONAL CENTER, LLC



CHRONIS, LLC

RECEIVED
Department of Planning & Zoning

MAY 20 2016

Zoning Evaluation Division
ARISTOTELIS A. CHRONIS
1145 N. VERNON ST.
ARLINGTON, VA 22201
TEL. 703.888.0353
FAX. 703.888.0363
achronis@chronislaw.com

STATEMENT OF JUSTIFICATION

To: Zoning Evaluation Division, Fairfax County Department of Planning & Zoning
From: Aristotelis A. Chronis, Esq., Attorney/Agent for Pender Professional Center, LLC
Date: May 20, 2016
Re: Proffered Condition Amendment / Final Development Plan Amendment
Pender Professional Center, 3901 Fair Ridge Dr., Fairfax, VA 22033
Tax Map: 0463-01-0015C / 0463-01-0015A1
Lot 1, 3901 Fair Ridge Drive Condo
Lot 1A, Property Light Global Mission Church

Pender Professional Center, LLC (Applicant), by and through its undersigned counsel, serving as Attorney/Agent for the above-referenced Rezoning Application, respectfully submits this Statement of Justification, in support of its request for a partial Proffered Condition Amendment and Final Development Plan Amendment for the above-referenced Subject Properties. Such Proffer Conditions were enacted through RZ-2009-SU-020, as further modified through a partial Proffered Condition Amendment / Final Development Plan Amendment, requested by Pender, L.L.C., designated as PCA/FDPA 2009-SU-020.

The scope of this application concerns the Proffered Conditions and Final Development Plan pertaining to the above-referenced parcel Lot 1, 3901 Fair Ridge Drive Condo (0463-01-0015C), the existing office building known as Pender Professional Center, situated behind the shopping center known as Pender Village. Lot 1A, Property Light Global Mission Church (0463-01-0015A) is included in this application as the parking for Lot 1 spans both parcels, however this Application is strictly dealing with the uses on the parcel housing the existing office building. This current application does not deal with the independent living facilities previously approved on Lot 1A, and as such, that use remains unchanged with this application.

The existing Proffers as well as the Comprehensive Plan for Lot 1 contemplate a range of uses including a Church with a place for worships of up to 800 seats, a Health Club/Fitness Center of up to 15,000 SF, Child Care for up to 200 Children, Office, Financial Institution, Scientific Research and Development, Repair Service, and Personal Service Uses. The existing Proffered Conditions and Final Development Plan, and corresponding provisions of the Comprehensive Plan were enacted at a time when the Subject Property was owned and operated by Light Global Mission Church, which has since filed for bankruptcy with the Subject Property and the parcel to the rear of the assemblage, which was also subject to RZ-2009-SU-020, being purchased in a post-foreclosure sale by the Applicant in the Spring of 2015.

In seeking this amendment to the existing Proffered Conditions and Final Development Plan, the Applicant is responding to market conditions and demand, in looking to shift the focus of the

Subject Property from being primarily used as a church facility to a more economically viable parcel with a more sustainable tenant mix. While the existing child care center continues to operate at near capacity, and other smaller churches have continued to operate in the office building or have expressed an interest in holding services there, there has been interest from prospective operators of schools of special education, a swim school (such swim school use presumed by Staff to be either classified as a Health Club, School of Special Education, or Commercial Swimming Pool), an eating establishment with banquet/event facilities, and others in leasing space from and establishing their operations at Pender Professional Center. Per the table of proposed uses included with this Application, the anticipated new uses that the Applicant is requesting be added are: Private Schools of Special Education, Commercial Swimming Pools, Eating Establishments, Business Service and Supply Service, Garment Cleaning, and Retail Sales, and have otherwise been advised to add other low-intensity uses to the site at this time to avoid the need for repeated approvals for future unanticipated uses that appear as either primary or secondary uses in the PDC District.

The addition of these proposed uses will provide the Applicant the needed flexibility to allow for Pender Professional Center to become a financially viable parcel to avoid having the property fall into the same distress that led to the bankruptcy of the former owner and the ultimate foreclosure of the property. This new group of uses will allow for a shift from the prior non-profit mission of the church to allow for the Applicant to maintain a viable tenant mix on the parcel.

These proposed uses will not create any additional traffic or parking impacts on the site as parking will be provided of each use in accordance with the requirements of Article 11 of the Zoning Ordinance. Specifically with respect to the Private Schools of Special Education, it is not anticipated that a significant number of trips will be generated given the relatively low potential enrollment of such uses, and as such, Applicant requests a waiver of the requirement to submit any trip generation analysis at this time. The existing parking lot and pickup and drop off area being used for by the Child Care Center provides for the required pick-up and delivery of all persons associated with any Private School of Special Education use.

There is no new construction being contemplated as a result of this Application, and as such, Applicant requests a waiver of any storm water management or other construction-related submission requirements, and otherwise requests for the reaffirmation of any previously granted development waivers governing the subject property.

The new proposed uses are in substantial conformance with the 2013 Comprehensive Plan, particularly given the scope of the prior approvals and Proffer governing the prior assemblage, as Sub-Unit A3 is currently planned for low intensity office, retail and institutional uses, and Pender

Pender Professional Center, LLC
Proffered Condition Amendment / Final Development Plan Amendment
Pender Professional Center, 3901 Fair Ridge Dr., Fairfax, VA 22033
Tax Map: 0463-01-0015C / 0463-01-0015A1
Lot 1, 3901 Fair Ridge Drive Condo
Lot 1A , Property Light Global Mission Church
Statement of Justification
May 20, 2016
Page 3 of 3

Village (Buildings B1 and B2 under the existing Proffer) further has secured the right to include the same type of uses being requested in this Application.

As an amendment to previously approved Proffer Conditions and a Final Development Plan, the proposed development otherwise conforms to the provisions of all applicable ordinances, regulations and adopted standards.

Applicant reserves the right to supplement this Statement of Justification as necessary based on any further information requested by Zoning Evaluation Division or as otherwise required in support of the granting of this Application.

Please feel free to contact the undersigned directly should you have any questions or require additional information.

Respectfully Submitted,



Aristotelis A. Chronis, Esq.

CHRONIS, LLC

1145 N. Vernon St.

Arlington, VA 22201

Tel: 703-888-0353

Fax: 703-888-0363

achronis@chronislaw.com

Attorney/Agent for Applicant,

Pender Professional Center, LLC

FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) FOR PENDER PROFESSIONAL CENTER SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA



VICINITY MAP
SCALE: 1" = 500'

RECEIVED
Department of Planning & Zoning

JUN 24 2016

Zoning Evaluation Division

DEVELOPER
PENDER PROFESSIONAL CENTER, LLC

3901 FAIR RIDGE DRIVE
FAIRFAX, VIRGINIA 22033
PH. 703-732-5466

OWNERS OF SUBJECT PROPERTY:
LOTS A1 AND C (TM NOS. 046-3-01-0015A1 AND 046-3-01-0015C)

PENDER PROFESSIONAL CENTER, LLC
3901 FAIR RIDGE DRIVE
FAIRFAX, VIRGINIA 22033

SHEET INDEX

1	COVER SHEET
2	GENERAL NOTES
3	OVERVIEW
4-5	EXISTING CONDITIONS
6-7	OPEN SPACE

REVISIONS	No.	DATE	DESCRIPTION				
02-24-09							
02-08-09							
10-20-09							
11-10-09							
08-17-10							
<p style="font-size: small;"> URS 4400 Technology Court Chantilly, Virginia 20151 Tel: 703-774-2000 Fax: 703-774-2000 www.urscorp.com </p> <p style="text-align: center;">urban <small>Urban Engineers, Landscape Architects and Planners</small></p>							
COVER SHEET PENDER PROFESSIONAL CENTER SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA CL - N/A							
							DATE: JUNE, 2009
							SCALE: N/A
SHEET 01 OF 07 FILE No. ZP-1463-2							

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SHEETS 04 & 06

SHEETS 05 & 07

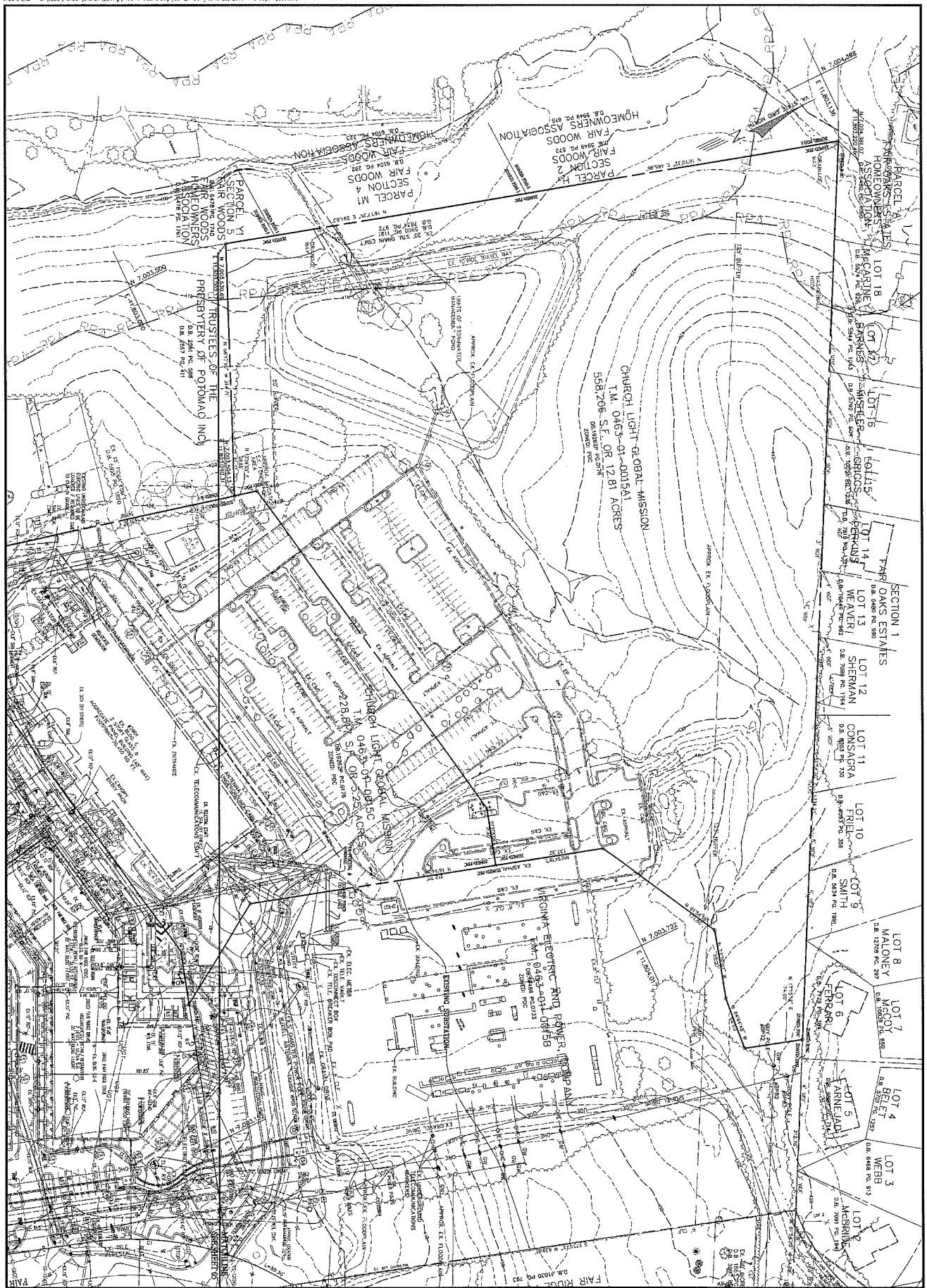
PRIMARY ACCESS TO SUBJECT SITE

NOTE: THERE ARE NO KNOWN PLANS FOR FUTURE WIDENING AS INDICATED IN THE ADOPTED COMPREHENSIVE PLAN OR A PLAN PREPARED BY VDOT.

THIS SHEET IS FOR OVERVIEW PURPOSES ONLY!

<p>Urban, LLC 4600 Technology Court Charlottesville, VA 22904 Tel: 434-973-1111 www.urbanllc.com</p>																			
<p>urban. PLANNING • ARCHITECTURE • ENGINEERING</p>																			
<p>DATE: JUNE, 2009</p>																			
<p>OVERVIEW PENDER PROFESSIONAL CENTER SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA</p>																			
<p>SHEET 03 OF 07</p>																			
<p>FILE No: ZP-1463-2</p>																			
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04	06-17-09	ISSUE FOR PERMITS																	
05	06-17-09	ISSUE FOR PERMITS																	

Urban, LLC - 7400 Pender Church Lane, Suite 1463 - Charlottesville, VA 22904 - 434-973-1111

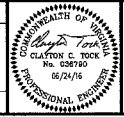


EXISTING CONDITIONS

PENDER PROFESSIONAL CENTER

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50' CL=2' DATE: JUNE, 2009



urban

Planner-Engineer-Landscape Architect-Lead Designer

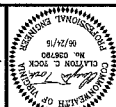
Urban, Ltd.
4000 D Technology Court
Chantilly, Virginia 20151
Tel: 703.662.1500
Fax: 703.374.1988
www.theurbanllc.com

PLAN DATE	NO.	DATE	DESCRIPTION
06-24-09			
08-08-09			
10-09-09			
11-09-09			
06-17-10			

NO.	DATE	DESCRIPTION
01-11-15		REVISIONS
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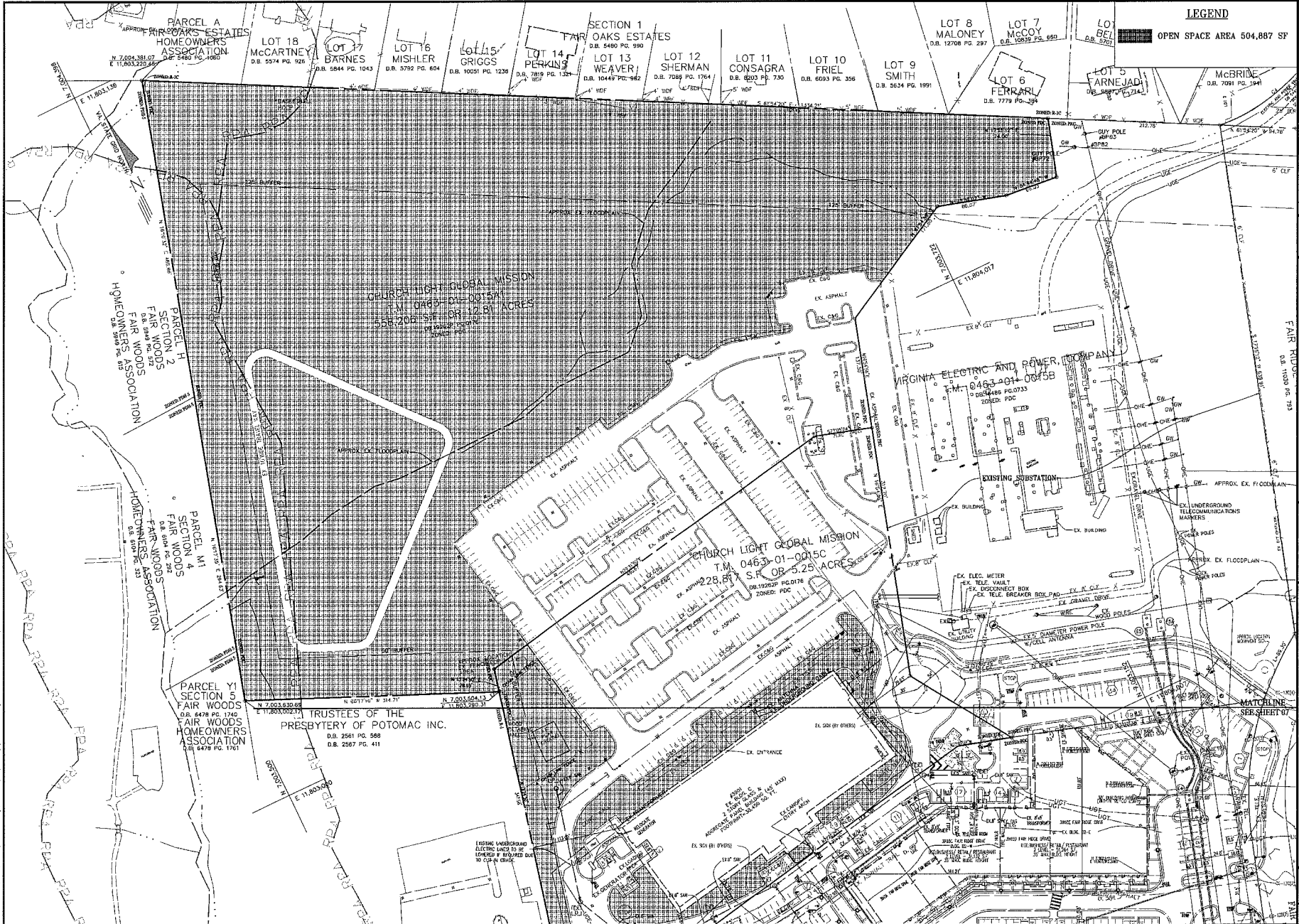
Urban
 Planning & Architecture
 4000 Dendrobium Center
 Columbia, Maryland 21046
 Tel: 410.730.1888
 Fax: 410.730.1888
 www.urbanplanning.com



SCALE: 1"=50'
 DATE: JUNE, 2009
 CL #2
 FAIRFAX COUNTY, VIRGINIA
 STUYL DISTRICT
PENDER PROFESSIONAL CENTER
 EXISTING CONDITIONS

SHEET
 OF
 01
 2-030-1-27
 27-1-40-2





LEGEND
 ■ OPEN SPACE AREA 504,887 SF

NO.	DATE	DESCRIPTION

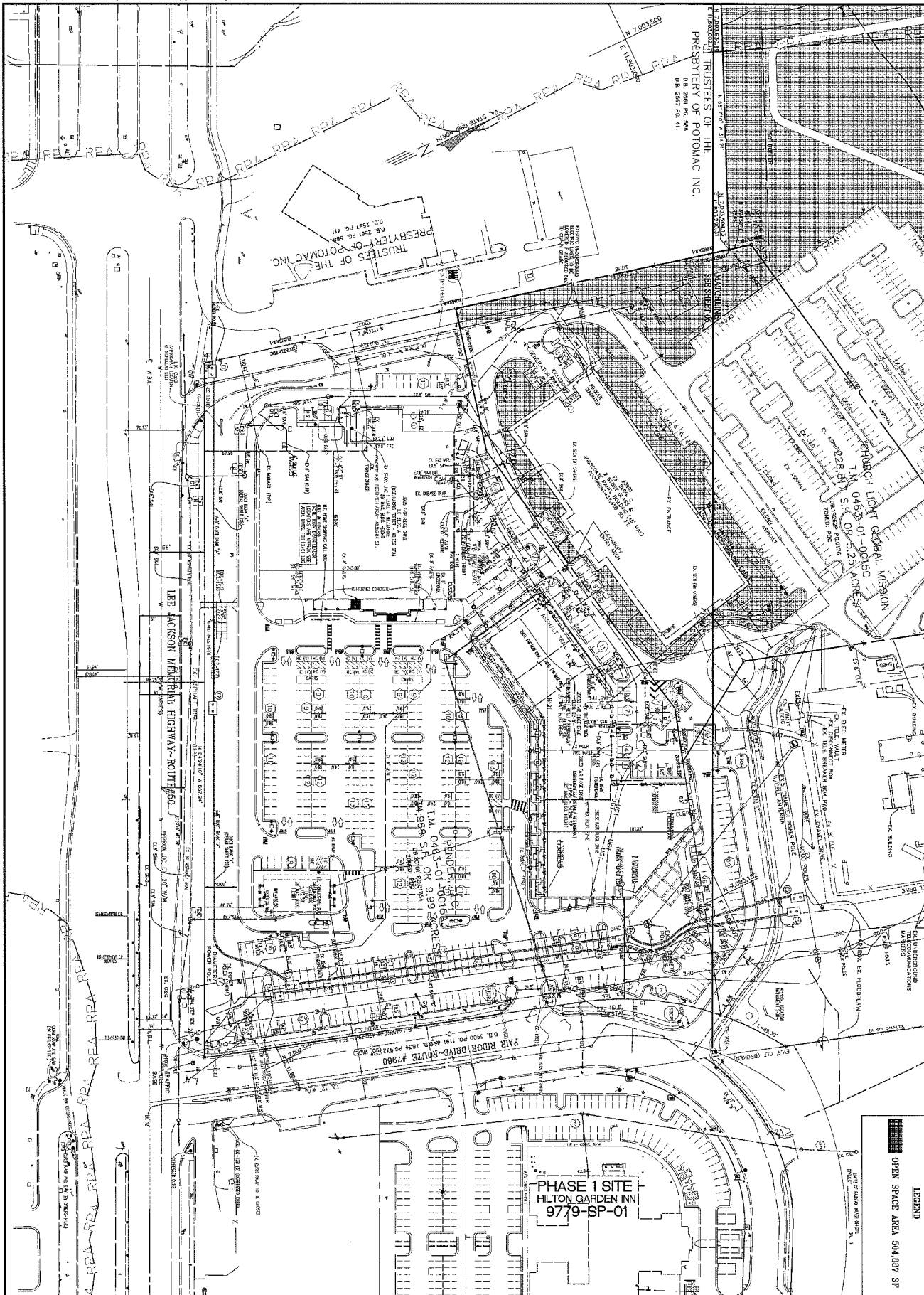
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03	10-01-09	Issue for
04	11-10-09	Issue for
05	01-15-10	Issue for
06	03-17-10	Issue for
07	05-17-10	Issue for



OPEN SPACE
PENDER PROFESSIONAL CENTER
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1"=50'
 DATE: JUNE 2009
 CL-42

SHEET
 06
 OF
 07
 FILE NO.
 ZP-1463-2

URBAN, L.L.C. - 4700 Westpark Drive, Suite 100, Fairfax, VA 22031 - 570-991-8888

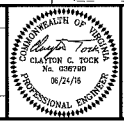


OPEN SPACE

PENDER PROFESSIONAL CENTER

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50' CL #2 DATE: JUNE, 2009



urban
Please - Engineers - Landscape Architects - Land Services

Urban, Ltd.
4900 Technology Court
Charlottesville, Virginia 22902
Tel: 703.662.1506
Fax: 703.674.1881
www.urban-ll.com

REV.	DATE	DESCRIPTION
06-24-09		
09-08-09		
10-09-09		
03-03-10		
11/10/09		
02-02-10		
06-17-16		

REZONING AFFIDAVIT

RECEIVED
 Department of Planning & Zoning
W. to Is Ellen
 6/26/16

MAR 15 2016

Zoning Evaluation Division

DATE: March 10, 2016
 (enter date affidavit is notarized)

I, Paul Zhu, do hereby state that I am an
 (enter name of applicant or authorized agent)

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

in Application No.(s): _____
 enter County-assigned application number(s), e.g. RZ 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 must 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.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Pender Professional Center, LLC ¹	3901 Fair Ridge Dr. Suite 240, Fairfax VA 22033	Applicant / Title Owner
Aristotelis A. Chronis, Esq./ Chronis LLC ²	1145 N. Vernon St., Arlington, VA 22201	Attorney/Agent
Kiddie College of Fairfax, LLC ³	4060 Oak Village Ldg., Fairfax, VA 22033	Tenant
HS International Academy ⁴	3901 Fair Ridge Dr. Suite 236, Fairfax VA 22033	Tenant
Yeonhwa Jeonsa Buddhist Temple Inc. ⁵	6922B Little River Tnpk, Annandale VA 22003	Tenant

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

REZONING AFFIDAVIT

DATE: March 10, 2016
(enter date affidavit is notarized)

for Application No. (s):
(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, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

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

CORPORATION INFORMATION

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

1 Pender Professional Center, LLC 3901 Fair Ridge Dr. Suite 240, Fairfax VA 22033

DESCRIPTION OF CORPORATION: (check one statement)

- [X] 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)

Paul Zhu 3205 Flushing Meadow Ter., Chevy Chase MD 20815
Xingguo Chen 3626 Rocky Meadow Ct., Fairfax VA 22033
Xiaoyu Su 12215 Harbor Town Circle, Fairfax, VA 22033
DYNC Atlantic Property and Investment Management, LLC6 3901 Fair Ridge Dr., Suite 240, Fairfax VA, 22033

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

Xingguo Chen President Paul Zhu Executive Vice President
Xiaoyu Su Treasurer Ping Zhu Secretary

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued on a "Rezoning 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.

REZONING AFFIDAVIT

DATE: March 10, 2016
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

N/A

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

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

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Rezoning 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.

REZONING AFFIDAVIT

DATE: March 10, 2016
(enter date affidavit is notarized)

for Application No. (s): _____
(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 "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: March 10, 2016
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number(s))

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.)

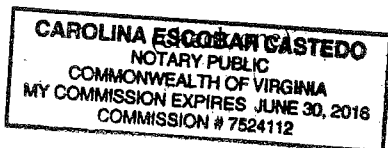
NONE

(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 "Rezoning 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:



[Signature]
[x] Applicant [] Applicant's Authorized Agent

Paul Zhu, Executive Vice President, Pender Professional Center, LLC
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 11 day of March 2016, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: 06/30/2016

[Signature]
Notary Public

Rezoning Attachment to Par. 1(b)

DATE: March 10, 2016
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number (s))

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

²Chronis, LLC 1145 N. Vernon St., 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 SHAREHOLDER: (enter first name, middle initial, and last name)

Aristotelis A. Chronis

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Aristotelis A. Chronis, Principal

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

³Kiddie College of Fairfax, LLC 4060 Oak Village Ldg., Fairfax, VA 22033

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)

Jie Chang

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Jie Chang Director

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

DATE: March 10, 2016
(enter date affidavit is notarized)

for Application No. (s):
(enter County-assigned application number (s))

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

4 HS International Academy 3901 Fair Ridge Dr., Suite 236, Fairfax, VA 22033

DESCRIPTION OF CORPORATION: (check one statement)

- [X] 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 SHAREHOLDER: (enter first name, middle initial, and last name)

Yan Huang
Hao Zhou
Jianying Wang

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Yan Huang Director/Officer
Jianying Wang Officer

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

5 Yeonhwa Jeonsa Buddhist Temple Inc. 6922B Little River Tnpk, Annandale VA 22003

DESCRIPTION OF CORPORATION: (check one statement)

- [X] 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)

Chanju Mun
Young Duk Choi
No Yoon Huh

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Chanju Mun President
Young Duk Cho Vice President
No Yoon Huh Secretary/Treasurer

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

DATE: March 10, 2016
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number (s))

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

⁶ DYNC Atlantic Property and Investment Management, LLC 3901 Fair Ridge Dr. Suite 240, Fairfax VA, 22033

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 SHAREHOLDER: (enter first name, middle initial, and last name)

Xingguo Chen
Yongzhong Du
Su Yue

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Xingguo Chen Director/Officer
Yongzhong Du Director

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

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)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

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