

Anchor Homes, L.L.C.

PCA 82-P-015

April 24, 2015

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner and Applicant, for themselves and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), hereby proffer that the development of the parcel under consideration and shown on the Fairfax County 2013 tax maps as Tax Map 050-1 ((22)) Parcel A, Lots 1-22 (the "Property") shall be in accordance with the following conditions if, and only if, PCA application PCA 82-P-015 (this "Proffer Condition Amendment") is granted.

Development Plan. Development of the Property shall be in substantial conformance with the Proffer Condition Amendment("PCA") prepared by The BC Consultants, dated August, 2014, as amended through 3 -20-2015 A maximum of 8 dwelling units shall be constructed on the Property with 22 already built and one to be removed.

1. **Minor Modifications.** Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the PCA may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the CDP/FDP without requiring approval of an amended PCA provided such changes are in substantial conformance with the PCA as determined by the Zoning Administrator and do not increase the total number of dwelling units or decrease the setbacks from the peripheries or landscaping.
2. **Advanced Density Credit.** Advanced density credit shall be reserved as may be permitted by the provisions of Paragraph 5 of Section 2-308 of the Fairfax County Zoning Ordinance for all eligible dedications described herein, or as may be required by Fairfax County or VDOT at time of site plan approval.
3. **Landscape Plan.** A conceptual landscape plan for the Property illustrating the plantings and other features to be provided is shown on Sheets 8 of the PCA. As part of the first and all subsequent site plan submission, the Applicant shall submit to the Urban Forest Management Division ("UFMD") of the Department of Public Works and Environmental Services ("DPWES") for review and approval a detailed landscape and tree cover plan which shall be generally consistent with the quality and quantity of plantings and materials shown on the CDP/FDP. **Refer to "Exhibit A" for general types of trees.** The landscape plan shall be designed to ensure adequate planting space for all trees based on the requirements in the Public Facilities Manual. Adjustments to the type and location of vegetation and the design of landscaped areas and streetscape improvements/plantings shall be permitted as approved by UFMD.

Natural Landscaping: "The first submission of the site/subdivision plan, and all subsequent plan submissions, shall include a landscape plan and specifications, for review and approval by the Urban Forest Management Division. The landscape plan and specifications shall incorporate techniques designed to reduce maintenance requirements; and contribute to a cleaner and healthier environment with improved air quality, water quality, stormwater management, and resource conservation capabilities that can be provided by trees and other desirable vegetation.

- Reduce turf areas to minimize mowing operations and the resulting air pollution. Turf shall cover no more than 75 percent of the pervious area of each lot. Mulched planting beds incorporating groups of trees and other plants shall be used to provide a root zone environment more favorable to trees and shrubs.
- Plant trees in areas to contribute to energy conservation for the dwelling on each lot, as depicted in Plate 4-12 of the Public Facilities Manual.
- Provide a diverse selection of native and non-invasive plants to reduce the need for supplemental watering, and the use of chemical fertilizers, herbicides, and chemical control of insects and diseases."
- Landscaping implemented with the subdivision plan can be made up of groups of trees including larger, overstory type trees (Category III and IV, as listed in PFM Table 12.19) together with smaller understory type trees (Category II). In this application, it is acceptable for the 10-year projected canopies of overstory trees to overlap the canopies of understory trees, as may occur in a multi-layered wooded environment.
- Inspection of mulch beds for conformance with the approved subdivision plan shall be conducted at the time that the Residential Use Permit is issued for each dwelling. After mulch areas have been accepted, they shall become the responsibility of the homeowner who shall not be precluded from managing or planting these areas according to their preference."

4. **Tree Preservation.** Tree Preservation: "The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 12 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet on the outside and 10 feet on the inside to either side of the limits clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the PCA/FDPA and those

additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.”

Tree Appraisal. “The Applicant shall retain a Certified Arborist or Registered Consulting Arborist with experience in plant appraisal, to determine the replacement value of all trees 12 inches in diameter or greater located on the Application Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called “Trunk Formula Method” contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective site plan approvals, the Applicant shall post a cash bond or a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the “Bonded Trees”) that die or are dying due to unauthorized construction activities. The letter of credit or cash deposit shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Application Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Application Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.”

Tree Preservation Walk-Through. “The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant’s Certified Arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees

and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.” **“The Applicant shall notify the Providence District Supervisor no less than ten (10) days in advance of the Tree Preservation Walk-Through meeting. The Homeowners Associations of the adjacent properties shall be notified by United States Mail no later than five (5) days in advance of the Tree Preservation Walk-Through meeting inviting them to the meeting to discuss the limits of clearing and grading. The Providence District Supervisor shall be notified of the name and contact information of the Applicant’s representatives responsible for the site monitoring at the Tree Preservation Walk-Through.”**

Limits of Clearing and Grading. “The Applicant shall conform strictly to the limits of clearing and grading as shown on the PCA/FDPA, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the PCA/FDPA, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.”

Tree Preservation Fencing: “All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the “Root Pruning” development condition below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a Certified Arborist or Registered Consulting Arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.”

Root Pruning. “The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.”

Demolition of Existing Structures. “The demolition of all existing features and structures within areas protected by the limits of clearing and grading areas shown on the PCA/FDPA shall be done by hand without heavy equipment and conducted in a manner that does not impact individual trees and/or groups of trees that are to be preserved as reviewed and approved by the UFMD, DPWES.”

Site Monitoring. “During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as conditioned and as approved by the UFMD. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist

to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.”

5. **Architectural Design.** The building elevations shown on Sheet 3 of the PCA are provided to illustrate the architectural theme and design intent of the residential dwellings. The architectural design of the proposed dwellings shall generally conform to the character and quality of these illustrative elevations, but the Applicant reserves the right to modify these elevations and add architectural ornamentation based on final architectural design. The exterior materials will be a combination of brick/stone and cement siding. Side facades of the end units shall be a proportional quality to the front facades. No vinyl or wood siding shall be used on the building facades. Homeowners can build decks, bay windows, patios and other appurtenances in accordance with Section 2-412 of the Fairfax County Zoning Ordinance.
6. **Universal Design.** Dwelling units shall be designed and constructed with a selection of Universal Design features and options as determined by the Applicant which may include, but not be limited to, seat in master bath shower where possible, emphasis on lighting in stairs and entrances, lever door handles, slip resistant flooring, optional hand-

held shower heads at tubs and showers, optional front loading washers and dryers and rocker light switches.

7. **Green Building.** Any new dwelling unit constructed shall provide certification in accordance with the National Green Building Standard (NGBS) using the ENERGY STAR(version 3.0) Qualified Homes path for energy performance, as demonstrated through documentation submitted to the Environment and Development review Branch of the DPZ and from a home energy rater certifies through the Home Innovation Research Labs that demonstrates that each dwelling unit has attained the certification prior to the issuance of the Residential Use Permit ("RUP") for each dwelling.

8. **Stormwater Management.** Subject to review and approval by DPWES, stormwater management and Best Management Practice ("BMP") measures for the Property shall be provided in stone detention facility with rain garden as shown or the equivalent. Maintenance of the stormwater facilities shall be the responsibility of the Applicant and the successor homeowner's association. Prior to site plan approval, the Applicant shall execute an agreement with the County in a form satisfactory to the County Attorney (the "SWM Agreement") providing for the perpetual maintenance of all of the elements of the stormwater management facilities. The SWM Agreement shall require the Applicant and the successor homeowner's association to contract with one or more maintenance/management companies to perform regular routine maintenance of the stormwater facilities and to provide a maintenance report every five years to the Fairfax County Maintenance and Stormwater Management Division of DPWES. The maintenance responsibilities under the SWM Agreement shall be disclosed to future purchasers prior to entering into a contract for sale and specified in the homeowner's association documents. After establishing the HOA pursuant to these proffers, the Applicant shall provide the HOA with written materials describing proper maintenance of the approved BMPs in accordance with the PFM and County guidelines.

9. **Housing Trust Fund.** Prior to the issuance of the first building permit, the Applicant shall contribute to the Fairfax County Housing Trust Fund ("HTF") the sum equal to one-half percent (1/2%) of the value of all of the units approved at the time of site plan on the Property. The percentage shall be based on the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. The projected sales price shall be proposed by the Applicant in consultation with the Fairfax County Department of Housing and Community Development ("HCD") and shall be approved by HCD.

10. **HOA Contribution.** The new units will petition to join the Lee Landing Park Homeowners Association, Inc. (hereinafter collectively referred to as the "existing HOA") and the applicant will pay up to \$3,000 to HOA designated attorney to cover the legal fees for the annexation. The applicant shall contribute to the existing HOA the following: a lump sum of \$5,000 at subdivision plan approval, \$3,000/Lot approved at building permit, and \$500/House sold within two weeks after settlement. The fund will be used at the HOA's sole discretion for community

maintenance and improvements, which includes the private roads and the storm water management facility if the new units are accepted. The contribution above is not contingent to whether the existing HOA accepts the new units. And this contribution as defined is the sole contribution agreement with existing HOA, it replaces any prior agreement(s) between applicant and the existing HOA.

In the event the existing HOA does not accept these units, the applicant shall form a new HOA to include these new units. Applicant shall pay for the cost to setup the HOA and contribute \$3,000 as seed money to the new HOA that could be used as well for road or stormwater maintenance.

11. **Dedication to HOA.** At the time of record plat recordation, open space, common areas, private roadways, and amenities not otherwise conveyed or dedicated to the County shall be dedicated to the HOA **to whom the new units belongs** and be maintained by the same.
12. **Use of Garages.** A covenant shall be recorded which provides that garages shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g., parking of vehicles). This shall not preclude the use of garages as sales offices in the model homes during marketing of the development, with the understanding the sales offices will be converted back to garages upon sale of the models. The covenant shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the HOA and the Fairfax County Board of Supervisors. Purchasers shall be advised in writing of the use restriction prior to entering into contract of sale.
13. **Driveways.** All driveways shall be a minimum of Eighteen feet (18') in length as measured outward from the face of the garage door to the face of curb.
14. **Adjustments in Contribution Amounts.** For all proffers specifying contribution amounts with the exception of Proffer 12 related to the Housing Trust Fund, the contribution shall adjust on a yearly basis from the base year of 2014 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), both as permitted by Virginia State Code
15. **Parks and Recreation.** Pursuant to Section 6-409 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall provide a playground structure as shown on the CDP/FDP. It will be a fitness inspired playsystem for children that provides a wide range of development benefits that serves the Application Property. **A decorative railing will be provided on the western and southern perimeter of the playground area.** Per Section 6-409, recreational facilities such as recreational trails, walking paths, excluding any trails required by the Comprehensive Plan, and similar features may be used to fulfill this requirement. At the time of subdivision plan review, the Applicant shall demonstrate that the value of any proposed recreational amenities is equivalent to a minimum of \$1,800 per new unit. In the event it is demonstrated that the proposed facilities do not have sufficient value, the Applicant shall contribute funds in the amount

needed to achieve the overall proffered amount of \$1,800 per unit to the Fairfax County Park Authority ("FCPA") for off-site recreational facilities intended to serve the future residents, as determined by FCPA in consultation with the Supervisor for the Providence District. A proposed Children's playground is proposed with sitting area that will exceed this contribution as shown on the drawings.

16. **School Contribution.** A contribution of $(2 \text{ students} \times \$10,825) = \$21,650$ shall be made to the Board of Supervisors for transfer to Fairfax County Public Schools (FCPS). The contribution shall be made at the time of, or prior to, issuance of the first Building Permit for the approved single family detached units. Follow approval of this Application and prior to the Applicant's payment of the amount set forth in this Proffer, if Fairfax County should increase the contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then-current contribution. In addition, notification shall be given to FCPS when construction is anticipated to commence to assist FCPS by allowing for the timely projection of future students as a part of the Capital Improvement Program.
17. **Construction Hours.** Outdoor construction of the Proposed Development shall take place only during the hours between 7:00 a.m. and 7:00 p.m. Monday through Friday and between the hours of 7:00 a.m. and 6:00 p.m. on Saturday. There will be no outdoor construction on New Year's Day, Martin Luther King Jr. Day, Presidents' Day, Memorial Day, the Fourth of July, Labor Day, Thanksgiving and Christmas Day. The permitted hours of construction shall be posted on-site in both English and Spanish.
18. **Severability.** Any of these buildings within the Property may be subject to Proffered Condition Amendments and Final Development Plan Amendments without joinder or consent of the property owners of the other buildings.
19. **Successors and Assigns.** These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.
20. **Counterparts.** These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in the same instrument.

APPLICANT/OWNERS OF
TAX MAP 050-1-((22))-Parcel A, Lots 1-22

[SIGNATURES BEGIN ON NEXT PAGE]

1. 7635 LEE LANDING DR FALLS CHURCH VA 22043
OWNER: TAX MAP 050-1-((22))- LOT 1
Owner Name: SHENG SIEN HU & YU HUA LIU
Mailing Address : 7635 LEE LANDING DR FALLS CHURCH VA 22043

2. 7633 LEE LANDING DR FALLS CHURCH VA 22043
OWNER: TAX MAP 050-1-((22))- LOT 2
Owner Name: DONALD E HERRITY, GLORIA D HERRITY
Mailing Address : 7633 LEE LANDING DR FALLS CHURCH VA 22043

3. 7631 LEE LANDING DR FALLS CHURCH VA 22043
OWNER: TAX MAP 050-1-((22))- LOT 3
Owner Name : SOMSRI KETARRONRAT
Mailing Address : 2819 LIBERTY AVE FALLS CHURCH VA 22042 2214

4. 7629 LEE LANDING DR FALLS CHURCH VA 22043
OWNER: TAX MAP 050-1-((22))- LOT 4
Owner Name : NESTOR R SOL, MARTA A VENTURA a/k/a MARTA A. SOL
Mailing Address : 7629 LEE LANDING DR FALLS CHURCH VA 22043

5. 7627 LEE LANDING DR FALLS CHURCH VA 22043
OWNER: TAX MAP 050-1-((22))- LOT 5
Owner Name : HIEU T NGUYEN
Mailing Address : 4208 ROSE THICKETT LN FAIRFAX VA 22030 5566

6. 7625 LEE LANDING DR FALLS CHURCH VA 22043
OWNER: TAX MAP 050-1-((22))- LOT 6
Owner Name: SANJIT PURI & SUNITA PURI
Mailing Address: 108 PEARL ST HERNDON VA 20170 5167

7. 7623 LEE LANDING DR FALLS CHURCH VA 22043
OWNER: TAX MAP 050-1-((22))- LOT 7
Owners Name: NELSON GEOVANNI RAMIREZ & OSCAR A RAMIREZ GARCIA
Mailing Address: 7623 LEE LANDING DR FALLS CHURCH VA 22043

8. 7621 LEE LANDING DR FALLS CHURCH VA 22043
OWNER: TAX MAP 050-1-((22))- LOT 8
Owner Name: ARLENE D GALANG
Mailing Address: 7621 LEE LANDING DR FALLS CHURCH VA 22043

9. 7619 LEE LANDING DR FALLS CHURCH VA 22043
OWNER: TAX MAP 050-1-((22))- LOT 9
Owner Name: DAISY MCNEIL SPIRIDOPOULOS
Mailing Address: 7619 LEE LANDING DR FALLS CHURCH VA 22043

10. 7617 LEE LANDING DR FALLS CHURCH VA 22043
OWNER: TAX MAP 050-1-((22))- LOT 10
Owner Name: AZADEH PAJOUHESH
Mailing Address: 5129 ARRIT CT BURKE VA 22015 1502

11. 7615 LEE LANDING DR FALLS CHURCH VA 22043
OWNER: TAX MAP 050-1-((22))- LOT 11
Owner Name: PUTRUS YOUSIF AL JAZRAWI, MARY BAYTHON
Mailing Address: 7615 LEE LANDING DR FALLS CHURCH VA 22043

12. 7613 LEE LANDING DR FALLS CHURCH VA 22043
OWNER: TAX MAP 050-1-((22))- LOT 12
Owner Name: HUNG C HOANG & HAI T. LE
Mailing Address: 7613 LEE LANDING DR FALLS CHURCH VA 22043

13. 7611 LEE LANDING DR FALLS CHURCH VA 22043

OWNER: TAX MAP 050-1-((22))- LOT 13

Owner Name: BEVERLY J BROWN A/K/A BEVERLEY J. BROWN

Mailing Address: 7611 LEE LANDING DR FALLS CHURCH VA 22043

14. 7609 LEE LANDING DR FALLS CHURCH VA 22043

OWNER: TAX MAP 050-1-((22))- LOT 14

Owners Name: THUY HAI VU & HONG THU THI VU

Mailing Address: 7609 LEE LANDING DR FALLS CHURCH VA 22043

15. 7607 LEE LANDING DR FALLS CHURCH VA 22043

OWNER: TAX MAP 050-1-((22))- LOT 15

Owner Name: KARINA SANDOVAL & JOSE LUIS NUNEZ-RUIZ

Mailing Address: 7607 LEE LANDING DR FALLS CHURCH VA 22043

16. 7605 LEE LANDING DR FALLS CHURCH VA 22043

OWNER: TAX MAP 050-1-((22))- LOT 16

Owner Name : ROGERIO C ROCHA, MARIA H ROCHA

Mailing Address : 7605 LEE LANDING DR FALLS CHURCH VA 22043

17. 7603 LEE LANDING DR FALLS CHURCH VA 22043

OWNER: TAX MAP 050-1-((22))- LOT 17

Owner Name : MAE FRANCES WILLIAMS & BARBARA STOKES

Mailing Address : 2216 W 29TH ST LOS ANGELES CA 90018

18. 7601 LEE LANDING DR FALLS CHURCH VA 22043

OWNER: TAX MAP 050-1-((22))- LOT 18

Owner Name : SUSANA S SANDOVAL

Mailing Address : 2947 ROSEMARY LN FALLS CHURCH VA 22042 1857

19. 7599 LEE LANDING DR FALLS CHURCH VA 22043

OWNER: TAX MAP 050-1-((22))- LOT 19

Owner Name : JASON A ROBBINS & CYNTHIA A JOHNSON

Mailing Address :

47387 Darkhollow Falls Terrace Sterling, Va 20165

20. 7597 LEE LANDING DR FALLS CHURCH VA 22043

OWNER: TAX MAP 050-1-((22))- LOT 20

Owner Name : KEBIN WEN & CINDY CHAO PENG

Mailing Address : 7597 LEE LANDING DR FALLS CHURCH VA 22043

21. 7595 LEE LANDING DR FALLS CHURCH VA 22043

OWNER: TAX MAP 050-1-((22))- LOT 21

Owner Name : JOANNA ECCLES

Mailing Address : 7595 LEE LANDING DR FALLS CHURCH VA 22043

22. 7593 LEE LANDING DR FALLS CHURCH VA 22403

OWNER: TAX MAP 050-1-((22))- LOT 22

Applicant/Owner Name: Anchor Homes, LLC.

Mailing Address: 4124 WALNEY ROAD, SUITE A, CHANTILLY VA 20151

23. 7603A LEES LANDING PARK, FALLS CHURCH VA 22403

OWNER TAX MAP 050-1-((22))-PARCEL A

Owner name: LEE LANDING PARK HOMEOWNERS ASSOCIATION

[SIGNATURES END]

Exhibit A

Lee Landing Recommended Deciduous and Evergreen Trees

| Deciduous Trees | | |
|---|------------------------|----------|
| Botanical Name | Common Name | Category |
| <i>Amelanchier arborea</i> | Allegheny Serviceberry | II |
| <i>Cercis canadensis</i> | Eastern Redbud | II |
| <i>Chionanthus virginicus</i> | Fringetree | II |
| <i>Magnolia virginiana</i> | Sweetbay Magnolia | II |
| <i>Liriodendron tulipifera</i> | Tulip Poplar | IV |
| <i>Quercus phellos</i> | Willow Oak | IV |
| <i>Tilia americana</i> | American Linden | IV |
| <i>Ulmus americana</i> 'Valley Forge' | Valley Forge Elm | IV |
| Evergreen Trees | | |
| <i>Thuja plicata</i> x <i>standishii</i> 'Green Giant' | Green Giant Arborvitae | I-II |
| <i>Ilex opaca</i> | American Holly | II |
| <i>Juniperus virginiana</i> | Eastern Redcedar | II |
| <i>Pinus echinata</i> | Shortleaf Pine | III |
| <i>Magnolia grandiflora</i> | Southern Magnolia | IV |
| <i>Pinus rigida</i> | Pitch Pine | IV |
| <i>Pinus virginiana</i> | Virginia Pine | IV |
| v:\project_2014\14513\plan\documents\xcel\recommended tree list.xlsx | | |
| 10-Apr-15 | | |