Sonja Lupescu and Michael Nakagaki

[redacted]

July 27, 2025

To Whom It May Concern,

We are writing to formally express our interest in the Resident Curator Program and to submit our proposal to restore and rehabilitate the historic Lahey Lost Valley House. With a shared passion for historic preservation, sustainability, and public engagement, we are committed to honoring the cultural significance of the property while ensuring its accessibility and utility for generations to come.

Our vision is to restore the house to a livable condition using historically accurate materials and techniques, while incorporating sustainable practices wherever feasible. We aim to preserve the integrity and character of the site while making it a hub for community learning and engagement. In addition to restoring the house, we will maintain and enhance the surrounding parkland, including trail improvements to increase safe public access and appreciation of the natural environment.

As part of our commitment to public benefit, we will build and maintain a website and social media channels to chronicle the restoration, highlight historical context, share ecological insights, and promote the Resident Curator Program. We plan to host themed open houses annually, increasing to quarterly by year six, to engage the community with the site's evolving story. These events will include local artist showcases, volunteer days focused on environmental stewardship, and educational programming centered on local history and ecology.

Our rehabilitation plan begins with critical structural assessments and progressing through systems upgrades, historical restoration of architectural elements, and public accessibility improvements in the first five years to address the repairs in the treatment plan. In later years, we will renovate the auxiliary structure to serve as an interpretive center with ADA access and facilities to support events and community education as well as improvements to the natural areas of the property.

Our qualifications uniquely position us for this opportunity. Sonja offers advanced academic training in history, project management experience in international development, and a proven track record in communications and public outreach. Michael brings over fifteen years of experience in federal policy and environmental management, combined with a deep passion for woodworking and historic craftsmanship. Together, we bring the dedication, skills, and resources needed to make this vision a success.

Financially, we are prepared to support this project through our personal income, redirecting our current rental budget toward restoration efforts. We also plan to establish a nonprofit to secure grants, engage volunteers, and develop additional revenue streams through educational content and donations.

We are excited by the potential to restore this historic home and to share its story with the community. Thank you for your consideration. We welcome the opportunity to discuss our proposal further and look forward to contributing meaningfully to the preservation of Fairfax County's heritage.

Sincerely,

Michael Nakagaki

Sonja Lupescu

Fairfax County Park Authority
Resident Curator Program
Curator Application

Lahey Lost Valley

Lahey Lost Valley
9750 Brookmeadow Drive, Vienna VA
Owner: Fairfax County Park Authority

Lahey Lost Valley Park
Hunter Mill Supervisory District

Contents

SECTION A: APPLICATION SUBMISSION INSTRUCTIONS .....
DUE DATE:.....1
Application Submittal Instructions 1
Inquiries and Explanations 2
Application Instructions 2
SECTION B: APPLICANT INFORMATION 3
SECTION C: PROPOSED USE 4
SECTION D: PUBLIC BENEFIT 4
SECTION E: REHABILITATION AND MAINTENANCE PLAN..... .5
Work Plan with General Schedule.....5
Proposed Alternatives or Amendments to Required Improvement.....6
Description and Documentation of Donations.....7
Sustainability.....7
Accessibility.....8
SECTION F: EXPERIENCE AND QUALIFICATIONS 9
Applicant's General Qualifications.....9
Applicant's Specialized Skill in Historic Preservation.....10
Professional Service Providers' General Qualifications.....11
Professional Service Providers' Qualifications in Historic Preservation 12
SECTION G: ESTIMATED PROJECT COSTS 13
SECTION H: ADDITIONAL CURATOR EXPENSES .....
Credited Annual Maintenance Costs 14
Credited AnnualOccupancy/Management Costs 14
Total Credited Annual Maintenance and Occupancy/ Management Costs.....14
SECTION I: LEASE TERM.....15
Formula for Estimating Lease Length..... 15
Estimated Lease Term, in years..... ..15
SECTION J: FINANCING PLAN 16
Estimated Funding Sources 16
Narrative Statement of Financial Capacity 17
Personal Financial Statement 18
Subsection 1. Source of Income 18

Subsection 2: Loans Payable to Banks and Others.....19
Subsection 3. Stocks and Bonds. (Use attachments if necessary. Each attachment must be identified as a part of this statement and signed) 20
Subsection 4. Real Estate Owned. 20
Subsection 5. Other Personal Property and Other Assets (Describe, and if any is pledged as security, state name and address of lien holder, amount of lien, terms payment and if delinquent, describe delinquency) 20
Subsection 6. Unpaid Taxes. (Describe in detail, as to type, to whom payable, when due, amount, and to what property, if any, a tax lien attaches 21
Subsection 7. Other Liabilities including all alimony and child support payments owed.
(Describe in detail.) 21
Subsection 8. Life Insurance Held. (Give face amount and cash surrender value of policies - and name of insurance company 21
Transcript of Tax Returns for past 3 years 21
Bank References 22
Bankruptcy Disclosure 22
SECTION K: ORGANIZATIONAL STRUCTURE (IF APPLICABLE) 23
The Legal Structure and IRS Designation of Organization: (Corporation, LLC, JV, LP, 501(c), etc.)..... 23
Nature of the Organization's Business 23
The Legal History of the Organization 23
Certificate of Good Standing..... 23
License Requirement 23
Registering Of Corporations..... 23
SECTION L: CERTIFICATIONS 24

SECTION A: APPLICATION SUBMISSION INSTRUCTIONS

The County of Fairfax, Virginia ("County") and the Fairfax County Park Authority ("FCPA") invite interested parties to submit an application for the curatorship of

Lahey Lost Valley
9750 Brookmeadow Drive
Vienna, VA 22182

Application Submittal Instructions

Submit an electronic version of the completed application to:

Stephanie Langton,
Resident Curator Program Manager
Fairfax County Park Authority
Stephanie.Langton@fairfaxcounty.gov

Submissions will be open until an application is received. Once Resident Curator Program staff receive an application, a deadline for additional applications will be set for 30 calendar days following the date the initial application was received. Review of applications will begin upon expiration of the due date. Therefore, applicants are strongly advised to submit their applications on time to ensure consideration by the County and FCPA.

Applicants should examine the ISA and its table of contents to ensure that all pages are included. The County and FCPA assume no responsibility for an application submitted on the basis of an incomplete ISA package.

Applicants are expected to review all requirements and instructions and furnish all information required by this ISA. Failure to do so will be at the applicant's risk. The County and FCPA reserve the right to waive formalities in any application, and may, if they determine that such action is in the best interests of the County, select an application which does not conform in all details with the requirements of this ISA. Likewise, the County reserves the right to reject any and all applications.

This ISA does not commit the County to enter into any disposition of real property interest; or to pay any costs, including costs associated with any studies or designs, incurred by any party in the preparation and submission of an application.

A hard copy of this application can be obtained from the project manager upon request.

Applications will not be returned and will be retained in the records of FCPA subject to the Virginia Freedom of Information Act and the document retention policies of the Library of Virginia.

Inquiries and Explanations

All inquiries concerning this ISA should be directed, in writing, to:
Fairfax County Park Authority
Resource Management Division
Attn: Stephanie Langton, Resident Curator Program Manager
9601 Courthouse Road
Vienna, VA 22181
Stephanie.Langton@fairfaxcounty.gov
(703) 324 - 8791

Any explanation desired by an applicant regarding the meaning or interpretation of this ISA must be submitted and received in writing no less than seven (7) business days prior to the application due date to allow sufficient time for a reply to reach the applicant prior to the submission of their application. Verbal explanations or instructions shall not be binding on FCPA or the County.

Application Instructions

Applications must follow the outline, supply all of the information requested below, and demonstrate the ability of the potential curator to undertake a challenging and complex assignment. Applications must be feasible and should reflect an understanding of the historic qualities of the property and their value. It is intended that the substance of an application, as approved by FCPA and the County, will be incorporated into all agreements.

A cover letter is required with all applications.

Applications must include responses to all sections. **No section should be left blank.** If a section does not apply, "not applicable" should be indicated. Failure to answer all questions completely will delay the processing of an application. Provide responses in the spaces provided and attach additional sheets or documentation as necessary.

SECTION B: APPLICANT INFORMATION

List the names, addresses and telephone numbers of each individual applicant, or all principals, partners, members or shareholders. Attach additional sheets if necessary.

Applicant's Name Michael Nakagaki			
Address [redacted]			
City [redacted]	**State** [redacted]	[redacted]	
Email [redacted]		**Telephone** [redacted]	
Alternative Telephone Number			

Additional Applicant's Name, if applicable Sonja Lupescu			
Address [redacted]			
City [redacted]	**State** [redacted]	**Zip** [redacted]	
Email [redacted]		**Telephone** [redacted]	
Alternative Telephone Number			

Additional Applicant's Name, if applicable		
Address		
City	**State**	**Zip**
Email		**Telephone**
Alternative Telephone Number		

SECTION C: PROPOSED USE

Only residential use proposals will be considered for this property.

Provide a short summary of how the proposed use of the property as a residence with a curator is compatible with:

- The long-term preservation of the house and its associated cultural landscape;
- FCPA's mission and management of park;
- The surrounding neighborhoods;
- The historic value of the house; and
- The historic context and heritage associated with the park

We proposed to restore the house to a livable condition and inhabit it with a strong focus on using historically accurate materials and practices and an additional focus on sustainability and green reuse principles for materials and furnishings. We also plan to maintain and upgrade the natural areas of the parkland around the house with a focus on improving the trails to give the public better access to the site.

SECTION D: PUBLIC BENEFIT

The Resident Curator Enabling Legislation requires reasonable public access consistent with the property's nature and use. Current resident curators typically satisfy this requirement by hosting an annual open house event for the public. Applicants may propose additional or alternative means of public access (ie, curator blog, video documentation).

Describe the scope and nature of the proposed public access, and any proposed projects / programs / services that will fulfill this requirement.

See Attached Section D

SECTION E: REHABILITATION AND MAINTENANCE PLAN

Curator lease terms are comprised of a Rehabilitation Phase and a Continued Maintenance Phase. The Rehabilitation Phase involves the major improvements required by contract, as well as routine maintenance of the curator structures and grounds in accordance with the Resident Curator Program's "Maintenance Guidelines and Checklist". Upon completion of the Rehabilitation Phase, the curator enters into the Continued Maintenance Phase, during which the curator shall continue routine maintenance of the property on a continuous basis, including capital improvements as necessary, during the remaining lease term.

Part 1: Rehabilitation Work Plan with General Schedule

Describe, in general terms, how the rehabilitation phase of the project will be carried out, including an outline of the improvements to be completed by contractor and those that will be completed by the curator. Include a general schedule with milestones for required improvements listed in the "2024 Updated Lahey Lost Valley Treatment Plan", in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The curator is to complete the rehabilitation work as set out in the approved work plan within a maximum of five (5) years of initializing the rehabilitation phase. The selected curator will be asked to develop a detailed schedule of improvements that will be included in the lease.

Document Links

2018 Lahey Lost Valley Historic Structure Report & Treatment Plan

2019 Mechanical Electrical Plumbing Assessment

2024 Updated Lahey Lost Valley Treatment Plan

Documents are also available on the Resident Curator Program website:

https://www.fairfaxcounty.gov/parks/resident-curator-program

See Attached Section E1 and Gantt Chart

Part 1: Rehabilitation Work Plan with General Schedule (cont'd. if needed)

See Attached Section E1 and Gantt Chart

Part 2: Proposed Alternatives or Amendments to Required Improvements

Describe any proposed alternatives or amendments to the required improvements, found in the "2024 Updated Lahey Lost Valley Treatment Plan," and provide justification.

See Attachment E2 and Gantt Chart

Part 3: Description and Documentation of Donations

If applicable, describe in detail any labor, material, or services proposed to be donated by third party sources. Written commitments for such labor, material, or services must be provided as an attachment to the application.

The primary form of donations will be time of volunteers. In addition to the core residence team, we will leverage our network to have volunteer time weekly to reduce the financial cost of repairs, when appropriate. In addition to volunteer time, we will leverage our social media presence to solicit additional donations to the non profit organization. The online presence will also generate additional income from use of ads, which will supplement the donation income.

In addition to traditional donations, the non profit will actively pursue grants and donations with historic societies and local businesses for mention in online posts and/or open houses.

Part 4: Sustainability

If applicable, describe any proposed historically appropriate, environmentally sustainable building technology and practices that will be used in the rehabilitation, maintenance, and/or operation of the property, in compliance with the Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings.

We plan to use local salvage companies and reuse markets to source as many materials as possible. In addition to the general plan for sustainable sourcing of materials, any new appliances or utilities installed will be high efficiency to reduce the utility cost and carbon footprint. After all elements of the remediation plan are completed, we will perform a study to assess the possibility of installing renewable energy options on the site that will not impact the historic character of the structure.

Part 5: Accessibility

All curators must comply with applicable requirements of the Americans with Disabilities Act as the buildings are public facilities under Title II of the ADA (state and local governments). Describe how the requirement for reasonable public access will be met, including "programmatic" access under the ADA, by either making physical modifications or programmatic accommodations. Programmatic could include annual open house, video tour, brochures with photos, etc.

We will create and maintain a website with detailed information about the restoration process. It will also document activities around local ecology and history. In addition all open houses will be written up, filmed and posted in as complete a form as possible to allow access to everyone regardless of ability. All published materials will be 508 complaint and include text to speech capabilities.

We also plan in year 5 and beyond to rehabilitate the outbuilding and portions of the trails to create spaces that are accessible to mobility impaired people where they can experience some of the programs, really everything but a house tour, in person.

SECTION F: EXPERIENCE AND QUALIFICATIONS

Part 1: Applicant's General Qualifications

Provide a narrative summary of the applicant's experience and qualifications to undertake, implement, and manage the rehabilitation, reuse and maintenance of the historic property. Include the applicant's resume or CV, and references to support such experience and qualifications. Supplemental material describing pertinent projects, including visual aids, is encouraged but not required.

Include a list of all of the following actions which have become final in the three years prior to the application submission:

1. Willful violations, violations for failure to abate, or repeated violations, for which the applicant was cited by (a) the United States Occupational Safety and Health Administration; (b) the Virginia Occupational Safety and Health Administration; or (c) the occupational safety and health plan for any public jurisdiction; or

2. Three (3) or more serious construction safety violations for which the applicant was cited by the (a) United States Occupational Safety and Health Administration; or (b) the Virginia Occupational Safety and Health Administration; or (c) the occupational safety and health plan from any public jurisdiction.

3. Termination of a contract between the applicant and any public entity for safety violations.

If the applicant has not received or been the subject of any such violations referenced above in the three (3) years prior to the application submission, then the applicant shall so indicate by certification on the application.

See Attachment F1

Part 2: Applicant's Specialized Skill in Historic Preservation

Describe the applicant's specialized skills in historic preservation projects, including any relevant experience with the Secretary of the Interior's Standards for the Treatment of Historic Properties, 36 CFR Part 68 (2013), as amended.

See Attachment F2

Part 3: Professional Service Providers' General Qualifications

If available at this time, provide the professional qualifications and relevant work history of any professional service providers, contractors or subcontractors, involved in rehabilitation and/or maintenance phases of the curator including, but not limited to architects, general contractors, and subcontractors such as plumbers, electricians, etc.

Include a list of all of the following actions which have become final in the three years prior to the application submission for any such providers, contractors or subcontractors listed:

1. Willful violations, violations for failure to abate, or repeated violations, for which the provider, contractor or subcontractor was cited by (a) the United States Occupational Safety and Health Administration; (b) the Virginia Occupational Safety and Health Administration; or (c) the occupational safety and health plan for any public jurisdiction; or
2. Three (3) or more serious construction safety violations for which the provider, contractor or subcontractor was cited by the (a) United States Occupational Safety and Health Administration; or (b) the Virginia Occupational Safety and Health Administration; or (c) the occupational safety and health plan from any public jurisdiction.
3. Termination of a contract between the provider, contractor or subcontractor and any public entity for safety violations.

For each provider, contractor or subcontractor that has not received or been the subject of any such violations referenced above in the three (3) years prior to the application submission, then the applicant shall so indicate by certification on the application.

N/A

Part 4: Professional Service Providers' Qualifications in Historic Preservation

If available at this time, provide the professional qualifications and relevant work history of any professional service providers, contractors or subcontractors, involved in the rehabilitation and/or maintenance phases of the curator including, but not limited to architects, general contractors, and subcontractors such as plumbers, electricians, etc. pertaining to the Secretary of the Interior's Standards for the Treatment of Historic Properties, 36 CFR Part 68 (2013), as amended.

N/A

SECTION G: ESTIMATED PROJECT COSTS

Use the table below to summarize proposed expected costs (Attach more detailed breakdowns if desired).

PROJECT COSTS BUDGET		
Cost Category	**Amount**	**Total Amount**
Hard Costs		
General Conditions (mobilization, temporary facilities)		
Site Work		
Excavation		
Foundation		
Demolition		
Superstructure		
Floor Structure		
Roof Structure & Cover		
Doors & Windows		
Interior Construction		
Plumbing		
HVAC		
Electrical		
Sprinklers		
Conveying Systems (if applicable)		
Utility Upgrades (electrical, water, sanitary)		
HAZMAT Abatement		
Specialties		
Clean up		
Miscellaneous		
Construction Contingency (_____%)		
Soft Costs		
Architectural Fees		
Engineering Fees		
Third party HAZMAT inspection, testing, and monitoring		
Other Design Fees		
Commissioning HVAC, sanitation systems		
Construction Period Interest		
Other Financing Fees		
Other Consulting Fees		
Permits and Licenses		
Construction Administration fees		
Other Soft Costs		
Design Contingency (_____%)		
Other Project Costs		
TOTAL PROJECT COSTS		

SECTION H: LEASE LENGTH CALCULATIONS

The cost of ongoing maintenance of the property will be factored into the calculation of lease length (assuming all required maintenance tasks are being performed according to the guidelines established in the "Maintenance Guidelines and Checklist.")

An additional annual amount will be factored into this calculation, to recognize the value of the occupation and management of the property (utilities, fees, any applicable taxes, etc.).

Credited Annual Maintenance Costs

Including but not limited to: grounds maintenance, gutter cleaning, roof repairs/replacement, repointing, maintaining/ replacing mechanical systems, etc. (See "Maintenance Guidelines and Checklist")

2018 Historic Replacement Value	Multiply the Historical Replacement Value by 1%	Total Annual Maintenance Expense
$1,224,000	1%	$12,240

Credited Annual Occupancy/Management Costs

For example: utilities, additional required liability insurance, legal fees, public benefit component, property taxes, etc. The dollar amounts used were calculated using previous utility bills and a Department of Tax Administration tax assessment for the house and on acre of land.

Utilities	$1,698
Real Estate Taxes	$8,508
Other Miscellaneous Expenses	$746
Total Annual Occupancy and Management Expenses	$10,952

Total Credited Additional Curator Expenses

Total Annual Maintenance Expense	$12,240
Total Annual Occupancy and Management Expenses	$10,952
Total Credited Additional Curator Expenses	$23,192

SECTION I: LEASE TERM

According to the Park Authority's Enabling Legislation, FCPA must establish a Fair Market Rental Value (FMRV) for the property. For the purposes of this solicitation, FCPA is establishing a rent value of **$33,000**per annum for the length of the base term, as determined by an independent appraiser. The length of the lease term will be determined based upon the following:

- Annual Fair Market Rental Value (FMRV)
- Estimated Rehabilitation Project Costs
- Credited Annual Maintenance Costs: Including, but not limited to: grounds maintenance, gutter cleaning, roof repairs/replacement, repointing, maintaining/replacing mechanical systems, etc. (See "Maintenance Guidelines and Checklist")
- Credited Annual Occupancy and Management Costs: includes utilities, insurance, legal fees, public benefit component; prorated property taxes, etc.

Formula for Estimating Lease Length

Annual Fair Market Rental Value *minus* Credited Annual Maintenance Costs *minus* Credited Annual Occupancy and Management Costs *equals* Adjusted Annual Fair Market Rental Value.

Total Rehabilitation Project Costs *divided by* Adjusted Annual Fair Market Rental Value *equals* Estimated Lease Term, in years.

	Annual	**Total**
Rehabilitation Project Costs Provided by Applicant (Total Project Costs, see Section G)		$
Annual Fair Market Rental Value (FMRV)	$33,000	
Credited Annual Maintenance Costs (see Section H)	$12,240	
Credited Annual Occupancy & Management Costs (see Section H)	$10,952	
Adjusted Annual FMRV	$9,808	
Rehabilitation Project Costs /Adjusted FMRV = Estimated Length of Lease, or Lease Term, in years		

Insert the estimated cost of your rehabilitation plan into this formula and state the estimated lease term. Please describe any considerations that you wish for FCPA to make in the negotiation of the lease term.

Estimated Lease Term, in years_____

SECTION K: ORGANIZATIONAL STRUCTURE (IF APPLICABLE)

If the Applicant is acting officially on behalf of an organization, please describe fully the nature of the organization, including:

The Legal Structure and IRS Designation of Organization: (Corporation, LLC, JV, LP, 501(c), etc.)

TBD

Nature of the Organization's Business

Education and restoration

The Legal History of the Organization

Attach a copy of all incorporating documents, including articles of incorporation, by-laws, operating agreements, trust agreements, etc.

No yet incorporated

Certificate of Good Standing

Attach Certificate of Good Standing (Corporation) or a Certificate of Fact of Existence (LLC)

TBD

If Applicant's proposal contemplates operating a business at the property, please note the following requirements:

License Requirement

All firms doing business in Fairfax County shall obtain a license as required by Chapter 4, Article 7.2, of The Code of the Fairfax County, Virginia, as amended, entitled "Business, Professional and Occupational Licensing (BPOL) Tax." Questions concerning the BPOL Tax should be directed to the Department of Tax Administration, telephone (703) 222 8234 or visit: https://www.fairfaxcounty.gov/taxes/business.

Registering Of Corporations:

In accordance with Virginia Code Section 13.1 758, any foreign corporation transacting business in Virginia shall secure a certificate of authority as required by Section 13.1-757 of the Code of Virginia, as amended, from the State Corporation Commission, Post Office Box 1197, Richmond, Virginia 23209.

RESIDENT CURATOR PROGRAM

INVITATION TO SUBMIT APPLICATION FOR CURATOR

SECTION L: CERTIFICATIONS

I, Michael Nakagaki, do hereby state that I am an

(Your name here)

(Check one)

X	Applicant
	Applicant's authorized agent

and that, to the best of my knowledge and belief, all of the above responses and information are true and accurate and that the information contained in this application is complete, that all individual applicants, and all principals, partners, members or shareholders of the applicant and all business entities involved in the proposed curator have been listed above, and that prior to the negotiation of any lease and execution of any lease, I will reexamine this certification and provide any changed or supplemental information, including business or financial relationships of the type described above, that arise on or after the date of this application.

Signed under the penalties of perjury.

SIGNATURE *DATE* 7/27/2025

I hereby certify that I have filed all state tax returns, have paid all state taxes required under law, and am not in arrears to the County of Fairfax on debt or contract, am not a defaulter on surety to the County of Fairfax and my County taxes and/or assessments are not delinquent.

Signed under the penalties of perjury on this 27 day of July 2025

SIGNATURE *FEDERAL TAX ID NO.* [redacted]

The undersigned also acknowledges and states that none of the individuals listed in Section B: Applicant Information have participated in the capacity of an officer or employee of the Fairfax County Government in the evaluation process of the Curator Application or Lease Transaction.

Signed under the pains and penalties of perjury.

SIGNATURE *DATE* 7/27/2025

RESIDENT CURATOR PROGRAM

INVITATION TO SUBMIT APPLICATION FOR CURATOR

SECTION L: CERTIFICATIONS

I, Sonja Lupescu, do hereby state that I am an

(Your name here)

(Check one)

☒	Applicant
☐	Applicant's authorized agent

and that, to the best of my knowledge and belief, all of the above responses and information are true and accurate and that the information contained in this application is complete, that all individual applicants, and all principals, partners, members or shareholders of the applicant and all business entities involved in the proposed curator have been listed above, and that prior to the negotiation of any lease and execution of any lease, I will reexamine this certification and provide any changed or supplemental information, including business or financial relationships of the type described above, that arise on or after the date of this application.

Signed under the penalties of perjury.

Sonja Lupescu — 7/27/25

SIGNATURE — *DATE*

I hereby certify that I have filed all state tax returns, have paid all state taxes required under law, and am not in arrears to the County of Fairfax on debt or contract, am not a defaulter on surety to the County of Fairfax and my County taxes and/or assessments are not delinquent.

Signed under the penalties of perjury on this 27 day of July 20 25

Sonja Lupescu — [redacted]

SIGNATURE — *FEDERAL TAX ID NO.*

The undersigned also acknowledges and states that none of the individuals listed in Section B: Applicant Information have participated in the capacity of an officer or employee of the Fairfax County Government in the evaluation process of the Curator Application or Lease Transaction.

Signed under the pains and penalties of perjury.

Sonja Lupescu — 7/27/25

SIGNATURE — *DATE*

Additional Information for the Nakagaki/Lupescu Application for the Lahey Lost Valley Application

Section C: Proposed Use

We proposed to restore the house to a livable condition and inhabit it with a strong focus on using historically accurate materials and practices and an additional focus on sustainability and green reuse principles for materials and furnishings. We also plan to maintain and upgrade the natural areas of the parkland around the house with a focus on improving the trails to give the public better access to the site.

Section D: Public Benefit

We would create a website and social media presence to showcase the house, the historical restorations being done, discuss the history of the property and surroundings, and highlight the resident curator program. We would also hold at least one (1) open house each year to allow the public to see and interact with the property in person. Finally, we would maintain and improve the natural areas around the property with an eye to making them easier and safer for the public to access to hike and learn about local ecology. The public would benefit from our sharing of local history and our knowledge of local ecology as well as learning from outside experts we plan to engage as part of our open house series.

In addition, we will build and maintain a website and linked social media profiles to document day to day work, interesting historical facts and artefacts found, discuss the land and ecology and more. This will provide the public with access via content posting including a monthly blog/potential podcast, weekly social media updates and occasional deep dive pieces as appropriate.

We will also hold open houses building up to planned quarterly open houses with different themes that resonant with the history and character of the house and land. Our plan for open houses is as follows:

Year 1: one (1) historical open house to show work in progress and planned work
one (1) volunteer day to clear parts of trail and yard, with activities about local ecology included. This would be geared toward school age groups

Year 2: one (1) historical open house to show work in progress and planned work

One (1) open house with local artists either showcasing work or giving basic art instruction to honor the Lahey legacy as artists

Year 3: one (1) historical open house to show work in progress and planned work
one (1) volunteer day to clear parts of trail and yard, with activities about local ecology included. This would be geared toward school age groups

one (1) open house with local artists either showcasing work or giving basic art instruction to honor the Lahey legacy as artists

Year 4: two (2) historical open house to show work in progress and planned work
one (1) volunteer day to clear parts of trail and yard, with activities about local ecology included. This would be geared toward school age groups

one (1) open house with local artists either showcasing work or giving basic art instruction to honor the Lahey legacy as artists

Year 5: one (1) historical open house to show work in progress and planned work
two (2) volunteer day to clear parts of trail and yard, with activities about local ecology included. This would be geared toward school age groups

0ne (1) open house with local artists either showcasing work or giving basic art instruction to honor the Lahey legacy as artists

Year 6 and Beyond: 4 quarterly open houses to focus on history, ecology/nature and arts. We plan to partner with local artists, native plant experts and educational institutions (schools, scouting groups, community centers etc. To help plan and scope a variety of activities to keep the offerings at the park evergreen and interesting.

Section E: Rehabilitation plan

Section E1: Plan

Year 1: In year one we will focus on getting assessments for the foundation repairs to ensure cracks are not larger risks as well as assessments of the flooding to ensure there are no additional insect infestations nor risk to split wood. We will then go on to update the

HVAC systems and the major electrical items identified in the work plan. We will also immediately consult with an industrial hygienist to confirm and treat microbial growth.

Year 2 will focus on updating the remaining appliances and any additional servicing needed to the water heater and other utilities. In parallel to this work, the roof and ceilings will be assessed and repaired. We will also repair the metal railings exterior to the house. Finally, we will focus on flooring and repair any additional damage with like materials.

Year 3 will focus on rehabilitation of the windows and lintel repairs.

Year 4 will focus on repair to all the doors. This is delayed so that we can source appropriate doors from salvage yards when needed in the prior years. We will also search in the prior years for appropriate hardware and apply it this year.

Year 5-6 will review all penetrations and cover any abandoned areas. We will also apply finishes and repair of interior doors and built-ins. We will finalize replacement of faucets with appropriate fixtures.

Section E2: Proposed Options

Year 2 work will also include the addition of a second bathroom that will be available to the public during the open houses. We will also replace the range stove and refrigerator, both not listed on the plan.

Year 7: Having completed the primary remediation list, we will implement improvements to the nature area including placing gravel for up to 4 vehicles and implementing needed renovations to the trail.

Year 7-9: The auxiliary building will be renovated to include ADA access, climate control to protect displayed artifacts and art, and the addition of a public restroom.

Section E3: Donations

The primary form of donations will be time of volunteers. In addition to the core residence team, we will leverage our network to have volunteer time weekly to reduce the financial cost of repairs, when appropriate. In addition to volunteer time, we will leverage our social media presence to solicit additional donations to the non profit organization. The online presence will also generate additional income from use of ads, which will supplement the donation income.

In addition to traditional donations, the non profit will actively pursue grants and donations with historic societies and local businesses for mention in online posts and/or open houses.

Section E4: Sustainably

We plan to use local salvage companies and reuse markets to source as many materials as possible. In addition to the general plan for sustainable sourcing of materials, any new appliances or utilities installed will be high efficiency to reduce the utility cost and carbon footprint. After all elements of the remediation plan are completed, we will perform a study to assess the possibility of installing renewable energy options on the site that will not impact the historic character of the structure.

Section E5: Accessibility

We will create and maintain a website with detailed information about the restoration process. It will also document activities around local ecology and history. In addition all open houses will be written up, filmed and posted in as complete a form as possible to allow access to everyone regardless of ability. All published materials will be 508 complaint and include text to speech capabilities.

We also plan in year 5 and beyond to rehabilitate the outbuilding and portions of the trails to create spaces that are accessible to mobility impaired people where they can experience some of the programs, really everything but a house tour, in person.

Section F: Experience and Qualifications

Section F1: General Qualifications

Sonja Lupescu— I hold both a Bachelor's and a Master's degree in history, each of which required a thesis that demonstrates my research skills. I have lived in Virginia my entire life, with deep ties to Fairfax County that date back to the 18th century through my adopted family. My experience includes working on archaeological sites in Jamestown and Yorktown, where I gained familiarity with the processes of excavation, cataloging, and preservation of historical artifacts. I also have access to the Virginia Department of Historic Resources, which I can utilize to assist in listing and advising on the property's restoration.

With a solid background in project management, I have 12 years of experience in international development for non-profits, NGOs, and USAID. I have extensive experience in researching and writing grant proposals, which I plan to use to help offset the costs of property restoration by applying for historical preservation grants at local, state, and national levels as they become available.

Additionally, I have managed multimillion-dollar development projects, several of which involved building and/or improving existing structures, such as electrification, modernizing plumbing systems, and significant structural overhauls to ensure compliance with building codes. I will apply my project management skills to effectively plan, budget, and oversee restoration efforts, particularly those conducted by outside contractors.

I also specialize in communications, focusing on the creation of engaging and accessible websites, videos, and media presentations. I will use these skills to develop a website that documents the restoration of the house, the history of the property and its surroundings, as well as the ecology of the Lost Valley site. This website will enable the community to experience and learn from the site beyond the annual open houses. It will also highlight the resident curator program and its benefits to both the county and the larger community. All of my work will adhere to ADA regulations for accessibility, ensuring that individuals with hearing and vision impairments can engage with the content, while also providing detailed representations of the site for those with mobility impairments.

Michael Nakagaki – With over fifteen years of robust experience in interpreting and implementing federal regulations and local ordinances, I am uniquely equipped to contribute to our mission. My career includes a decade of service within the federal government, where I specialized in policy development and interpretation, alongside strict adherence to federal environmental laws. This deep understanding positions us to effectively navigate the vital requirements for historic preservation. This career also means that I have an extensive network that includes historic preservation subject matter experts, those that have rehabilitated historic homes and those with building code experience. I will leverage this network for volunteer time as well as advice when completing work on the house.

I proudly hold a Master's Degree in Geosciences from Virginia Tech, knowledge I have actively applied while working in the federal sector, particularly in analyzing and communicating critical issues surrounding floodplains and their management. I am committed to leveraging this expertise for nature preserve activities and the various engagements we plan to host. Furthermore, my skills will be invaluable in restoration efforts, where I will implement best management practices to boost sustainability and minimize the carbon footprint of our structures, all while preserving their historical integrity.

This dual focus will ensure we honor our past while responsibly safeguarding the future. While I may not have formal professional experience in woodworking, I have dedicated myself to this craft since college in 2003. My journey has included building custom furniture, restoring antique pieces, and mastering the sourcing of materials for historic woodworking techniques. I will harness this passion and experience to sustainably retrofit historic materials, ensuring that replacements match the original as closely as possible or custom-building new elements when necessary.

This approach will not only preserve the historic character of our buildings but also create significant cost savings in repairs.

Section F2: Specialized skills in Historic Preservation

Sonja Lupescu: I have experience working at archaeological sites and have served as a researcher for historical projects throughout the state. This will be my first time undertaking restoration and preservation tasks independently. However, my contacts at the Virginia Department of Historic Resources (VA DHR) and the Jamestown-Yorktown Foundation—where I collaborated with archaeologists on digs and worked with a museum curator to catalog finds—provide me with access to expert knowledge in preservation. Additionally, I have a strong research background, having completed two degrees in history. I intend to utilize historical research resources such as the Virginia Room, the Mount Vernon Ladies' Association Archives, and the historical collections at George Mason University, among others. My goal is to gain a comprehensive understanding of the site's context and background, allowing me to complete projects as historically accurately as possible.

Michael Nakagaki: I have always enjoyed the historic buildings in Virginia and have gained experience through independent research and my hobbies of restoring antique furniture. As mentioned above, I have an extensive network of subject matter experts and I will leverage these relationships to ensure excellent advice on the scoping and implementation of repairs. In addition to my network, I also bring experience with federal requirements so I can learn quickly learn and apply historic preservation regulations and requirements. I will also bring my project management experience to ensure that when I need to hire contractors, I can keep them compliant with historic preservation requirements and hold them to budget to manage costs.

Section G: Narrative of Financial Capacity

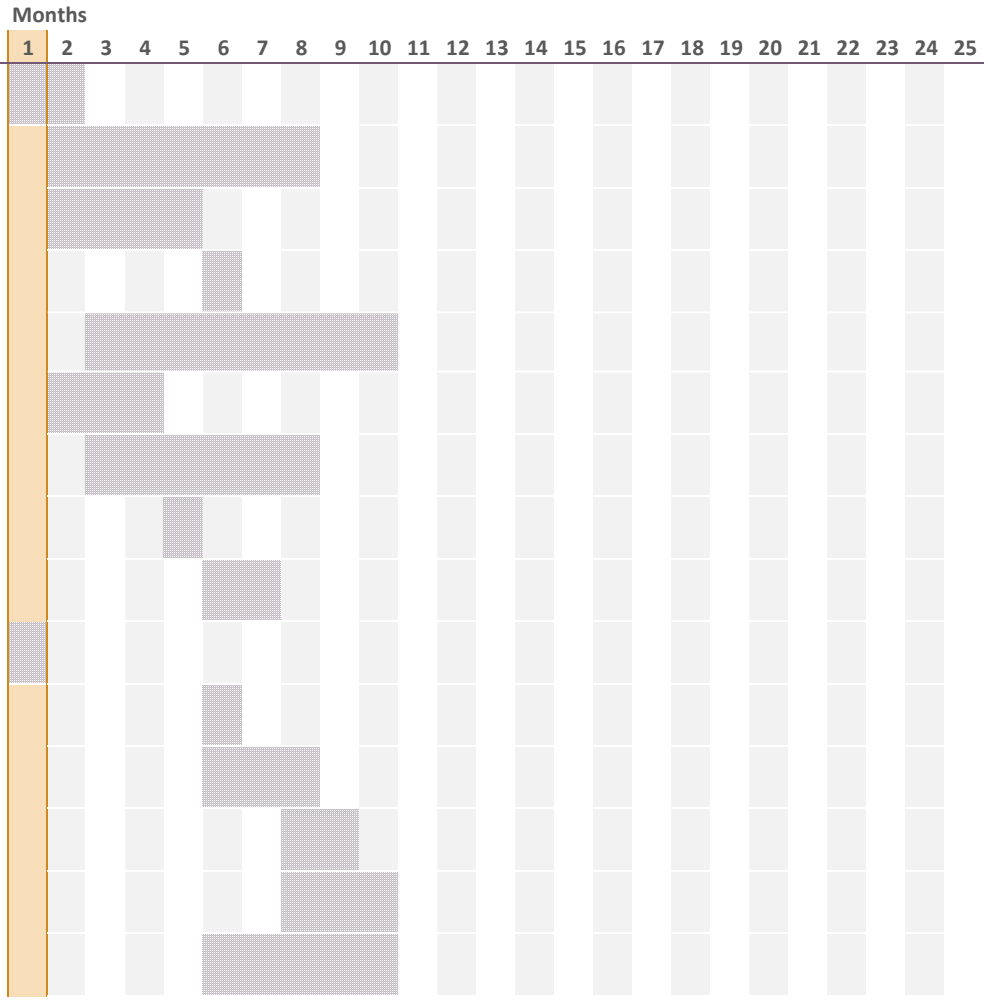
Lahey Lost Valley Proposed Timeline

Select a period to highlight at right. A legend describing the charting follows.

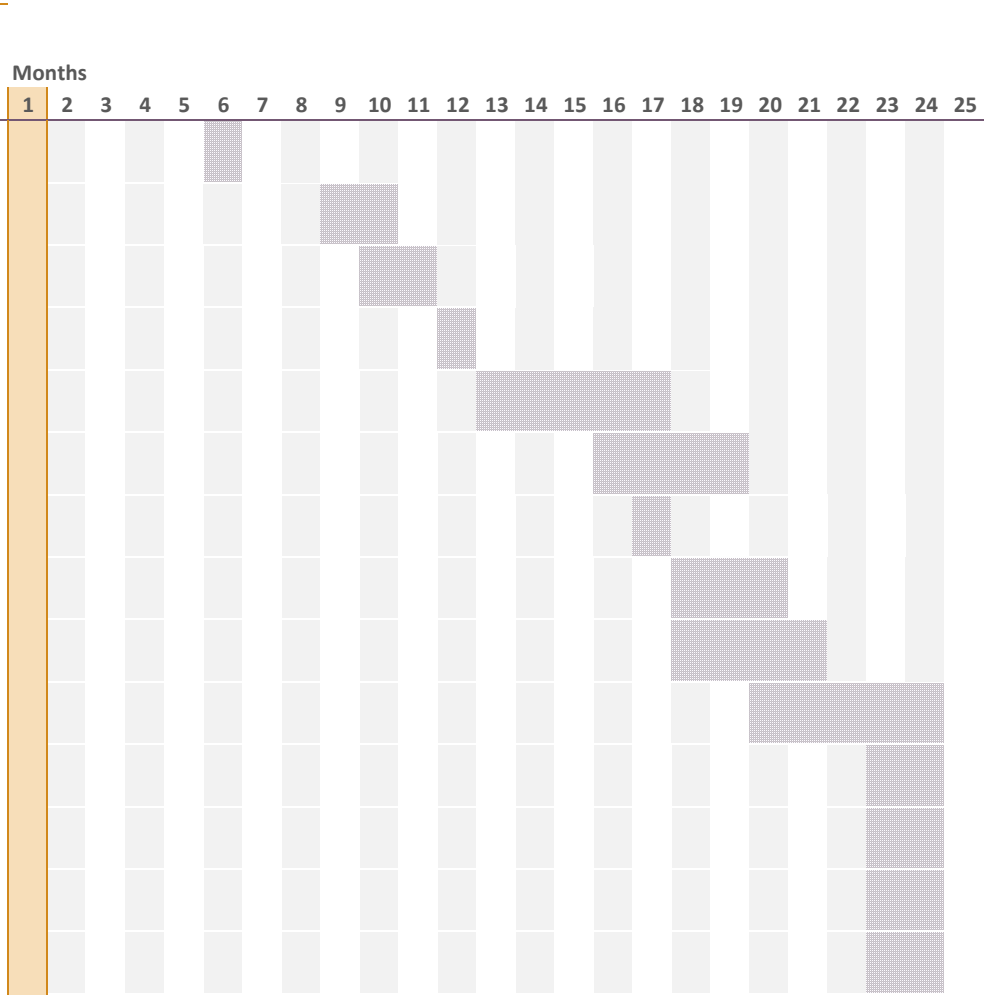
Period Highlight: 1

Plan Duration | Actual Start | % Complete | Actual (beyond plan)

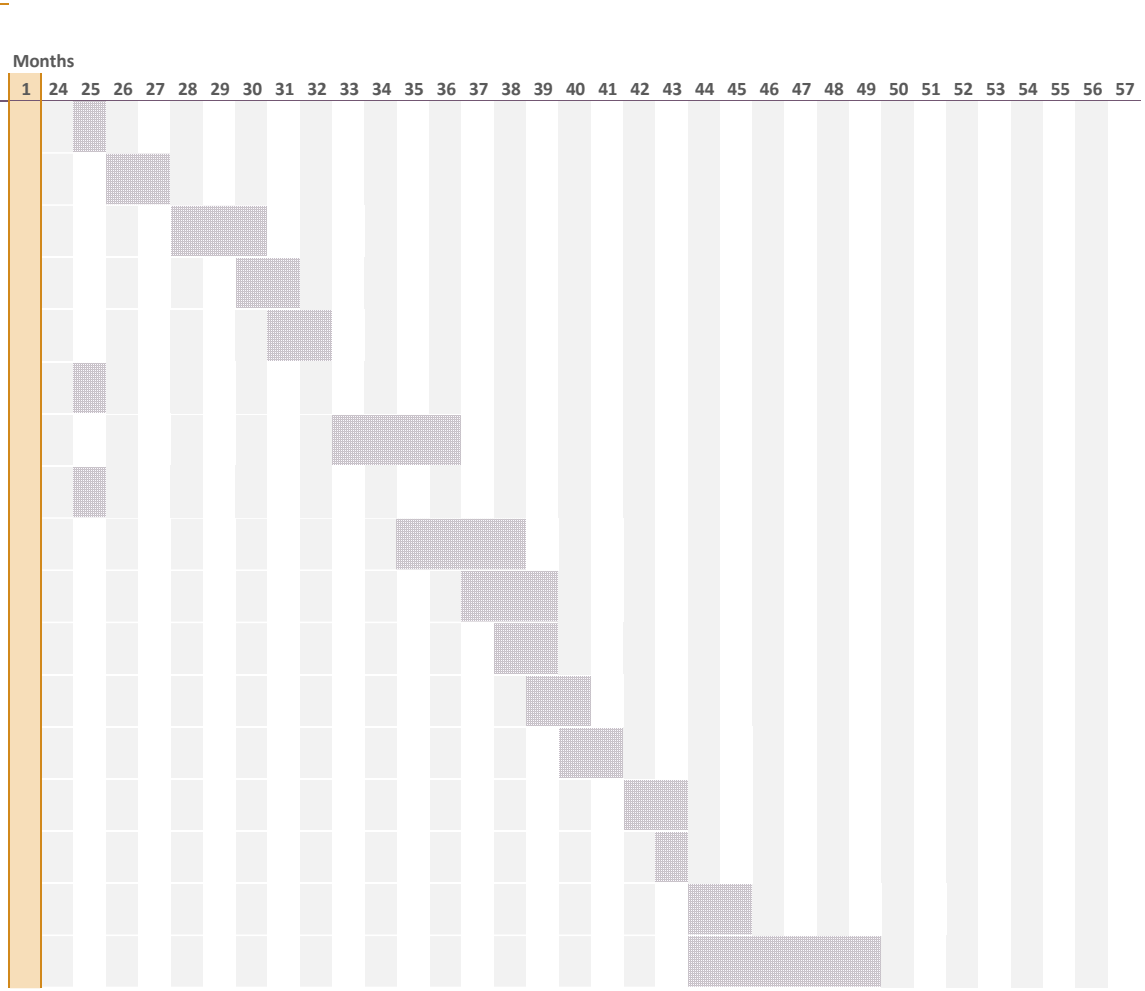
ACTIVITY	PLAN START (Month)	PLAN DURATION (Month)	ACTUAL START (Month)	ACTUAL DURATION (Month)	PERCENT COMPLETE
Scoping/Inspection	1	2			
Masony/Foundation Work	2	7			
HVAC Repair	2	4			
Move In	6	1			
Ceiling Assesement & Repair	3	8			
Flooring Evaluation	2	3			
Pest Management Eval and Mitigation	3	6			
Water Heater servicing	5	1			
Piping Insulation	6	2			
MEP Permits	1	1			
Smoke & CO detector installation	6	1			
Bathroom upgrades (fan exahust etc,)	6	3			
Kitchen Circuit repair	8	2			
GFCI above cabinaet	8	3			
Light swtich installation	6	5			



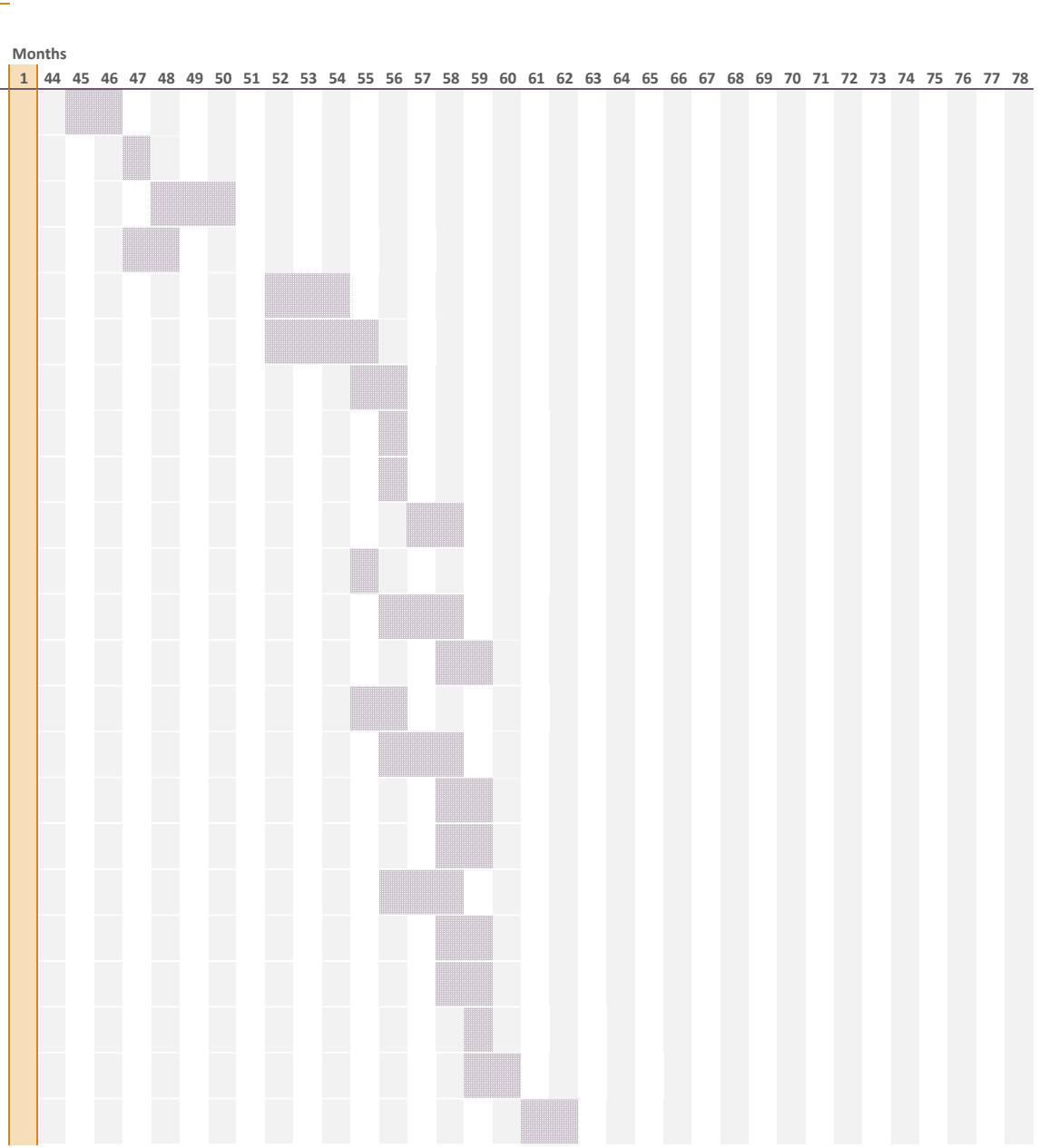
ACTIVITY	PLAN START (Month)	PLAN DURATION (Month)	ACTUAL START (Month)	ACTUAL DURATION (Month)	PERCENT COMPLETE
Panelboard replacement	6	1			
grounded receptacles	9	2			
Repair non functional fixtures	10	2			
Roof Assessment	12	1			
Roof Repair	13	5			
Gutter repair	16	4			
Railing Assessment	17	1			
Railing clean/replace	18	3			
Ceiling repair	18	4			
Flooring repair	20	5			
Dishwasher upgrade	23	2			
Dryer upgrade	23	2			
Garbage disposal upgrade	23	2			
Washer/Dryer upgrade	23	2			



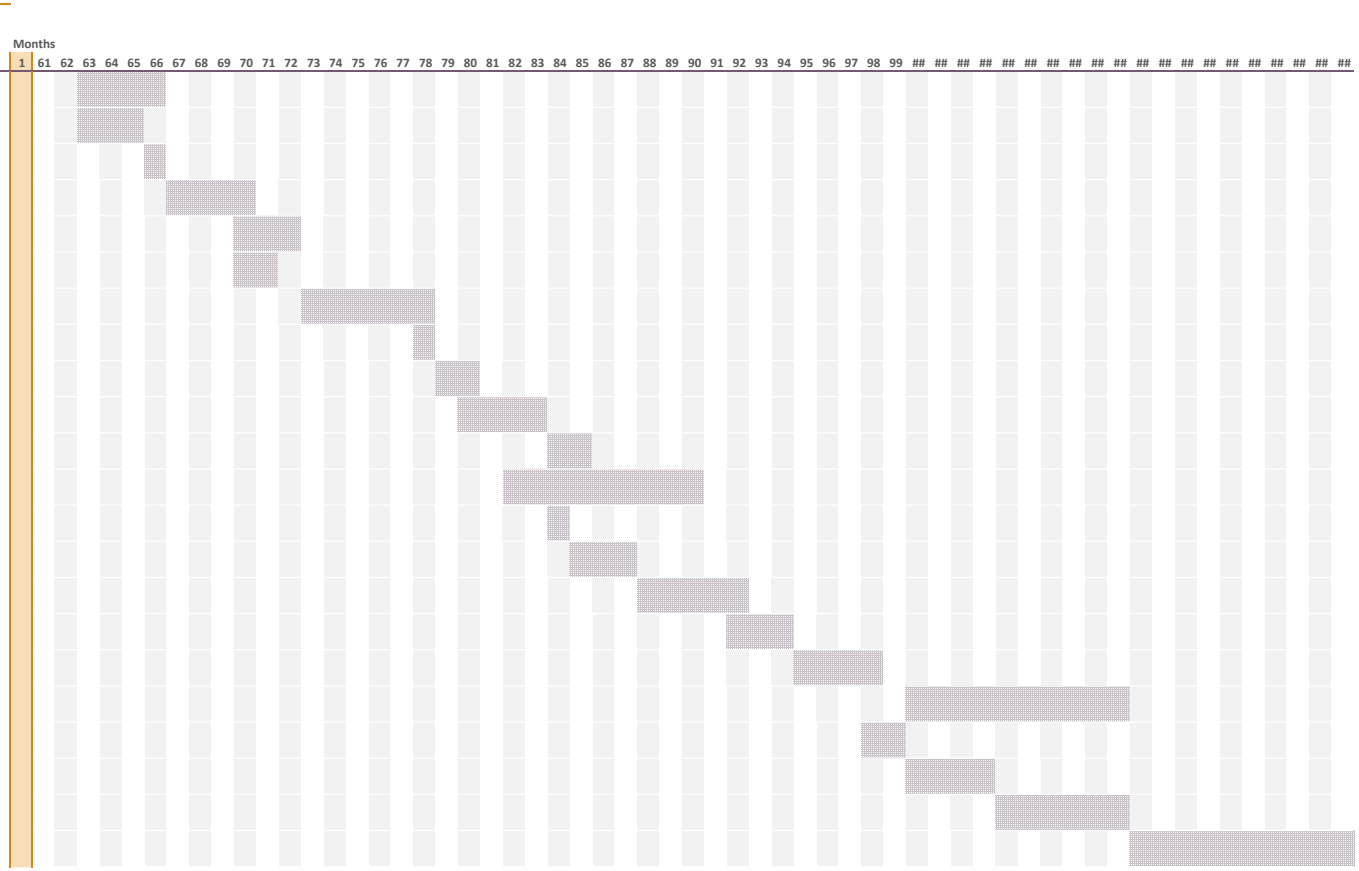
ACTIVITY	PLAN START (Month)	PLAN DURATION (Month)	ACTUAL START (Month)	ACTUAL DURATION (Month)	PERCENT COMPLETE
Window assessment	25	1			
Window wood restoration epoxy	26	2			
Window repair wood dutchman	28	3			
Window repair sealant	30	2			
Window well overhaul	31	2			
Lintel assessment	25	1			
Lintel repair	33	4			
Sill assessment	25	1			
Sill repair	35	4			
Exterior Door Repair	37	3			
Epoxy Door Patch	38	2			
Dutchman door wood repair	39	2			
Door hardware update (exterior)	40	2			
Repaint/refinish interior doors	42	2			
replace interior hardware	43	1			
Prep walls for repainting	44	2			
Repainting interior	44	6			



ACTIVITY	PLAN START (Month)	PLAN DURATION (Month)	ACTUAL START (Month)	ACTUAL DURATION (Month)	PERCENT COMPLETE
remove fireplace insulation	45	2			
fireplace masonry inspection	47	1			
replace cracked bricks	48	3			
clean corrosion cellar fireplace	47	2			
repoint cracked mortar fireplaces	52	3			
Repair built in cabinetry	52	4			
reinstall broken interior cabinetry	55	2			
Replace missing stair spindles	56	1			
clean wood millwork	56	1			
repaint wood millwork	57	2			
Clean and inspect linolium in bath	55	1			
clay tiles in basement	56	3			
replace clay tiles as needed	58	2			
Clean ductwork and grilles	55	2			
clean gutters and downspouts	56	3			
Exterior post for mech recepticle	58	2			
maintain splashblocks	58	2			
cut/patch exhaust penetration	56	3			
repair wall sconces	58	2			
repair telephone board and jacks	58	2			
MEP Trash removal	59	1			
scoping auxilary building updates	59	2			
climate control auxiliary building	61	2			



ACTIVITY	PLAN START (Month)	PLAN DURATION (Month)	ACTUAL START (Month)	ACTUAL DURATION (Month)	PERCENT COMPLETE
Restroom auxiliary building	63	4			
Electrical upgrades auxiliary building	63	3			
Driveway scoping	66	1			
upgrades to driveway	67	4			
parking lot addition	70	3			
tool shed scoping	70	2			
tool shed contstruction	73	6			
grounds scoping	78	1			
planning for garden	79	2			
garden construction	80	4			
garden planting	84	2			
Trail improvement	82	9			
Tree assessment	84	1			
tree abatement	85	3			
bathroom restoration	88	5			
Roof assessment auviliary bulding	92	3			
roof upgrade auxilary building	95	4			
loft improvements	100	10			
historical grounds survey	98	2			
planning for grounds upgrades	100	4			
clearing burial grounds	104	6			
access to burial grounds	110	10			


Months
1 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 ## ## ##

Langton, Stephanie

From: Langton, Stephanie
Sent: Tuesday, July 7, 2026 12:27 PM
To: Langton, Stephanie
Subject: FW: [EXTERNAL]Re: Summary of Adjustments to Proposed Investment - Lahey Lost Valley

From: Mike Nakagaki <[redacted]>
Sent: Friday, February 13, 2026 10:03 AM
To: Langton, Stephanie <Stephanie.Langton@fairfaxcounty.gov>
Cc [redacted] <[redacted]>
Subject: [EXTERNAL]Re: Summary of Adjustments to Proposed Investment - Lahey Lost Valley

CAUTION: THIS EMAIL ORIGINATED FROM OUTSIDE OF FAIRFAX COUNTY GOVERNMENT. Do not click links or open attachments unless you recognize the sender and know the content is safe!

Hi Stephanie,

We have reviewed the below and agree to have this added to the application

Thank you,

Michael and Sonja

On Fri, Feb 13, 2026, 9:27 AM Langton, Stephanie <Stephanie.Langton@fairfaxcounty.gov> wrote:

> Mike and Sonja,
>
> Below is a summary of adjustments to your proposed investment. This will be incorporated into the Lahey Lost Valley application package as an appendix and reflects the items removed or shifted to discretionary improvements to align with the RCP's 29-year maximum lease term.

Please review and reply to confirm you agree with these adjustments to we can include this in the application package.

Thank you !

Stephanie

Line Item to remove	Notes	Proposed Cost	
Bring mid grade gravel to allow up to 4 cars visiting the site and/or trails	Outside RCP scope (cannot be included at this time, would require additional review) – Remove	$	5,000.00
assess and bring in gravel or other appropriate natural material to demarkate trails on property	Outside RCP scope (cannot be included at this time, would require additional review) – Remove	$	5,000.00
Make improvements to driveway to allow public access to the park and auxilary building when open	Outside RCP scope (cannot be included at this time, would require additional review) – Remove	$	10,000.00
assess and cut trees near house	Outside RCP scope (cannot be included at this time, would require additional review) – Remove	$	4,000.00
clearing and access to burial grounds	Outside RCP scope (cannot be included at this time, would require additional review) – Remove		
historic grounds survey	Outside RCP scope (cannot be included at this time, would require additional review) – Remove		
Relandscape grounds and garden to match character of the home	Move to Discretionary improvements	$	5,000.00
Add a bathroom to the auxiliary building	Move to Discretionary improvements	$	10,000.00
Install HVAC system to auxiliary building to ensure protection of artifacts and art on display	Move to Discretionary improvements	$	2,000.00

Roof assessment and upgrade for the auxiliary building	Move to Discretionary improvements		
Inspect and repair electrical, as needed, in auxiliary building	Move to Discretionary improvements	$	3,000.00
Place tool shed for storage of tools for maintaining grounds that meets the character of the site	Move to Discretionary improvements	$	4,000.00
Toolshed grading/foundation work	Move to Discretionary improvements	$	800.00
Total Proposed Investment	$333,193.18		
Total Eligible Investment (for Lease calculation)			$284,432
Total reduction needed:	$48,761		
Reduction proposed:			48800