2026 Federal Low Income Housing Tax Credit Program for Virginia

Application For Reservation

Deadline for Submission

9% Competitive Credits
Applications and Fees Must Be Received
No Later Than 12:00 PM Richmond, VA Time On March 12, 2026

Tax Exempt Bonds
Applications and Fees Must Be Received
No Later Than 12:00 PM Richmond, VA Time for one of the available 4% credit rounds- January 15, 2026, July 1, 2026 or October 1, 2026.

Virginia Housing
601 South Belvidere Street
Richmond, Virginia 23220-6500

INSTRUCTIONS FOR THE
VIRGINIA 2026 LIHTC APPLICATION FOR RESERVATION

This application was prepared using Excel, Microsoft Office 365. Please note that using the active Excel workbook does not eliminate the need to submit the required PDF of the signed hardcopy of the application and related documentation. A more detailed explanation of application submission requirements is provided below and in the Application Manual.

An electronic copy of your completed application is a mandatory submission item.

Applications For all credits:

Applicants should submit the application package via Procorem prior to the application deadline, which is 12:00 PM Richmond Virginia time for each round. Failure to submit an electronic copy of the application by the deadline will cause the application to be disqualified.

Please Note:

Applicants should submit all application materials in electronic format only via your specific Procorem workcenter.

There should be distinct files which should include the following:

1. **Application For Reservation – the active Microsoft Excel workbook**
2. **A PDF file which includes the following:**
   - **Application For Reservation – Signed version of hardcopy**
   - **All application attachments (i.e. tab documents, excluding market study and plans & specs)**
3. **Market Study – PDF or Microsoft Word format**
4. **Plans - PDF or other readable electronic format**
5. **Specifications - PDF or other readable electronic format (may be combined into the same file as the plans if necessary)**
6. **Unit-By-Unit work write up (rehab only) - PDF or other readable electronic format**

IMPORTANT:

Virginia Housing only accepts files via our work center sites on Procorem. Contact TaxCreditApps@virginiahousing.com for access to Procorem or for the creation of a new deal workcenter. Do not submit any application materials to any email address unless specifically requested by the Virginia Housing LIHTC Allocation Department staff.

Disclaimer:

Virginia Housing assumes no responsibility for any problems incurred in using this spreadsheet or for the accuracy of calculations. Check your application for correctness and completeness before submitting the application to Virginia Housing.

Entering Data:

Enter numbers or text as appropriate in the blank spaces highlighted in yellow. Cells have been formatted as appropriate for the data expected. All other cells are protected and will not allow changes.

Please Note:

► **VERY IMPORTANT! : Do not** use the copy/cut/paste functions within this document. Pasting fields will corrupt the application and may result in penalties. You may use links to other cells or other documents but do not paste data from one document or field to another. You may also use the drag function.

► Some fields provide a dropdown of options to select from, indicated by a down arrow that appears when the cell is selected. Click on the arrow to select a value within the dropdown for these fields.

► The spreadsheet contains multiple error checks to assist in identifying potential mistakes in the application. These may appear as data is entered but are dependent on values entered later in the application. Do not be concerned with these messages until all data within the application has been entered.

► Also note that some cells contain error messages such as "#DIV/0!" as you begin. These warnings will disappear as the numbers necessary for the calculation are entered.

Assistance:

If you have any questions, please contact the Virginia Housing LIHTC Allocation Department. Please note that we cannot release the copy protection password.

Virginia Housing LIHTC Allocation Staff Contact Information

Name	Email	Phone Number
Stephanie Flanders	stephanie.flanders@virginiahousing.com	(804) 343-5939
Phil Cunningham	phillip.cunningham@virginiahousing.com	(804) 343-5514
Lauren Dillard	lauren.dillard@Virginiahousing.com	(804) 584-4729
Hadia Ali	hadia.ali@virginiahousing.com	(804) 343-5873

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2026 Low-Income Housing Tax Credit Application For Reservation

Please indicate if the following items are included with your application by putting an '**X**' in the appropriate boxes. Your assistance in organizing the submission in the following order, and actually using tabs to mark them as shown, will facilitate review of your application. Please note that all mandatory items must be included for the application to be processed. The inclusion of other items may increase the number of points for which you are eligible under Virginia Housing's point system of ranking applications, and may assist Virginia Housing in its determination of the appropriate amount of credits that may be reserved for the development.

X		$1,000 Application Fee **(MANDATORY)** - Invoice information will be provided in your Procorem Workcenter
X		Electronic Copy of the Microsoft Excel Based Application **(MANDATORY)**
X		PDF Copy of the **Signed** Tax Credit Application with Attachments (Tabs A-AB) **(MANDATORY)**
X		Electronic Copy of the Market Study **(MANDATORY - Application will be disqualified if study is not submitted with application)**
X		Electronic Copy of the Plans **(MANDATORY)**
X		Electronic Copy of the Specifications **(MANDATORY)**
n/a		Electronic Copy of the Existing Condition questionnaire **(MANDATORY if Rehab)**
n/a		Electronic Copy of Unit by Unit Matrix and Scope of Work narrative **(MANDATORY if Rehab)**
n/a		Electronic Copy of the Physical Needs Assessment (**MANDATORY at reservation for a 4% rehab request**)
n/a		Electronic Copy of Appraisal (**MANDATORY** if acquisition credits requested)
X		Electronic Copy of Environmental Site Assessment (Phase I) (**MANDATORY if 4% credits requested**)
n/a		Electronic Copy of Signed Previous Participation Agreement
X	Tab A:	Chart of ownership structure with percentage of interests (see manual for details) (MANDATORY)
X	Tab B:	Virginia State Corporation Commission Certification **(MANDATORY)**
X	Tab C:	Syndicator's or Investor's Letter of Intent **(MANDATORY)**
n/a	Tab D:	*Any supporting documentation related to List of LIHTC Developments or Previous Participation Agreement*
X	Tab E:	Site Control Documentation & Most Recent Real Estate Tax Assessment **(MANDATORY)**
X	Tab F:	Third Party RESNET Rater Certification and Sample HERS certificates **(MANDATORY)**
X	Tab G:	Zoning Certification Letter **(MANDATORY)**
X	Tab H:	Attorney's Opinion using Virgina Housing template **(MANDATORY)**
n/a	Tab I:	Nonprofit Questionnaire **(MANDATORY for points or pool)**
		The following documents **need not be submitted unless requested** by Virginia Housing:
		-Nonprofit Articles of Incorporation -IRS Documentation of Nonprofit Status
		-Joint Venture Agreement (if applicable) -For-profit Consulting Agreement (if applicable)
n/a	Tab J:	Relocation Plan and Unit Delivery Schedule **(MANDATORY if Rehab)**
	Tab K:	Documentation of Development Location:
X	K.1	Revitalization Area Certification
X	K.2	Surveyor's Certification of Proximity To Public Transportation using Virginia Housing template
n/a	Tab L:	PHA / Section 8 Notification Letter
n/a	Tab M:	*(left intentionally blank)*
n/a	Tab N:	Homeownership Plan
n/a	Tab O:	Plan of Development Certification Letter
n/a	Tab P:	Zero Energy or Passive House documentation for prior allocation by this developer
n/a	Tab Q:	Documentation of Rental Assistance, Tax Abatement and/or existing RD or HUD Property
X	Tab R:	Documentation of Utility Allowance Calculation
n/a	Tab S:	Supportive Housing Certification
n/a	Tab T:	Funding Documentation
X	Tab U:	Acknowledgement by Tenant of the availability of Renter Education provided by Virginia Housing
n/a	Tab V:	Nonprofit or LHA Purchase Option or Right of First Refusal
X	Tab W:	Internet Safety Plan and Resident Information Form
n/a	Tab X:	Marketing Plan for units meeting accessibility requirements of HUD section 504
n/a	Tab Y:	Inducement Resolution for Tax Exempt Bonds
n/a	Tab Z:	Documentation of team member's Veteran Owned Small Business certification
n/a	Tab AA:	Priority Letter from Rural Development
n/a	Tab AB:	Ownership's Veteran Owned Small Business Certification

VHDA TRACKING NUMBER **2026-TEB-163**

A. GENERAL INFORMATION ABOUT PROPOSED DEVELOPMENT

Application Date: 5/13/2026

1. Development Name: Moorefield Station 4

2. Address (line 1): Parcel E-24 (2.9 acres) at intersection of
   Address (line 2): Moorefield Blvd & Jefferson Park St
   City: Ashburn State: VA Zip: 20148

3. If complete address is not available, provide longitude and latitude coordinates (x,y) from a location on site that your surveyor deems appropriate. Longitude: 00.00000 Latitude: 00.00000
   (Only necessary if street address or street intersections are not available.)

4. The Circuit Court Clerk's office in which the deed to the development is or will be recorded:
   City/County of Loudoun County

5. The site overlaps one or more jurisdictional boundaries. FALSE
   If true, what other City/County is the site located in besides response to #4?

6. Development is located in the census tract of: 6110.31

7. Development is located in a **Qualified Census Tract**. FALSE *Note regarding DDA and QCT*

8. Development is located in a **Difficult Development Area**. FALSE

9. Development is located in a **Revitalization Area based on QCT.** FALSE

10. Development is located in a **Revitalization Area designated by resolution** or **by the locality**. TRUE

11. Development is located in an **Opportunity Zone** (with a binding commitment for funding). FALSE

(If 9, 10 or 11 are True, **Action**: Provide required form in **TAB K1**)

12. Development is located in a census tract with a household poverty rate of:

3%	10%	12%
TRUE	FALSE	FALSE

13. Development is located in a medium or high-level economic development jurisdiction based on table. TRUE

14. Development is located on land owned by federally or Virginia recognized Tribal Nations. FALSE

Enter only Numeric Values below:

15. Congressional District: 10
    Planning District: 6
    State Senate District: 32
    State House District: 26

16. Development Description: In the space provided below, give a brief description of the proposed development

Moorefield Station is a 249-unit affordable multifamily community built on Parcel E-24 of the Claude Moore Foundation's master planned site. This application contemplates a 4%/9% LIHTC hybrid deal on the whole site, with 128 4% LIHTC and 121 9% LIHTC units.

VHDA TRACKING NUMBER	2026-TEB-163

A. GENERAL INFORMATION ABOUT PROPOSED DEVELOPMENT Application Date: 5/13/2026

17. **Local Needs and Support**

a. Provide the name and the address of the chief executive officer (City Manager, Town Manager, or County Administrator of the political jurisdiction in which the development will be located:

Chief Executive Officer's Name: Eric Keeler
Chief Executive Officer's Title: Director Phone: (703) 737-8323
Street Address: 1 Harrison St SE
City: Leesburg State: VA Zip: 20175

Name and title of local official you have discussed this project with who could answer questions for the local CEO:

b. If the development overlaps another jurisdiction, please fill in the following:

Chief Executive Officer's Name:
Chief Executive Officer's Title: Phone:
Street Address:
City: State: Zip:

Name and title of local official you have discussed this project with who could answer questions for the local CEO:

B. RESERVATION REQUEST INFORMATION

1. **Requesting Credits From:**

   a. If requesting 9% Credits, select credit pool:

   or

   b. If requesting Tax Exempt Bond credits, select the round. ROUND 2

   For Tax Exempt Bonds, where are bonds being issued?

   ACTION: Provide Inducement Resolution at **TAB Y** (if available)

2. **Type(s) of Allocation/Allocation Year (skip for TE Credits)**

   Definitions of types:

   a. **Regular Allocation** means all of the buildings in the development are expected to be placed in service this calendar year, 2026.

   b. **Carryforward Allocation** means all of the buildings in the development are expected to be placed in service within two years after the end of this calendar year, 2026, but the owner will have more than 10% basis in development before the end of twelve months following allocation of credits. For those buildings, the owner requests a carryforward allocation of 2026 credits pursuant to Section 42(h)(1)(E).

3. **Select Building Allocation type:** New Construction

   Note regarding Type = Acquisition and Rehabilitation: Even if you acquired a building this year and "placed it in service" for the purpose of the acquisition credit, you cannot receive its acquisition 8609 form until the rehab 8609 is issued for that building.

4. Is this an additional allocation for a development that has buildings not yet placed in service? FALSE

5. **Planned Combined 9% and 4% Developments**

a. A site plan has been submitted with this application indicating two developments on the same or contiguous site. One development relates to this 9% allocation request and the remaining development will be a 4% tax exempt bond application. TRUE

   If true, provide name of companion development: Moorefield Station 9

a. Has the developer met with Virginia Housing regarding the 4% tax exempt bond deal? TRUE

b. List below the number of units planned for each allocation request. **This stated split of units cannot be changed or 9% Credits will be cancelled.**

Total Units within 9% allocation request?	121
Total Units within 4% Tax Exempt allocation Request?	128
Total Units:	**249**
% of units in 4% Tax Exempt Allocation Request:	51.41%

6. **Extended Use Restriction**

   Note: Each recipient of an allocation of credits will be required to record an **Extended Use Agreement** as required by the IRC governing the use of the development for low-income housing for at least 30 years. Applicant waives the right to pursue a Qualified Contract.

   Must Select One: 50

   Definition of selection:

   Development will be subject to an extended use agreement of 35 additional years after the 15-year compliance period for a total of 50 years.

7. Virginia Housing would like to encourage the efficiency of electronic payments. Indicate if developer commits to submitting any payments due the Authority, including reservation fees and monitoring fees, by electronic payment. TRUE

Virginia Housing offers the Rental Housing Invoicing Portal to allow easy payments via secure ACH transactions. See Login at top right of our website An invoice for your application fee along with access information was provided in your development's assigned Procorem work center.

C. OWNERSHIP INFORMATION

NOTE: Virginia Housing may allocate credits only to the tax-paying entity which owns the development at the time of the allocation. The term "Owner" herein refers to that entity. Please fill in the legal name of the owner. The ownership entity must be formed prior to submitting this application. Any transfer, direct or indirect, of partnership interests (except those involving the admission of limited partners) prior to the placed-in-service date of the proposed development shall be prohibited, unless the transfer is consented to by Virginia Housing in its sole discretion. **IMPORTANT: The Owner name listed on this page must exactly match the owner name listed on the Virginia State Corporation Commission Certification.**

1. Owner Information: *Must be an individual or legally formed entity.*

a. Owner Name: Moorefield Station 4, LLC

Developer Name: SCG Development Partners, LLC

Contact: M/M ▶ Mr. First: Stephen MI: P. Last: Wilson

Address: 8245 Boone Blvd., Suite 640

City: Tysons Corner St. ▶ VA Zip: 22182

Phone: (703) 942-6610 Ext. Fax:

Email address: SPW@scgdevelopment.com

Federal I.D. No. 414267129 (If not available, obtain prior to Carryover Allocation.)

Select type of entity: ▶ limited liability company Formation State: ▶ Virginia

Additional Contact: Please Provide Name, Email and Phone number.
Charles Margolis, CNM@scgdevelopment.com, 703-942-6610

ACTION: a. Provide Certification from Virginia State Corporation Commission **(Mandatory TAB B)**
b. Complete the Principals' Previous Participation Certification tabs within this spreadsheet. Include signed in Application PDF, along with ROFR, if applicable.

b. FALSE Indicate if at least one principal listed within Org Chart has a Veteran-Owned Small Business Certification and has at least 25% ownership interest in the controlling general partner or managing member as defined in the manual.

ACTION: If true, provide Virginia Housing Veteran Owned Small Business Certification **(TAB AB)**

c. FALSE Indicate True if the owner meets the following statement:

An applicant with a principal that, within three years prior to the current application, beginning with deals awarded in 2025, received an IRS Form 8609 for placing a separate 9% development in service without returning credits to or requesting additional credits from the issuing housing finance agency, will be permitted to increase the amount of developer's fee included in the development's eligible basis by 10%.

If True above, what property placed in service?

D. SITE CONTROL

NOTE: Site control by the Owner identified herein is a mandatory precondition of review of this application. Documentary evidence in the form of either a deed, option, purchase contract or lease for a term longer than the period of time the property will be subject to occupancy restrictions must be included herewith. (For 9% Competitive Credits - An option or contract must extend beyond the application deadline by a minimum of four months.)

Warning: Site control by an entity other than the Owner, even if it is a closely related party, is not sufficient. Anticipated future transfers to the Owner are not sufficient. The Owner, as identified previously, must have site control at the time this Application is submitted.

NOTE: If the Owner receives a reservation of credits, the property must be titled in the name of or leased by (pursuant to a long-term lease) the Owner before the allocation of credits is made.

Contact Virginia Housing before submitting this application if there are any questions about this requirement.

1. Type of Site Control by Owner:

Applicant controls site by (select one):

Select Type: Option

Expiration Date: 12/31/2027

In the Option or Purchase contract - Any contract for the acquisition of a site with an existing residential property may not require an empty building as a condition of such contract, unless relocation assistance is provided to displaced households, if any, at such level required by Virginia Housing. See QAP for further details.

ACTION: Provide documentation and most recent real estate tax assessment - **Mandatory TAB E**

FALSE There is more than one site for development and more than one form of site control.

(If **True**, provide documentation for each site specifying number of existing buildings on the site (if any), type of control of each site, and applicable expiration date of stated site control. A site control document is required for each site **(Tab E)**.)

2. Timing of Acquisition by Owner:

Only one of the following statement should be True.

a. FALSE Owner already controls site by either deed or long-term lease.

b. TRUE Owner is to acquire property by deed (or lease for period no shorter than period property will be subject to occupancy restrictions) no later than 12/31/2027 .

c. FALSE There is more than one site for development and more than one expected date of acquisition by Owner.

(If c is **True**, provide documentation for each site specifying number of existing buildings on the site, if any, and expected date of acquisition of each site by Owner **(Tab E).**)

D. SITE CONTROL

3. Seller Information:

Name: Claude Moore Charitable Foundation

Address: 11350 Random Hills Road, #730

City: Fairfax St.: Virginia Zip: 22030

Contact Person: Jack Vega Phone: (703) 934-1147

There is an identity of interest between the seller and the owner/applicant FALSE

If above statement is **TRUE**, complete the following:

Principal(s) involved (e.g. general partners, controlling shareholders, etc.)

Names	Phone	Type Ownership	% Ownership
			0.00%
			0.00%
			0.00%
			0.00%
			0.00%
			0.00%
			0.00%

E. DEVELOPMENT TEAM INFORMATION

Complete the following as applicable to your development team.

▶ Indicate Veteran Owned Small Business designation (as defined in the manual)to each team member (if applicable). You can mark True for 3 members to receive the full 10 points.

ACTION: Provide copy of certification from Commonwealth of Virginia, if applicable - **TAB Z**

1.	Tax Attorney:	Allison Domson	This is a Related Entity.	FALSE
	Firm Name:	Williams Mullen		
	Address:	200 South 10th Street, Suite 1600	Veteran Owned Small Bus?	FALSE
	City, State, Zip	Richmond, VA 23219		
	Email:	Adomson@williamsmullen.com	Phone:	(804) 420-6915
2.	Tax Accountant:	Ashley Bell, CPA	This is a Related Entity.	FALSE
	Firm Name:	SC&H Group		
	Address:	7900 Westpark Drive, Suite A50	Veteran Owned Small Bus?	FALSE
	City, State, Zip	Tysons Corner, VA 22102		
	Email:	Abell@SCHGroup.com	Phone:	(410) 793-1818
3.	Consultant:		This is a Related Entity.	FALSE
	Firm Name:			
	Address:		Veteran Owned Small Bus?	FALSE
	City, State, Zip		Role:	
	Email:		Phone:	
4.	Management Entity:	Jan Haub	This is a Related Entity.	FALSE
	Firm Name:	Paradigm Property Management, LLC		
	Address:	1515 North Courthouse Road, Suite 600	Veteran Owned Small Bus?	FALSE
	City, State, Zip	Arlington, VA 22201		
	Email:	jhaub@paradigmcos.com	Phone:	(571) 482-5922
5.	Contractor:	David Kuncheff	This is a Related Entity.	FALSE
	Firm Name:	James G. Davis Construction Corporation		
	Address:	12530 Parklawn Drive	Veteran Owned Small Bus?	FALSE
	City, State, Zip	Rockville, MD 20852		
	Email:	dkuncheff@davisconstruction.com	Phone:	(301) 255-2130
6.	Architect:	Steve Saville	This is a Related Entity.	FALSE
	Firm Name:	Davis, Carter, Scott, Ltd.		
	Address:	8614 Westwood Center Drive, Suite 800	Veteran Owned Small Bus?	FALSE
	City, State, Zip	Tysons, VA 22182		
	Email:	ssaville@dcsdesign.com	Phone:	(703) 556-9275

E. DEVELOPMENT TEAM INFORMATION

7.	Real Estate Attorney:	Allison Domson	This is a Related Entity.	FALSE
	Firm Name:	Williams Mullen		
	Address:	200 South 10th Street, Suite 1600	Veteran Owned Small Bus?	FALSE
	City, State, Zip	Richmond, VA 23219		
	Email:	Adomson@williamsmullen.com	Phone:	(804) 420-6915
8.	Mortgage Banker:	Ryne Johnson	This is a Related Entity.	FALSE
	Firm Name:	Astoria, LLC		
	Address:	3450 Lady Marian Ct.	Veteran Owned Small Bus?	FALSE
	City, State, Zip	Midlothian, VA 23113		
	Email:	rynejohnson@astoriallc.com	Phone:	(804) 339-7205
9.	Other 1:		This is a Related Entity.	FALSE
	Firm Name:			
	Address:		Veteran Owned Small Bus?	FALSE
	City, State, Zip		Role:	
	Email:		Phone:	
10.	Other 2:		This is a Related Entity.	FALSE
	Firm Name:			
	Address:		Veteran Owned Small Bus?	FALSE
	City, State, Zip		Role:	
	Email:		Phone:	
11.	Other 3:		This is a Related Entity.	FALSE
	Firm Name:			
	Address:		Veteran Owned Small Bus?	FALSE
	City, State, Zip		Role:	
	Email:		Phone:	
12.	Other 4:		This is a Related Entity.	FALSE
	Firm Name:			
	Address:		Veteran Owned Small Bus?	FALSE
	City, State, Zip		Role:	
	Email:		Phone:	
13.	Other 5:		This is a Related Entity.	FALSE
	Firm Name:			
	Address:		Veteran Owned Small Bus?	FALSE
	City, State, Zip		Role:	
	Email:		Phone:	

F. REHAB INFORMATION

1. **Acquisition Credit Information**

a. Credits are being requested for existing buildings being acquired for development. FALSE

Action: If true, provide an electronic copy of the Existing Condition Questionnaire, Unit by Unit Matrix and Appraisal.

b. This development has received a previous allocation of credits FALSE
If so, when was the most recent year that this development received credits?
If this is a preservation deal,
what date did this development enter its Extended Use Agreement period?

c. The development has been provided an acknowledgement letter from Rural Development regarding its preservation priority? FALSE

d. This development is an existing RD or HUD S8/236 development. FALSE
Action: (If True, provide required form in **TAB Q**)

Note: If there is an identity of interest between the applicant and the seller in this proposal, and the applicant is seeking points in this category, then the applicant must either waive their rights to the developer's fee or other fees associated with acquisition, or obtain a waiver of this requirement from Virginia Housing prior to application submission to receive these points.

i. Applicant agrees to waive all rights to any developer's fee or other fees associated with acquisition. FALSE

ii. Applicant has obtained a waiver of this requirement from Virginia Housing prior to the application submission deadline. FALSE

2. **Ten-Year Rule For Acquisition Credits**

a. All buildings satisfy the 10-year look-back rule of IRC Section 42 (d)(2)(B), including the 10% basis/ $15,000 rehab costs ($10,000 for Tax Exempt Bonds) per unit requirement. FALSE

b. All buildings qualify for an exception to the 10-year rule under IRC Section 42(d)(2)(D)(i), FALSE

i Subsection (I) FALSE

ii. Subsection (II) FALSE

iii. Subsection (III) FALSE

iv. Subsection (IV) FALSE

v. Subsection (V) FALSE

c. The 10-year rule in IRC Section 42 (d)(2)(B) for all buildings does not apply pursuant to IRC Section 42(d)(6). FALSE

d. There are different circumstances for different buildings. FALSE
Action: (If True, provide an explanation for each building in Tab K)

F. REHAB INFORMATION

3. **Rehabilitation Credit Information**

   a. Credits are being requested for rehabilitation expenditures. FALSE

   b. **Minimum Expenditure Requirements**

      i. All buildings in the development satisfy the rehab costs per unit requirement of IRS Section 42(e)(3)(A)(ii). FALSE

      ii. All buildings in the development qualify for the IRC Section 42(e)(3)(B) exception to the 10% basis requirement (4% credit only) FALSE

      iii. All buildings in the development qualify for the IRC Section 42(f)(5)(B)(ii)(II) exception. FALSE

      iv. There are different circumstances for different buildings. FALSE
      Action: (If True, provide an explanation for each building in Tab K)

G. NONPROFIT INVOLVEMENT

Applications for 9% Credits - Section 1 must be completed in order to compete in the Non Profit tax credit pool.
All Applicants - Section 2 must be completed to obtain points for nonprofit involvement.

1. Tax Credit Nonprofit Pool Applicants: To qualify for the nonprofit pool, an organization (described in IRC Section 501(c)(3) or 501(c)(4) and exempt from taxation under IRC Section 501(a)) should answer the following questions as TRUE:

FALSE	a.	Be authorized to do business in Virginia.
FALSE	b.	Be substantially based or active in the community of the development.
FALSE	c.	Materially participate in the development and operation of the development throughout the compliance period (i.e., regular, continuous and substantial involvement) in the operation of the development throughout the Compliance Period.
FALSE	d.	Own, either directly or through a partnership or limited liability company, 100% of the general partnership or managing member interest.
FALSE	e.	Not be affiliated with or controlled by a for-profit organization.
FALSE	f.	Not have been formed for the principal purpose of competition in the Non Profit Pool.
FALSE	g.	Not have any staff member, officer or member of the board of directors materially participate, directly or indirectly, in the proposed development as a for profit entity.

2. All Applicants: To qualify for points under the ranking system, the nonprofit's involvement need not necessarily satisfy all of the requirements for participation in the nonprofit tax credit pool.

A. Nonprofit Involvement (All Applicants)

FALSE There is nonprofit involvement in this development. (If false, skip to #3.)

Action: If there is nonprofit involvement, provide completed Non Profit Questionnaire **(Mandatory TAB I).**

B. Type of involvement:

FALSE Nonprofit meets eligibility requirement for points only, not pool.

or

FALSE Nonprofit meets eligibility requirements for nonprofit pool and points.

C. Identity of Nonprofit (All nonprofit applicants):

The nonprofit organization involved in this development is: ▶

Name:

Contact Person:

Street Address:

City: State: ▶ Zip:

Phone: Contact Email:

D. Percentage of Nonprofit Ownership (All nonprofit applicants):

Specify the nonprofit entity's percentage ownership of the general partnership interest: 0.0%

G. NONPROFIT INVOLVEMENT

3. Nonprofit/Local Housing Authority Purchase Option/Right of First Refusal

A. FALSE After the mandatory 15-year compliance period, a qualified nonprofit or local housing authority will have the option to purchase or the right of first refusal to acquire the development for a price not to exceed the outstanding debt and exit taxes. Such debt must be limited to the original mortgage(s) unless any refinancing is approved by the nonprofit. See manual for more specifics.

Action: Provide Option or Right of First Refusal in recordable form using Virginia Housing's template. **(TAB V)**
Provide Nonprofit Questionnaire (if applicable) **(TAB I)**

Name of qualified nonprofit:

or indicate true if Local Housing Authority FALSE
Name of Local Housing Authority

B. FALSE A qualified nonprofit or local housing authority submits a homeownership plan committing to sell the units in the development after the mandatory 15-year compliance period to tenants whose incomes shall not exceed the applicable income limit at the time of their initial occupancy.
Do not select if extended compliance is selected on Request Info Tab
Action: Provide Homeownership Plan **(TAB N)** and contact Virginia Housing for a Pre-Application M

NOTE: Applicant is required to waive the right to pursue a Qualified Contract.

H. STRUCTURE AND UNITS INFORMATION

1. General Information

a.	Total number of **all** units in development	128	bedrooms	149	
	Total number of **rental** units in development	128	bedrooms	149	
	Number of low-income rental units	126	bedrooms	143	
	Percentage of rental units designated low-income	98.44%			

b.	Number of new units:	128	bedrooms	149	
	Number of adaptive reuse units:	0	bedrooms	0	
	Number of rehab units:	0	bedrooms	0	

c.	If any, indicate number of planned exempt units (included in total of all units in development)	0	
d.	Total Floor Area For The Entire Development	178,822.71	(Sq. ft.)
e.	Unheated Floor Area (i.e. Breezeways, Balconies, Storage)	49,668.36	(Sq. ft.)
f.	Nonresidential Commercial Floor Area (Not eligible for funding)	0.00	
g.	Total Usable Residential Heated Area	129,154.35	(Sq. ft.)
h.	Percentage of Net Rentable Square Feet Deemed To Be **New Rental Space**	100.00%	
i.	Exact area of site in acres	2.890	
j.	Locality has approved a final site plan or plan of development. If **True**, Provide required documentation (**TAB O**).	FALSE	

k. Requirement as of 2016: Site must be properly zoned for proposed development.
ACTION: Provide required zoning documentation **(MANDATORY TAB G)**

l.	Development is eligible for Historic Rehab credits	FALSE

Definition:

The structure is historic, by virtue of being listed individually in the National Register of Historic Places, or due to its location in a registered historic district and certified by the Secretary of the Interior as being of historical significance to the district, and the rehabilitation will be completed in such a manner as to be eligible for historic rehabilitation tax credits.

H. STRUCTURE AND UNITS INFORMATION

2. UNIT MIX

a. Specify the **average size and number per unit type:**

LIHTC Units can not be greater than Total Rental Units

Note: Average sq foot should include the prorata of common space.

Unit Type	Average Sq Foot		# of LIHTC Units	Total Rental Units
1 Story Eff - Elderly	0.00	SF	0	0
1 Story 1BR - Elderly	0.00	SF	0	0
1 Story 2BR - Elderly	0.00	SF	0	0
Eff - Elderly	0.00	SF	0	0
1BR Elderly	0.00	SF	0	0
2BR Elderly	0.00	SF	0	0
Eff - Garden	653.43	SF	31	31
1BR Garden	923.29	SF	47	47
2BR Garden	1302.51	SF	48	48
3BR Garden	1491.53	SF	0	2
4BR Garden	0.00	SF	0	0
2+ Story 2BR Townhouse	0.00	SF	0	0
2+ Story 3BR Townhouse	0.00	SF	0	0
2+ Story 4BR Townhouse	0.00	SF	0	0
			126	128

Note: Please be sure to enter the values in the appropriate unit category. If not, errors will occur on the self scoresheet.

3. Structures

a. Number of Buildings (containing rental units): 1

b. Age of Structure: 0 years

c. Maximum Number of stories: 5

d. The development is a scattered site development. FALSE

e. Commercial Area Intended Use: n/a

f. Development consists primarily of : (Only One Option Below Can Be True)

i. Low Rise Building(s) - (1-5 stories with any structural elements made of wood) TRUE

ii. Mid Rise Building(s) - (5-7 stories with no structural elements made of wood) FALSE

iii. High Rise Building(s) - (8 or more stories with no structural elements made of wood) FALSE

g. Indicate **True** for all development's structural features that apply:

i. Row House/Townhouse	FALSE	v. Detached Single-family	FALSE
ii. Garden Apartments	TRUE	vi. Detached Two-family	FALSE
iii. Slab on Grade	TRUE	vii. Basement	FALSE
iv. Crawl space	FALSE		

h. Development contains an elevator(s). TRUE

If true, # of Elevators. 2

Elevator Type (if known) MRL Traction

H. STRUCTURE AND UNITS INFORMATION

H. STRUCTURE AND UNITS INFORMATION

i. Roof Type: Flat
j. Construction Type: Combination
k. Primary Exterior Finish: Combination

4. Site Amenities (indicate all proposed)

a. Business Center	FALSE	f. Limited Access	TRUE
b. Covered Parking	TRUE	g. Playground	FALSE
c. Exercise Room	FALSE	h. Pool	FALSE
d. Gated access to Site	FALSE	i. Rental Office	FALSE
e. Laundry facilities	FALSE	j. Sports Activity Ct.	FALSE
		k. Other:	

l. Describe Community Facilities:

m. Number of Proposed Parking Spaces: 163
Parking is shared with another entity: FALSE

n. Development located within 1/2 mile of an existing commuter rail, light rail or subway station or 1/4 mile from existing or proffered public bus stop. TRUE
If **True**, Provide required documentation (**TAB K2**).

5. Plans and Specifications

a. **Minimum submission requirements for all properties (new construction, rehabilitation and adaptive reuse):**
   i. A location map with development clearly defined.
   ii. Sketch plan of the site showing overall dimensions of all building(s), major site elements (e.g., parking lots and location of existing utilities, and water, sewer, electric, gas in the streets adjacent to the site). Contour lines and elevations are not required.
   iii. Sketch plans of all building(s) reflecting overall dimensions of:
      a. Typical floor plan(s) showing apartment types and placement
      b. Ground floor plan(s) showing common areas
      c. Sketch floor plan(s) of typical dwelling unit(s)
      d. Typical wall section(s) showing footing, foundation, wall and floor structure
      Notes must indicate basic materials in structure, floor and exterior finish.

b. The following are due at reservation for Tax Exempt 4% Applications and at allocation for 9% Applications.
   i. Phase I environmental assessment.
   ii. Physical needs assessment for any rehab only development.

c. **All Tax Exempt 4% Applications must submit plans and specifications complete at least through Design Development (DD) phase for all design disciplines.** Reference the separate Minimum Design and Construction Requirements document for a full list of submission requirements for New Construction and Rehabilitation projects.

NOTE: All developments must meet Virginia Housing's **Minimum Design and Construction Requirements**. By signing and submitting the Application for Reservation of LIHTC, the applicant certifies that the proposed project budget, plans & specifications and work write-ups incorporate all necessary elements to fulfill these requirements.

J. ENHANCEMENTS

Each development must meet the following baseline energy performance standard applicable to the development's construction category.

a. **New Construction:** must obtain EnergyStar certification.
b. **Rehabilitation:** renovation must result in at least a 30% performance increase or score an 80 or lower on the HERS Index.
c. **Adaptive Reuse:** must score a 95 or lower on the HERS Index.

Certification and HERS Index score must be verified by a third-party, independent, non-affiliated, certified RESNET home energy rater. The HERS re[prt should be completed for the whole development and not an individual unit.

Indicate **True** for the following items that apply to the proposed development:

ACTION: Provide RESNET rater certification of Development Plans **(TAB F)**
ACTION: Provide Internet Safety Plan and Resident Information Form **(Tab W)** if corresponding options selected below.

REQUIRED:

1. **For any development, upon completion of construction/rehabilitation:**

FALSE a. A community/meeting room with a minimum of 749 square feet is provided with free WIFI access restricted to residents only.

28.00% b1. Percentage of brick covering the exterior walls.
72.00% b2. Percentage of Fiber Cement Board or other similar low-maintenance material approved by the Authority covering exterior walls. Community buildings are to be included in percentage calculations.

TRUE c. All kitchen light fixtures are LED and meet MDCR lighting guidelines.

FALSE d. Cooking surfaces are equipped with fire suppression features as defined in the manual

FALSE e. Full bath fans are wired to primary light with delayed timer or has continuous exhaust by ERV/DOAS.

or

FALSE f. Full bath fans are equipped with a humidistat.

FALSE g. All faucets, toilets and showerheads in each bathroom are WaterSense labeled products.

FALSE h. Rehab Only: Each unit is provided with the necessary infrastructure for high-speed internet/broadband service where it does not already exist.

TRUE i. Each unit is provided free individual high-speed internet access.
(Must have a minimum 20Mbps upload/ 100Mbps download speed per manual.)

TRUE j. Every kitchen, living room and bedroom contains, at minimum, one USB charging port.

FALSE k. Rehab only: Each unit has dedicated space, drain and electrical hook-ups to accept a permanently installed dehumidification system.

or

FALSE l. All Construction types: each unit is equipped with a permanent dehumidification system.

FALSE m. All interior doors within units are solid core.

FALSE n. Installation of a renewable energy electric system in accordance with manufactorer's specifications and all applicable provisions of the National Electrical Code - Provide documentation at **Tab F**.

FALSE o. New construction only: Each unit to have balcony or patio with a minimum depth of 5 feet clear from face of building and a minimum size of 30 square feet.

J. ENHANCEMENTS

For all developments exclusively serving elderly tenants upon completion of construction/rehabilitation:

FALSE a. All cooking ranges have front controls.

FALSE b. Bathrooms have an independent or supplemental heat source.

FALSE c. All entrance doors have two eye viewers, one at 42" inches and the other at standard height.

FALSE d. Each unit has a shelf or ledge outside the primary entry door located in an interior hallway.

2. **Green Certification**

a. Applicant agrees to meet the base line energy performance standard applicable to the development's construction category as listed above.

The applicant will also obtain one of the following:

FALSE Earthcraft Gold or higher certification

TRUE National Green Building Standard (NGBS) certification of Silver or higher.

FALSE LEED Certification

FALSE Enterprise Green Communities (EGC) Certification

Action: If seeking any points associated Green certification, provide appropriate documentation at **TAB F.**

b. Applicant will pursue one of the following certifications to be awarded points on a future development application. (Failure to reach this goal will not result in a penalty.)

FALSE Zero Energy Ready Home Requirements

FALSE Passive House Standards

FALSE Applicant wishes to claim points from a prior allocation that has received certification for Zero Energy Ready or Passive House Standards. Provide certification at **Tab P**. See Manual for details and requirements.

3. **Universal Design** - Units Meeting Universal Design Standards (units must be shown on Plans)

FALSE a. Architect of record certifies that units will be constructed to meet Virginia Housing's Universal Design Standards.

0 b. Number of Rental Units constructed to meet Virginia Housing's Universal Design standards:

0% of Total Rental Units

4. FALSE Market-rate units' amenities are substantially equivalent to those of the low income units.

If not, please explain:



Architect of Record initial here that the above information is accurate per certification statement within this application.

I. UTILITIES

1. Utilities Types:

a.	Heating Type	Heat Pump
b.	Cooking Type	Electric
c.	AC Type	Central Air
d.	Hot Water Type	Electric

2. Indicate True if the following services will be included in Rent:

Water?	TRUE	Heat?	FALSE
Hot Water?	FALSE	AC?	FALSE
Lighting/ Electric?	FALSE	Sewer?	FALSE
Cooking?	FALSE	Trash Removal?	TRUE

Utilities	Enter Allowances by Bedroom Size				
	0-BR	1-BR	2-BR	3-BR	4-BR
Heating	19	21	26	30	0
Air Conditioning	6	6	8	9	0
Cooking	5	6	7	9	0
Lighting	32	35	44	52	0
Hot Water	16	17	21	25	0
Water	19	21	22	24	0
Sewer	22	26	29	33	0
Trash	0	0	0	0	0
Total utility allowance for costs paid by tenant	$119	$132	$157	$182	$0

3. The following sources were used for Utility Allowance Calculation (Provide documentation **TAB R).**

a.	FALSE	HUD	d.	FALSE	Local PHA
b.	FALSE	Utility Company (Estimate)	e.	TRUE	Other: SBP Energy Model
c.	FALSE	Utility Company (Actual Survey)			

Warning: The Virginia Housing housing choice voucher program utility schedule shown on VirginiaHousing.com should not be used unless directed to do so by the local housing authority.

K. SPECIAL HOUSING NEEDS

NOTE: Any Applicant commits to providing first preference to members of targeted populations having state rental assistance and will not impose any eligibility requirements or lease terms for such individuals that are more restrictive than its standard requirements and terms, the terms of the MOU establishing the target population, or the eligibility requirements for the state rental assistance.

1. **Accessibility:** Indicate **True** for the following point category, as appropriate.
   Action: Provide appropriate documentation (**Tab X**)

FALSE Any development in which ten percent (10%) of the total units (i) conform to HUD regulations interpreting the accessibility requirements of section 504 of the Rehabilitation Act and (ii) are actively marketed to persons with disabilities as defined in the Fair Housing Act in accordance with a plan submitted as part of the application for credits.

All common space must also conform to HUD regulations interpreting the accessibility requirements of section 504 of the Rehabilitation Act.



Architect of Record initial here that the above information is accurate per certification statement within this application.

2. **Special Housing Needs/Leasing Preference:**
   a. If not general population, select applicable special population:

FALSE Elderly (as defined by the United States Fair Housing Act.)

FALSE Persons with Disabilities (must meet the requirements of the Federal Americans with Disabilities Act) - Accessible Supportive Housing Pool only

FALSE Supportive Housing (as described in the Tax Credit Manual)

If Supportive Housing is True: Will the supportive housing consist of units designated for

FALSE tenants that are homeless or at risk of homelessness?

Action: Provide Permanent Supportive Housing Certification (**Tab S**)

b. The development has existing tenants and a relocation plan has been developed. FALSE
(If **True**, Virginia Housing policy requires that the impact of economic and/or physical displacement on those tenants be minimized, in which Owners agree to abide by the Authority's Relocation Guidelines for LIHTC properties as described in the manual.)

Action: Provide Relocation Plan, Budget and Unit Delivery Schedule **(Mandatory if tenants are displaced - Tab J)**

K. SPECIAL HOUSING NEEDS

3. **Leasing Preferences**

   a. Will leasing preference be given to applicants on a public housing waiting list and/or Section 8 waiting list? select:

   Organization which holds waiting list:

   Contact person:

   Title:

   Phone Number:

   Action: Provide required notification documentation **(TAB L)**

   b. Leasing preference will be given to individuals and families with children. FALSE
   (Less than or equal to 20% of the units must have of 1 or less bedrooms).

   c. Specify the number of low-income units that will serve individuals and families with children by providing three or more bedrooms: 0
   % of total Low Income Units 0%

   NOTE: Development must utilize a **Virginia Housing Certified Management Agent**. Proof of management certification must be provided before 8609s are issued.

   Download Current CMA List from VirginiaHousing.com

Action: Provide documentation of tenant disclosure regarding Virginia Housing Rental Education **(Mandatory - Tab U)**

4. **Target Population Leasing Preference**

Unless prohibited by an applicable federal subsidy program, each applicant shall commit to provide a leasing preference to individuals (i) in a target population identified in a memorandum of understanding between the Authority and one or more participating agencies of the Commonwealth, (ii) having a voucher or other binding commitment for rental assistance from the Commonwealth, and (iii) referred to the development by a referring agent approved by the Authority. The leasing preference shall not be applied to more than ten percent (10%) of the total units in the development at any given time. The applicant may not impose tenant selection criteria or leasing terms with respect to individuals receiving this preference that are more restrictive than the applicant's tenant selection criteria or leasing terms applicable to prospective tenants in the development that do not receive this preference, the eligibility criteria for the rental assistance from the Commonwealth, or any eligibility criteria contained in a memorandum of understanding between the Authority and one or more participating agencies of the Commonwealth.

Primary Contact for Target Population leasing preference. The agency will contact as needed.

First Name: Jan
Last Name: Haub

Phone Number: (571) 482-5922 Email: Jhaub@ParadigmCos.com

K. SPECIAL HOUSING NEEDS

5. **Rental Assistance**

a. Some of the low-income units do or will receive rental assistance…….. FALSE

b. Indicate True if rental assistance will be available from the following

FALSE	Rental Assistance Demonstration (RAD) or other PHA conversion to project based rental assistance.
FALSE	Section 8 New Construction Substantial Rehabilitation
FALSE	Section 8 Moderate Rehabilitation
FALSE	Section 811 Certificates
FALSE	Section 8 Project Based Assistance
FALSE	RD 515 Rental Assistance
FALSE	Section 8 Vouchers *Administering Organization:
FALSE	State Assistance *Administering Organization:
FALSE	Other:

c. The Project Based vouchers above are applicable to the 30% units seeking points. FALSE

i. If True above, how many of the 30% units will not have project based vouchers? 0

d. Number of units receiving assistance: 0
How many years in rental assistance contract?
Expiration date of contract:
There is an Option to Renew. FALSE

Action: Contract or other agreement provided **(TAB Q).**

6. **Public Housing Revitalization**

Is this development replacing or revitalizing Public Housing Units? FALSE
If so, how many existing Public Housing units? 0

L. UNIT DETAILS

1. Set-Aside Election: UNITS SELECTED IN INCOME AND RENT DETERMINE POINTS FOR THE BONUS POINT CATEGORY

Note: In order to qualify for any tax credits, a development must meet one of three minimum threshold occupancy tests. Either (i) at least 20% of the units must be rent-restricted and occupied by persons whose incomes are 50% or less of the area median income adjusted for family size (this is called the 20/50 test), (ii) at least 40% of the units must be rent-restricted and occupied by persons whose incomes are 60% or less of the area median income adjusted for family size (this is called the 40/60 test), or (iii) 40% or more of the units are both rent-restricted and occupied by persons whose income does not exceed the imputed income limitation designated in 10% increments between 20% to 80% of the AMI, and the average of the imputed income limitations collectively does not exceed 60% of the AMI (this is called the Average Income Test (AIT)). All occupancy tests are described in Section 42 of the IRC. Rent-and income-restricted units are known as low-income units. If you have more low-income units than required, you qualify for more credits. If you serve lower incomes than required, you receive more points under the ranking system.

a. Units Provided Per Household Type:

Income Levels		
# of Units	% of Units	
0	0.00%	20% Area Median
11	8.59%	30% Area Median
0	0.00%	40% Area Median
43	33.59%	50% Area Median
72	56.25%	60% Area Median
0	0.00%	70% Area Median
0	0.00%	80% Area Median
2	1.56%	Market Units
128	100.00%	**Total**

Rent Levels		
# of Units	% of Units	
0	0.00%	20% Area Median
11	8.59%	30% Area Median
0	0.00%	40% Area Median
43	33.59%	50% Area Median
72	56.25%	60% Area Median
0	0.00%	70% Area Median
0	0.00%	80% Area Median
2	1.56%	Market Units
128	100.00%	**Total**

b. Indicate that you are electing to receive points for the following deeper targets shown in the chart above and those targets will be reflected in the set-aside requirements within the Extended Use Agreement.

20-30% Levels: FALSE | 40% Levels: FALSE | 50% levels: FALSE

c. The development plans to utilize average income testing..... TRUE

2. Unit Mix Grid FOR YOUR CONVENIENCE, COPY AND PASTE IS ALLOWED WITHIN UNIT MIX GRID

In the following grid, add a row for each unique unit type planned within the development. Enter the appropriate data for both tax credit and market rate units.



Architect of Record initial here that the information below is accurate per certification statement within this application.

	Unit Type (Select One)	Rent Target (Select One)	Number of Units	# of Units 504 compliant	Net Rentable Square Feet	Monthly Rent Per Unit	Total Monthly Rent
Mix 1	Studio - 1 Bath	30% AMI	3		472.52	$741.80	$2,225
Mix 2	Studio - 1 Bath	50% AMI	12		472.52	$1,315.45	$15,785
Mix 3	Studio - 1 Bath	60% AMI	16		472.52	$1,602.27	$25,636
Mix 4	1 BR - 1 Bath	30% AMI	5		633.74	$789.15	$3,946
Mix 5	1 BR - 1 Bath	50% AMI	13		633.74	$1,404.71	$18,261
Mix 6	1 BR - 1 Bath	60% AMI	15		633.74	$1,712.03	$25,680
Mix 7	1 BR - 1 Bath	60% AMI	5		634.62	$1,712.03	$8,560
Mix 8	1 BR - 1 Bath	60% AMI	5		815.53	$1,712.03	$8,560

L. UNIT DETAILS

Mix 9	1 BR - 1 Bath	60% AMI	4		804.12	$1,712.03	$6,848
Mix 10	2 BR - 2 Bath	30% AMI	3		880.79	$949.06	$2,847
Mix 11	2 BR - 2 Bath	60% AMI	2		880.79	$2,055.38	$4,111
Mix 12	2 BR - 2 Bath	50% AMI	18		912.83	$1,686.61	$30,359
Mix 13	2 BR - 2 Bath	60% AMI	2		912.83	$2,055.38	$4,111
Mix 14	2 BR - 2 Bath	60% AMI	10		999.40	$2,055.38	$20,554
Mix 15	2 BR - 2 Bath	60% AMI	10		980.45	$2,055.38	$20,554
Mix 16	2 BR - 2 Bath	60% AMI	3		917.37	$2,055.38	$6,166
Mix 17	3 BR - 2 Bath	Market 100%	2		1078.59	$0.00	$0
Mix 18							$0
Mix 19							$0
Mix 20							$0
Mix 21							$0
Mix 22							$0
Mix 23							$0
Mix 24							$0
Mix 25							$0
Mix 26							$0
Mix 27							$0
Mix 28							$0
Mix 29							$0
Mix 30							$0
Mix 31							$0
Mix 32							$0
Mix 33							$0
Mix 34							$0
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Mix 57							$0
Mix 58							$0
Mix 59							$0
Mix 60							$0
Mix 61							$0
Mix 62							$0
Mix 63							$0

L. UNIT DETAILS

Mix 64							$0
Mix 65							$0
Mix 66							$0
Mix 67							$0
Mix 68							$0
Mix 69							$0
Mix 70							$0
Mix 71							$0
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Mix 87							$0
Mix 88							$0
Mix 89							$0
Mix 90							$0
Mix 91							$0
Mix 92							$0
Mix 93							$0
Mix 94							$0
Mix 95							$0
Mix 96							$0
Mix 97							$0
Mix 98							$0
Mix 99							$0
Mix 100							$0
TOTALS			128	0			$204,204

Total Units	**128**	**Net Rentable SF:**	**TC Units**	**91,239.93**
			MKT Units	**2,157.18**
			Total NR SF:	**93,397.11**

Floor Space Fraction (to 7 decimals)	**97.69031%**

M. OPERATING EXPENSES

Administrative: Use Whole Numbers Only!

1.	Advertising/Marketing		$12,800
2.	Office Salaries		$274,560
3.	Office Supplies		$19,200
4.	Office/Model Apartment (type)		$0
5.	Management Fee		$68,828
	3.00% of EGI	$537.72 Per Unit	
6.	Manager Salaries		$0
7.	Staff Unit (s) (type)		$0
8.	Legal		$12,800
9.	Auditing		$0
10.	Bookkeeping/Accounting Fees		$6,400
11.	Telephone & Answering Service		$0
12.	Tax Credit Monitoring Fee		$0
13.	Miscellaneous Administrative		$25,600
	Total Administrative		$420,188

Utilities

14.	Fuel Oil	$0
15.	Electricity	$64,000
16.	Water	$12,800
17.	Gas	$0
18.	Sewer	$25,600
	Total Utility	$102,400

Operating:

19.	Janitor/Cleaning Payroll	$0
20.	Janitor/Cleaning Supplies	$0
21.	Janitor/Cleaning Contract	$0
22.	Exterminating	$3,200
23.	Trash Removal	$25,600
24.	Security Payroll/Contract	$3,200
25.	Grounds Payroll	$0
26.	Grounds Supplies	$0
27.	Grounds Contract	$32,000
28.	Maintenance/Repairs Payroll	$0
29.	Repairs/Material	$0
30.	Repairs Contract	$115,200
31.	Elevator Maintenance/Contract	$0
32.	Heating/Cooling Repairs & Maintenance	$0
33.	Pool Maintenance/Contract/Staff	$0
34.	Snow Removal	$6,400
35.	Decorating/Payroll/Contract	$6,400
36.	Decorating Supplies	$0
37.	Miscellaneous	$25,600
	Totals Operating & Maintenance	$217,600

M. OPERATING EXPENSES

Taxes & Insurance				
38. Real Estate Taxes				$230,400
39. Payroll Taxes				$78,080
40. Miscellaneous Taxes/Licenses/Permits				$0
41. Property & Liability Insurance	*$900*	*per unit*		$115,200
42. Fidelity Bond				$0
43. Workman's Compensation				$5,760
44. Health Insurance & Employee Benefits				$0
45. Other Insurance				$0
Total Taxes & Insurance				$429,440
Total Operating Expense				$1,169,628

Total Operating Expenses Per Unit	$9,138	**C. Total Operating Expenses as % of EGI**	50.98%	

Replacement Reserves (Total # Units X $300 or $250 New Const./Elderly Minimum)	$38,400
Total Expenses	$1,208,028

N. PROJECT BUDGET - HARD COSTS

Cost/Basis/Maximum Allowable Credit

Complete cost column and basis column(s) as appropriate

To select exclusion of allowable line items from Total Development Costs used in Cost limit calculations, select X in yellow box to the left.

Note: Attorney must opine, among other things, as to correctness of the inclusion of each cost item in eligible basis, type of credit and numerical calculations included in Project Budget.

Must Use Whole Numbers Only!

	Item	(A) Cost	Amount of Cost up to 100% Includable in Eligible Basis--Use Applicable Column(s): "30% Present Value Credit" (B) Acquisition	"30% Present Value Credit" (C) Rehab/ New Construction	(D) "70 % Present Value Credit"
1.	**Contractor Cost**				
	a. Unit Structures (New)	24,196,305	0	24,196,305	
	b. Unit Structures (Rehab)	0	0	0	
	c. Non Residential Structures	0	0	0	
	d. Commercial Space Costs	0	0	0	
X	e. Structured Parking Garage	3,529,667	0	3,529,667	
	Total Structure	27,725,972	0	27,725,972	0
	f. Earthwork	0	0	0	
	g. Site Utilities	0	0	0	
X	h. Renewable Energy	0	0	0	
	i. Roads & Walks	0	0	0	
	j. Site Improvements	0	0	0	
	k. Lawns & Planting	0	0	0	
	l. Engineering	0	0	0	
	m. Off-Site Improvements	435,217	0	435,217	
	n. Site Environmental Mitigation	0	0	0	
	o. Demolition	0	0	0	
	p. Site Work	1,742,724	0	1,742,724	
	q. Hard Cost Contingency	1,901,226	0	1,901,226	
	Total Land Improvements	4,079,167	0	4,079,167	0
	Total Structure and Land	31,805,139	0	31,805,139	0
	r. General Requirements	1,475,411	0	1,475,411	
	s. Builder's Overhead	750,000	0	750,000	0
	(2.4% Contract)				
	t. Builder's Profit	1,483,293	0	1,483,293	
	(4.7% Contract)				
	u. Bonds		0		
	v. Building Permits	0	0	0	
	w. Special Construction	0	0	0	
	x. Special Equipment	0	0	0	
	y. Other 1: CCIP/SDI	780,088	0	780,088	
	z. Other 2: Gross Receipts/Cost Cert	73,295	0	73,295	
	aa. Other 3: Letters of Credit	118,510	0	118,510	
	Contractor Costs	$36,485,736	$0	$36,485,736	$0

Construction cost per unit: ***$257,469.29***

MAXIMUM COMBINED GR, OVERHEAD & PROFIT = **$4,452,719**

ACTUAL COMBINED GR, OVERHEAD & PROFIT =	**$3,708,704**

O. PROJECT BUDGET - OWNER COSTS

To select exclusion of allowable line items from Total Development Costs used in Cost limit calculations, select X in yellow box to the left.

MUST USE WHOLE NUMBERS ONLY! Item	(A) Cost	Amount of Cost up to 100% Includable in Eligible Basis--Use Applicable Column(s): "30% Present Value Credit" (B) Acquisition	"30% Present Value Credit" (C) Rehab/ New Construction	(D) "70 % Present Value Credit"
2. Owner Costs				
a. Building Permit	296,997	0	296,997	0
b. Architecture/Engineering Design Fee ($7,023 /Unit)	898,991	0	898,991	0
c. Architecture Supervision Fee ($1,756 /Unit)	224,748	0	224,748	0
d. Tap Fees	1,366,063	0	1,366,063	0
e. Environmental	12,000	0	12,000	0
f. Soil Borings	27,520	0	27,520	0
g. Green Building (Earthcraft, LEED, etc.)	22,933	0	22,933	0
h. Appraisal	12,000	0	12,000	0
i. Market Study	12,000	0	12,000	0
j. Site Engineering / Survey	283,735	0	283,735	0
k. Construction/Development Mgt	0	0	0	0
l. Structural/Mechanical Study	80,267	0	80,267	0
m. Construction Loan Origination Fee	566,153	0	188,718	0
n. Construction Interest (7.2% for 27 months)	2,035,000	0	987,000	0
o. Taxes During Construction	165,121	0	110,136	0
p. Insurance During Construction	685,251	0	685,251	0
q. Permanent Loan Fee (0.0%)	0			
r. Other Permanent Loan Fees	0			
s. Letter of Credit	0	0	0	0
t. Cost Certification Fee	0	0	0	0
u. Accounting	64,214	0	64,214	0
v. Title and Recording	235,000	0	176,250	0
w. Legal Fees for Closing	183,468	0	45,867	0
x. Mortgage Banker	162,392	0	54,131	0
y. Tax Credit Fee	133,082			
z. Tenant Relocation	0	0	0	0
aa. Fixtures, Furnitures and Equipment	676,364	0	676,364	0
ab. Organization Costs	0			
ac. Operating Reserve	1,074,547			
ad. Soft Costs Contingency	172,001			
ae. Security	0	0	0	0
af. Utilities	48,160	0	48,160	0
ag. Supportive Service Reserves	0			

O. PROJECT BUDGET - OWNER COSTS

(1) Other* specify: Const Testing/Insp.	71,094	0	71,094	0
(2) Other* specify: Proffers	137,601	0	137,601	0
(3) Other* specify: Syndication Legal	50,000	0	0	0
(4) Other* specify: Predev Loan Costs	160,534	0	160,534	0
(5) Other * specify: County Soft Int. Accrual	1,010,000	0	612,000	0
(6) Other* specify: Marketing	137,601	0	0	0
(7) Other* specify: Lender 3rd Parties	45,000	0	45,000	0
(8) Other* specify: Tax Credit App Fee	1,000	0	0	0
(9) Other* specify:	0	0	0	0
Owner Costs Subtotal (Sum 2A..2(10))	$11,050,837	$0	$7,299,574	$0
Subtotal 1 + 2 (Owner + Contractor Costs)	$47,536,573	$0	$43,785,310	$0
3. Developer's Fees	4,502,000	0	4,502,000	
4. Owner's Acquisition Costs				
Land	3,373,779			
Existing Improvements	0	0		
Subtotal 4:	$3,373,779	$0		
5. Total Development Costs				
Subtotal 1+2+3+4:	$55,412,352	$0	$48,287,310	$0

If this application seeks rehab credits only, in which there is no acquisition and no change in ownership, enter the greater of appraised value or tax assessment value here:

	$0	**Land**
(Provide documentation at **Tab E**)	$0	**Building**

Maximum Developer Fee: **$4,502,828**

Proposed Development's Cost per Sq Foot	$271	**Meets Limits**
Applicable Cost Limit by Square Foot:	$556	
Proposed Development's Cost per Unit	$378,976	**Meets Limits**
Applicable Cost Limit per Unit:	$589,015	

P. ELIGIBLE BASIS CALCULATION

Item	(A) Cost	Amount of Cost up to 100% Includable in Eligible Basis--Use Applicable Column(s): "30 % Present Value Credit" (B) Acquisition	(C) Rehab/ New Construction	(D) "70 % Present Value Credit"
1. Total Development Costs	55,412,352	0	48,287,310	0
2. Reductions in Eligible Basis				
a. Amount of federal grant(s) used to finance qualifying development costs		0	0	0
b. Amount of nonqualified, nonrecourse financing		0	0	0
c. Costs of nonqualifying units of higher quality (or excess portion thereof)		0	0	0
d. Historic Tax Credit (residential portion)		0	0	0
3. Total Eligible Basis (1 - 2 above)		0	48,287,310	0
4. Adjustment(s) to Eligible Basis (For non-acquisition costs in eligible basis)				
a. For QCT or DDA (Eligible Basis x 30%)			0	0
State Designated Basis Boosts:				
b. For Revitalization or Supportive Housing (Eligible Basis x 30%)			0	0
c. For Green Certification (Eligible Basis x 10%)				0
Total Adjusted Eligible basis			48,287,310	0
5. Applicable Fraction		97.69031%	97.69031%	97.69031%
6. Total Qualified Basis (Eligible Basis x Applicable Fraction)		0	47,172,023	0
7. Applicable Percentage		4.00%	4.00%	9.00%
8. Maximum Allowable Credit under IRC §42 (Qualified Basis x Applicable Percentage)		$0	$1,886,881	$0
(Must be same as BIN total and equal to or less than credit amount allowed)		$1,886,881 Combined 30% & 70% P. V. Credit		

Q. SOURCES OF FUNDS

Action: Provide Documentation for all Funding Sources at **Tab T**

1. Construction Financing: List individually the sources of construction financing, including any such loans financed through grant sources:

	Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Name of Contact Person
1.	Virginia Housing Construction Loan			$26,250,000	
2.					
3.					
	Total Construction Funding:			$26,250,000	

2. Permanent Financing: List individually the sources of all permanent financing in order of lien position:

	Source of Funds	Date of Application	Date of Commitment	*(Whole Numbers only)* Amount of Funds	Annual Debt Service Cost	Interest Rate of Loan	Amortization Period IN YEARS	Term of Loan (years)
1.	Virginia Housing REACH LMatch			$3,000,000	$149,340	3.95%	40	40
2.	Virginia Housing REACH			$5,680,000	$282,751	3.95%	40	40
3.	Virginia Housing Taxable Loan			$7,559,214	$492,473	5.89%	40	40
4.	Loudoun County Affordable Multi Family Loan			$15,000,000		2.00%	9999	40
5.	Accrued Soft Interest			$1,010,000				
6.	DHCD ASNH VHTF			$2,000,000	$20,000	1.00%	9999	40
7.								
8.								
9.								
10.								
11.								
12.								
13.								
14.								
15.								
16.								
17.								
18.								
19.								
20.								
	Total Permanent Funding:			$34,249,214	$944,564			

Q. SOURCES OF FUNDS

3. Grants: List all grants provided for the development:

	Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Name of Contact Person
1.					
2.					
3.					
4.					
5.					
6.					
	Total Permanent Grants:			$0	

4. Subsidized Funding

	Source of Funds	Date of Commitment	Amount of Funds
1.			
2.			
3.			
4.			
5.			
	Total Subsidized Funding		$0

5. Recap of Federal, State, and Local Funds

Portions of the sources of funds described above for the development are financed directly or indirectly with Federal, State, or Local Government Funds. TRUE

If above is **True**, then list the amount of money involved by all appropriate types.

Below-Market Loans

TE: See Below For 50% Test Status

a.	Tax Exempt Bonds	$15,750,000
b.	RD 515	$0
c.	Section 221(d)(3)	$0
d.	Section 312	$0
e.	Section 236	$0
f.	Virginia Housing REACH Funds	$0
g.	HOME Funds	$0
h.	Choice Neighborhood	$0
i	National Housing Trust Fund	$0
j	Virginia Housing Trust Fund	$2,000,000
k	Other:	$0
l	Other:	$0

Market-Rate Loans

a.	Taxable Bonds	$0
b.	Section 220	$0
c.	Section 221(d)(3)	$0
d.	Section 221(d)(4)	$0
e.	Section 236	$0
f.	Section 223(f)	$0
g.	Other:	$0

Q. SOURCES OF FUNDS

Grants*		Grants	
a. CDBG	$0	c. State	
b. UDAG	$0	d. Local	
		e. Other:	

*This means grants to the partnership. If you received a loan financed by a locality which received one of the listed grants, please list it in the appropriate loan column as "other" and describe the applicable grant program which funded it.

6. For Transactions Using Tax-Exempt Bonds Seeking 4% Credits:

For purposes of the Bond Cliff Test, and based only on the data entered to this application, the portion of the aggregate basis of buildings and land financed with tax-exempt funds is: **30.49%**

7. Some of the development's financing has credit enhancements. FALSE

If **True**, list which financing and describe the credit enhancement:

8. Other Subsidies **Action:** Provide documentation **(Tab Q)**

a. FALSE Real Estate Tax Abatement on the increase in the value of the development.

b. FALSE **New** project based subsidy from HUD or Rural Development o**r** any other binding federal project based subsidy

0 Number of New PBV Vouchers

c. FALSE Other

9. A HUD approval for transfer of physical asset is required. FALSE

R. EQUITY

1. Equity

a. Portion of Syndication Proceeds Attributable to Historic Tax Credit

Amount of Federal historic credits	$0	x Equity $	$0.000	=	$0
Amount of Virginia historic credits	$0	x Equity $	$0.000	=	$0

b. Housing Opportunity Tax Credit Request (paired with 4% credit requests only)

i.	Requested Annual HOTC Credits	$470,000
ii.	10 Year HOTC Credit Amount	$4,700,000
iii.	Equity Dollars Per Credit	$0.600
iv.	Percent of ownership entity (repeated from 3b)	99.99000%
v.	HOTC Credit Net	$2,819,718

c. Equity that Sponsor will Fund:

i.	Cash Investment	$0	
ii.	Contributed Land/Building	$0	
iii.	Deferred Developer Fee	$1,361,495	(Note: Deferred Developer Fee cannot be negative.)
v.	Other:	$0	

ACTION: If Deferred Developer Fee is greater than 50% of overall Developer Fee, provide a cash flow statement showing payoff within 15 years at **TAB A.**

Equity Total $1,361,495

2. Equity Gap Calculation

a.	Total Development Cost		$55,412,352
b.	Total of Permanent Funding, Grants and Equity	-	$38,430,427
c.	Equity Gap		$16,981,925
d.	Developer Equity	-	$1,697
e.	Equity gap to be funded with low-income tax credit proceeds		$16,980,228

3. Syndication Information (If Applicable)

a. Actual or Anticipated Name of Syndicator: ► Stratford Capital Group

Contact Person: Josh Gould Phone: (978) 548-6155

Street Address: 701 Edgewater Drive, Suite 210

City: Wakefield State: Massachusetts Zip: 01880

b. Syndication Equity

i.	Anticipated Annual Credits	$1,886,881.00
ii.	Equity Dollars Per Credit (e.g., $0.85 per dollar of credit)	$0.900
iii.	Percent of ownership entity (e.g., 99% or 99.9%)	99.99000%
iv.	Syndication costs not included in Total Development Costs (e.g., advisory fees)	$0
v.	Net credit amount anticipated by user of credits	$1,886,692
vi.	Total to be paid by anticipated users of credit (e.g., limited partners)	$16,980,228

Action: Provide Syndicator's or Investor's signed Letter of Intent **(Mandatory at Tab C)**

4. Net Syndication Amount $16,980,228

Which will be used to pay for Total Development Costs

5. Net Equity Factor 89.9999851216%

S. DETERMINATION OF RESERVATION AMOUNT NEEDED

The following calculation of the amount of credits needed is substantially the same as the calculation which will be made by Virginia Housing to determine, as required by the IRC, the amount of credits which may be allocated for the development. However, Virginia Housing at all times retains the right to substitute such information and assumptions as are determined by Virginia Housing to be reasonable for the information and assumptions provided herein as to costs (including development fees, profits, etc.), sources for funding, expected equity, etc. Accordingly, if the development is selected by Virginia Housing for a reservation of credits, the amount of such reservation may differ significantly from the amount you compute below.

1.	Total Development Costs		$55,412,352
2.	Less Total of Permanent Funding, Grants and Equity	-	$38,430,427
3.	Equals Equity Gap		$16,981,925
4.	Divided by Net Equity Factor (Percent of 10-year credit expected to be raised as equity investment)		89.9999851216%
5.	Equals Ten-Year Credit Amount Needed to Fund Gap		$18,868,809
	Divided by ten years		10
6.	Equals Annual Tax Credit Required to Fund the Equity Gap		$1,886,881
7.	Maximum Allowable Credit Amount (from Eligible Basis Calculation)		$1,886,881

8. Requested Credit Amount

		For 30% PV Credit:	$1,886,881
		For 70% PV Credit:	$0
Credit per LI Units	$14,975.2460		
Credit per LI Bedroom	$13,194.9720	**Combined 30% & 70% PV Credit Requested**	**$1,886,881**

9. **Action:** Provide Attorney's Opinion using Virginia Housing template **(Mandatory Tab H)**

T. CASH FLOW

1. **Revenue**

Indicate the estimated monthly income for the **Low-Income Units** (based on Unit Details tab):

Total Monthly Rental Income for LIHTC Units		$204,204
Plus Other Income Source (list):		$1,376
Equals Total Monthly Income:		$205,580
Twelve Months		x12
Equals Annual Gross Potential Income		$2,466,960
Less Vacancy Allowance	7.0%	$172,687
Equals Annual Effective Gross Income (EGI) - Low Income Units		$2,294,273

2. Indicate the estimated monthly income for the **Market Rate Units** (based on Unit Details tab):

Total Monthly Income for Market Rate Units:		$0
Plus Other Income Source (list):		$0
Equals Total Monthly Income:		$0
Twelve Months		x12
Equals Annual Gross Potential Income		$0
Less Vacancy Allowance	7.0%	$0
Equals Annual Effective Gross Income (EGI) - Market Rate Units		$0

Action: Provide documentation in support of Operating Budget **(TAB R)**

3. **Cash Flow (First Year)**

a.	Annual EGI Low-Income Units	$2,294,273
b.	Annual EGI Market Units	$0
c.	Total Effective Gross Income	$2,294,273
d.	Total Expenses	$1,208,028
e.	Net Operating Income	$1,086,245
f.	Total Annual Debt Service	$944,564
g.	Cash Flow Available for Distribution	$141,681

T. CASH FLOW

4. **Projections for Financial Feasibility - 15 Year Projections of Cash Flow**

	Stabilized Year 1	Year 2	Year 3	Year 4	Year 5
Eff. Gross Income	2,294,273	2,340,158	2,386,961	2,434,701	2,483,395
Less Oper. Expenses	1,208,028	1,244,269	1,281,597	1,320,045	1,359,646
Net Income	1,086,245	1,095,889	1,105,365	1,114,656	1,123,749
Less Debt Service	944,564	944,564	944,564	944,564	944,564
Cash Flow	141,681	151,325	160,801	170,092	179,185
Debt Coverage Ratio	1.15	1.16	1.17	1.18	1.19

	Year 6	Year 7	Year 8	Year 9	Year 10
Eff. Gross Income	2,533,063	2,583,724	2,635,398	2,688,106	2,741,868
Less Oper. Expenses	1,400,436	1,442,449	1,485,722	1,530,294	1,576,203
Net Income	1,132,627	1,141,275	1,149,676	1,157,813	1,165,666
Less Debt Service	944,564	944,564	944,564	944,564	944,564
Cash Flow	188,063	196,711	205,112	213,249	221,102
Debt Coverage Ratio	1.20	1.21	1.22	1.23	1.23

	Year 11	Year 12	Year 13	Year 14	Year 15
Eff. Gross Income	2,796,706	2,852,640	2,909,693	2,967,887	3,027,244
Less Oper. Expenses	1,623,489	1,672,193	1,722,359	1,774,030	1,827,251
Net Income	1,173,217	1,180,447	1,187,334	1,193,857	1,199,993
Less Debt Service	944,564	944,564	944,564	944,564	944,564
Cash Flow	228,653	235,883	242,770	249,293	255,429
Debt Coverage Ratio	1.24	1.25	1.26	1.26	1.27

Estimated Annual Percentage Increase in Revenue	2.00%	(Must be < 2%)
Estimated Annual Percentage Increase in Expenses	3.00%	(Must be > 3%)

U. Building-by-Building Information

Must Complete

Qualified basis must be determined on a building-by building basis. Complete the section below. Building street addresses are required by the IRS (must have them by the time of allocation request).

Number of BINS: 1

FOR YOUR CONVENIENCE, COPY AND PASTE IS ALLOWED WITHIN BUILDING GRID

Bldg #	BIN if known	NUMBER OF TAX CREDIT UNITS	NUMBER OF MARKET RATE UNITS	Please help us with the process: DO NOT use the CUT feature DO NOT SKIP LINES BETWEEN BUILDINGS Street Address 1	Street Address 2	City	State	Zip	30% Present Value Credit for Acquisition: Estimate Qualified Basis	Actual or Anticipated In-Service Date	Applicable Percentage	Credit Amount	30% Present Value Credit for Rehab / New Construction: Estimate Qualified Basis	Actual or Anticipated In-Service Date	Applicable Percentage	Credit Amount	70% Present Value Credit: Estimate Qualified Basis	Actual or Anticipated In-Service Date	Applicable Percentage	Credit Amount
1.		126	2	Parcel E-24 (2.9 acres) at intersection of		Ashburn	VA	20148				$0	$47,172,023	12/01/28	4.00%	$1,886,881				$0
2.												$0				$0				$0
3.												$0				$0				$0
4.												$0				$0				$0
5.												$0				$0				$0
6.												$0				$0				$0
7.												$0				$0				$0
8.												$0				$0				$0
9.												$0				$0				$0
10.												$0				$0				$0
11.												$0				$0				$0
12.												$0				$0				$0
13.												$0				$0				$0
14.												$0				$0				$0
15.												$0				$0				$0
16.												$0				$0				$0
17.												$0				$0				$0
18.												$0				$0				$0
19.												$0				$0				$0
20.												$0				$0				$0
21.												$0				$0				$0
22.												$0				$0				$0
23.												$0				$0				$0
24.												$0				$0				$0
25.												$0				$0				$0
26.												$0				$0				$0
27.												$0				$0				$0
28.												$0				$0				$0
29.												$0				$0				$0
30.												$0				$0				$0
31.												$0				$0				$0
32.												$0				$0				$0
33.												$0				$0				$0
34.												$0				$0				$0
35.												$0				$0				$0
		126	2	If development has more than 35 buildings, contact Virginia Housing.																
				Totals from all buildings					$0			$0	$47,172,023			$0	$0			$0

Number of BINS: 1

V. STATEMENT OF OWNER

The undersigned hereby acknowledges the following:

1. that, to the best of its knowledge and belief, all factual information provided herein or in connection herewith is true and correct, and all estimates are reasonable.

2. that it will at all times indemnify and hold harmless Virginia Housing and its assigns against all losses, costs, damages, Virginia Housing's expenses, and liabilities of any nature directly or indirectly resulting from, arising out of, or relating to Virginia Housing's acceptance, consideration, approval, or disapproval of this reservation request and the issuance or nonissuance of an allocation of credits, grants and/or loan funds in connection herewith.

3. that points will be assigned only for representations made herein for which satisfactory documentation is submitted herewith and that no revised representations may be made in connection with this application once the deadline for applications has passed.

4. that this application form, provided by Virginia Housing to applicants for tax credits, including all sections herein relative to basis, credit calculations, and determination of the amount of the credit necessary to make the development financially feasible, is provided only for the convenience of Virginia Housing in reviewing reservation requests; that completion hereof in no way guarantees eligibility for the credits or ensures that the amount of credits applied for has been computed in accordance with IRC requirements; and that any notations herein describing IRC requirements are offered only as general guides and not as legal authority.

5. that the undersigned is responsible for ensuring that the proposed development will be comprised of qualified low-income buildings and that it will in all respects satisfy all applicable requirements of federal tax law and any other requirements imposed upon it by Virginia Housing prior to allocation, should one be issued.

6. that the undersigned commits to providing first preference to members of targeted populations having state rental assistance and will not impose any eligibility requirements or lease terms terms for such individuals that are more restrictive than its standard requirements and terms, the terms of the MOU establishing the target population, or the eligibility requirements for the state rental assistance.

7. that, for the purposes of reviewing this application, Virginia Housing is entitled to rely upon representations of the undersigned as to the inclusion of costs in eligible basis and as to all of the figures and calculations relative to the determination of qualified basis for the development as a whole and/or each building therein individually as well as the amounts and types of credit applicable thereof, but that the issuance of a reservation based on such representation in no way warrants their correctness or compliance with IRC requirements.

8. that Virginia Housing may request or require changes in the information submitted herewith, may substitute its own figures which it deems reasonable for any or all figures provided herein by the undersigned and may reserve credits, if any, in an amount significantly different from the amount requested.

9. that reservations of credits are not transferable without prior written approval by Virginia Housing at its sole discretion.

V. STATEMENT OF OWNER

10. that the requirements for applying for the credits and the terms of any reservation or allocation thereof are subject to change at any time by federal or state law, federal, state or Virginia Housing regulations, or other binding authority.

11. that reservations may be made subject to certain conditions to be satisfied prior to allocation and shall in all cases be contingent upon the receipt of a nonrefundable application fee of $1000 and a nonrefundable reservation fee equal to 7% of the annual credit amount reserved.

12. that a true, exact, and complete copy of this application, including all the supporting documentation enclosed herewith, has been provided to the tax attorney who has provided the required attorney's opinion accompanying this submission.

13. that the undersigned has provided a complete list of all residential real estate developments in which the general partner(s) has (have) or had a controlling ownership interest and, in the case of those projects allocated credits under Section 42 of the IRC, complete information on the status of compliance with Section 42 and an explanation of any noncompliance. The undersigned hereby authorizes the Housing Credit Agencies of states in which these projects are located to share compliance information with the Authority.

14. that any principal of undersigned has not participated in a planned foreclosure or Qualified Contract request in Virginia after January 1, 2019.

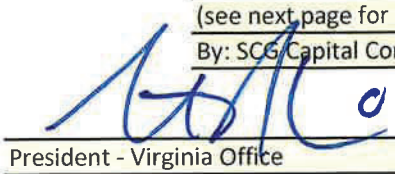
15. that undersigned agrees to provide disclosure to all tenants of the availability of Renter Education provided by Virginia Housing.

16. that undersigned waives the right to pursue a Qualified Contract on this development.

17. that the information in this application may be disseminated to others for purposes of verification or other purposes consistent with the Virginia Freedom of Information Act. However, all information will be maintained, used or disseminated in accordance with the Government Data Collection and Dissemination Practices Act. The undersigned may refuse to supply the information requested, however, such refusal will result in Virginia Housing's inability to process the application. The original or copy of this application may be retained by Virginia Housing, even if tax credits are not allocated to the undersigned.

In Witness Whereof, the undersigned, being authorized, has caused this document to be executed in its name on the date of this application set forth in DEV Info tab hereof.

Legal Name of Owner: Moorefield Station 4, LLC
(see next page for full signature block)
By: SCG Capital Corp.

By: 

Its: President - Virginia Office
(Title)

MOOREFIELD STATION 4, LLC

By: Moorefield Station 4 MM, LLC
A Virginia limited liability company,
its Manager

By: SCG Development Partners, LLC
A Delaware limited liability company,
its Manager

By: SCG Development Manager, LLC,
A Delaware limited liability company,
its Managing Member

By: SCG Capital Corp.,
A Delaware Corporation,
its Sole Member

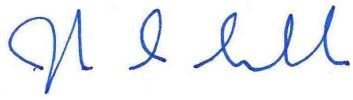
By: _____
Stephen P. Wilson,
President – Virginia Office

V. STATEMENT OF ARCHITECT

The architect signing this document is certifying that the development plans and specifications incorporate all Virginia Housing Minimum Design and Construction Requirements (MDCR), selected LIHTC enhancements and amenities, applicable building codes and accessibility requirements.

In Witness Whereof, the undersigned, being authorized, has caused this document to be executed in its name on the date of this application set forth in DEV Info tab hereof.

Legal Name of Architect:	Joseph Steven Saville
Virginia License#:	0401012654
Architecture Firm or Company:	Davis, Carter, Scott Ltd.

By: 

Its: Project Director
(Title)

Initials by Architect are also required on the following Tabs: Enhancement, Special Housing Needs and Unit Details.

V. Previous Participation Certification

Development Name: Moorefield Station 4

Name of Applicant (entity): Moorefield Station 4, LLC

The undersigned, being duly authorized to sign on behalf of the Applicant, provide this Certification with the understanding that Virginia Housing intends to rely upon the statements made herein for the purpose of awarding and allocating federal low-income housing tax credits.

The following terms shall be defined as follows *for the purpose of this Certification only* :

- "Principal" has the same meaning as defined within the QAP, but as applied to each specific property referenced within this Certification, it excludes individuals and entities whose ownership interest is solely vested in limited partnership interests of the ownership entity.

- "Participant" means all Principals of the Owner who are required to be individually listed within **the organizational chart attached hereto**.

1. All the statements made within this Certification are true, complete and correct to the best of my knowledge and belief and are made in good faith, including the data contained within the organizational charts and any statements attached to this Certification, and I will immediately alert Virginia Housing should I become aware of any information prior to the application deadline which may render my statements herein false or misleading.

2. During any time within the past ten (10) years that any of the Participants were Principals in any multifamily rental property, no mortgagee of any such property declared a default under its mortgage loan or assigned it to the mortgage insurer (governmental or private); no such property was foreclosed upon or dispossessed pursuant to a deed-in-lieu of foreclosure; and no such property received mortgage relief from the mortgagee. For purposes of this statement, "declared a default" refers only to final notices of default issued after the exhaustion of all applicable notice and cure rights.

3. During any time within the last ten (10) years that any of the Participants were a Principal in an owner of multifamily rental property, no such owner was determined to have breached any agreement related to the construction or rehabilitation, use, operation, management or disposition of the property, including removal from a partnership or limited liability company. For the purposes of this statement, "determined to have breached" refers only to determinations made by an independent third-party arbiter or court of law following the expiration of all applicable notice and cure periods and excludes default judgments that have been fully satisfied.

4. No Participant listed in this Certification has been required to turn control of a property over to an investor or been otherwise involuntarily removed as a general partner from the ownership of a multifamily rental property within the past ten (10) years.

5. There are no unresolved material findings of noncompliance resulting from any audits, management reviews, or other governmental investigations performed by (or on behalf of) any state or federal entity, concerning any multifamily rental property in which any of the Participants were Principals at the time of such finding. For the purposes of this statement, a finding is considered resolved if either (a) the state or federal entity issuing the finding has determined that no further action is required to remedy the finding; or (b) the Participant (or entity in which it is a Principal) has entered into a binding agreement with the applicable state or federal entity to address such finding(s) and the Applicant has included with this Certification a copy of such agreement accompanied by a written statement from the state or federal entity verifying that such agreement is not in default and is reasonably expected to be satisfied within (90) days. Any such statement must be addressed to Virginia Housing and dated no more than thirty (30) days prior to submission of the Application.

6. During the past ten (10) years, no Participants were Principals in any multifamily rental property for which payments under any state or federal assistance contract were suspended or terminated. For the purposes of this statement, suspensions and terminations do not include those caused solely by actions or inactions of the state or federal agency, like funding shortages, technical issues, or administrative delays, where the Principals were not at fault.

7. None of the Participants have been convicted of a felony and none are presently the subject of a complaint of indictment charging a felony. A felony is defined as any offense punishable by imprisonment for a term exceeding one year, but does not include any offense classified as a misdemeanor under the laws of a state and punishable by imprisonment of two years or less.

8. No Participant has been suspended, debarred, or otherwise restricted by any federal or state entity from participating in housing programs administered by such entity due to programmatic noncompliance on the part of either the Participant or an entity in which the Participant was a Principal.

9. During the past ten (10) years, (a) no Participant has been the subject of a claim under an employee fidelity bond; and (b) while any Participant was a Principal in an owner of multifamily rental property, no Participant or such related owner defaulted on any obligation secured by a letter of credit or surety or performance bond. For the purposes of this statement, "defaulted" refers only to events where funds were paid by the issuer of a letter of credit or surety or performance bond.

10. No Participant is a Virginia Housing employee or a member of the immediate household of any Virginia Housing employee.

11. No Participant currently holds an ownership interest in a multifamily rental property where construction has stopped for more than 20 consecutive days, unless the stoppage:

(a) resulted from events beyond the reasonable control of the property owner that also caused similar delays in comparable projects in the surrounding area (e.g. natural disasters, labor strikes, pandemics, or government-imposed work stoppages); or
(b) solely involves work neither contractually required as a condition of tax credit allocation nor required prior to placing in service all residential buildings within such project.

Additionally, no Participant currently holds an ownership interest in a multifamily rental property assisted by a federal or state governmental entity and that has been substantially complete for more than 90 days without the required closing documents (such as the final cost certification) being filed, unless the delay is solely attributable to the governmental entity and not to the property owner or its agents.

12. No court of competent jurisdiction or other federal or state governmental entity has found any Participant to be in violation of any applicable civil rights, fair housing, or equal employment opportunity laws or regulations.

13. During the past ten (10) years, no Participant was a Principal in any multifamily rental property found by a court of competent jurisdiction or other federal or state governmental entity to have failed to comply with Section 42 of the Internal Revenue Code of 1986, as amended (this statement does not refer to 8823s deemed corrected by the issuing agency).

14. No Participants are currently named as a defendant in a civil lawsuit relating to their ownership or other participation in a multi-family housing development where the amount of damages sought by the plaintiffs against the Participants relates to such ownership or participation and is for an amount greater than One Million Dollars ($1,000,000).

15. No Participant has pursued a Qualified Contract or planned foreclosure in Virginia after January 1, 2019.

Statements above (if any) to which I cannot certify have been deleted by striking through the words. In the case of any such deletion and failure to certify, I have attached the following, which if not provided will automatically disqualify this Application from consideration:

A. Supporting documentation sufficient to both outline the relevant facts and circumstances that necessitated each deletion and to explain why such deletion(s) should not result in disqualification; and

B. A draft of Virginia Housing's form Right of First Refusal, which the Applicant commits to properly execute and record as a condition of any reservation or allocation of low-income housing tax credits made with regard to the Development named above.

Any material misrepresentations or omissions made on this form are grounds for rejection of this Application, forfeiture of any credits awarded with connection with this Application, and prohibition against the submission of future applications.



Signature

Stephen P. Wilson

Printed Name

5/13/2026

Date (no more than 30 days prior to submission of the Application)

MOOREFIELD STATION 4, LLC

By: Moorefield Station 4 MM, LLC
A Virginia limited liability company,
its Manager

By: SCG Development Partners, LLC
A Delaware limited liability company,
its Manager

By: SCG Development Manager, LLC,
A Delaware limited liability company,
its Managing Member

By: SCG Capital Corp.,
A Delaware Corporation,
its Sole Member

By: _____
Stephen P. Wilson,
President – Virginia Office

W.

LIHTC SELF SCORE SHEET

Self Scoring Process

This Self Scoring Process is intended to provide you with an estimate of your application's score based on the information included within the reservation application. Other items, denoted below in the yellow shaded cells, are typically evaluated by Virginia Housing's staff during the application review and feasibility process. For purposes of self scoring, we have made certain assumptions about your application. Edit the appropriate responses (Y or N) in the yellow shaded cells, if applicable. Items 5f and 5g require a numeric value to be entered.

Please remember that this score is only an estimate. Virginia Housing reserves the right to change application data and/or score sheet responses where appropriate, which may change the final score.

MANDATORY ITEMS:	Included		Score
a. Signed, completed application with attached tabs in PDF format	Y	Y or N	0
b. Active Excel copy of application	Y	Y or N	0
c. Partnership agreement	Y	Y or N	0
d. SCC Certification	Y	Y or N	0
e. Previous participation form	Y	Y or N	0
f. Site control document	Y	Y or N	0
g. RESNET Certification	Y	Y or N	0
h. Attorney's opinion	Y	Y or N	0
i. Nonprofit questionnaire (if applicable)	Y	Y, N, N/A	0
j. Appraisal	Y	Y or N	0
k. Zoning document	Y	Y or N	0
l. Plans and Specifications	Y	Y or N	0
Total:			0.00

1. READINESS:			
a. Virginia Housing notification letter to CEO (via Locality Notification Information App)	Y	0 or -50	0.00
b. Local CEO Opposition Letter	N	0 or -25	0.00
c. Plan of development	N	0 to 10	0.00
d. Location in a revitalization area based on Qualified Census Tract	N	0 or 10	0.00
or e. Location in a revitalization area with resolution or by locality	Y	0 or 15	15.00
or f. Location in a Opportunity Zone	N	0 or 15	0.00
g. Location in a Medium to High level Economic Development Jurisdiction	Y	0 or 5	5.00
h. Location on land owned by Tribal Nation	N	0 or 15	0.00
Total:			20.00

2. HOUSING NEEDS CHARACTERISTICS:			
a. Sec 8 or PHA waiting list preference	N	0 or up to 5	0.00
b. Existing RD, HUD Section 8 or 236 program	N	0 or 20	0.00
c. Subsidized funding commitments	0.00%	Up to 60	0.00
d. Tax abatement on increase of property's value	N	0 or 5	0.00
e. New project based rental subsidy) in Northern Virginia or New Construction pool	N	up to 40	0.00
f. Census tract with <12% poverty rate	3%	0, 20, 25 or 30	30.00
g. Development provided priority letter from Rural Development	N	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Y	Up to 20	20.00
Total:			50.00

3. DEVELOPMENT CHARACTERISTICS:				
a. Enhancements (See calculations below)				49.20
b. <removed for 2026>				0.00
c. HUD 504 accessibility for 10% of units		N	0 or 20	0.00
d. Proximity to public transportation		Y10	0, 10 or 20	10.00
e. Development will be Green Certified		Y	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards		0%	Up to 15	0.00
g. Developments with less than 100 low income units		N	up to 20	0.00
h. Historic Structure eligible for Historic Rehab Credits		N	0 or 5	0.00
i. Meets Target Population Development Characteristics		Y	0 or 10	10.00
	Total:			79.20

	Locality AMI	State AMI
	$163,900	$78,100

4. TENANT POPULATION CHARACTERISTICS:				
a. Less than or equal to 20% of units having 1 or less bedrooms		N	0 or 15	0.00
b. <plus> Percent of Low Income units with 3 or more bedrooms		0.00%	Up to 15	0.00
c. Units with rent and income at or below 30% of AMI and are not subsidized (up to 10% of LI units)		0.00%	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)		0.00%	Up to 10	0.00
e. Units in Higher Income Jurisdictions with rent and income at or below 50% of AMI		0.00%	Up to 50	0.00
f. Units in Higher Income Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI		0.00%	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI		0.00%	Up to 50	0.00
	Total:			0.00

5. SPONSOR CHARACTERISTICS:				
a. <QAP change - removed for 2026 cycle>		N		0.00
b. Veteran Small Business Principal owner 25% or greater		N	0 or 30	0.00
c. Developer experience - uncorrected life threatening hazard		N	0 or -50	0.00
d. Developer experience - noncompliance		N	0 or -15	0.00
e. Developer experience - did not build as represented (per occurrence)		0	0 or -2x	0.00
f. Developer experience - failure to provide minimum building requirements (per occurence)		0	0 or -50 per item	0.00
g. Developer experience - termination of credits by Virginia Housing		N	0 or -10	0.00
h. Developer experience - exceeds cost limits at certification		N	0 or -50	0.00
i. Developer experience - more than 2 requests for Final Inspection		0	0 or -5 per item	0.00
j. Management company rated unsatisfactory		N	0 or -25	0.00
	Total:			0.00

6. EFFICIENT USE OF RESOURCES:				
a. Credit per unit			Up to 100	44.50
	Total:			44.50

7. BONUS POINTS:				
a. Extended Use Restriction beyond 15 year compliance period	35	Years	40 or 70	70.00
or b. Nonprofit or LHA purchase option/ ROFR		N	0 or 60	0.00
or c. Nonprofit or LHA Home Ownership option		N	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan		Y	10 or 15	15.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority pool		N	0 or 10	0.00
f. Team member with Veteran Owned Small Business Certification		N	up to 10	0.00
g. Commitment to electronic payment of fees		Y	0 or 5	5.00
h. Zero Ready or Passive House certification from prior allocation		N	0, 10 or 20	0.00
	Total:			90.00

300 Point Threshold - all 9% Tax Credits

200 Point Threshold - Tax Exempt Bonds

TOTAL SCORE: **283.70**

Enhancements:

All units have:	Max Pts	Score
a. Community Room	5	0.00
b. Exterior walls constructed with brick and other low maintenance materials	40	31.20
c. LED Kitchen Light Fixtures	2	2.00
d. Cooking surfaces equipped with fire suppression features	2	0.00
e. Bath Fan - Delayed timer or continuous exhaust	3	0.00
f. Baths equipped with humidistat	3	0.00
g. Watersense labeled faucets, toilets and showerheads (without Green Certfication)	3	0.00
h. Rehab only: new infrastructure for high speed internet/broadband	5	0.00
i. Each unit provided free individual high speed internet access	15	15.00
j. USB in kitchen, living room and all bedrooms	1	1.00
k. Rehab only: dedicated space to accept permanent dehumidification system	2	0.00
l. Provides Permanently installed dehumidification system	5	0.00
m. All interior doors within units are solid core	3	0.00
n. Installation of Renewable Energy Electric system	10	0.00
o. New Construction: Balcony or patio	4	0.00
		49.20
All elderly units have:		
p. Front-control ranges	1	0.00
q. Independent/suppl. heat source	1	0.00
r. Two eye viewers	1	0.00
s. Shelf or Ledge at entrance within interior hallway	2	0.00
		0.00

Total amenities: **49.20**

X. Development Summary

Summary Information **2026 Low-Income Housing Tax Credit Application For Reservation**

Deal Name:	**Moorefield Station 4**

Cycle Type:	4% Tax Exempt Bonds Credits	**Requested Credit Amount:**	$1,886,881		
Allocation Type:	New Construction	**Jurisdiction:**	Loudoun County		
Total Units	128	**Population Target:**	General		
Total LI Units	126				
Project Gross Sq Ft:	178,822.71	**Owner Contact:**	Stephen	Wilson	
Green Certified?	TRUE				

Total Score
283.70

Source of Funds	Amount	Per Unit	Per Sq Ft	Annual Debt Service
Permanent Financing	$34,249,214	$267,572	$192	$944,564
Grants	$0	$0		
Subsidized Funding	$0	$0		

Uses of Funds - Actual Costs

Type of Uses	Amount	Per Unit	Sq Ft	% of TDC
Improvements	$31,805,139	$248,478	$178	57.40%
General Req/Overhead/Profit	$3,708,704	$28,974	$21	6.69%
Other Contract Costs	$971,893	$7,593	$5	1.75%
Owner Costs	$11,050,837	$86,335	$62	19.94%
Acquisition	$3,373,779	$26,358	$19	6.09%
Developer Fee	$4,502,000	$35,172	$25	8.12%
Total Uses	**$55,412,352**	$432,909		

Total Development Costs

Total Improvements	$47,536,573
Land Acquisition	$3,373,779
Developer Fee	$4,502,000
Total Development Costs	**$55,412,352**

Proposed Cost Limit/Sq Ft:	$271
Applicable Cost Limit/Sq Ft:	$556
Proposed Cost Limit/Unit:	$378,976
Applicable Cost Limit/Unit:	$589,015

Income

Gross Potential Income - LI Units		$2,466,960
Gross Potential Income - Mkt Units		$0
	Subtotal	$2,466,960
Less Vacancy %	7.00%	$172,687
Effective Gross Income		$2,294,273

Rental Assistance? FALSE

Unit Breakdown

# of Eff	31
# of 1BR	47
# of 2BR	48
# of 3BR	2
# of 4+ BR	0
Total Units	128

Expenses

Category	Total	Per Unit
Administrative	$420,188	$3,283
Utilities	$102,400	$800
Operating & Maintenance	$217,600	$1,700
Taxes & Insurance	$429,440	$3,355
Total Operating Expenses	$1,169,628	$9,138
Replacement Reserves	$38,400	$300
Total Expenses	$1,208,028	$9,438

	Income Levels	Rent Levels
	# of Units	# of Units
<=30% AMI	11	11
40% AMI	0	0
50% AMI	43	43
60% AMI	72	72
>60% AMI	0	0
Market	2	2

Cash Flow

EGI	$2,294,273
Total Expenses	$1,208,028
Net Income	$1,086,245
Debt Service	$944,564
Debt Coverage Ratio (YR1):	1.15

Income Averaging? TRUE

Extended Use Restriction? 50

Y. Efficient Use of Resources

If the Combined Max Allowable Credits is $500,000 and the annual credit requested is $200,000, you are providing a 60% savings for the program. This deal would receive all 100 credit points.

For another example, the annual credit requested is $300,000 or a 40% savings for the program. Using a sliding scale, the credit points would be calculated by the difference between your savings and the desired 60% savings. Your savings divided by the goal of 60% times the max points of 100. In this example, (40%/60%) x 100 or 66.67 points.

Tax Exempt Deals are granted a starting point value greater than zero to allow for the nature of these deals.

Combined Max	$1,886,881
Credit Requested	$1,886,881
% of Savings	0.00%
Sliding Scale Points	44.5

Tab A:

Partnership or Operating Agreement, including
Org Chart with percentages of ownership interest

Moorefield Station 4, LLC Organizational Chart

Moorefield Station 4, LLC
EIN # 41-4176219
(Owner / LIHTC Purchaser)

Moorefield Station 4 MM, LLC
EIN # 41-4221072
(Managing Member) - 0.01%

TBD Investor SLP
(Special Member) - 0.01%

TBD Investor LP
(Limited Partnership Investor Member) - 99.98%

SCG Development Partners, LLC
a Delaware limited liability company
(Managing Member) - 100%
EIN # 46-3040334
8245 Boone Blvd., Suite 640
Tysons, VA 22182
703-942-6610

SCG Development Manager, LLC
a Delaware limited liability company
Managing Member - 0.01%
EIN # 90-0999001
8245 Boone Blvd., Suite 640
Tysons, VA 22182
703-942-6610

SCG Development Fund Investors, LLC
a Delaware limited liability company
Non-managing Member - 99.99%
EIN # 46-3057651
8245 Boone Blvd., Suite 640
Tysons, VA 22182
703-942-6610

SCG Capital Corp.,
a Delaware corporation
Sole Member - 100%
EIN # 26-0303655
100 Corporate Place, Suite 404
Peabody, MA 01960
(978) 535-5600

* Officers of SCG Capital Corp.:
John M. Nelson, IV, Chairman
Benjamin D. Mottola, President
Stephen P. Wilson, President - Virginia Office
Kyle F. Wolff, Executive Vice President

Shareholders
F2018 SCG Platform Holdings, LLC - 24.5655%
F2018 Employee Participation Fund, LLC - 0.4320%
F2020 SCG Platform Holdings, LLC - 24.5079%
F2020 Employee Participation Fund, LLC - 0.4896%
NJ Enterprises Limited Partnership - 12.50%
Benjamin D. Mottola - 12.50%
Stephen P. Wilson - 12.50%
Kyle F. Wolff - 12.50%

SCG Development Co., LLC
a Delaware limited liability company
94.99% Member
EIN # 26-0852571
8245 Boone Blvd., Suite 640
Tysons, VA 22182
703-942-6610

SCG Development Fund MM, LLC
a Delaware limited liability company
0.01% Managing Member
EIN # 90-0999719
8245 Boone Blvd., Suite 640
Tysons, VA 22182
703-942-6610

Jason B. Duguay
U.S. Individual
5.0% Member
EIN # (on file)
indirect non voting ownership interest

Stratford Capital Group, LLC
a Delaware limited liability company
Sole Member - 100%
EIN #20-8205277
100 Corporate Place, Ste 404
Peabody, MA 01960
703-942-6610

SCG Capital Corp.,
a Delaware corporation
Sole Member - 100%
EIN # 26-0303655
100 Corporate Place, Suite 404
Peabody, MA 01960
(978) 535-5600

SCG Capital Corp.,*
a Delaware corporation
0.01% Managing Member
EIN # 26-0303655
100 Corporate Place, Ste 404
Peabody, MA 01960
(978) 535-5600

* Officers of SCG Capital Corp.:
Officers equally own 50% of the Stock
John M. Nelson, IV, Chairman
Benjamin D. Mottola, President
Stephen P. Wilson, President - Virginia Office
Kyle F. Wolff, Executive Vice President

Doublewide, LLC
a Delaware limited liability company
12.49875% Member
EIN # (on file)
100 Corporate Place, Ste 404
Peabody, MA 01960
(978) 535-5600

Kyle F. Wolff
U.S. Individual
Sole Member - 100%

Milo Investments, LLC
a Delaware limited liability company
12.49875% Member
EIN # (on file)
100 Corporate Place, Ste 404
Peabody, MA 01960
(978) 535-5600

Benjamin D. Mottola
U.S. Individual
Sole Member - 100%

Wilson Ventures II, LLC,
a Delaware limited liability company
12.49875% Member
EIN # (on file)
8245 Boone Blvd., Suite 640
Tysons, VA 22182
703-942-6610

Stephen P. Wilson
U.S. Individual
Sole Member - 100%

NJ Enterprises, LP
a Delaware limited partnership
12.49875% Member
EIN # (on file)
100 Corporate Place, Ste 404
Peabody, MA 01960
(978) 535-5600

John M. Nelson, IV
a Massachusetts resident
1% Class A General Partner
SSN # on file
100 Corporate Place, Ste 404
Peabody, MA 01960
(978) 535-5600

Nelson Family Irrevocable Trust
30% limited partner
Trustees: John M. Nelson, IV and Robert A. Vigoda

Misc. Members & Trusts
(all of whom own less than 25%)
68% limited partner
SSN # (withheld)

421 Corp.
a Delaware Corporation
1% Class B General Partner
EIN # (on file)
100 Corporate Place, Ste 404
Peabody, MA 01960
(978) 535-5600

John M. Nelson, IV
a Massachusetts resident
100% Stockholder
SSN # on file
100 Corporate Place, Ste 404
Peabody, MA 01960
(978) 535-5600

F2018 SCG Platform Holdings, LLC
24.5655% Member
EINs # (on file)
No individual members holding 25% or more.
Manager is EDVP LLC, a Mass LLC, the Manager of which is Eggert Dagbjartsson.
1280 Massachusetts Ave, Ste 400
Cambridge, MA 02138
(617) 876-4800

F2018 Employee Participation Fund, LLC
0.4320% Member
No individual members holding 25% or more.
Manager is ERF Manager, LLC, a Mass LLC, the Manager of which is Eggert Dagbjartsson and Victor J. Paci.
EINs # (on file)
1280 Massachusetts Ave, Ste 400
Cambridge, MA 02138
(617) 876-4800

F2020 SCG Platform Holdings, LLC
24.5079% Member
No individual members holding 25% or more.
Manager is EDVP LLC, a Mass LLC, the Manager of which is Eggert Dagbjartsson.
EINs # (on file)
1280 Massachusetts Ave, Ste 400
Cambridge, MA 02138
(617) 876-4800

F2020 Employee Participation Fund, LLC
0.4896% Member
No individual members holding 25% or more.
Manager is ERF Manager, LLC, a Mass LLC, the Manager of which is Eggert Dagbjartsson and Victor J. Paci.
EINs # (on file)
1280 Massachusetts Ave, Ste 400
Cambridge, MA 02138
(617) 876-4800

Tab B:

Virginia State Corporation Commission Certification
(MANDATORY)

Commonwealth of Virginia

State Corporation Commission

CERTIFICATE OF FACT

I Certify the Following from the Records of the Commission:

That Moorefield Station 4, LLC is duly organized as a Limited Liability Company under the law of the Commonwealth of Virginia;

That the Limited Liability Company was formed on February 12, 2026; and

That the Limited Liability Company is in existence in the Commonwealth of Virginia as of the date set forth below.

Nothing more is hereby certified.

Signed and Sealed at Richmond on this Date:

April 28, 2026

Bernard J. Logan, Clerk of the Commission

CERTIFICATE NUMBER : 20260428232881 90

Tab C:

Syndicator's or Investor's Letter of Intent
(MANDATORY)

Stratford
CAPITAL GROUP

May 13, 2026

Mr. Charles N. Margolis
Moorefield Station 4, LLC
c/o SCG Development Partners, LLC
8425 Boone Boulevard, Suite 640
Tysons, VA 22182

Re: Moorefield Station 4
Ashburn, Virginia

Dear Charlie,

We appreciate the opportunity to provide this letter of interest for the federal low-income tax credit equity capitalization of Moorefield Station 4, LLC (the "Company"), which will develop 128 units of family housing to be known as Moorefield Station 4 in Ashburn, VA (the "Property"). We understand that the development of the Property will be financed by federal low-income tax credit equity, Virginia Housing Opportunity Tax Credit equity, a First Mortgage Loan in the presently anticipated amount of $16,239,214, a Loudoun County Loan in the presently anticipated amount of $15,000,000, an ASNH Loan in the presently anticipated amount of $2,000,000, approximately $1,010,000 in accrued interest on the Loudoun County Loan, and, if necessary, the deferral of a portion of the Development Fee. The Property will be developed, owned, and operated such that 126 of the 128 apartment units qualify for federal low-income housing tax credits (the "Federal Tax Credits"), and Virginia Housing Opportunity Tax Credits (the "State Tax Credits" or "HOTC"). The two non-LIHTC units will be MHI units leased to the Loudoun County Department of Health and Human Services, and those two units have been removed from the LIHTC Applicable Fraction.

Based on the materials that you have delivered to us to date, and assuming the accuracy and completeness thereof, we expect to provide federal equity capital contributions to the Company in the amount of approximately $16,980,228 (equal to $0.90 per dollar of Federal Tax Credit) and approximately $2,819,718 in equity from the requested HOTC allocation ($0.60 per dollar of State Tax Credit). It is anticipated that (i) the Company will qualify for Federal Tax Credits in the amount $18,868,809 representing $1,886,881 per year for ten years and State Tax Credits in the amount of $4,700,000 representing $470,000 per year for ten years and (ii) Stratford Capital or its designee would receive a 99.99% ownership interest in the Company (of which 0.01% will be a Special Member ownership interest). Upon completion of a satisfactory due diligence review period and receipt of all necessary funding commitments, we anticipate that the equity will be contributed, as follows: (i) 25% upon Initial Closing, (ii) 30% upon 50% completion, (iii) 12.5% upon the Completion Date, (iv) 27.5% upon Final Closing, and (v) 5% upon the Stabilization Date and receipt of IRS Forms 8609.

As you may know, the principals of Stratford Capital have arranged for the equity financing of over 325 multi-family residential properties, most of which benefit from Federal Tax Credits. This letter of interest is conditioned upon (1) the Property qualifying for Federal Tax Credits and State Tax Credits in the amount referenced above, (2) the Property qualifying for the other sources referenced

above, (3) the Property being developed and operated substantially as represented by SCG Development Partners, LLC, (4) our confirmation of the representations, warranties and information provided by you to us, (5) execution of an Operating Agreement and other definitive documentation required by us, and (6) no materially adverse changes occurring in applicable laws, rules, regulations or market conditions.

Please do not hesitate to contact me at (978) 548-6155 with any questions. We look forward to working with you on this and future matters.

Sincerely,

STRATFORD CAPITAL GROUP

By: Jared V. Rand
Jared V. Rand
Senior Vice President

Tab D:

Any Supporting Documentation related to List of LIHTC Developments (Schedule A)

This deal does not require information behind this tab.

Tab E:

Site Control Documentation & Most Recent Real Estate Tax Assessment (MANDATORY)

ASSIGNMENT AND ASSUMPTION OF OPTION TO LEASE

THIS ASSIGNMENT AND ASSUMPTION OF OPTION TO LEASE ("Assignment") is made as March 9, 2026, by and between **SCG DEVELOPMENT PARTNERS, LLC**, a Delaware limited liability company (the "Assignor"), **MOOREFIELD STATION 9, LLC**, a Virginia limited liability company (the "(9% Assignee"), and **MOOREFIELD STATION 4, LLC**, a Virginia limited liability company (the "4% Assignee" and together with 9% Assignee, the "Assignee").

RECITALS:

A. Assignor entered into Option to Lease dated as of July 16, 2025 (the "Option"), with the Claude Moore Charitable Foundation, as landlord (the "Landlord") for the purchase of certain real property located in Loudoun County, Virginia, consisting of approximately 2.890 acres, and described more particularly in the Option (the "Property").

B. Assignee intends to construct two (2) new affordable housing projects on the Property, with a project to be owned by 9% Assignee having 121 residential units and using 9% low-income housing tax credits ("9% Project"), and a project to be owned by 4% Assignee having 128 residential units and using 4% low-income housing tax credits ("4% Project").

C. Upon Assignee's purchase of the Property, Assignee will subject the Property to a condominium regime having two (2) condominium units, with one condominium unit immediately transferred to 9% Owner for the construction of the 9% Project and one condominium unit immediately transferred to 4% owner for the construction of the 4% Project.

D. Assignor formed Assignee, for the purposes of ground leasing the Property pursuant to the terms of the Option.

E. Assignor desires to assign to Assignee its right, title and interest in and to the Option, and Assignee desires to accept such assignment and assume the rights and obligations of Assignor under the Option.

AGREEMENT:

NOW, THEREFORE, for Ten and No/100 Dollars ($10.00), the covenants and conditions contained herein and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Assignor and Assignee agree as follows:

1. **Assignment and Assumption**. Assignor hereby assigns to Assignee all of Assignor's right, title and interest in and to the Option. Assignee hereby accepts the assignment and assumes Assignor's rights and obligations under the Option. This Assignment is subject to all other terms and conditions of the Option.

2. **Purchase Price**. At closing on the acquisition of the Property, 9% Assignee shall be responsible for $3,946,221 of the Upfront Rent, as defined in Section 7.1 of the Option, and 4% Assignee shall be responsible for $3,373,779 of the Upfront Rent.

3. **Representations**. Assignor represents to Assignee that the Option is in full force and effect.

4. **Indemnification**. Assignee shall indemnify and hold Assignor harmless from any and all claims, costs, liabilities and causes of action of any kind pertaining to the Option which may arise after the date of this Assignment Agreement.

4. **Interpretation**. The terms of this Assignment Agreement shall be interpreted and construed pursuant to the laws of the Commonwealth of Virginia.

5. **Miscellaneous**. This Assignment shall be binding upon and inure to the benefit of the parties hereto and their permitted successors and assigns. This Assignment may be executed in counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one agreement. Executed copies hereof may be delivered by telecopier or by PDF attachment to an e-mail and upon receipt shall be deemed originals and binding upon the parties hereto.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties have set their hands and seals as of the date first written above.

ASSIGNOR:

SCG DEVELOPMENT PARTNERS, LLC,
a Delaware limited liability company

By: SCG Development Manager, LLC, a Delaware limited liability company, its Managing Member

By: SCG Capital Corp., a Delaware corporation, its Sole Member

By: _____
Name: Stephen P. Wilson
Title: President, its Authorized Representative

9% ASSIGNEE:

MOOREFIELD STATION 9, LLC,
a Virginia limited liability company

By: Moorefield Station 9 MM, LLC, a Virginia limited liability company, its Manager

By: SCG Development Partners, LLC, a Delaware limited liability company, its Manager

By: SCG Development Manager, LLC, a Delaware limited liability company, its Managing Member

By: SCG Capital Corp., a Delaware corporation, its Sole Member

By: _____
Stephen P. Wilson,
President - Virginia Office

[Signature Page Follows]

4% ASSIGNEE:

MOOREFIELD STATION 4, LLC,
a Virginia limited liability company

By: Moorefield Station 4 MM, LLC,
a Virginia limited liability company,
its Manager

By: SCG Development Partners, LLC, a Delaware limited liability company, its Manager

By: SCG Development Manager, LLC, a Delaware limited liability company, its Managing Member

By: SCG Capital Corp., a Delaware corporation, its Sole Member

By: _____
Stephen P. Wilson,
President - Virginia Office

(151120150.1)

OPTION TO LEASE

THIS OPTION TO LEASE (the "**Agreement**") is given as of July 16th, 2025 ("**Effective Date**"), by the CLAUDE MOORE CHARITABLE FOUNDATION ("**Landlord**"), to SCG DEVELOPMENT PARTNERS, LLC, a Delaware limited liability company ("**Tenant**").

RECITALS:

WHEREAS, Landlord owns certain undeveloped real property in fee simple, identified as Parcel E-24 having a Parcel Identification Number of 120403361000, consisting of approximately 2.890 acres located in Loudoun County, Virginia, (the "County") such real property being more particularly identified on Exhibit A, attached hereto and made a part hereof (the "**Premises**");

WHEREAS, Tenant intends to ground lease the Premises for the development of (i) one building consisting of 121 affordable multifamily residential units ("**Phase I Residential**") with approximately 3,000 square feet of commercial space ("**Phase I Commercial**" and together with Phase I Residential, "**Phase I**"), and (ii) one (1) building consisting of 128 affordable multifamily residential units ("**Phase II**" and together with Phase I, the "**Project**");

WHEREAS, in order to finance in part, the design, development and construction of the Project Tenant shall apply for certain tax credits ("**Tax Credits**") pursuant to the Virginia Housing Development Authority's Federal Low Income Housing Tax Credit Program Application (the "**Application**");

WHEREAS, Landlord wishes to grant Tenant an option to ground lease the Premises under one or more long-term ground leases (collectively, the "**Ground Lease**") and Tenant wishes to accept the option.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Recitals Incorporated**. The above-referenced Recitals are incorporated herein by reference as if fully set forth herein.

2. **Option.** At any time beginning on the Effective Date of this Agreement and ending on the earlier to occur of (a) termination by Tenant as provided in Section 11 of this Agreement; (b) termination of this Agreement pursuant to the express terms herein, or (c) December 31, 2027 ("**Option Period**"), Tenant will have the right and option to lease the Premises (the "**Option**") from Landlord pursuant to the Ground Lease and this Agreement ("**Lease Option**").

   2.1. **Exercise.** Tenant may exercise the Lease Option granted herein at any time during the Option Period by notifying Landlord in writing in accordance with the provisions of Section 17 below ("**Option Exercise Notice**") and concurrently providing to Landlord the Option Fee in accordance with Section 2.2 below. Provided that all conditions to Closing on the Option as set forth in this Agreement have been satisfied

or waived by the party for whose benefit the condition is imposed, Tenant shall be obligated to ground lease the Premises from Landlord, and Landlord shall be obligated to ground lease the Premises to Tenant, by execution of the Ground Lease in accordance with the terms and conditions of this Agreement. If Tenant fails to timely provide Landlord the Option Exercise Note and/or pay the Option Fee pursuant to the terms herein prior to the expiration of the Option Period, then Tenant shall be deemed to have waived its right to ground lease the Premises pursuant to this Agreement and this Agreement shall be automatically terminated and of no further force and effect.

2.2. **Option Fee.** Concurrently with the delivery of the Option Exercise Notice, and as a condition to the due exercise of the Option by Tenant, Tenant shall deliver to Landlord through a release of a portion of the Deposit (as defined herein) the amount of $50,000 and 00/100 Dollars ($50,000) the ("**Option Fee**") by written release instructions to Title Company (as defined herein). The Option Fee shall be deemed further independent consideration for the grant of the Option herein, earned by Landlord upon receipt, and shall be non-refundable to Tenant for all purposes hereunder. If Tenant duly provides the Option Exercise Notice but the Option Fee is not paid to Landlord in accordance with the terms hereof, Landlord shall provide Tenant with written notice of its failure to pay and, absent such payment, this Agreement shall terminate automatically on that date which is five (5) Business Days after Tenant's receipt of notice from Landlord that the Option Fee has not been paid.

3. **Escrow Deposit.** No later than five (5) business days after the Effective Date of this Agreement, Tenant shall deposit with the Title Company an initial deposit of Fifty Thousand and No/100 Dollars ($50,000.00) ("**Initial Deposit**") to be held in accordance with the terms hereof. So long as this Agreement has not been terminated, the Initial Deposit shall become non-refundable after the expiration of the Feasibility Period (as defined below) except in the event of Landlord's default hereunder. No later than five (5) business days after the Financing Contingencies (defined below) have been satisfied or waived by Tenant pursuant to Section 9.1.6 below, Tenant shall deposit with the Title Company an additional deposit of One Hundred Thousand and No/100 Dollars ($100,000.00) ("**Additional Deposit**"). Upon delivery to the Title Company, the Additional Deposit shall be non-refundable except in the event of Landlord's default hereunder. The Initial Deposit, the Additional Deposit and the Extension Deposit (if any), together with any interest accrued thereon are hereinafter collectively referred to as the "**Deposit**". The Deposit shall be applicable to the Option Fee upon the delivery of the Option Exercise Notice in accordance with Section 2.3 above and thereafter and remaining portions of the Deposit shall be applied to the Upfront Rent at Closing or otherwise disbursed as provided for herein. The Deposit shall be held by Title Company in a segregated, interest-bearing account reasonably acceptable to Landlord and Tenant in accordance with those certain escrow instructions set forth at Exhibit C hereto, and all interest accruing thereon shall be deemed part of the Deposit for all purposes hereunder.

4. **Closing.** Subject to satisfaction (or waiver) of all Conditions Precedent (as defined herein), the closing under this Agreement ("**Closing**") will occur, and the Ground Lease will be executed by the parties and become effective, within one hundred eighty (180) days following Tenant's timely delivery of Option Exercise Notice ("**Closing Date**"). Notwithstanding the foregoing, Tenant shall have the right to extend the Closing Date for an additional period of ninety (90)

days (the "**Extended Closing Date**") upon delivery of written notice to Landlord delivered no later than ten (10) business days prior to the Closing Date and concurrent deposit with the Title Company of an additional escrow deposit (the "**Extension Deposit**") of One Hundred Thousand and 00/100 Dollars ($100,000.00). Tenant's failure to timely deliver notice of its exercise of the extension rights herein or failure to timely deliver the Extension Deposit shall be deemed Tenant's waiver of its extension rights pursuant to this Section 4. Closing will be accomplished through the escrowed delivery of all documents and funds required by this Agreement to Kensington Vanguard National Land Service (the "**Title Company**").

4.1. **Items to be Delivered by Landlord at Closing.** At Closing, Landlord will execute, deliver and/or provide to the Title Company, or will cause to be executed, delivered and/or provided to Title Company or the Tenant, the following closing documents:

4.1.1. The Ground Lease in form agreed upon by the parties pursuant to Section 7 herein conveying to Tenant the leasehold interest to the Premises, free and clear of any liens or encumbrances other than encumbrances permitted pursuant to Section 5 , but otherwise in its as-is, where-is condition, and without representation or warranty, except as specifically provided in the Ground Lease. Notwithstanding anything in this Agreement to the contrary, Tenant or its assignee permitted pursuant to Section 19, as ground lessee under the Ground Lease (the "**Ground Lessee**"), shall have the unlimited and unrestricted right, at its own expense, to negotiate and obtain a loan or loans for the Project that will be secured by a deed of trust on all or any part of the Ground Lessee's leasehold interest in the Premises and the improvements constructed thereon. Such leasehold deed of trusts shall in all events be subject and subordinate to Landlord's fee interest in the Premises and Ground Lease;

4.1.2. A recordable memorandum of the Ground Lease, in form approved by Landlord and Tenant ("**Memorandum of Lease**");

4.1.3. Evidence reasonably satisfactory to the Title Company authorizing the consummation by Landlord of the transactions contemplated hereby and the execution and delivery of all documents and instruments in connection herewith;

4.1.4. All such other documents and instruments customarily executed and delivered by a landlord of a ground leasehold similar to the leasehold interest in the Premises conveyed by the Ground Lease in the Commonwealth of Virginia, consistent with the terms and provisions of this Agreement;

4.1.5. The customary form of affidavit certifying to the Title Company, among other things: (i) the absence of claims which would give rise to mechanic's and materialmen's liens, (ii) that Landlord is the only party in possession of the Premises (subject to residential leases as set forth in the affidavit), and (iii) that there are no pending suits or outstanding judgments against either Landlord or the Land; and

4.1.6. A settlement statement setting forth in reasonable detail the financial transaction contemplated by this Agreement in form agreed upon by Landlord and Tenant ("**Settlement Statement**").

4.2. **Items to be Delivered by Tenant at Closing**. At Closing, Tenant will execute, deliver and/or provide to the Title Company or the Landlord, or will cause to be executed, delivered and/or provided to Title Company or the Landlord, the following closing documents:

4.2.1. The Ground Lease in the form agreed upon by the parties pursuant to Section 7 conveying to Tenant the leasehold interest to the Premises, free and clear of any liens or encumbrances other than encumbrances permitted by Tenant, pursuant to Section 5, but otherwise in its as-is, where-is condition, and without representation or warranty, except as specifically provided in the Ground Lease;

4.2.2. The Memorandum of Lease;

4.2.3. Evidence reasonably satisfactory to the Title Company authorizing the consummation by Tenant of the transactions contemplated hereby and the execution and delivery of all documents and instruments in connection herewith;

4.2.4. All such other documents and instruments customarily executed and delivered by a tenant of a ground leasehold similar to the leasehold interest in the Premises conveyed by the Ground Lease in the Commonwealth of Virginia, consistent with the terms and provisions of this Agreement; and

4.2.5. The Settlement Statement.

4.3. **Funds.** At Closing, Tenant will provide to the Title Company or cause to be provided to Title Company immediately available funds representing the Upfront Rent (as defined below) and other closing prorations and costs set forth on the Settlement Statement.

4.4. **Closing Costs and Prorations**. Landlord shall pay any grantor's state and local governmental taxes related to recording the Memorandum of Lease and transferring the Premises, the cost of recording any instruments required to discharge any liens or encumbrances against the Premises required to be discharged by Landlord at Closing pursuant to this Agreement, and its own attorneys' fees. Tenant shall pay any grantee's state and local governmental taxes and all other transfer fees and recordation taxes related to recording the Memorandum of Lease and transferring the Premises, all costs related to any loans obtained by Tenant for this transaction, all costs of investigations, inspections, and a survey incurred or performed by or on behalf of Tenant, all costs for the title search and any updated title search, preparation of a title commitment, and all premiums for the title policy for the Premises, any escrow charges of the Title Company, and its own attorneys' fees. Real estate taxes and assessments on the Premises will be prorated at Closing in accordance with Tenant being responsible for all such real estate taxes and assessment for the Closing Date and thereafter. Any other costs or charges of Closing this

transaction not specifically mentioned in this Agreement shall be paid and adjusted in accordance with local custom in the area in which the Premises is located.

5. **Title.** Tenant shall be responsible for ordering and obtaining a title insurance commitment (the "**Commitment**") for a leasehold policy of title insurance from Title Company, covering Tenant's potential interest in the Premises and improvements thereon under the Ground Lease, and a survey of the Premises (if desired by Tenant). Tenant shall notify Landlord in writing no later than thirty (30) days after delivery of the Option Exercise Notice of any title exceptions or other matters identified in the Commitment which Tenant disapproves (the "**Title Objections**"). In all events, Landlord shall be obligated to discharge at or before Closing the lien and effect of any deed of trust, mortgage or monetary lien then encumbering or affecting the Premises by or through Landlord ("**Monetary Encumbrances**"), except as otherwise agreed by Landlord and Tenant. In the event there are Title Objections, then Landlord shall have until fifteen (15) days after the date of notice of Tenant's Objections in which to elect whether or not it will cure the Objections. Except for releasing any Monetary Encumbrances Landlord shall have the right, but not the obligation, to cure any Objections. If Landlord elects not to cure the Objections, then on or before five (5) days after such election, Tenant may, in its sole discretion, either (i) elect to waive any Objections, or (ii) terminate this Agreement, in which case the Deposit shall be refunded by the Title Company to Tenant (less the Option Fee), in which event neither party shall thereafter have any further rights, obligations or liability hereunder except for those respective obligations of the parties which, by their terms, are intended to survive. If Tenant does not timely provide any Objections, Tenant shall be deemed to have elected to waive any right to object to matters of title. In the event that Landlord elects to cure any Objections ("**Objections to Be Cured**"), then Landlord shall proceed to diligently exercise commercially reasonable efforts to correct the Objections to Be Cured at its sole cost and expense prior to the Closing Date.

6. **Consideration.** The initial consideration for this Agreement shall be the non-refundable sum of $10.00, along with other good and valuable consideration hereby recognized by the parties, to be paid in cash at the time of the full execution of this Agreement, and shall be deemed fully earned upon receipt.

7. **Terms of Ground Lease.** Within ninety (90) days of delivery by Tenant of the Option Exercise Notice to Landlord in accordance with Section 2.1 above, Landlord and Tenant shall negotiate in good faith to agree on a form of the Ground Lease containing substantially the business terms contained in the term sheet attached to this Agreement at Exhibit B and made a part hereof ("**Ground Lease Term Sheet**"), and in all cases including the following:

   7.1. **Rent.** The amount of the lease payment to be made at Closing (the "**Upfront Rent**") shall be equal to $7,320,000, which shall be apportioned between Phase I and Phase II pursuant to the agreement of the parties at Closing, and shall be further subject to application of the Deposit (after deduction of the Option Fee) and any application prorations.

   7.2. **Tenant.** The Tenant under the Ground Lease will be Tenant or a single purpose entity comprised of an affiliate of Tenant and owned and controlled by Tenant. Landlord

shall have the right to approve the Tenant under the Ground Lease, which approval shall not be unreasonably withheld, conditioned or delayed.

7.3. **Term.** The Ground Lease shall have a term of ninety-nine (99) years and contain such other terms, provisions and conditions as are reasonably acceptable to both parties, but which shall include those certain business terms set forth in the Ground Lease Term Sheet.

7.4. **Phase I Commercial Space.** In the event Tenant closes hereunder and the parties enter into a Ground Lease, Tenant agrees that it will construct the Phase I Commercial Space into a warm lit shell. Including, finished ceilings, painted walls, flooring, operating HVAC, electrical and plumbing systems, code required lighting and sprinkler system and restroom. Upon completion of the Phase I Commercial Space, Landlord and Tenant shall enter into a sublease for the Phase I Commercial Space at a rental rate sufficient to service the debt that pays for its construction, which is currently estimated to be $20 per square foot or $60,000 per annum, for a sublease term that will be specifically delineated in the Lease Agreement. Such sublease shall (i) include a "market" annual inflationary rent adjustment, (ii) be triple net of any direct operating expenses, and (iii) include Tenant's obligation to pay its prorated share of all property wide expenses (taxes, insurance, etc.) based on floor area.

7.5. **Affordability.** Landlord and Tenant shall commit to maintain the Premises as affordable for the entirety of the ninety-nine (99) year ground lease.

7.6. **Proffers.** Landlord will provide and pay for all development requirements and proffers not applicable to the Premises, except for those specifically agreed to by the Tenant. Notwithstanding the foregoing, in the event of Closing hereunder, Tenant agrees to construct Jefferson Park Street for the length along the southeast edge of the Premises.

7.7. **Subdivision/Entitlements.** Landlord shall be responsible, at its sole cost, for obtaining all zoning entitlements necessary to develop the Premises for the intended use of the Project, including without limitation, any necessary subdivision of the Premises (collectively, the "**Development Approvals**").

8. **Recording.** This Agreement and the Ground Lease will not be recorded, but a Memorandum of the Ground Lease (which will be agreed upon by both parties), is expected to be recorded in the appropriate office of public records at Closing.

9. **Conditions Precedent to Closing.** The parties' obligation to complete Closing hereunder will be conditioned upon the following (collectively, the "**Conditions Precedent**"):

9.1. **Tenant's Condition's Precedent.** Tenant's obligation to complete Closing and enter into the Ground Lease shall be subject to satisfaction (or waiver, in Tenant's sole discretion) of the following ("**Tenant's Conditions Precedent**"):

9.1.1 Title to the Premises shall be good and marketable, –free of Monetary Encumbrances, and otherwise in the condition required by Section 5 herein, and the leasehold interest of Tenant under the Ground Lease shall be insurable by a nationally recognized ALTA title insurance company~~.~~;

9.1.2 Landlord shall have materially complied with all covenants and provisions required by this Agreement to be complied with by Landlord before, on or as of the Closing Date;

9.1.3 Landlord shall have obtained all of the Zoning Development Approvals, on or as of the Closing Date;

9.1.4 The representations and warranties of Landlord in this Agreement shall be true and correct in all material respects on and as of the Closing Date; and

9.1.5 Tenant and/or its assignee(s) shall have received an allocation of low-income housing tax credits and/or tax-exempt financing from Virginia Housing Development Authority for the Project in an amount acceptable to Tenant in its sole discretion (the "**Tax Credit Allocation**")~~.~~;

9.1.6 Tenant and/or its assignee shall have secured such senior tax-exempt and other subordinate financing for the Project in an amount acceptable to Tenant in its sole discretion (collectively, the "**Financing Commitments**" and together with the Tax Credit Allocation, the "**Financing Contingencies**")~~.~~; and

9.1.7 The parties have agreed upon the final form of Ground Lease in accordance with Section 7 herein.

9.2. **Landlord's Condition's Precedent.** Landlord's obligation to complete Closing and enter into the Ground Lease shall be subject to satisfaction (or waiver, in Landlord's sole discretion) of the following ("**Landlord's Conditions Precedent**"):

9.2.1 Tenant shall have materially complied with all covenants and provisions required by this Agreement to be complied with by Tenant before, on or as of the Closing Date;

9.2.2 Landlord shall have obtained all of the Zoning Development Approvals, on or as of the Closing Date;

9.2.3 The representations and warranties of Tenant in this Agreement shall be true and correct in all material respects on and as of the Closing Date; and

9.2.4 Tenant and/or its assignee(s) shall have received the Tax Credit Allocation;

9.2.5 Tenant and/or its assignee shall have secured the Financing Commitments; and

9.2.6 The parties have agreed upon the final form of Ground Lease in accordance with Section 7 herein.

10. **Feasibility; Tests and Surveys.**

10.1. During the Option Period, and, if Tenant exercises the Option, until the Closing Date, Tenant and its agents or affiliates, shall have the right to enter upon the Premises, for the purpose of making such inspections, investigations, surveys, market studies, feasibility studies, utility availability studies, environmental reports, zoning and land use studies, other engineering and environmental studies, title searches, and other tests, studies or analyses (including but not limited to soil boring, environmental or engineering tests) as it may deem necessary or desirable, at its sole cost and expense; provided, however that in no event shall (a) such inspections or tests unreasonably disrupt or disturb the on-going operation of the Premises or the rights of the tenants at the Premises, and (b) Tenant or its agents or representatives conduct any physical testing, drilling, boring, test wells, sampling or removal of, on or through the surface of the Premises (collectively, "**Physical Testing**"), without Landlord's prior written consent, which consent shall not be unreasonably withheld, conditioned or delayed. In no event shall Landlord be obligated as a condition of this transaction to perform or pay for any environmental remediation of the Property recommended by any Physical Testing. Landlord shall have the right, in its discretion, to accompany Tenant and/or its agents during any inspection of the Property. Any such entry to the Premises must be at reasonable times and upon reasonable advance notice to Landlord and shall be at the Tenant's sole risk and expense. Tenant shall exercise good faith efforts to minimize disruption of Landlord's activities on the Premises. Tenant shall indemnify, defend, save and hold harmless Landlord from and against any claims, damages, losses, suits or other liabilities arising from investigations and any activities made pursuant to this Section. Prior to entry on the Premises by Tenant or by any agent or contractor of Tenant to conduct inspections or testing of the Premises, Landlord shall be provided reasonable evidence of Tenant's, and Tenant's agent's, liability insurance in effect, naming Landlord as an additional insured, with coverage limit of not less than $1,000,000 (in the form of an "COI" certificate of Insurance). Tenant shall also comply with all requirements contained within a separate Right of Entry and Indemnification Agreement attached to this Agreement at Exhibit D ("**Access Agreement**"). Tenant shall adequately protect the Premises and agrees to promptly repair and restore any damage to the Premises resulting from Tenant's activities on the Premises, all at Tenant's sole cost and expense. Tenant's obligations in this Section shall survive Closing and any termination of this Agreement.

10.2. Within five (5) business days after the Effective Date of this Agreement, Landlord shall deliver to Tenant, for informational purposes and without any representations or warranties, express or implied, copies of any engineering plans, environmental studies, soil test, title reports, appraisals, and any other supporting information relating to the Premises, which are within Landlord's possession ("Landlord's Materials"). Landlord shall have no obligation to provide Tenant with copies of confidential or proprietary

documents as part of the Landlord's Materials. In the event this Agreement is terminated for any reason, at Landlord's request, Tenant shall return to Landlord all Landlord's Materials as well as copies of all non-confidential tests and studies ("Due Diligence Information"). Such Due Diligence Information shall be delivered to Landlord by Tenant without representation or warranty.

11. **Termination.** This Agreement may be terminated in accordance with the following provisions, and in each case neither party shall thereafter have any further rights, obligations or liability hereunder, except as otherwise provided herein:

11.1. This Agreement will automatically terminate if Tenant does not exercise the Lease Option during the Option Period.

11.2. Tenant may, at its election by providing written notice to Landlord, terminate this Agreement prior to the expiration of the Option Period as follows:

11.2.1. If Tenant determines that the Project is not feasible for any reason or if any investigations, inspections, studies or tests of the Property are unsatisfactory to Tenant on or as of the expiration of the Option Period,

11.2.2. If any condition set forth in Section 8 has not been satisfied, performed or waived by Tenant or Landlord, as applicable, on or as of the Closing Date.

11.3. In the event that this Agreement is terminated in accordance with the terms of this Section 11, the Deposit shall be returned to Tenant.

11.4. The provisions of this Section shall survive the Closing.

12. **Exclusive Option.** Until such time as this Agreement is terminated, Landlord shall not market, sell, offer for sale, negotiate with respect to, or otherwise deal in, the sale, lease or other transfer of the Premises or of any interest therein, except for leases as agreed to by Landlord and Tenant that will expire or are terminable upon or prior to Closing.

13. **Default and Remedies.**

13.1. **Tenant Default.** In the event Tenant shall fail to perform any obligation of Tenant under this Agreement, and/or any of the representations of Tenant contained herein are not true, accurate or complete in any material respect, then Landlord shall have, as its sole and exclusive remedy, the right to terminate this Agreement, retain the Option Fee in accordance with Section 2.2, and obtain from the Title Company the remaining portions of the Deposit as liquidated damages.

13.2. **Landlord Default.** In the event Landlord shall fail to perform any obligation of Landlord under this Agreement, and/or any of the representations of Landlord contained herein are not true, accurate or complete in any material respect, then Tenant, as its sole and exclusive remedy, may terminate this Agreement by notice to Landlord, in which event Tenant shall be entitled to a return of the Deposit and full refund of the Option Fee.

13.3. **Waiver of Specific Performance and Damages.** Notwithstanding anything to the contrary contained herein, and except as set forth expressly otherwise in Sections 13.1 or 13.2, Landlord and Tenant hereby waive the right to the remedy of specific performance and damages including without limitation, direct, indirect, consequential and punitive damages.

13.4. **Notice and Cure.** Tenant shall take no action with respect to a Landlord default, and Landlord shall take no action with respect to a Tenant default, until the non-defaulting party has given written notice to the defaulting party and the defaulting party has failed to cure the default within fifteen (15) days after receipt of such notice in the case such default involves the defaulting party's failure to perform its Closing obligations on the Closing Date, or within thirty (30) days after receipt of such notice with respect to all other defaults.

14. **No individual Liability of Landlord Representatives.** No officer, agent or employee of the Landlord will be subject to any personal liability or accountability because of the execution of this Agreement or any other documents related to the transactions contemplated by this Agreement. These officers, agents or employees will be deemed to execute documents and carry out activities in their official capacities only, and not in their individual capacities. This Section does not operate to relieve any officer, agent, or employee from the performance of any official duty provided by law.

15. **No individual Liability of Tenant Representatives.** No officer, agent or employee of the Tenant will be subject to any personal liability or accountability because of the execution of this Agreement or any other documents related to the transactions contemplated by this Agreement. These officers, agents or employees will be deemed to execute documents and carry out activities in their official capacities only, and not in their individual capacities. This Section does not operate to relieve any officer, agent, or employee from the performance of any official duty provided by law.

16. **Representations and Warranties.**

16.1. **Landlord's Representations and Warranties.** Landlord represents and warrants to Tenant as of the date of this Agreement that the following are true and correct in all material respects:

16.1.1. **Authority.** Landlord has the full right and authority and has obtained any and all consents required to enter into this Agreement and, upon Closing, to consummate or cause to be consummated the transactions contemplated hereby. This Agreement has been, and all of the documents to be delivered by Landlord at the Closing will be, authorized and properly executed and constitutes, or will constitute, as appropriate, the valid and binding obligation of Landlord enforceable in accordance with their terms.

16.1.2. **Conflicts and Pending Action**. There is no agreement to which Landlord is a party or to the best of Landlord's knowledge binding on Landlord which is in conflict with this Agreement.

16.1.3. **Service Contracts and Equipment Leases**. There are no service contracts or equipment leases related to the Premises that will survive the Closing, except as otherwise agreed to by Landlord and Tenant.

16.1.4. **Violations**. Landlord has not received written notice from any Governmental Authority of any violation by Landlord of any law, rule or regulation affecting the Premises or its use including any environmental law or regulation, health and public safety law, nor has Landlord received notice from any Governmental Authority that the Premises is in violation of any applicable land use law, building or zoning code or ordinance, except for any such matters which may have been previously cured by Landlord or which have been disclosed to and accepted by Tenant. Landlord makes no representation or warranty about the physical condition of the Premises or of any buildings or improvements on the Premises.

16.1.5. **Tenant Leases**. There are no tenant leases or tenancies of the Premises that will survive the Closing, except as otherwise agreed to by Landlord and Tenant.

16.1.6. **AS IS**. The Premises will be leased "AS-IS," "WHERE-IS." Except as specifically provided in this Agreement and in the Ground Lease, Landlord disavows any oral statements or representations made by its agents, employees or third parties unless said statement or representation is specifically incorporated herein or in the Ground Lease.

16.1.7. **Survival**. Landlord's representations and warranties under this Section 16.1 shall survive until Closing, at which point this Agreement shall be deemed merged with the Ground Lease and the terms and conditions of the Ground Lease shall govern.

16.2. **Tenant's Representations and Warranties**. As a material inducement to Landlord to execute this Agreement and consummate this transaction, Tenant represents and warrants to Landlord as of the date of this Agreement that the following are true and correct in all material respects:

16.2.1. **Organization and Authority**. Tenant has been organized and validly exists as a limited liability company in good standing in the State of Delaware. Tenant has the full right and authority and has obtained any and all consents required to enter into this Agreement and to consummate or cause to be consummated the transactions contemplated hereby. This Agreement has been, and all of the documents to be delivered by Tenant at the Closing will be, authorized and properly executed and constitutes, or will constitute, as appropriate, the valid and binding obligation of Tenant, enforceable in accordance with their terms.

16.2.2. **Conflicts and Pending Action**. There is no agreement to which Tenant is a party or to Tenant's knowledge binding on Tenant which is in conflict with this

Agreement. There is no action or proceeding pending or, to Tenant's knowledge, threatened against Tenant which challenges or impairs Tenant's ability to execute or perform its obligations under this Agreement.

16.2.3. **Bankruptcy**. There are no legal actions, suits, or other legal or administrative proceedings pending against Tenant before any federal, state, County or municipal department, commission, board, bureau, agency or other governmental instrumentality (including, without limitation, any voluntary or involuntary actions or suits pursuant to state or federal bankruptcy or other creditors' rights laws, statutes, rules or regulations) which might adversely affect Landlord's ability to consummate the transaction contemplated by this Agreement, and Tenant has no present intention of entering into any such action. There is no action in bankruptcy, which is defined as any decree or order by a court having jurisdiction under federal bankruptcy laws, voluntary or involuntary, and is continuing for a period of 90 consecutive days and not vacated or discharged, which shall cause this Agreement to be in doubt as to its effectiveness.

16.2.4. **Survival**. Tenant's representations and warranties under this Section 16.2 shall survive until Closing, at which point this Agreement shall be deemed merged with the Ground Lease and the terms and conditions of the Ground Lease shall govern.

17. **Notices.** Any and all notices, elections, demands or communications permitted or required to be made under this Agreement will be in writing, and shall be deemed to be given when (a) hand delivered, or (b) one (1) business day after pickup by United Parcel Service (Overnight) or FedEx, or another similar overnight express service, or (c) received by electronic mail, in any case addressed to the parties at their respective addresses set forth below:

If to Landlord:

Claude Moore Charitable Foundation
11350 Random Hills Road, Suite 730
Fairfax, VA 22030
Attn: John H. Cook, IV
Phone: 703-563-5368
Email: jcook@claudemoore.org

With a copy to:

Marc A. Brown, Esq.
General Counsel
11350 Random Hills Rd, Suite 730
Fairfax, VA 22030
Phone: 703-563-5362
Email: mbrown@claudemoore.org

If to Tenant:

SCG Development Partners, LLC
8245 Boone Blvd, suite 640
Tysons, VA 22182
Attention: Stephen Wilson
Phone: 7039426610
Email: SPW@scgdevelopment.com

With a copy to:

Allison T. Domson
Williams Mullen
200 S. 10th Street, Suite 1600
Richmond, VA 23219
Phone: 804-420-69185
Email: adomson@williamsmullen.com

or in each case to such other address as either party may from time to time designate by giving notice in writing pursuant to this Section 16 to the other party. Telephone numbers are for informational purposes only. Notices shall be deemed effective if given by counsel, acting in the capacity as counsel, to any party hereto, acting on behalf of such party. Effective notice will be deemed given only as provided above, except as otherwise expressly provided in this Agreement.

18. **Choice of Law.** This Agreement will be governed by, enforced, and construed in accordance with the laws of the Commonwealth of Virginia.

19. **Assignment.** Tenant shall have the right, without Landlord's consent or approval but upon no less than ten (10) business days prior written notice to Landlord (with supporting documentation), to assign or transfer this Agreement to an entity owned by, owning, or under common ownership or control with, the Tenant. Any such assignment shall not relieve Tenant of the obligations contained in this Agreement. Tenant shall notify Landlord of any such assignment no less than ten (10) business days prior to the Closing Date. Except as expressly provided in this Agreement, neither party will assign its rights or obligations under this Agreement without the other party's prior written consent. This Agreement shall be binding on the successors and assigns of the Parties.

20. **Commissions.** Tenant and Landlord represent that no broker or agent is entitled to a commission in connection with this Agreement or the Ground Lease, except that Landlord has a relationship with Farms and Acreage, Inc., by separate agreement, which will be Landlord's sole responsibility. Tenant and Landlord each agree to hold the other harmless against any other claim made for brokerage commissions or finders' fees resulting from the indemnifying party's

actions in this transaction, which agreement shall survive Closing and termination of this Agreement.

21. **Amendment.** This Agreement may be amended only by written agreement of the parties.

22. **Counterparts.** This Agreement may be executed in multiple original counterparts, each of which will constitute an original document binding upon the party or Parties signing the same. It will not be necessary that all Parties sign all counterparts and this Agreement will be binding if each party will have executed at least one counterpart. PDF, TIF, facsimile, or other electronic signatures will be deemed originals for all purposes.

23. **Severability.** If any provision of this Agreement or its application to any party or circumstances shall be determined by any court of competent jurisdiction to be invalid and unenforceable to any extent, the remainder of this Agreement or the application of such provision to such person or circumstances, other than those as to which it is so determined invalid or unenforceable, shall not be affected thereby, and each provision hereof shall be valid and shall be enforced to the full extent permitted by law.

24. **Business Days.** If any date herein set forth for the performance of any obligations by Landlord or Tenant for the delivery of any instrument or notice as herein provided should fall on a Saturday, Sunday or Legal Holiday (hereinafter defined), the compliance with such obligations or delivery shall be deemed acceptable on the next business day following such Saturday, Sunday or Legal Holiday. As used herein, the term "Legal Holiday" shall mean any local or federal holiday on which post offices are closed in Loudoun County, Virginia.

25. **Waiver of Jury Trial. TO THE FULL EXTENT PERMITTED BY LAW, TENANT AND LANDLORD AGREE TO WAIVE THE RIGHT TO TRIAL BY JURY IN CONNECTION WITH ANY LITIGATION OR JUDICIAL PROCEEDING CONCERNING, DIRECTLY OR INDIRECTLY, THIS CONTRACT OR ACTS, OMISSIONS, OBLIGATIONS, DUTIES, RIGHTS, BENEFITS OR LIABILITY OF A PARTY HEREUNDER. THIS WAIVER IS KNOWINGLY, INTENTIONALLY AND VOLUNTARILY MADE BY EACH PARTY AFTER HAVING THE OPPORTUNITY TO SEEK LEGAL COUNSEL CONCERNING THIS WAIVER. THIS WAIVER SHALL ALSO APPLY TO ANY FUTURE AMENDMENT, SUPPLEMENT OR MODIFICATION OF THIS CONTRACT. THIS PROVISION SHALL SURVIVE CLOSING.**

26. **Litigation.** In the event that any party is required to resort to litigation to enforce its rights under this Contract, Landlord and Tenant agree that any judgment awarded to the prevailing party shall include all reasonable litigation expenses of the prevailing party, including (without limitation) reasonable attorneys' fees and court costs.

[Signature Page Follows]

In witness whereof, Landlord and Tenant have executed this Agreement on the date first written above.

LANDLORD:

Claude Moore Charitable Foundation

By: _____
Name: John H. Cook, IV
Title: Executive Director

TENANT:

SCG Development Partners, LLC,
a Delaware limited liability company

By: SCG Development Manager, LLC,
a Delaware limited liability company,
its Managing Member

By: SCG Capital Corp.,
a Delaware corporation,
its Sole Member

By: _____
Stephen P. Wilson,
President - Virginia Office

EXHIBIT A
Property Description

NOTES

1. THE PROPERTY SHOWN HEREON IS DESIGNATED AS LOUDOUN COUNTY TAX ASSESSMENT PARCEL PIN 089-25-0962 (PARCEL E-2) AND IS ZONED PD-TRC, AND AI (AIRPORT IMPACT OVERLAY DISTRICT); ALL PER THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT PURPORT TO REFLECT ALL EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY.
3. THE PROPERTY LINES DEPICTED HEREON ARE PER INSTRUMENTS OF RECORD. FURTHERMORE, THE BEARINGS DEPICTED HEREON REFER TO VIRGINIA STATE GRID NORTH ~ NAD 83 PER A GPS SURVEY PERFORMED BY DEWBERRY.
4. THE SUBJECT PROPERTY IS SERVED BY LCSA (LOUDOUN WATER) AND IS SUBJECT TO THE RATES, RULES AND REGULATIONS OF THE AUTHORITY.
5. PARCEL E-2, SHOWN HEREON, IS SUBJECT TO THE CONDITIONS OF THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MOOREFIELD STATION CONSERVANCY, INC.", RECORDED IN INSTRUMENT 20060519-0044613, AND CORRECTED IN INSTRUMENT 20060829-0068321, AS AMENDED. FURTHERMORE, PARCEL E-2 WAS SUBJECTED TO SUCH DECLARATION IN A "SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR MOOREFIELD STATION CONSERVANCY, INC." RECORDED IN INSTRUMENT 20160829-0056419.
6. PORTIONS OF PARCEL E-2 ARE LOCATED WITHIN THE Ldn=60 1 MILE NOISE BUFFER AIRPORT IMPACT OVERLAY DISTRICT. AS SUCH, THE STANDARDS OF §4-1400 (AIRPORT IMPACT OVERLAY DISTRICT) OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE SHALL APPLY TO THE PROPERTY.
7. APPROVAL OF THIS PLAT IN NO WAY RELIEVES THE OWNERS, DEVELOPERS, OR THEIR AGENTS OF ANY RESPONSIBILITIES REQUIRED BY THE COUNTY.
8. STRUCTURES SUBJECT TO ZONING ORDINANCE MINIMUM YARD REQUIREMENTS WHICH ARE NOT SHOWN ON THE PLAT WILL BE REMOVED, UNLESS SATISFACTORY ALTERNATE ARRANGEMENTS HAVE BEEN APPROVED BY THE DIRECTOR.
9. AFTER THE RECORDATION OF THIS PLAT, PARCEL E-2 WILL BE A SINGLE, UNDIVIDED PARCEL, CONTAINING 110.3854± ACRES, AND MAY BE CONVEYED ONLY AS A SINGLE PARCEL, AND NEITHER OF THEIR SEPARATE PORTIONS OR AREAS MAY BE CONVEYED SEPARATELY FROM THE OTHER(S) WITHOUT FIRST OBTAINING SUBDIVISION APPROVAL.
10. PORTIONS OF THE SUBJECT PROPERTY LIES EAST OF THE "2002 ZMAP CONSTRUCTION LINE" AS SHOWN ON THE CDP. NO SFA OR SFD HOUSING UNITS ARE PROPOSED EAST OF SUCH "2002 ZMAP CONSTRUCTION LINE"
11. BOTH PARCELS (PARCEL E-2 AND PARCEL E-24) ARE INELIGIBLE FOR FURTHER WAIVER SUBDIVISION FOR A PERIOD OF ONE YEAR AFTER APPROVAL IN ACCORDANCE WITH §1243.05.1 OF THE LSDO.
12. THERE IS NO FLOODPLAIN ON THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION. THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) OF LOUDOUN COUNTY COMMUNITY PANEL NUMBERS FOR THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION ARE 5110030393 E AND 5110700380 E; ALL EFFECTIVE FEBRUARY 17, 2017.
13. A PHASE A ARCHAEOLOGICAL SURVEY REPORT, PHASE I ARCHEOLOGICAL INVESTIGATIONS OF THE CIRCA 450 ACRE MOOREFIELD STATION, SECTION 8 PROPERTY, LOUDOUN COUNTY, VIRGINIA, WAS COMPLETED FOR THE PROPERTY BY THUNDERBIRD ARCHEOLOGY, WETLAND STUDIES AND SOLUTIONS, INC. IN SEPTEMBER 2005. THE PHASE I SURVEY IDENTIFIED NO CEMETERIES, BURIAL GROUNDS, GRAVES, OR SIGNIFICANT ARCHAEOLOGICAL SITES OR OTHER HISTORIC OR CULTURAL RESOURCES WITHIN THE PROPERTY.
14. EXISTING "PARCEL E-2" WAS ORIGINALLY CREATED BY PLAT OF SUBDIVISION RECORDED IN INSTRUMENT 20141210-0068658. SUBSEQUENT TO SUCH SUBDIVISION, PARCEL E-2 WAS MODIFIED BY SEVERAL DOCUMENTS THAT MODIFIED THE LIMITS OF PARCEL E-2. SPECIFICALLY:
    - INSTRUMENT 20150410-0021999: PLAT OF BOUNDARY LINE ADJUSTMENT
    - INSTRUMENT 20150417-0023993: PLAT OF BOUNDARY LINE ADJUSTMENT
    - INSTRUMENT 20151207-0080591: DEED OF DEDICATION
    - INSTRUMENT 20170308-0014530: DEED OF BOUNDARY LINE ADJUSTMENT
    - INSTRUMENT 20170316-0015855: PLAT OF BOUNDARY LINE ADJUSTMENT
    - INSTRUMENT 20170425-0024408: DEED OF DEDICATION
    - INSTRUMENT 20170822-0058226: DEED OF DEDICATION
    - INSTRUMENT 20171011-0063795: DEED OF DEDICATION
    - INSTRUMENT 20180109-0001417: PLAT OF BOUNDARY LINE ADJUSTMENT
    - INSTRUMENT 20180302-0024380: DEED OF DEDICATION
    - INSTRUMENT 20180821-0055475: DEED OF BOUNDARY LINE ADJUSTMENT
    - INSTRUMENT 20190128-0003954: DEED OF DEDICATION
    - INSTRUMENT 20190408-0016894: DEED OF DEDICATION
    - INSTRUMENT 20191209-0076341: DEED OF DEDICATION
    - INSTRUMENT 20200630-0036817: DEED OF DEDICATION
    - INSTRUMENT 20211108-0113161: DEED OF BOUNDARY LINE ADJUSTMENT

RECEIVED
DEC 08 2021
Planning and Development

OWNER INFORMATION

THE CLAUDE MOORE CHARITABLE FOUNDATION
11350 RANDOM HILLS ROAD, SUITE 730
FAIRFAX, VIRGINIA 22030

AREA TABULATION

AREAS:	ACRES
ORIGINAL PARCEL E-2 (PIN 089-25-0962)	113.2801±
PARCEL E-24	2.8947±
RESIDUE PARCEL E-2 (PIN 089-25-0962)	110.3854±

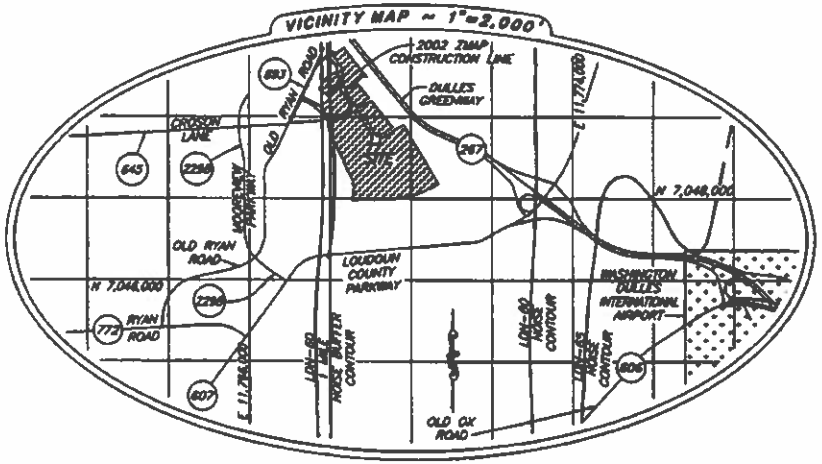
* ALL PARCELS SHOWN HEREON LIE OUTSIDE OF MAJOR FLOODPLAIN, THEREFORE ALL AREAS SHOWN ABOVE AND HEREON ARE EXCLUSIVE OF MAJOR FLOODPLAIN

SURVEYOR'S CERTIFICATE

I, ERIC R. SCHRYER, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE LANDS SHOWN HEREON AS PARCEL E-2 IS NOW IN THE NAME OF "THE CLAUDE MOORE CHARITABLE FOUNDATION", AND WAS ACQUIRED BY THEM BY WILL RECORDED IN WB 116 PG 1965. FURTHERMORE, PARCEL E-2 WAS LAST MODIFIED BY A PLAT OF BOUNDARY LINE ADJUSTMENT RECORDED IN INSTRUMENT 20211108-0113161; ALL AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.

COMMONWEALTH OF VIRGINIA
ERIC R. SCHRYER
LIC. NO. 002369
11/29/2021
LAND SURVEYOR

ERIC R. SCHRYER L.S. #002369



THE PROPERTY IS PROXIMATE TO THE WASHINGTON DULLES INTERNATIONAL AIRPORT LDN 60 1 MILE NOISE BUFFER CONTOUR. DUE TO SUCH PROXIMITY, THE PROPERTY MAY BE SUBJECT TO AIRCRAFT OVERFLIGHTS AND NOISE DUE TO AIRCRAFT. LDN LINES ARE BASED ON INFORMATION CONTAINED IN THE LOUDOUN COUNTY GENERAL PLAN AS OF DECEMBER 11, 2013.

20220204-0007350
Loudoun County, VA
2/4/2022 1:07:16 PM
Gary R. Clemens, Clerk
Page 1 of 7

OWNER CONSENT

THE SUBDIVISION WAIVER DEPICTED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AS SET FORTH IN §15.2-2264 OF THE CODE OF VIRGINIA OF 1950, AS AMENDED. FURTHERMORE, IN CONFORMANCE WITH §8.103(C)(7) OF THE FACILITIES STANDARDS MANUAL AND THE LAND SUBDIVISION AND DEVELOPMENT ORDINANCE OF LOUDOUN COUNTY, I HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT SUBJECT TO ANY LIENS OF TRUSTS.
THE CLAUDE MOORE CHARITABLE FOUNDATION (OWNER)

By: _____ (SEAL)
Name: J. HAMILTON LAMBERT
Title: EXECUTIVE DIRECTOR

COUNTY OF: FAIRFAX STATE OF: VIRGINIA
I, THE UNDERSIGNED NOTARY PUBLIC, DO HEREBY CERTIFY THAT J HAMILTON LAMBERT, WHOSE NAME IS SIGNED TO THE FOREGOING STATEMENT, DID APPEAR AND ACKNOWLEDGE THE SAME BEFORE ME THIS 14TH DAY OF DECEMBER, 2021.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: SEPTEMBER 30, 2024

REVISION BLOCK

DATE	DESCRIPTION	NUMBER
11/29/2021	COUNTY COMMENTS	2
09/15/2021	COUNTY COMMENTS	1

APPROVAL BLOCK

LAND DEVELOPMENT APPLICATION
NUMBER SBWV 2021-0018

DIRECTOR, DEPARTMENT OF BUILDING AND DEVELOPMENT — DATE

SUBDIVISION WAIVER PLAT OF PARCEL E-2

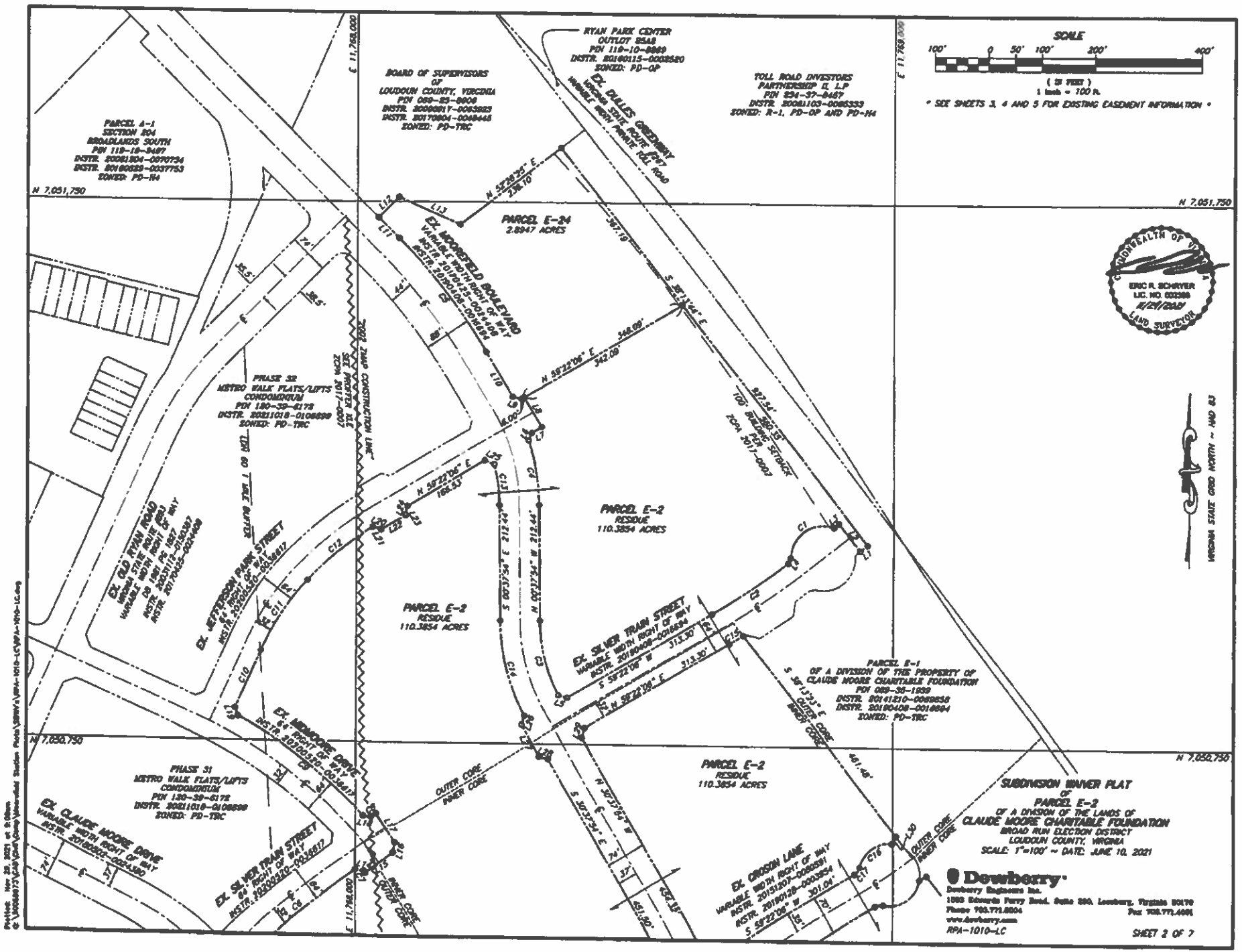
OF A DIVISION OF THE LANDS OF
CLAUDE MOORE CHARITABLE FOUNDATION
BROAD RUN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA
SCALE: N/A ~ DATE: JUNE 10, 2021

RECEIVED
DEC 16 2021

Dewberry
Dewberry Engineers Inc.
1885 Edwards Ferry Road, Suite 500, Leesburg, Virginia 20176
Phone 703.771.8004 Fax 703.771.4001
www.dewberry.com

RPA-1010-LC

Printed: Nov 29, 2021 at 8:08am
G:\2020\20877\CAD\Civil\Comp\Moorefield Station Plats\SBWV\SBPA-1010-LC\SBPA-1010-LC.dwg


SCALE
100' 0 50' 100' 200' 400'
(IN FEET)
1 inch = 100 ft.
* SEE SHEETS 3, 4 AND 5 FOR EXISTING EASEMENT INFORMATION *
PARCEL A-1
SECTION 804
BROADLANDS SOUTH
PIN 119-19-9497
DISTR. 20081304-0070734
DISTR. 20160329-0037753
ZONED: PD-IH
BOARD OF SUPERVISORS
OF
LOUDOUN COUNTY, VIRGINIA
PIN 089-33-9808
DISTR. 20060817-0065823
DISTR. 20170804-0048445
ZONED: PD-TRC
RYAN PARK CENTER
OUTLOT 804B
PIN 119-10-9869
DISTR. 20160115-0002580
ZONED: PD-OP
TOLL ROAD INVESTORS
PARTNERSHIP II, L.P
PIN 234-37-8457
DISTR. 20061103-0085333
ZONED: R-1, PD-OP AND PD-IH
EX. DULLES GREENWAY
VIRGINIA STATE ROUTE 267
VARIABLE WIDTH PRIVATE TOLL ROAD
PARCEL E-24
2.8947 ACRES
EX. MOORFIELD BOULEVARD
VARIABLE WIDTH RIGHT OF WAY
INSTR. 20190125-0024408
INSTR. 20190408-0016694
PHASE 32
METRO WALK FLATS/LIFTS
CONDOMINIUM
PIN 130-39-6172
INSTR. 20211018-0108899
ZONED: PD-TRC
EX. OLD RYAN ROAD
VIRGINIA STATE ROUTE 643
VARIABLE WIDTH RIGHT OF WAY
PB. 19E, PG. 1837
INSTR. 20051173-0150397
INSTR. 20170425-0024408
EX. JEFFERSON PARK STREET
64' RIGHT OF WAY
INSTR. 20060426-0036817
EX. MEADOW DRIVE
64' RIGHT OF WAY
INSTR. 20060526-0054817
EX. CLAUDE MOORE DRIVE
VARIABLE WIDTH RIGHT OF WAY
INSTR. 20180205-0024480
EX. SILVER TRAIN STREET
64' RIGHT OF WAY
INSTR. 20060526-0036817
PHASE 31
METRO WALK FLATS/LIFTS
CONDOMINIUM
PIN 130-39-6172
INSTR. 20211018-0108899
ZONED: PD-TRC
PARCEL E-2
RESIDUE
110.3854 ACRES
EX. SILVER TRAIN STREET
VARIABLE WIDTH RIGHT OF WAY
INSTR. 20190408-0016694
PARCEL E-1
OF A DIVISION OF THE PROPERTY OF
CLAUDE MOORE CHARITABLE FOUNDATION
PIN 089-35-1939
DINSTR. 20161210-0089858
DINSTR. 20180408-0016694
ZONED: PD-TRC
EX. GROSON LANE
VARIABLE WIDTH RIGHT OF WAY
INSTR. 20151207-0085891
INSTR. 20190128-0003654
SEE SHEET 3 FOR CURVE AND LINE TABLES
2022 PHASE CONSTRUCTION LIMIT
100' BUILDING SETBACK
ZONA 2011-0007
OUTER CORE
INNER CORE
N 7,051,750
N 7,050,750
E 11,768,000
VIRGINIA STATE GRID NORTH ~ NAD 83
COMMONWEALTH OF VIRGINIA
ERIC R. SCHRYER
LIC. NO. 002398
11/21/2021
LAND SURVEYOR
SUBDIVISION WAIVER PLAT
OF
PARCEL E-2
OF A DIVISION OF THE LANDS OF
CLAUDE MOORE CHARITABLE FOUNDATION
BROAD RUN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA
SCALE: 1"=100' ~ DATE: JUNE 10, 2021
Dewberry
Dewberry Engineers Inc.
1953 Edmonds Ferry Road, Suite 200, Leesburg, Virginia 20176
Phone 703.771.8004 Fax 703.771.4691
www.dewberry.com
RPA-1010-LC
SHEET 2 OF 7

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C1	109°38'28"	60.00'	114.71'	84.96'	S 54°46'11" W	98.02'
C2	06°40'10"	1468.00'	170.88'	85.54'	S 56°02'01" W	170.78'
C3	26°38'48"	313.00'	145.56'	74.18'	N 13°57'15" W	144.25'
C4	17°49'18"	387.00'	120.38'	60.68'	N 09°32'33" W	119.89'
C5	14°29'34"	1044.00'	264.08'	132.73'	N 37°32'41" W	263.37'
C6	06°27'23"	2268.00'	255.57'	127.92'	N 51°26'21" E	255.43'
C7	00°21'03"	768.00'	4.70'	2.35'	S 37°04'57" E	4.70'
C8	00°16'17"	2232.00'	11.04'	5.52'	S 56°45'23" W	11.04'
C9	20°14'23"	832.00'	293.90'	148.50'	N 53°00'14" W	292.38'
C10	01°26'32"	4577.73'	118.34'	59.18'	N 23°40'50" E	118.34'
C11	19°43'29"	462.37'	159.17'	80.38'	N 32°48'06" E	158.38'
C12	15°47'54"	369.21'	156.95'	78.98'	N 50°33'46" E	156.45'
C13	13°45'41"	313.00'	75.18'	37.77'	S 07°30'43" E	75.00'
C14	27°26'33"	387.00'	185.36'	94.49'	S 14°21'11" E	183.59'
C15	01°08'37"	1532.00'	30.58'	15.29'	N 38°47'47" E	30.58'
C16	81°36'35"	57.00'	81.53'	49.50'	S 54°11'58" W	74.75'
C17	46°08'35"	81.00'	16.91'	8.94'	S 36°17'48" W	16.46'

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 51°46'02" W	17.56'	L11	N 45°07'08" W	54.69'	L21	S 30°37'54" E	1.18'
L2	N 38°13'47" W	64.00'	L12	N 44°52'52" E	53.86'	L22	N 59°22'06" E	53.00'
L3	S 51°46'13" W	12.85'	L13	S 66°00'35" E	124.20'	L23	N 30°37'54" W	1.21'
L4	S 86°23'55" W	11.58'	L14	S 81°16'57" E	13.95'	L24	N 14°28'06" E	15.36'
L5	N 73°07'28" W	16.97'	L15	N 59°22'34" E	64.00'	L25	S 67°30'43" E	19.20'
L6	N 20°27'27" E	15.07'	L16	N 09°39'33" E	17.58'	L26	S 16°34'46" W	16.88'
L7	N 59°22'06" E	81.98'	L17	N 33°06'28" W	64.00'	L27	S 30°37'54" E	64.00'
L8	N 30°37'54" W	64.00'	L18	N 83°08'41" W	14.59'	L28	S 75°37'54" E	16.97'
L9	N 75°37'54" W	16.97'	L19	N 19°20'12" W	13.84'	L29	N 14°22'06" E	16.97'
L10	N 30°37'54" W	97.18'	L20	S 76°06'39" E	13.72'	L30	S 89°22'06" W	13.38'

ZONING REQUIREMENTS

PD-TRC, PLANNED DEVELOPMENT – TRANSIT RELATED CENTER
§4-1100 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE

LOT REQUIREMENTS:

SIZE: NO MINIMUM, EXCEPT 2,400 SQUARE FEET FOR SINGLE FAMILY DETACHED AND 1,800 SQUARE FEET FOR SINGLE FAMILY ATTACHED DWELLINGS.

WIDTH: NO MINIMUM.

DEPTH: NO MINIMUM.

YARDS:

FRONT: NO MINIMUM. SIDE: NO REQUIREMENT. REAR: NO REQUIREMENT.

OTHER YARDS REQUIREMENTS:
ADJACENT TO ROADS: NOTWITHSTANDING THE PROVISIONS OF §5-1403(B), NO BUILDING SHALL BE PERMITTED CLOSER THAN 100' TO THE RIGHT OF WAY OF ANY ARTERIAL ROAD UNLESS A COMPONENT OF AN "URBAN DECK" AS DEFINED IN ARTICLE 8. NO PARKING SHALL BE LOCATED WITHIN 50' OF THE RIGHT OF WAY OF ANY ARTERIAL ROAD.

LOT COVERAGE: NO REQUIREMENT.

BUILDING HEIGHT:

MAXIMUM HEIGHT:
UNLESS A LOWER HEIGHT RESTRICTION IS RECOMMENDED BY THE WASHINGTON/DULLES INTERNATIONAL AIRPORT AUTHORITIES: INNER CORE: 175'; OUTER CORE: 125'; TRANSIT-DESIGNED SUPPORTIVE AREA: 100'. UNOCCUPIED SPACE SUCH AS ROOFTOP MECHANICAL STRUCTURES, PENTHOUSES AND ARCHITECTURAL FEATURES SHALL NOT BE MEASURED IN DETERMINING MAXIMUM HEIGHT.

MINIMUM HEIGHT:
INNER CORE: 35' OF OCCUPIED SPACE, 25' OF OCCUPIED SPACE IF CONSTRUCTED BETWEEN A PARKING STRUCTURE AND A STREET AND EFFECTIVELY SCREENS THE PARKING STRUCTURE FROM PUBLIC VIEW. OUTER CORE: 25' OF OCCUPIED SPACE. TRANSIT DESIGNED SUPPORTIVE AREA: NO MINIMUM HEIGHT.

FAR REQUIREMENTS:
THE OVERALL MAXIMUM FLOOR AREA RATIOS FOR MOOREFIELD STATION ARE SUBJECT TO THE LIMITATIONS SET FORTH IN ZCPA 2007-0004, AND/OR ANY SUBSEQUENT ZONING APPLICATION AFFECTING SUCH FLOOR AREA RATIO CALCULATIONS FOR MOOREFIELD STATION.

PERMITTED DENSITY:
THE MAXIMUM DWELLING UNITS PER ACRE, ARE SUBJECT TO THE LIMITATIONS SET FORTH IN THE PROFFER STATEMENT DATED NOVEMBER 30, 2002, AND SHALL BE CALCULATED IN GROSS ACREAGE OF EACH SUB-AREA (ZMAP 2001-0003) AND ZCPA 2007-0004.

MINIMUM LANDSCAPE OPEN SPACE REQUIREMENTS:
ZMOD 2017-0013 REDUCED THE MINIMUM LANDSCAPE OPEN SPACE REQUIREMENTS FOR THE OUTER CORE FROM 10% TO 2.5%. FURTHERMORE, THE MINIMUM LANDSCAPE OPEN SPACE REQUIREMENTS FOR INNER TOSA AND OUTER CORE TOTAL ACREAGE SHALL BE SATISFIED FOR THE COMBINED INNER TOSA AND OUTER CORE SUBAREAS AS REFERENCED IN NOTE 18 OF THE CONCEPT DEVELOPMENT PLAN RELATED TO ZCPA 2017-0007, AND NOT AS TO EACH SUBAREA SEPARATELY OR ON AN INDIVIDUAL SITE PLAN BASIS.

ZONING REQUIREMENTS NOTE

THE ZONING REQUIREMENTS DESCRIBED AND SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY, AS THEY ARE SUBJECT TO CHANGE AND ARE THEREFORE NOT CERTIFIED TO.
FURTHERMORE, FOR ACTUAL, CURRENT ZONING REQUIREMENTS REFER TO THE GOVERNING ORDINANCES (MODIFIED, AS APPLICABLE, BY PROFFERS), PLANS, PLATS, AND OTHER AMENDMENTS.

PREVIOUSLY APPROVED APPLICATIONS

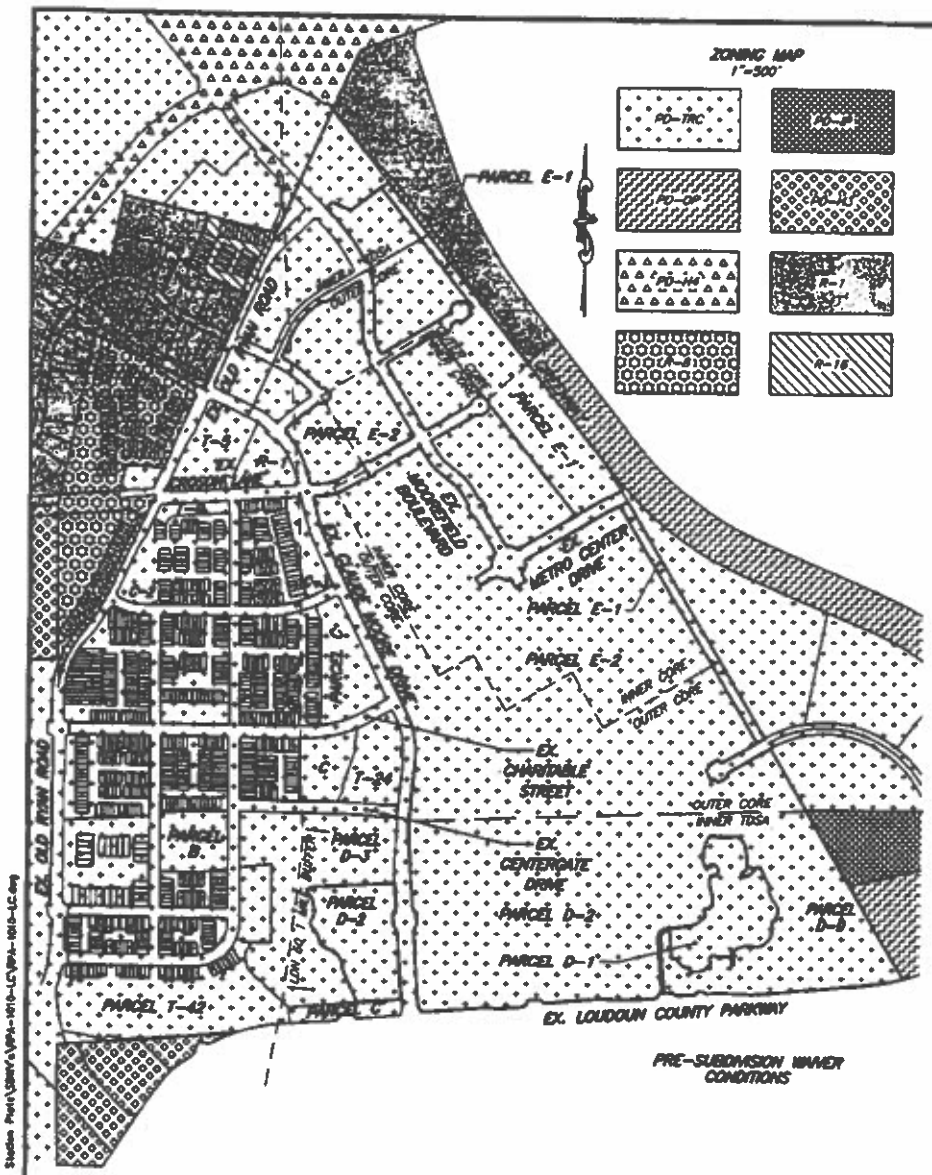
APPLICATION	PARCEL E-2
BLAD 2004-0078 (APPROVED FEBRUARY 7, 2005)	✓
BLAD 2008-0010 (APPROVED JULY 10, 2008)	✓
BLAD 2014-0034 (APPROVED DECEMBER 8, 2014)	✓
BLAD 2015-0008 (APPROVED APRIL 7, 2015)	✓
BLAD 2015-0009 (APPROVED APRIL 17, 2015)	✓
BLAD 2016-0022 (APPROVED MARCH 14, 2017)	✓
BLAD 2016-0050 (APPROVED MARCH 6, 2017)	✓
BLAD 2017-0015 (APPROVED JULY 25, 2017)	✓
BLAD 2017-0049 (APPROVED JANUARY 4, 2018)	✓
BLAD 2018-0020 (APPROVED SEPTEMBER 21, 2018)	✓
BLAD 2021-0026 (APPROVED NOVEMBER 4, 2021)	✓
SBMV 2014-0014 (APPROVED DECEMBER 10, 2014)	✓
SBPR 1999-0004 (APPROVED JANUARY 14, 2000)	✓
SBPR 2005-0006 (APPROVED AUGUST 27, 2007)	✓
SBPR 2013-0001 (APPROVED JULY 22, 2013)	✓
DEDI 2015-0029 (APPROVED DECEMBER 4, 2015)	✓
DEDI 2016-0070 (APPROVED APRIL 24, 2017)	✓
DEDI 2017-0008 (APPROVED SEPTEMBER 21, 2017)	✓
DEDI 2017-0018 (APPROVED OCTOBER 6, 2017)	✓
DEDI 2018-0001 (APPROVED APRIL 18, 2018)	✓
DEDI 2019-0014 (APPROVED MAY 19, 2020)	✓
DEDI 2019-0015 (APPROVED DECEMBER 6, 2019)	✓
ZMAP 2001-0003 (APPROVED DECEMBER 16, 2002)	✓
ZCPA 2007-0004 (APPROVED MARCH 3, 2008)	✓
ZMOD 2007-0005 (APPROVED MARCH 3, 2008)	✓
ZCPA 2014-0002 (APPROVED JULY 16, 2014)	✓
ZCPA 2017-0007 (APPROVED JULY 12, 2017)	✓
ZMOD 2017-0012 (APPROVED JULY 12, 2017)	✓
ZMOD 2017-0013 (APPROVED JULY 12, 2017)	✓
ZMOD 2017-0014 (APPROVED JULY 12, 2017)	✓
ZMOD 2017-0016 (APPROVED JULY 12, 2017)	✓
CPAP 2014-0041 (APPROVED MAY 12, 2015)	✓
CPAP 2018-0018 (APPROVED SEPTEMBER 19, 2019)	✓
CPAP 2019-0003 (APPROVED OCTOBER 17 2019)	✓
CPAP 2019-0006 (APPROVED OCTOBER 25, 2019)	✓
CPAR 2015-0009 (APPROVED SEPTEMBER 14, 2019)	✓
CPAR 2015-0027 (APPROVED JANUARY 27, 2016)	✓
CPAR 2015-0054 (APPROVED OCTOBER 6, 2016)	✓
CPAR 2016-0002 (APPROVED OCTOBER 11, 2016)	✓
CPAR 2016-0010 (APPROVED MARCH 29, 2017)	✓
CRCP 2016-0013 (APPROVED APRIL 12, 2017)	✓
FDP 2010-0002 (APPROVED SEPTEMBER 14, 2011)	✓
FDP 2018-0001 (APPROVED APRIL 11, 2019)	✓

COMMONWEALTH OF VIRGINIA
ERIC R. SCHRYER
LIC. NO. 002308
11/29/2021
LAND SURVEYOR

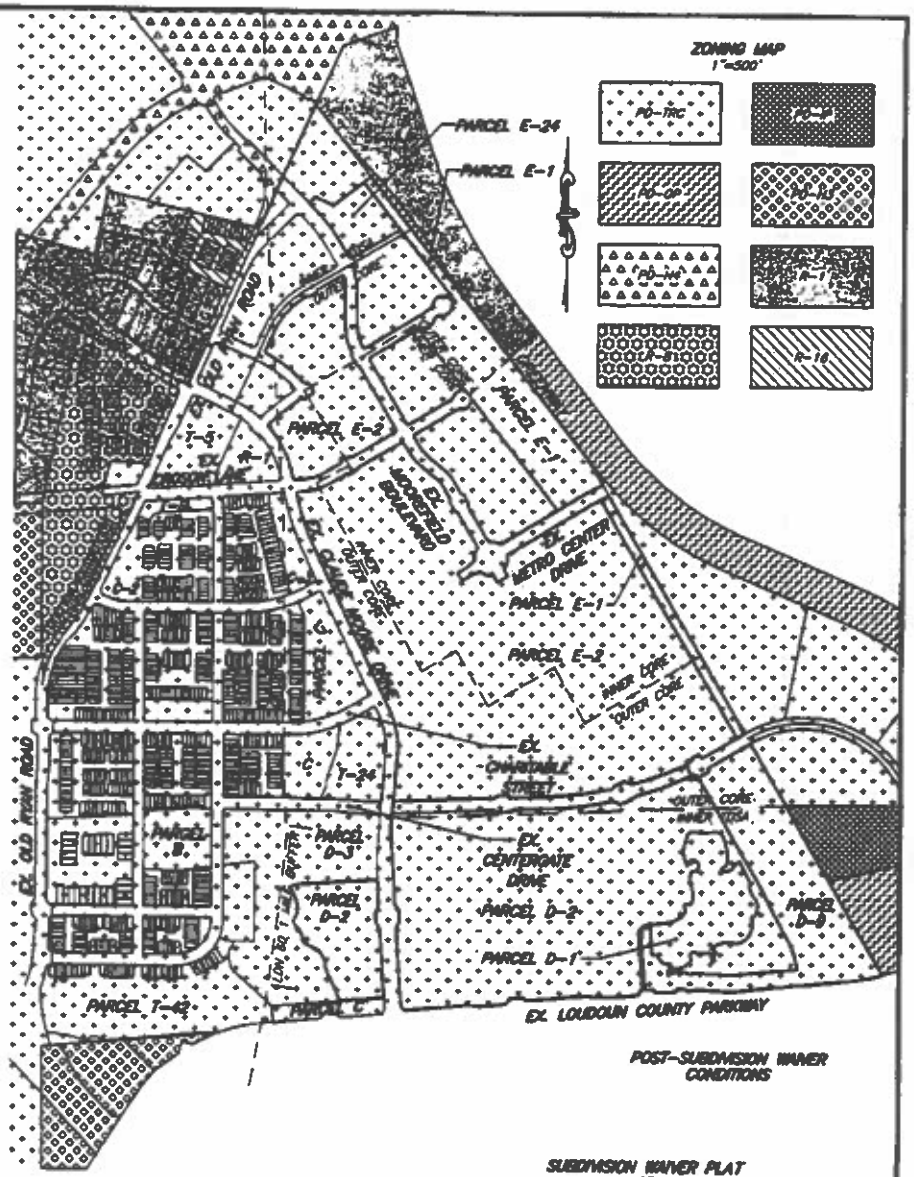
SUBDIVISION WAIVER PLAT
OF
PARCEL E-2
OF A DIVISION OF THE LANDS OF
CLAUDE MOORE CHARITABLE FOUNDATION
BROAD RUN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA
SCALE: N/A ~ DATE: JUNE 10, 2021

Dewberry
Dewberry Engineers Inc.
1600 Edwards Ferry Road, Suite 200, Leesburg, Virginia 20176
Phone 703.771.8004 Fax 703.771.4001
www.dewberry.com
RPA-1010-LC

Plotted: Nov 29, 2021 at 8:00am
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PRE-SUBDIVISION WAIVER CONDITIONS



POST-SUBDIVISION WAIVER CONDITIONS

SUBDIVISION WAIVER PLAT
OF
PARCEL E-2
OF A DIVISION OF THE LANDS OF
CLAUDE MOORE CHARITABLE FOUNDATION
BROAD RUN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA
SCALE: N/A ~ DATE: JUNE 10, 2021

COMMONWEALTH OF VIRGINIA
ERIC R. SCHRYER
LIC. NO. 052388
11/20/2021
LAND SURVEYOR

Dewberry
Dewberry Engineers Inc.
1463 Edwards Ferry Road, Suite 200, Leesburg, Virginia 20176
Phone 703.771.8004 Fax 703.771.8004
www.dewberry.com
RPA-1010-LC

SHEET 7 OF 7

Printed: Nov 29, 2021 at 8:05am
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EXHIBIT B
Ground Lease Material Terms

EXHIBIT C
Escrow Instructions

EXHIBIT D
Access Agreement

RIGHT OF ENTRY AND INDEMNIFICATION AGREEMENT

This Right of Entry and Indemnification Agreement ("**Agreement**") is entered into this 22nd day of July 2024 (the "**Effective Date**"), by and between The Claude Moore Charitable Foundation ("**CMCF**", "**OWNER**" and "**LANDLORD**"), and SCG Development Partners, LLC("**TENANT**"") (CMCF and Tenant shall be collectively referred to herein as the "**Parties**" and each individually referred to as a "**Party**").

RECITALS

A. CMCF is the fee simple owner of a certain parcel of land totaling approximately 2.9 acres and referred to as E-24, in the planned development commonly known as Moorefield Station in Loudoun County, Virginia (the "**County**"), specifically Loudoun County PIN # 120403361.

B. Landlord is the sole owner of Parcel E-24 (See Attached Map, listed as **Exhibit A**), and intends to lease the property to Tenant to construct and operate an Apartment Building (project to be referred to as "**Apartment Building**") on said property. This Right of Entry and Indemnification Agreement is designed to allow Tenant to access the Property to order to inspect and perform non-invasive testing, and any invasive testing previously approved by CMCF, on the property in anticipation of constructing the Apartments and Road Improvements in accordance with the Governmental Approvals and all Applicable Laws (as hereinafter defined). All inspection and non-invasive testing, and any invasive testing previously approved by CMCF, together will the actual construction of the Improvements listed above, is collectively hereafter referred to as the "**Activities**" (List attached as **Exhibit B**).

C. This Agreement shall permit Tenant to access Parcels E-24 while performing inspection and testing activities on Parcel E-24.. Owner agrees to share the results of all invasive and non-invasive testing performed on E-24. Tenant agrees to share the results of all such testing with CMCF within 30 days following all test results being received.

D. Tenant agrees to indemnify, defend and hold CMCF harmless from claims (including, without limitation, court costs and reasonable attorneys' fees) for any personal injury, property damage or violation of any applicable federal, state and local laws, statutes, ordinances, rules, regulations or other governmental enactments (collectively, the "**Applicable Laws**") which are a direct result of the Activities (defined in **Exhibit B**) of Tenant or its agents, employees, independent contractors or designees (collectively, the "**Tenant's Agents**") in connection with Tenant's and Tenant's Agents' Activities on the CMCF Property.

E. The Parties wish to enter into this Agreement whereby CMCF will allow Tenant and Tenant's Agents to enter the CMCF Property, on a temporary basis, for the purpose of inspection and testing Parcel E-24.

F. NOW, THEREFORE, in consideration of the mutual covenants of CMCF and Tenant and for other good and valuable consideration the receipt and sufficiency of which CMCF and Owner hereby acknowledge, CMCF and Tenant do hereby agree as follows:

AGREEMENT

1. Recitals. The Recitals are incorporated herein as substantive provisions of this Agreement.

2. Right of Entry. CMCF hereby grants to Tenant and to Tenant's Agents, for the sole purpose of performing the Activities, a temporary non-exclusive right of entry and license over, upon and through, the CMCF Property (as depicted on **Exhibit A**). Tenant and Tenant's Agents shall only exercise the right of entry granted herein between the hours of 7:00 a.m. and 7:00 p.m. Eastern Time Monday through Friday. Tenant shall not perform the Activities outside of the CMCF Property, without first obtaining the further written permission of CMCF, which consent shall not be unreasonably withheld, conditioned or delayed. CMCF and Tenant acknowledge and agree that Tenant's and Tenant's Agents' right to enter upon the CMCF Property and perform the Activities shall be non-exclusive, subject to Section 11 of this Agreement. Tenant shall abide by those restrictions established by CMCF from time to time that facilitate and coordinate use of the CMCF Property by others involved in maintenance, construction and/or studies on or around the CMCF Property so long as such restrictions and third-party use are not incompatible with, and that will not

prevent, hinder, interfere with or unreasonably impede, Tenant's use of the CMCF Property pursuant to this Agreement. As a condition to any of Tenant's Agents entering onto the CMCF Property pursuant to this Agreement, Tenant shall require its contractors to deliver to CMCF a certificate of insurance evidencing the maintenance of insurance consistent with **Exhibit C** attached hereto, pursuant to Section 5 below.

3. Term. The right of entry provided by this Agreement shall automatically terminate at 5:00 P.M. Eastern Time on the earliest of the following to occur: 1) the termination of the Option Agreement signed by both Parties; or 2) December 31, 2027. The term may be extended by CMCF by written notice to Tenant in the sole and absolute discretion of CMCF.

4. Liens. Tenant shall pay all costs and expenses associated with the Activities. Tenant shall not permit to be placed against the CMCF Property, or any part thereof, any design professionals', mechanics', materialmen's, contractors', subcontractors' or other liens with regard to Tenant's and Tenant's Agents' actions upon the Property. In the event that any such liens are filed against the CMCF Property, Tenant shall cause such liens to be released within twenty (20) days after the filing thereof, at Tenant's sole cost and expense. Tenant agrees to indemnify, defend and hold CMCF harmless from and against any loss or expense actually incurred, including reasonable attorneys' fees and court costs, arising from any such liens that might be filed against the CMCF Property. This Paragraph 4 shall survive termination or expiration of this Agreement.

5. Insurance. Tenant shall have and additionally require its Contractor to obtain insurance covering the performance of the Activities on the CMCF Property of the types and in the amounts described in **Exhibit C** attached hereto and incorporated herein by reference. All such insurance shall be satisfactory to CMCF, issued by a company licensed in the Commonwealth of Virginia, and covering (by blanket additional insured endorsement) CMCF, its directors, officers, employees and trustees (currently, Peter A. Arntson, Randolph A. Sutliff, Guy M. Gravett, Charles Yudd, Karen G. Schaufeld, Lara Major and J. Hamilton Lambert), each individually and each of their successors as additional insureds.

6. Boy Scout Area. CMCF hereby provides notice to Tenant of the occasional presence, on portions of Parcels E-4, E-5 and E-6 ("**Boy Scout Area**") by CMCF's tenant, the Boy Scouts of America. Tenant shall not access the Boy Scout Area for any purpose without the prior written consent of CMCF.

7. Notice to CMCF. Should any issues arise under this agreement, the preferred method of communication by Tenant and Tenant's Agents is listed below:

Marc A. Brown
General Counsel
11350 Random Hills Rd. Suite 730
Fairfax, VA 22030
E-mail mbrown@claudemoore.org (preferred method of communication)

In addition, any notices required or permitted to be given under this Agreement shall be given in the manner, and to the addresses, set forth in the notice provisions in Section 20 of this Agreement.

8. Indemnification. Except to the extent such damages are caused by the gross negligence or willful misconduct of CMCF, Tenant agrees to indemnify, defend and hold CMCF harmless from and against any loss or expense actually incurred, including reasonable attorneys' fees and court costs, related to damage caused to the property by the actions of Tenant or Tenant's Agents. The Parties acknowledge and agree that Section 8 of this document, regarding indemnification, remains in full force and effect and shall apply to all Activities and other work and actions performed by Tenant or by Tenant's Agents under this Agreement. This Paragraph 8 shall survive termination or expiration of this Agreement as to any pending or subsequent claim for indemnity under this Paragraph that is based on an occurrence prior to the date of such termination.

9. Compliance with Applicable Laws and Permits. Tenant shall, in all Activities undertaken pursuant to this Agreement, comply with and cause Tenant's Agents to comply with all Applicable Laws.

10. Inspection. CMCF and its representatives, employees, agents or independent contractors may enter upon and inspect the CMCF Property or any portion thereof at any time to verify Tenant's compliance with the terms and conditions of this Agreement.

11. Running with the Land. This Agreement shall be deemed appurtenant to the CMCF Property, and shall run with the land, binding upon and inuring to the benefit of the parties, as applicable, and each of their respective successors and assigns. This Agreement is not exclusive and CMCF specifically reserves the right to grant other rights of entry within the CMCF Property and its vicinity, provided however, such use shall not be incompatible with, and will not prevent, hinder, interfere with or unreasonably impede Tenant's use of the CMCF Property.

12. Attorneys' Fees. In the event of a dispute between the Parties with respect to the terms or conditions of this Agreement, the prevailing Party shall be entitled to collect from the other Party its reasonable attorneys' fees as established by the judge or arbitrator presiding over such dispute, together with court costs. This Paragraph 12 shall survive termination or expiration of this Agreement.

13. Revocable License and Termination. Notwithstanding any sums expended by Tenant in furtherance of this Agreement, the right of entry granted herein is revocable as set forth herein. Except as may be otherwise provided in this Agreement, CMCF may terminate the right of entry by delivery of written notice to Tenant no fewer than thirty (30) days prior to the date of such termination. CMCF may only terminate this right of entry for good cause. CMCF may terminate this Right of Entry Agreement upon Tenant's default or failure to perform under any portion of this Agreement, provided CMCF gives Tenant written notice and a 5-day cure period. Any lapse in insurance coverage on behalf of Tenant, or its subcontractors, will automatically terminate this Right of Entry, without notice to Tenant.

14. Restoration of the CMCF Property. Upon termination or expiration of this Agreement, Tenant shall, at its own cost and expense, restore the CMCF Property to substantially the same condition in which it was prior to Tenant's and Tenant's Agents' entry. In case Tenant shall fail to restore the CMCF Property to substantially its prior condition within twenty (20) business days after the effective date of termination or expiration of this Agreement, CMCF may, at its option and in its sole discretion and in addition to any other rights or remedies which may be available to CMCF at law or in equity, proceed with such restoration work at the expense of Tenant. In such event, Tenant shall reimburse to CMCF, on

demand, all costs and expenses incurred by CMCF in performing such restoration work. If Tenant fails to reimburse to CMCF all costs and expenses incurred by CMCF in performing such restoration work within ten (10) business days after receipt by Tenant from CMCF of a written demand for reimbursement accompanied by reasonable supporting written evidence of such costs and expenses, then interest shall thereafter accrue on the unreimbursed costs and expenses at the rate of twelve percent (12%) per annum, prorated on a per diem basis, for the time period commencing on the first (1st) day after the expiration of such ten (10) business day period and ending on the date that CMCF receives reimbursement of the full amount of all such costs and expenses, together with accrued interest thereon. Notwithstanding anything contained herein to the contrary, CMCF may assert all claims and causes of action which may be available to CMCF against Tenant at law or in equity in order to obtain reimbursement of all costs and expenses incurred by CMCF pursuant to this Paragraph 14, together with all accrued interest thereon. This Paragraph 14 shall survive termination or expiration of this Agreement.

15. Continuing Liability. No termination or expiration of this Agreement shall release Tenant from any liability or obligation hereunder resulting from any acts, omissions or events happening prior to termination or expiration of this Agreement and restoration of the CMCF Property to its prior condition. This Paragraph 15 shall survive termination or expiration of this Agreement.

16. Entire Agreement and Governing Laws. This Agreement contains the entire understanding of the Parties with respect hereto, and there are no further or other agreements or understandings in effect between the Parties relating to the subject matter hereof. This Agreement shall be governed in all respects by the laws of the Commonwealth of Virginia without regard to its conflict of law's provisions and may only be amended, modified or terminated by an instrument executed by both parties hereto, or their respective successors or assigns.

17. Counterparts and Execution of Agreement. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

18. Assignment; Parties Bound. Tenant shall not be entitled to transfer or assign any of its rights or obligations under this Agreement to any other party without obtaining the prior written consent of CMCF, which consent may not be unreasonably withheld, conditioned or delayed. Any attempted assignment or transfer by Tenant of any of its rights or obligations under this Agreement without obtaining the prior written consent of CMCF shall be null and void and of no force or effect and shall constitute a default by Tenant under this Agreement except that Tenant shall be entitled to transfer or assign its rights and obligations to any mortgagee holding a mortgage on all or any portion of Tenant's property. Notwithstanding anything to the contrary in this Agreement, CMCF shall cause any and all successor Owners of the CMCF Property or any portion thereof to assume all obligations of CMCF hereunder pursuant to a written assignment and assumption agreement provided to Tenant no later than the date of such assignment. Subject to the other provisions of this Section 18, this Agreement shall inure to the benefit of, and be binding upon, the Parties and their respective successors and assigns. No person or entity shall be deemed a beneficiary of the terms of this Agreement, unless specifically provided for herein.

19. Limitation on Damages. In no event shall either party be liable to the other party for consequential, punitive, special, exemplary or similar damages.

20. Severability. If any term, covenant or condition of this Agreement or the application thereof to any person or circumstance shall be held invalid or unenforceable, in whole or in part, by a Court of competent jurisdiction, the remainder of this Agreement, or the application of such term, covenant or condition to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term, covenant and condition shall be valid and enforceable to the fullest extent permitted by law.

21. Jury Trial Waiver. The parties each knowingly, voluntarily and intentionally waive any right which either of them may have to a trial by jury with respect to any litigation or legal proceeding based upon or arising directly, indirectly or otherwise in connection with, out of, related to or from this

Agreement including, by way of example but not limitation, any course of conduct, course of dealings, verbal or written statements or acts or omissions of either party which in any way relate to this Agreement.

22. Notices. Any notice, request, demand, instruction or other document to be provided under this Agreement to a party hereto shall be in writing and shall be given to such party at its postal address or email address set forth below, or such other postal address or email address as such party may hereafter specify for that purpose by notice to the other party. Each communication shall be deemed given and received: (i) if hand delivered against receipted copy, when the copy thereof is receipted, (ii) if given by a recognized overnight delivery service, the day of deposit with such recognized overnight delivery service, or (iii) if given by email, the day such email is received by the recipient, at the addresses specified below:

If to CMCF:

Marc A. Brown
General Counsel
11350 Random Hills Rd. Suite 730
Fairfax, VA 22030
E-mail mbrown@claudemoore.org

If to Tenant:

SCG Development Partners, LLC
8245 Boone Blvd, suite 640
Tysons, VA 22182
Attention: Stephen Wilson
Phone:
Email: SPW@scgdevelopment.com

With a copy to:

Allison T. Domson
Williams Mullen
200 S. 10th Street, Suite 1600
Richmond, VA 23219
Phone: 804-420-69185
Email: adomson@williamsmullen.com

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement effective as of the Effective Date.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

CMCF

THE CLAUDE MOORE CHARITABLE FOUNDATION,
a Virginia charitable trust

Date: 7-23-25

By: _____
John H. Cook, IV
Executive Director

COMMONWEALTH OF VIRGINIA
COUNTY OF Fairfax: to wit

The foregoing instrument was acknowledged before me this 23rd day of July, 2025, by John H. Cook, IV as Executive Director of The Claude Moore Charitable Foundation.

_____
Notary Public

My commission expires: 9/30/2028

SERGIO CHAVEZ ORELLANA
NOTARY PUBLIC
REGISTRATION # 00293508
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
SEPTEMBER 30, 2028

TENANT

SCG DEVELOPMENT PARTNERS, LLC,
a Delaware limited liability company,

Date: 7/21/2025

By: **SCG Development Partners, LLC**, a Delaware limited liability company, its Manager

By: _____
Name: Stephen P. Wilson
Title: President

STATE OF Virginia
COUNTY OF Fairfax

The foregoing instrument was acknowledged before me this 22nd day of July, 2025 by Stephen P. Wilson as President of SCG Development

_____
Notary Public

My commission expires: 7/31/2027

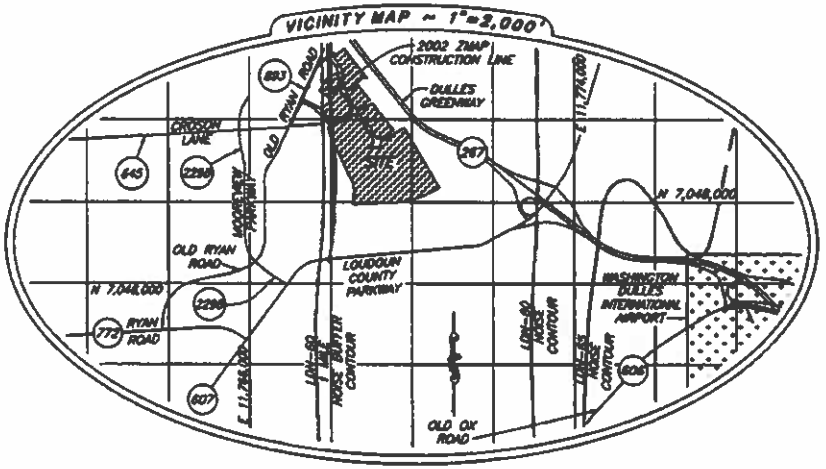
KATHRYN MARIE BRAIS
NOTARY PUBLIC
Reg. # 339410
COMMONWEALTH OF VIRGINIA
My Comm. Expires July 31, 2027

EXHIBIT A

SKETCH [AND LEGAL DESCRIPTION] OF PARCEL E-24

NOTES

1. THE PROPERTY SHOWN HEREON IS DESIGNATED AS LOUDOUN COUNTY TAX ASSESSMENT PARCEL PIN 089-25-0962 (PARCEL E-2) AND IS ZONED PD-TRC, AND AI (AIRPORT IMPACT OVERLAY DISTRICT); ALL PER THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT PURPORT TO REFLECT ALL EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY.
3. THE PROPERTY LINES DEPICTED HEREON ARE PER INSTRUMENTS OF RECORD. FURTHERMORE, THE BEARINGS DEPICTED HEREON REFER TO VIRGINIA STATE GRID NORTH – NAD 83 PER A GPS SURVEY PERFORMED BY DEWBERRY.
4. THE SUBJECT PROPERTY IS SERVED BY LCSA (LOUDOUN WATER) AND IS SUBJECT TO THE RATES, RULES AND REGULATIONS OF THE AUTHORITY.
5. PARCEL E-2, SHOWN HEREON, IS SUBJECT TO THE CONDITIONS OF THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MOOREFIELD STATION CONSERVANCY, INC.", RECORDED IN INSTRUMENT 20080319-0044613, AND CORRECTED IN INSTRUMENT 20080828-0056393, AS AMENDED. FURTHERMORE, PARCEL E-2 WAS SUBJECTED TO SUCH DECLARATION IN A "SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR MOOREFIELD STATION CONSERVANCY, INC." RECORDED IN INSTRUMENT 20160829-0036419.
6. PORTIONS OF PARCEL E-2 ARE LOCATED WITHIN THE Ldn-60 1 MILE NOISE BUFFER AIRPORT IMPACT OVERLAY DISTRICT. AS SUCH, THE STANDARDS OF §4-1400 (AIRPORT IMPACT OVERLAY DISTRICT) OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE SHALL APPLY TO THE PROPERTY.
7. APPROVAL OF THIS PLAT IN NO WAY RELIEVES THE OWNERS, DEVELOPERS, OR THEIR AGENTS OF ANY RESPONSIBILITIES REQUIRED BY THE COUNTY.
8. STRUCTURES SUBJECT TO ZONING ORDINANCE MINIMUM YARD REQUIREMENTS WHICH ARE NOT SHOWN ON THE PLAT WILL BE REMOVED, UNLESS SATISFACTORY ALTERNATE ARRANGEMENTS HAVE BEEN APPROVED BY THE DIRECTOR.
9. AFTER THE RECORDATION OF THIS PLAT, PARCEL E-2 WILL BE A SINGLE, UNDIVIDED PARCEL, CONTAINING 110.3854± ACRES, AND MAY BE CONVEYED ONLY AS A SINGLE PARCEL, AND NEITHER OF THEIR SEPARATE PORTIONS OR AREAS MAY BE CONVEYED SEPARATELY FROM THE OTHER(S) WITHOUT FIRST OBTAINING SUBDIVISION APPROVAL.
10. PORTIONS OF THE SUBJECT PROPERTY LIES EAST OF THE "2002 ZMAP CONSTRUCTION LINE" AS SHOWN ON THE CDP. NO SFA OR SFD HOUSING UNITS ARE PROPOSED EAST OF SUCH "2002 ZMAP CONSTRUCTION LINE"
11. BOTH PARCELS (PARCEL E-2 AND PARCEL E-24) ARE INELIGIBLE FOR FURTHER WAIVER SUBDIVISION FOR A PERIOD OF ONE YEAR AFTER APPROVAL IN ACCORDANCE WITH §1243.05.1 OF THE LSDO.
12. THERE IS NO FLOODPLAIN ON THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION. THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) OF LOUDOUN COUNTY COMMUNITY PANEL NUMBERS FOR THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION ARE 51107C0263 E AND 51107C0389 E, ALL EFFECTIVE FEBRUARY 17, 2017.
13. A PHASE A ARCHAEOLOGICAL SURVEY REPORT, PHASE 1 ARCHEOLOGICAL INVESTIGATIONS OF THE CIRCA 450 ACRE MOOREFIELD STATION, SECTION II PROPERTY, LOUDOUN COUNTY, VIRGINIA, WAS COMPLETED FOR THE PROPERTY BY THUNDERBIRD ARCHEOLOGY, WETLAND STUDIES AND SOLUTIONS, INC. IN SEPTEMBER 2003. THE PHASE I SURVEY IDENTIFIED NO CEMETERIES, BURIAL GROUNDS, GRAVES, OR SIGNIFICANT ARCHAEOLOGICAL SITES OR OTHER HISTORIC OR CULTURAL RESOURCES WITHIN THE PROPERTY.
14. EXISTING "PARCEL E-2" WAS ORIGINALLY CREATED BY PLAT OF SUBDIVISION RECORDED IN INSTRUMENT 20141210-0069658. SUBSEQUENT TO SUCH SUBDIVISION, PARCEL E-2 WAS MODIFIED BY SEVERAL DOCUMENTS THAT MODIFIED THE LIMITS OF PARCEL E-2. SPECIFICALLY:
    - INSTRUMENT 20150410-0021999: PLAT OF BOUNDARY LINE ADJUSTMENT
    - INSTRUMENT 20150417-0023993: PLAT OF BOUNDARY LINE ADJUSTMENT
    - INSTRUMENT 20151207-0080591: DEED OF DEDICATION
    - INSTRUMENT 20170308-0014330: DEED OF BOUNDARY LINE ADJUSTMENT
    - INSTRUMENT 20170316-0015853: PLAT OF BOUNDARY LINE ADJUSTMENT
    - INSTRUMENT 20170425-0024408: DEED OF DEDICATION
    - INSTRUMENT 20170822-0059228: DEED OF DEDICATION
    - INSTRUMENT 20171011-0063795: DEED OF DEDICATION
    - INSTRUMENT 20180109-0001417: PLAT OF BOUNDARY LINE ADJUSTMENT
    - INSTRUMENT 20180502-0024380: DEED OF DEDICATION
    - INSTRUMENT 20180821-0055475: DEED OF BOUNDARY LINE ADJUSTMENT
    - INSTRUMENT 20190128-0003054: DEED OF DEDICATION
    - INSTRUMENT 20190408-0016894: DEED OF DEDICATION
    - INSTRUMENT 20191209-0078341: DEED OF DEDICATION
    - INSTRUMENT 20200520-0036817: DEED OF DEDICATION
    - INSTRUMENT 20211108-0113161: DEED OF BOUNDARY LINE ADJUSTMENT



THE PROPERTY IS PROXIMATE TO THE WASHINGTON DULLES INTERNATIONAL AIRPORT LDN 60 1 MILE NOISE BUFFER CONTOUR. DUE TO SUCH PROXIMITY, THE PROPERTY MAY BE SUBJECT TO AIRCRAFT OVERFLIGHTS AND NOISE DUE TO AIRCRAFT. LDN LINES ARE BASED ON INFORMATION CONTAINED IN THE LOUDOUN COUNTY GENERAL PLAN AS OF DECEMBER 11, 2013.

RECEIVED
DEC 01 2021
Planning and Development

20220204-0007350
Loudoun County, VA
12/1/2021 3:09:16 PM
Gary R. Clemens, Clerk

OWNER CONSENT

THE SUBDIVISION WAIVER DEPICTED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AS SET FORTH IN §15.2-2264 OF THE CODE OF VIRGINIA OF 1950, AS AMENDED. FURTHERMORE, IN CONFORMANCE WITH § 8.10.3(C)(7) OF THE FACILITIES STANDARDS MANUAL AND THE LAND SUBDIVISION AND DEVELOPMENT ORDINANCE OF LOUDOUN COUNTY, I HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT SUBJECT TO ANY LIENS OF TRUSTS.
THE CLAUDE MOORE CHARITABLE FOUNDATION (OWNER)

By: _____ (SEAL)
Name: J. HAMILTON LAMBERT
Title: EXECUTIVE DIRECTOR

COUNTY OF: FAIRFAX STATE OF: VIRGINIA
I, THE UNDERSIGNED NOTARY PUBLIC, DO HEREBY CERTIFY THAT J HAMILTON LAMBERT, WHOSE NAME IS SIGNED TO THE FOREGOING STATEMENT, DID APPEAR AND ACKNOWLEDGE THE SAME BEFORE ME THIS 16TH DAY OF DECEMBER, 2021.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: SEPTEMBER 30, 2024

NOTARY PUBLIC
REGISTRATION #
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
SEPTEMBER 30, 2024

OWNER INFORMATION
THE CLAUDE MOORE CHARITABLE FOUNDATION
11350 RANDOM HILLS ROAD, SUITE 730
FAIRFAX, VIRGINIA 22030

AREA TABULATION

AREAS:	ACRES
ORIGINAL PARCEL E-2 (PIN 089-25-0962)	113.2601±
PARCEL E-24	2.8947±
RESIDUE PARCEL E-2 (PIN 089-25-0962)	110.3854±

* ALL PARCELS SHOWN HEREON LIE OUTSIDE OF MAJOR FLOODPLAIN, THEREFORE ALL AREAS SHOWN ABOVE AND HEREON ARE EXCLUSIVE OF MAJOR FLOODPLAIN

SURVEYOR'S CERTIFICATE
I, ERIC R. SCHRYER, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE LANDS SHOWN HEREON AS PARCEL E-2 IS NOW IN THE NAME OF "THE CLAUDE MOORE CHARITABLE FOUNDATION", AND WAS ACQUIRED BY THEM BY WILL RECORDED IN WB 116 PG 1985. FURTHERMORE, PARCEL E-2 WAS LAST MODIFIED BY A PLAT OF BOUNDARY LINE ADJUSTMENT RECORDED IN INSTRUMENT 20211108-0113161; ALL AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.

COMMONWEALTH OF VIRGINIA
ERIC R. SCHRYER
LIC. NO. 002389
11/29/2021
LAND SURVEYOR

ERIC R. SCHRYER L.S. #002389

REVISION BLOCK

DATE	DESCRIPTION	NUMBER
11/29/2021	COUNTY COMMENTS	2
09/13/2021	COUNTY COMMENTS	1

APPROVAL BLOCK

LAND DEVELOPMENT APPLICATION
NUMBER SBRV 2021-0018

_____ Dec 2, 2021
DIRECTOR DATE
DEPARTMENT OF BUILDING AND DEVELOPMENT

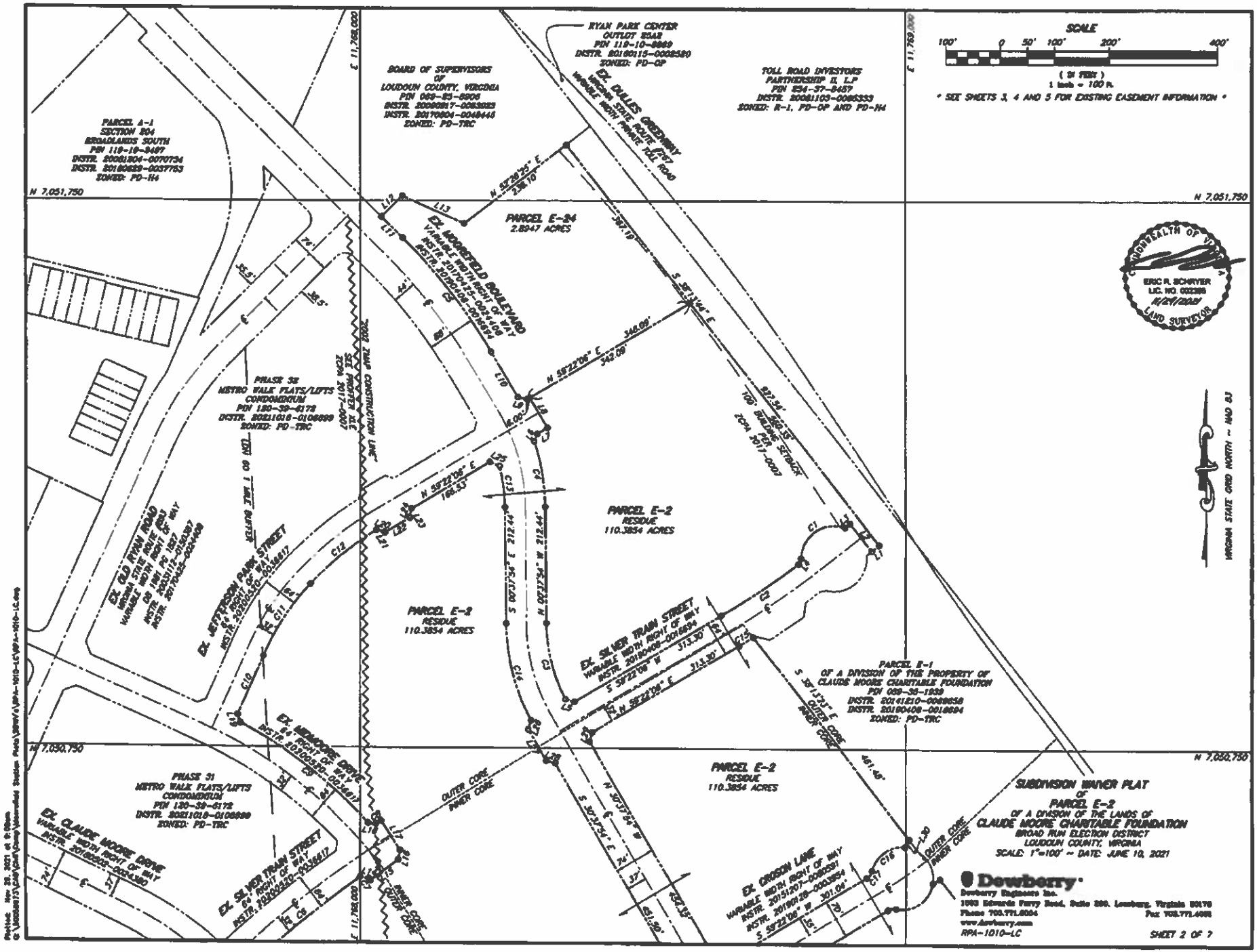
SUBDIVISION WAIVER PLAT
OF
PARCEL E-2
OF A DIVISION OF THE LANDS OF
CLAUDE MOORE CHARITABLE FOUNDATION
BROAD RUN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA
SCALE: N/A – DATE: JUNE 10, 2021

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Dewberry
Building and Development
Dewberry Engineers Inc.
1445 Edwards Ferry Road, Suite 800, Leesburg, Virginia 20176
Phone 703.771.8000 Fax 703.771.4681
www.dewberry.com
RPA-1010-LC

SHEET 1 OF 7

Plotted: Nov 29, 2021 at 8:00am
G:\2020\50122\Cad\Civil\Loudoun Station Plats\SBRV\VSP4-1010-LC\VSP4-1010-LC.dwg


SCALE
100' 0 50' 100' 200' 400'
(IN FEET)
1 inch = 100 ft.
* SEE SHEETS 3, 4 AND 5 FOR EXISTING EASEMENT INFORMATION *
PARCEL A-1
SECTION 304
BROADLANDS SOUTH
PIN 119-19-9497
INSTR. 20061204-0070734
INSTR. 20180629-0037753
ZONED: PD-H4
BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA
PIN 069-49-8906
INSTR. 20090917-0085925
INSTR. 20170804-0048446
ZONED: PD-TRC
RYAN PARK CENTER OUTLOT E5A3
PIN 119-10-8869
INSTR. 20180115-0008580
ZONED: PD-OP
TOLL ROAD INVESTORS PARTNERSHIP II, L.P.
PIN 534-37-8457
INSTR. 20081103-0085353
ZONED: R-1, PD-OP AND PD-H4
EX. DULLES GREENWAY
VARIABLE WIDTH PRIVATE TOLL ROAD
EX. MOORFIELD BOULEVARD
VARIABLE WIDTH RIGHT OF WAY
INSTR. 20170425-0024109
INSTR. 20200102-0000694
PARCEL E-24
2.8947 ACRES
PHASE 32
METRO WALK FLATS/LOFTS CONDOMINIUM
PIN 120-39-6178
INSTR. 20211018-0106899
ZONED: PD-TRC
EX. OLD RYAN ROAD
VIRGINIA STATE ROUTE 659
VARIABLE WIDTH RIGHT OF WAY
INSTR. 20031112-0150367
INSTR. 20170425-0024109
EX. JEFFERSON PARK STREET
64' RIGHT OF WAY
INSTR. 20200630-0036617
EX. MEADOWCORE DRIVE
64' RIGHT OF WAY
INSTR. 20200630-0036617
EX. SILVER TRAIN STREET
64' RIGHT OF WAY
INSTR. 20200630-0036617
EX. SILVER TRAIN STREET
VARIABLE WIDTH RIGHT OF WAY
INSTR. 20190408-0016694
PARCEL E-2
RESIDUE
110.3854 ACRES
PARCEL E-1
OF A DIVISION OF THE PROPERTY OF
CLAUDE MOORE CHARITABLE FOUNDATION
PIN 069-38-1939
INSTR. 20141210-0088058
INSTR. 20190408-0016694
ZONED: PD-TRC
PHASE 31
METRO WALK FLATS/LOFTS CONDOMINIUM
PIN 120-39-6172
INSTR. 20211018-0106899
ZONED: PD-TRC
EX. CLAUDE MOORE DRIVE
VARIABLE WIDTH RIGHT OF WAY
INSTR. 20180905-0084380
EX. CROSON LANE
VARIABLE WIDTH RIGHT OF WAY
INSTR. 20151207-0080291
INSTR. 20190729-0083854
OUTER CORE
INNER CORE
100' BUILDING SETBACK
FROM PER. 5011-0007
2002 TRAP CONSTRUCTION LINE
SEE SHEET 3 FOR CURVE TABLE
HOV 66 TRAFFIC FLOW
N 7,051,750
N 7,050,750
E 11,768,000
E 11,769,000
VIRGINIA STATE GRID NORTH ~ NAD 83
COMMONWEALTH OF VIRGINIA
ERIC R. SCHRYER
LIC. NO. 002388
11/24/2021
LAND SURVEYOR
SUBDIVISION WAIVER PLAT
OF
PARCEL E-2
OF A DIVISION OF THE LANDS OF
CLAUDE MOORE CHARITABLE FOUNDATION
BROAD RUN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA
SCALE: 1"=100' ~ DATE: JUNE 10, 2021
Dewberry
Dewberry Engineers Inc.
1093 Edwards Ferry Road, Suite 200, Leesburg, Virginia 20176
Phone 703.771.8004
Fax 703.771.4001
www.dewberry.com
RPA-1010-LC
SHEET 2 OF 7

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C1	109° 38' 22"	60. 00'	114. 71'	94. 95'	S 54° 46' 11" W	98. 02'
C2	06° 40' 10"	1468. 00'	170. 89'	85. 54'	S 56° 03' 01" W	170. 79'
C3	26° 38' 45"	313. 00'	145. 56'	74. 12'	N 13° 57' 15" W	144. 25'
C4	17° 49' 19"	387. 00'	120. 38'	60. 68'	N 09° 32' 33" W	119. 89'
C5	14° 29' 34"	1044. 00'	264. 08'	132. 75'	N 37° 32' 41" W	263. 37'
C6	06° 27' 23"	2268. 00'	255. 57'	127. 92'	N 51° 26' 21" E	255. 43'
C7	00° 21' 03"	768. 00'	4. 70'	2. 35'	S 37° 04' 57" E	4. 70'
C8	00° 16' 17"	2332. 00'	11. 04'	5. 52'	S 56° 45' 23" W	11. 04'
C9	20° 14' 52"	832. 00'	293. 90'	148. 50'	N 53° 00' 14" W	292. 39'
C10	01° 39' 32"	4577. 79'	118. 34'	59. 18'	N 23° 40' 50" E	118. 34'
C11	19° 43' 25"	462. 37'	159. 17'	80. 36'	N 32° 48' 06" E	158. 38'
C12	15° 47' 34"	569. 21'	156. 95'	78. 99'	N 30° 33' 46" E	156. 45'
C13	13° 45' 41"	313. 00'	75. 18'	37. 77'	S 07° 30' 45" E	75. 00'
C14	27° 06' 33"	387. 00'	183. 06'	94. 49'	S 14° 21' 11" E	183. 59'
C15	01° 08' 37"	1532. 00'	30. 58'	15. 29'	N 59° 47' 47" E	30. 58'
C16	81° 36' 55"	57. 00'	81. 53'	49. 30'	S 54° 11' 58" W	74. 75'
C17	46° 08' 35"	81. 00'	16. 91'	8. 94'	S 36° 17' 48" W	16. 46'

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 51° 46' 08" W	17. 56'	L11	N 45° 07' 28" W	54. 69'	L21	S 30° 37' 54" E	1. 18'
L2	N 38° 13' 47" W	64. 00'	L12	N 44° 59' 32" E	53. 86'	L22	N 59° 22' 06" E	53. 00'
L3	S 51° 46' 13" W	18. 25'	L13	S 66° 00' 33" E	124. 80'	L23	N 30° 37' 54" W	1. 21'
L4	S 86° 23' 35" W	11. 58'	L14	S 81° 16' 57" E	15. 95'	L24	N 14° 22' 06" E	15. 56'
L5	N 73° 07' 28" W	16. 97'	L15	N 53° 05' 34" E	64. 00'	L25	S 67° 30' 45" E	19. 80'
L6	N 20° 27' 27" E	15. 07'	L16	N 09° 59' 32" E	17. 52'	L26	S 16° 34' 46" W	16. 88'
L7	N 59° 22' 06" E	21. 98'	L17	N 33° 06' 28" W	64. 00'	L27	S 30° 37' 54" E	64. 00'
L8	N 30° 37' 54" W	64. 00'	L18	N 83° 08' 41" W	14. 59'	L28	S 75° 37' 54" E	16. 97'
L9	N 75° 37' 54" W	16. 97'	L19	N 19° 50' 12" W	15. 84'	L29	N 14° 22' 06" E	16. 97'
L10	N 30° 37' 54" W	97. 18'	L20	S 76° 06' 35" E	15. 72'	L30	S 59° 22' 06" W	15. 38'

ZONING REQUIREMENTS

PD-TRC, PLANNED DEVELOPMENT – TRANSIT RELATED CENTER
§4-1100 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE

LOT REQUIREMENTS:

SIZE: NO MINIMUM, EXCEPT 2,400 SQUARE FEET FOR SINGLE FAMILY DETACHED AND 1,600 SQUARE FEET FOR SINGLE FAMILY ATTACHED DWELLINGS.

WIDTH: NO MINIMUM.

DEPTH: NO MINIMUM.

YARDS:

FRONT: NO MINIMUM. SIDE: NO REQUIREMENT. REAR: NO REQUIREMENT.

OTHER YARDS REQUIREMENTS:

ADJACENT TO ROADS: NOTWITHSTANDING THE PROVISIONS OF §5-1403(B), NO BUILDING SHALL BE PERMITTED CLOSER THAN 100' TO THE RIGHT OF WAY OF ANY ARTERIAL ROAD UNLESS A COMPONENT OF AN "URBAN DECK" AS DEFINED IN ARTICLE 8. NO PARKING SHALL BE LOCATED WITHIN 50' OF THE RIGHT OF WAY OF ANY ARTERIAL ROAD.

LOT COVERAGE: NO REQUIREMENT.

BUILDING HEIGHT:

MAXIMUM HEIGHT:
UNLESS A LOWER HEIGHT RESTRICTION IS RECOMMENDED BY THE WASHINGTON DULLES INTERNATIONAL AIRPORT AUTHORITIES: INNER CORE: 175'; OUTER CORE: 125'; TRANSIT-DESIGNED SUPPORTIVE AREA: 100'. UNOCCUPIED SPACE SUCH AS ROOFTOP MECHANICAL STRUCTURES, PENTHOUSES AND ARCHITECTURAL FEATURES SHALL NOT BE MEASURED IN DETERMINING MAXIMUM HEIGHT.

MINIMUM HEIGHT:
INNER CORE: 35' OF OCCUPIED SPACE, 25' OF OCCUPIED SPACE IF CONSTRUCTED BETWEEN A PARKING STRUCTURE AND A STREET AND EFFECTIVELY SCREENS THE PARKING STRUCTURE FROM PUBLIC VIEW. OUTER CORE: 25' OF OCCUPIED SPACE. TRANSIT DESIGNED SUPPORTIVE AREA: NO MINIMUM HEIGHT.

FAR REQUIREMENTS:

THE OVERALL MAXIMUM FLOOR AREA RATIOS FOR MOOREFIELD STATION ARE SUBJECT TO THE LIMITATIONS SET FORTH IN ZCPA 2007-0004, AND/OR ANY SUBSEQUENT ZONING APPLICATION AFFECTING SUCH FLOOR AREA RATIO CALCULATIONS FOR MOOREFIELD STATION.

PERMITTED DENSITY:

THE MAXIMUM DWELLING UNITS PER ACRE, ARE SUBJECT TO THE LIMITATIONS SET FORTH IN THE PROFFER STATEMENT DATED NOVEMBER 20, 2002, AND SHALL BE CALCULATED IN GROSS ACREAGE OF EACH SUB-AREA (ZMAP 2001-0003) AND ZCPA 2007-0004.

MINIMUM LANDSCAPE OPEN SPACE REQUIREMENTS:

ZMOD 2017-0013 REDUCED THE MINIMUM LANDSCAPE OPEN SPACE REQUIREMENTS FOR THE OUTER CORE FROM 10% TO 2.5%. FURTHERMORE, THE MINIMUM LANDSCAPE OPEN SPACE REQUIREMENTS FOR INNER TOSA AND OUTER CORE TOTAL ACREAGE SHALL BE SATISFIED FOR THE COMBINED INNER TOSA AND OUTER CORE SUBAREAS AS REFERENCED IN NOTE 18 OF THE CONCEPT DEVELOPMENT PLAN RELATED TO ZCPA 2017-0007, AND NOT AS TO EACH SUBAREA SEPARATELY OR ON AN INDIVIDUAL SITE PLAN BASIS.

ZONING REQUIREMENTS NOTE

THE ZONING REQUIREMENTS DESCRIBED, AND SHOWN, HEREON, ARE FOR INFORMATIONAL PURPOSES ONLY, AS THEY ARE SUBJECT TO CHANGE, AND ARE THEREFORE NOT CERTIFIED TO. FURTHERMORE, FOR ACTUAL, CURRENT ZONING REQUIREMENTS REFER TO THE GOVERNING ORDINANCES (MODIFIED, AS APPLICABLE, BY PROFFERS), PLANS, PLATS, AND OTHER AMENDMENTS.

PREVIOUSLY APPROVED APPLICATIONS

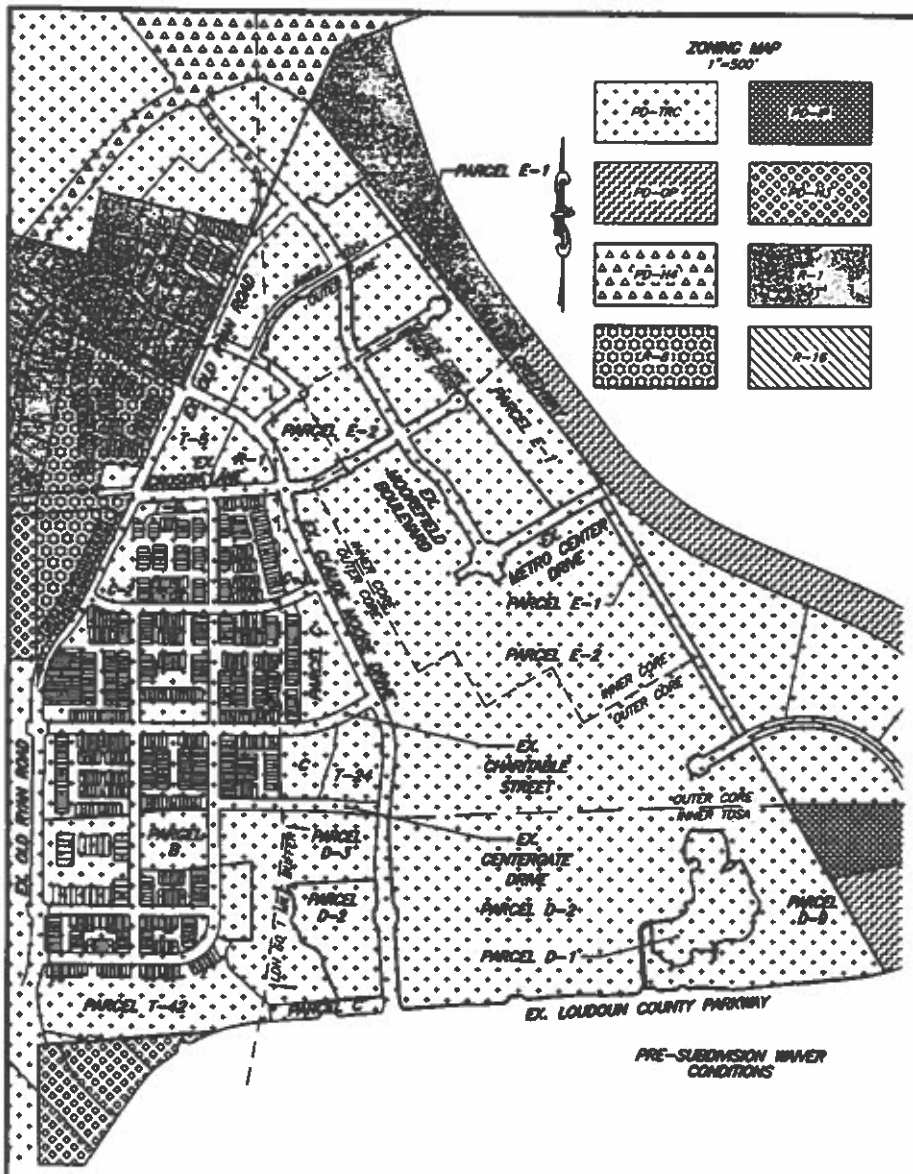
APPLICATION	PARCEL E-2
BLAD 2004-0078 (APPROVED FEBRUARY 7, 2005)	✓
BLAD 2008-0010 (APPROVED JULY 10, 2008)	✓
BLAD 2014-0034 (APPROVED DECEMBER 8, 2014)	✓
BLAD 2015-0008 (APPROVED APRIL 7, 2015)	✓
BLAD 2015-0009 (APPROVED APRIL 17, 2015)	✓
BLAD 2016-0022 (APPROVED MARCH 14, 2017)	✓
BLAD 2016-0050 (APPROVED MARCH 6, 2017)	✓
BLAD 2017-0015 (APPROVED JULY 25, 2017)	✓
BLAD 2017-0049 (APPROVED JANUARY 4, 2018)	✓
BLAD 2018-0020 (APPROVED SEPTEMBER 21, 2018)	✓
BLAD 2021-0026 (APPROVED NOVEMBER 4, 2021)	✓
SBRV 2014-0014 (APPROVED DECEMBER 10, 2014)	✓
SBPR 1999-0004 (APPROVED JANUARY 14, 2000)	✓
SBPR 2005-0008 (APPROVED AUGUST 27, 2007)	✓
SBPR 2013-0001 (APPROVED JULY 22, 2013)	✓
DEDI 2015-0029 (APPROVED DECEMBER 4, 2015)	✓
DEDI 2016-0070 (APPROVED APRIL 24, 2017)	✓
DEDI 2017-0008 (APPROVED SEPTEMBER 21, 2017)	✓
DEDI 2017-0018 (APPROVED OCTOBER 6, 2017)	✓
DEDI 2018-0001 (APPROVED APRIL 18, 2018)	✓
DEDI 2019-0014 (APPROVED MAY 19, 2020)	✓
DEDI 2019-0015 (APPROVED DECEMBER 6, 2019)	✓
ZMAP 2001-0003 (APPROVED DECEMBER 18, 2002)	✓
ZCPA 2007-0004 (APPROVED MARCH 3, 2008)	✓
ZMOD 2007-0005 (APPROVED MARCH 3, 2009)	✓
ZCPA 2014-0002 (APPROVED JULY 16, 2014)	✓
ZCPA 2017-0007 (APPROVED JULY 12, 2017)	✓
ZMOD 2017-0012 (APPROVED JULY 12, 2017)	✓
ZMOD 2017-0013 (APPROVED JULY 12, 2017)	✓
ZMOD 2017-0014 (APPROVED JULY 12, 2017)	✓
ZMOD 2017-0016 (APPROVED JULY 12, 2017)	✓
CPAP 2014-0041 (APPROVED MAY 12, 2015)	✓
CPAP 2018-0018 (APPROVED SEPTEMBER 19, 2019)	✓
CPAP 2019-0003 (APPROVED OCTOBER 17 2019)	✓
CPAP 2019-0006 (APPROVED OCTOBER 25, 2019)	✓
CPAR 2015-0009 (APPROVED SEPTEMBER 14, 2019)	✓
CPAR 2015-0027 (APPROVED JANUARY 27, 2016)	✓
CPAR 2015-0054 (APPROVED OCTOBER 6, 2016)	✓
CPAR 2016-0002 (APPROVED OCTOBER 11, 2016)	✓
CPAR 2016-0010 (APPROVED MARCH 29, 2017)	✓
CRCP 2016-0013 (APPROVED APRIL 12, 2017)	✓
FDP 2010-0002 (APPROVED SEPTEMBER 14, 2011)	✓
FDP 2016-0001 (APPROVED APRIL 11, 2019)	✓

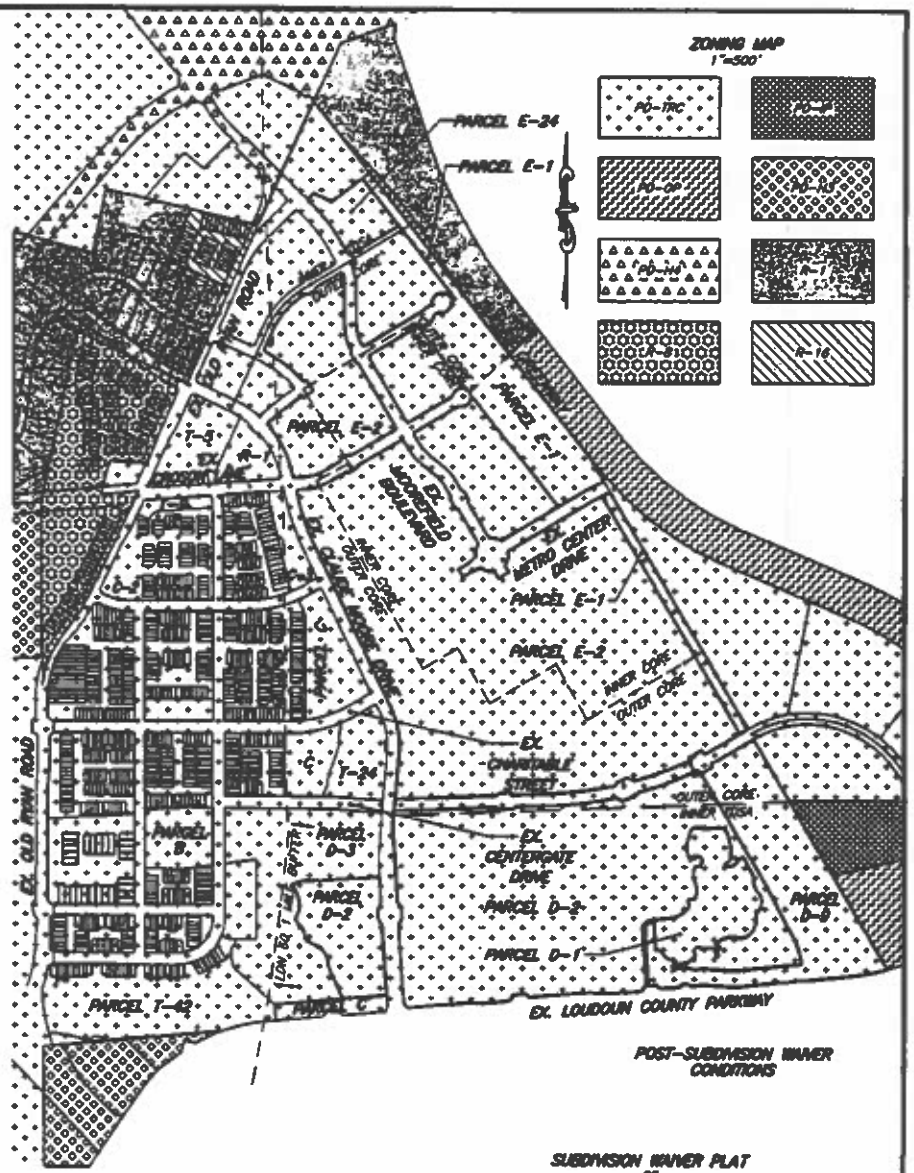
COMMONWEALTH OF VIRGINIA
ERIC R. SCHRYER
LIC. NO. 022305
11/29/2021
LAND SURVEYOR

SUBDIVISION WAIVER PLAT
OF
PARCEL E-2
OF A DIVISION OF THE LANDS OF
CLAUDE MOORE CHARITABLE FOUNDATION
BROAD RUN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA
SCALE: N/A ~ DATE: JUNE 10, 2021

Dewberry
Dewberry Engineers Inc.
1:165 Edwards Ferry Road, Suite 100, Leesburg, Virginia 20176
Phone 703.771.0004 Fax 703.771.4081
www.dewberry.com
RPA-1010-LC

Plotted: Nov 29, 2021 at 8:08am
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SUBDIVISION WAIVER PLAT
OF
PARCEL E-2
OF A DIVISION OF THE LANDS OF
CLAUDE MOORE CHARITABLE FOUNDATION
BROAD RUN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA
SCALE: N/A – DATE: JUNE 10, 2021

COMMONWEALTH OF VIRGINIA
ERIC R. SCHRYER
LIC. NO. 082308
11/27/2007
LAND SURVEYOR

Dewberry
Dewberry Engineers Inc.
1803 Edwards Ferry Road, Suite 200, Leesburg, Virginia 20176
Phone 703.771.8004 Fax 703.771.4031
www.dewberry.com

APA-1010-LC

SHEET 7 OF 7

Plotted: Nov 29, 2021 at 8:08am
G:\30000\31\CAD\CAM\Comp\Moorefield Station Plats\SBW\APA-1010-LC\APA-1010-LC.dwg

EXHIBIT B

ACTIVITIES

Tenant is using the CMCF Property in the areas identified on the map to perform the following:

(1) Inspection and Testing of Parcel E-24 for the building of an Apartment Building and Jefferson Park Street.

EXHIBIT C

INSURANCE PROVISIONS

(CERTIFICATE OF INSURANCE FOLLOWS ON NEXT PAGE)

Tenant shall obtain, and shall require Tenant's Contractor entering the CMCF Property on its behalf to obtain, insurance covering the Activities of the types and in the amounts described below and satisfactory to CMCF.

1. **Commercial General Liability**

a. Required Minimum Limits of Insurance

Each Occurrence	$1,000,000
Damage to rented premises(Fire)	$300,000
Medical Expense	$5,000
Personal Injury	$1,000,000
General Aggregate	$1,000,000
Products – Completed Operations Aggregate	$1,000,000

b. Required Minimum Coverages:

i. Occurrence general liability coverage form. Claims made are not acceptable.

ii. Additional Insured endorsement naming CMCF to include on-going & completed operations. This endorsement to be maintained for a period of two years after work on the project has been completed.

iii. Insurance policy shall include underground property damage, explosion and collapse, and waiver of subrogation in favor of CMCF.

iv. General Liability coverage shall not exclude subsidence

v. Coverage shall include standard "Separation of Insureds" condition.

vi. Tenant's insurance shall be primary and non-contributory to CMCF's liability insurance, which is excess over Tenant's or any sub-contractor's insurance.

vii. Any deductibles and/or self-insured retentions on Tenant's insurance program are the sole responsibility of Tenant. Any deductible or SIR in excess of $50,000 per claim must be approved in advance by CMCF.

viii. CGL policy will be endorsed to provide thirty days cancellation or non-renewal notice to CMCF.

2. **Workers' Compensation Insurance**. Tenant shall maintain workers' compensation insurance with statutory limits and employers' liability insurance with limits of not less than $1,000,000

for each accident. Such policy shall contain a Waiver of Subrogation that applies in favor of CMCF. Any deductibles and/or self-insured retentions (each, a "SIR") on Tenant's insurance program are the sole responsibility of Tenant. Worker's Compensation policy will be endorsed to provide thirty (30) days cancellation or non-renewal notice to CMCF.

3. **Certificates of Insurance**. Tenant shall, prior to entering the CMCF Property, furnish CMCF with properly executed certificates of insurance and, if requested by CMCF, certified copies of endorsements and policies, which clearly evidence all insurance required under this Agreement and provide that such insurance shall not be canceled except on thirty (30) days' prior written notice to CMCF, in which event Tenant shall immediately renew its coverage or secure a new policy that meets the requirements of this Agreement. Tenant shall not allow its coverage to expire or be materially reduced in coverage unless thirty (30) days prior notice is delivered to CMCF, and only with CMCF's consent. The certificate shall also evidence the insurer's knowledge of the proximity of the operations of Tenant to active railroad tracks. CMCF shall have the sole discretion to determine whether the certificates and endorsements presently comply with the provisions of this Agreement.

4. **Coverage Maintenance**. Tenant shall replace certificates, policies and endorsements for any insurance expiring prior to the termination of this Agreement. Unless otherwise provided for in this Agreement, Tenant shall maintain such insurance from the execution of the Agreement until the Activities are complete and the CMCF Property fully restored, except as otherwise provided in this Agreement.

5. **Licensed Insurer**. Tenant shall place such insurance with insurers having A.M. Best Company ratings of no less than "A" and licensed to do business in Virginia, unless otherwise approved, in writing, by CMCF.

PARID: 120403361000
SMITH, VERLIN W ET AL TEES **N/A**

Owner

Name	SMITH, VERLIN W ET AL TEES
Care Of	CMCF,ATTN: J B WILSON III,EXEC
Mailing Address	11350 RANDOM HILLS RD STE 730
.	
.	FAIRFAX VA 22030-7418
Instrument Number	202202040007350
Book	
Page	

Parcel

Primary Address	
Tax Map #	/93//20///E24/
State Use Class	Commercial/Indust
Total Land Area (Acreage)	2.9
Total Land Area (SQFT)	
Election District	BROAD RUN
Billing District	Broad Run District
Billing Split Notes 1	
Billing Split Notes 2	
Special Ad Valorem Tax District	Metrorail, Ashburn Station
Special Project District	
Living Units	
Structure Occupancy	VACANT LAND
Garage/PrkgSp Community	
Subdivision	CLAUDE MOORE PARCEL E2
Affordable Dwelling Unit (Y/N)	NO: PROPERTY IS NOT ADU.
Ag District	
Ag District Starting Date	
Ag District End Date	
Deactivation Status	
Solar Exemption?	NO

Legal Description

Legal Description	CLAUDE MOORE SUBD WAIVER PARCEL E-24
.	
.	202202040007350P

General Information

Loudoun County is providing public record information as a public service in accordance with Virginia Code Title 58.1-3122.2 (1998). The Loudoun County Commissioner of the Revenue provides annual valuations and maintenance of fair market values for equitable assessments on all types of real property.

The property information made available on this site includes ownership and deed information, legal description, sales information, assessment values and house characteristics and can be searched by Parcel ID Number, Address and Tax Map Number. The site is updated weekly. Parcels are linked to the Loudoun County GIS, with map overlays displaying boundary and environmental information such as topography, soils, flood plain and major roads.

Condominium garage units or assigned parking spaces associated with condominiums may have separate parcel identification numbers - and may be assessed separately.

2026 Values

Fair Market Land	$8,866,000
Fair Market Building	$0
Prorated Bldg	$0
Effective Date	
Fair Market Total	$8,866,000
Land Use Value	$0
Total Taxable Value	$8,866,000
*Deferred Land Use Value	$0
Tax Exempt Code	TAXABLE
Tax Exempt Land	$0
Tax Exempt Building	$0
Tax Exempt Total	$0
Revitalized Real Estate	
Solar Exemption	

2025 Values

Process Type	FM Land	FM Building	Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice	$8,860,000				$8,860,000		$8,860,000

Landbook	$8,860,000			$8,860,000		$8,860,000

2024 Values

Process Type	FM Land	FM Building	Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice	$7,040,000				$7,040,000		$7,040,000
Landbook	$7,040,000				$7,040,000		$7,040,000

2023 Values

Process Type	FM Land	FM Building	Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice							
Landbook							

Note

FM (Fair Market) = All land/buildings if 100% complete as of January 1.
Prorated value = The building value added as of the effective date for any new construction.
Taxable value = For details select Tax History / Payment.

Sales / Transfers

Date	Sale Price	Buyer
02/04/2022	$0	

Sales / Transfers Details

Sale Date	02/04/2022
Sale Price	$0
Seller	
Buyer	
Valuation Code	N/A
Instrument Number	202202040007350
Recordation Date	02/04/2022
Deed Book and Page	-
Multi-Parcel Sale (# of Parcels)	
Additional Notes	
Note	

Tax History / Payment

Click on the Parcel ID to view its related document
120403361000

Map It

Click on the Parcel ID to view its related document
120403361000

Tab F:

RESNET Rater Certification (MANDATORY)

Appendix F
RESNET Rater Certification of Development Plans

I certify that the development's plans and specifications incorporate all items for the required baseline energy performance as indicated in Virginia's Qualified Allocation Plan (QAP).

If the plans and specifications do not include requirements to meet the QAP baseline energy performance, those requirements still must be met, even though the application is accepted for credits.

***Please note that this may make the Application ineligible for credits. The Requirements apply to any new, adaptive reuse, or rehabilitated development (including those serving elderly and/or physically disabled households).

In addition, provide HERS rating documentation as specified in the manual.

☑ **New Construction** – EnergyStar Certification
The development's design meets the criteria for the EnergyStar Certification. Rater understands that before issuance of IRS Form 8609, the applicant will obtain and provide EnergyStar Certification to Virginia Housing.

☐ **Rehabilitation** – 30% performance increase over existing, based on HERS index.
Or, it must provide evidence of a HERS Index of 80 or lower. The rater understands that before IRS Form 8609 is issued, the rater must provide Virginia Housing with energy performance certification.

☐ **Adaptive Reuse** – Must provide evidence of a HERS index of 95 or lower. The rater understands that before IRS Form 8609 is issued, the rater must provide Virginia Housing with energy performance certification.

Additional Optional Certification
I certify that the development's plans and specifications incorporate all items for the certification as indicated below, and I am an accredited verifier of said certification. If the plans and specifications do not include requirements to obtain the certification, those requirements must still be met, even though the application is accepted for credits. Rater understands that before issuance of IRS Form 8609, the applicant will obtain and provide Certification to Virginia Housing.

☐ **Earthcraft Certification** - The development's design meets the criteria to obtain Earthcraft Multifamily program gold certification or higher.

☐ **LEED Certification** - The development's design meets the criteria for the U.S. Green Building Council LEED green building certification.

☑ **National Green Building Standard (NGBS)** - The development's design meets the criteria for meeting the NGBS Silver or higher standards to obtain certification

☐ **Enterprise Green Communities**—The development's design meets the requirements stated in the Enterprise Green Communities Criteria for this development's construction type to obtain certification.

*****Please Note Raters must have completed 500+ ratings to certify this form*****

Scott Athison | Associate Vice President | May 1, 2026
RESNET Rater Signature | **Printed Name** | **Date**

Building Performance Solutions, LLC | John Hensley
RESNET Provider Agency | **Provider Contact Name**

John Hensley | johnh@bpsconsultant.com | (703) 206-0837
Contact Signature | **Email** | **Phone**

Moorefield Station 4
Development Name

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: dqb1ZxDv

HERS® Index Score:

56

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

$988

*Relative to an average U.S. home

Home:

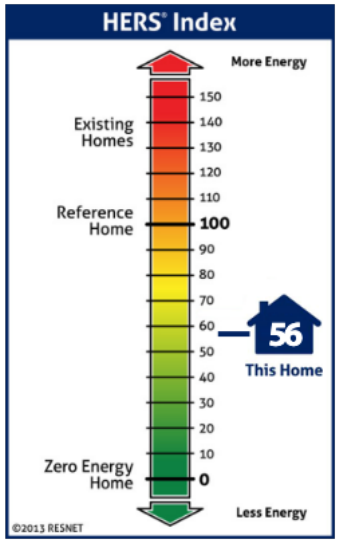
, VA

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.4	$204
Cooling	1.0	$48
Hot Water	4.2	$198
Lights/Appliances	9.9	$462
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**19.5**	**$1,003**

This home meets or exceeds the criteria of the following:



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	730 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.8 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.5 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	5 ACH50 (Adjusted Infiltration: 2.50 ACH50)
Ventilation:	40 CFM • 14 Watts (Default) • Supply Only
Duct Leakage to Outside:	4 CFM @ 25Pa (0.55 / 100 ft²)
Above Grade Walls:	R-21
Ceiling:	Adiabatic, R-0
Window Type:	U-Value: 0.29, SHGC: 0.23
Foundation Walls:	N/A
Framed Floor:	N/A

Rating Completed by:

Energy Rater: Scott Atkinson
RESNET ID: 0075796

Rating Company: Sustainable Building Partners, LLC
2701 Prosperity Avenue, Suite 100
17039702890

Rating Provider: Building Performance Solutions
1934 Old Gallows Road Ste 350 Vienna VA 22182
877-831-5061

Scott Atkinson, Certified Energy Rater
Date: 3/11/26 at 8:12 AM

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: dqb1ZxDv

HERS® Index Score:

54

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

$1,017

*Relative to an average U.S. home

Home:

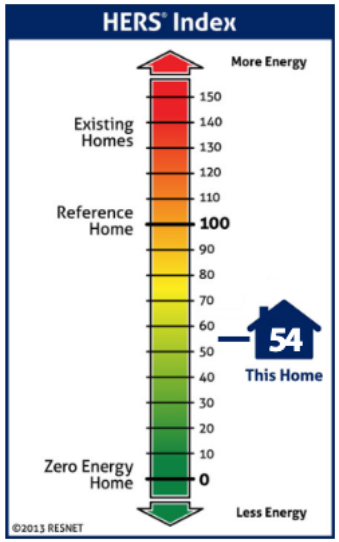
, VA

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	3.5	$164
Cooling	1.3	$60
Hot Water	4.2	$198
Lights/Appliances	9.9	$462
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**18.9**	**$974**

This home meets or exceeds the criteria of the following:



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	730 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.8 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.5 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	5 ACH50 (Adjusted Infiltration: 0.97 ACH50)
Ventilation:	40 CFM • 14 Watts (Default) • Supply Only
Duct Leakage to Outside:	4 CFM @ 25Pa (0.55 / 100 ft²)
Above Grade Walls:	R-21
Ceiling:	Adiabatic, R-0
Window Type:	U-Value: 0.29, SHGC: 0.23
Foundation Walls:	N/A
Framed Floor:	R-11

Rating Completed by:

Energy Rater: Scott Atkinson
RESNET ID: 0075796

Rating Company: Sustainable Building Partners, LLC
2701 Prosperity Avenue, Suite 100
17039702890

Rating Provider: Building Performance Solutions
1934 Old Gallows Road Ste 350 Vienna VA 22182
877-831-5061

Scott Atkinson, Certified Energy Rater
Date: 3/11/26 at 8:13 AM

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: dqb1ZxDv

HERS® Index Score:

57 Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

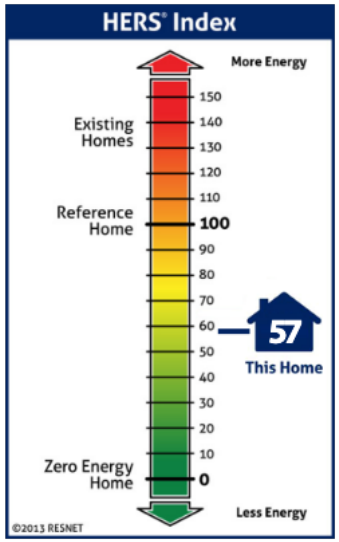
$1,037
*Relative to an average U.S. home

Home:

, VA
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.8	$223
Cooling	1.6	$74
Hot Water	4.2	$198
Lights/Appliances	9.9	$462
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**20.4**	**$1,048**



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	730 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.8 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.5 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	5 ACH50 (Adjusted Infiltration: 2.50 ACH50)
Ventilation:	40 CFM • 14 Watts (Default) • Supply Only
Duct Leakage to Outside:	4 CFM @ 25Pa (0.55 / 100 ft²)
Above Grade Walls:	R-21
Ceiling:	Vaulted Roof / Exposed Exterior, R-30
Window Type:	U-Value: 0.29, SHGC: 0.23
Foundation Walls:	N/A
Framed Floor:	R-11

This home meets or exceeds the criteria of the following:

Rating Completed by:

Energy Rater: Scott Atkinson
RESNET ID: 0075796

Rating Company: Sustainable Building Partners, LLC
2701 Prosperity Avenue, Suite 100
17039702890

Rating Provider: Building Performance Solutions
1934 Old Gallows Road Ste 350 Vienna VA 22182
877-831-5061

Scott Atkinson, Certified Energy Rater
Date: 3/11/26 at 8:13 AM

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: 2JRKX0W2

HERS® Index Score:

56 Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

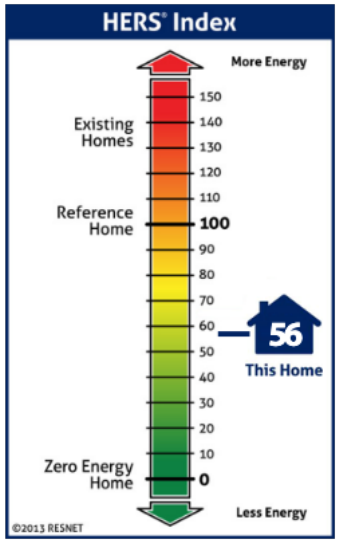
$1,268
*Relative to an average U.S. home

Home:

, VA
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	5.7	$265
Cooling	1.3	$63
Hot Water	5.7	$268
Lights/Appliances	11.8	$552
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**24.6**	**$1,239**



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	1,029 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.8 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.5 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	5 ACH50 (Adjusted Infiltration: 2.48 ACH50)
Ventilation:	50 CFM • 17.5 Watts (Default) • Supply Only
Duct Leakage to Outside:	4 CFM @ 25Pa (0.39 / 100 ft²)
Above Grade Walls:	R-21
Ceiling:	Adiabatic, R-0
Window Type:	U-Value: 0.29, SHGC: 0.23
Foundation Walls:	N/A
Framed Floor:	N/A

This home meets or exceeds the criteria of the following:

Rating Completed by:

Energy Rater: Scott Atkinson
RESNET ID: 0075796

Rating Company: Sustainable Building Partners, LLC
2701 Prosperity Avenue, Suite 100
17039702890

Rating Provider: Building Performance Solutions
1934 Old Gallows Road Ste 350 Vienna VA 22182
877-831-5061

Scott Atkinson, Certified Energy Rater
Date: 3/11/26 at 8:13 AM

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: 2JRKX0W2

HERS® Index Score:

53

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

$1,315

*Relative to an average U.S. home

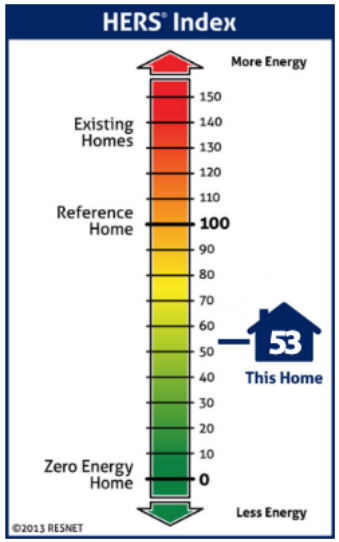
Home:

, VA

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.6	$215
Cooling	1.7	$78
Hot Water	5.7	$269
Lights/Appliances	11.8	$553
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**23.8**	**$1,206**



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	1,029 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.8 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.5 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	5 ACH50 (Adjusted Infiltration: 0.90 ACH50)
Ventilation:	50 CFM • 17.5 Watts (Default) • Supply Only
Duct Leakage to Outside:	4 CFM @ 25Pa (0.39 / 100 ft²)
Above Grade Walls:	R-21
Ceiling:	Adiabatic, R-0
Window Type:	U-Value: 0.29, SHGC: 0.23
Foundation Walls:	N/A
Framed Floor:	R-11

This home meets or exceeds the criteria of the following:

Rating Completed by:

Energy Rater: Scott Atkinson
RESNET ID: 0075796

Rating Company: Sustainable Building Partners, LLC
2701 Prosperity Avenue, Suite 100
17039702890

Rating Provider: Building Performance Solutions
1934 Old Gallows Road Ste 350 Vienna VA 22182
877-831-5061

Scott Atkinson, Certified Energy Rater
Date: 3/11/26 at 8:14 AM

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: 2JRKX0W2

HERS® Index Score:

56 Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

$1,345
*Relative to an average U.S. home

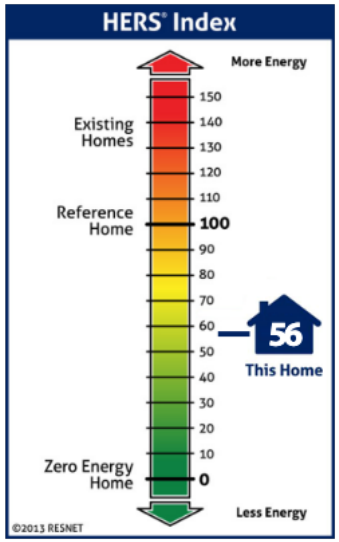
Home:

, VA
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	6.4	$295
Cooling	2.1	$98
Hot Water	5.7	$268
Lights/Appliances	11.8	$552
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**26.0**	**$1,304**

This home meets or exceeds the criteria of the following:



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	1,029 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.8 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.5 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	5 ACH50 (Adjusted Infiltration: 2.48 ACH50)
Ventilation:	50 CFM • 17.5 Watts (Default) • Supply Only
Duct Leakage to Outside:	4 CFM @ 25Pa (0.39 / 100 ft²)
Above Grade Walls:	R-21
Ceiling:	Vaulted Roof / Exposed Exterior, R-30
Window Type:	U-Value: 0.29, SHGC: 0.23
Foundation Walls:	N/A
Framed Floor:	R-11

Rating Completed by:

Energy Rater: Scott Atkinson
RESNET ID: 0075796

Rating Company: Sustainable Building Partners, LLC
2701 Prosperity Avenue, Suite 100
17039702890

Rating Provider: Building Performance Solutions
1934 Old Gallows Road Ste 350 Vienna VA 22182
877-831-5061

Scott Atkinson, Certified Energy Rater
Date: 3/11/26 at 8:14 AM

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: d1E3n06d

HERS® Index Score:

55 Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

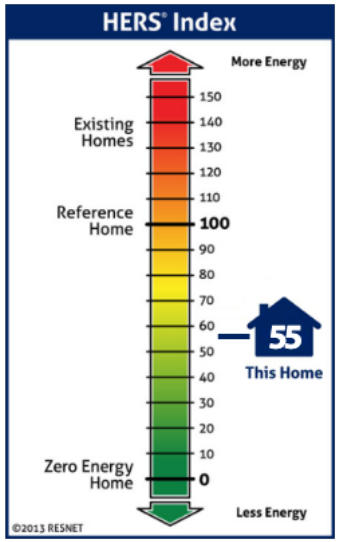
$897
*Relative to an average U.S. home

Home:

, VA
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	2.7	$126
Cooling	0.8	$36
Hot Water	4.3	$199
Lights/Appliances	9.5	$446
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**17.2**	**$898**



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	643 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.8 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.5 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	5 ACH50 (Adjusted Infiltration: 1.96 ACH50)
Ventilation:	40 CFM • 14 Watts (Default) • Supply Only
Duct Leakage to Outside:	4 CFM @ 25Pa (0.62 / 100 ft²)
Above Grade Walls:	R-21
Ceiling:	Adiabatic, R-0
Window Type:	U-Value: 0.29, SHGC: 0.23
Foundation Walls:	N/A
Framed Floor:	N/A

This home meets or exceeds the criteria of the following:

Rating Completed by:

Energy Rater: Scott Atkinson
RESNET ID: 0075796

Rating Company: Sustainable Building Partners, LLC
2701 Prosperity Avenue, Suite 100
17039702890

Rating Provider: Building Performance Solutions
1934 Old Gallows Road Ste 350 Vienna VA 22182
877-831-5061

Scott Atkinson, Certified Energy Rater
Date: 3/11/26 at 8:11 AM

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: d1E3n06d

HERS® Index Score:

54

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

$928

*Relative to an average U.S. home

Home:

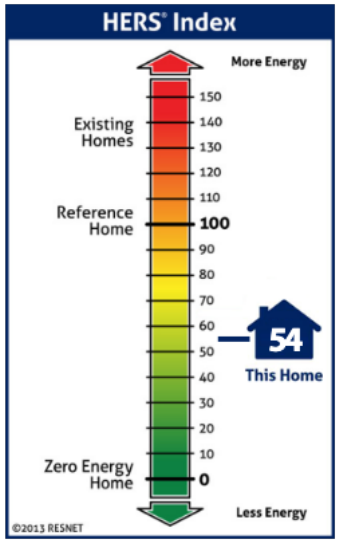
, VA

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	2.3	$108
Cooling	0.9	$44
Hot Water	4.3	$199
Lights/Appliances	9.5	$446
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**17.0**	**$888**

This home meets or exceeds the criteria of the following:



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	643 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.8 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.5 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	5 ACH50 (Adjusted Infiltration: 0.55 ACH50)
Ventilation:	40 CFM • 14 Watts (Default) • Supply Only
Duct Leakage to Outside:	4 CFM @ 25Pa (0.62 / 100 ft²)
Above Grade Walls:	R-21
Ceiling:	Adiabatic, R-0
Window Type:	U-Value: 0.29, SHGC: 0.23
Foundation Walls:	N/A
Framed Floor:	R-11

Rating Completed by:

Energy Rater: Scott Atkinson
RESNET ID: 0075796

Rating Company: Sustainable Building Partners, LLC
2701 Prosperity Avenue, Suite 100
17039702890

Rating Provider: Building Performance Solutions
1934 Old Gallows Road Ste 350 Vienna VA 22182
877-831-5061

Scott Atkinson, Certified Energy Rater
Date: 3/11/26 at 8:12 AM

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: d1E3n06d

HERS® Index Score:

56 Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

$948

*Relative to an average U.S. home

Home:

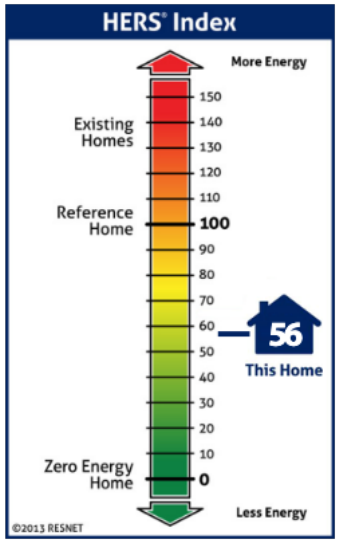
, VA

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	3.4	$158
Cooling	1.2	$56
Hot Water	4.3	$199
Lights/Appliances	9.5	$446
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**18.3**	**$950**

This home meets or exceeds the criteria of the following:



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	643 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.8 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.5 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	5 ACH50 (Adjusted Infiltration: 1.99 ACH50)
Ventilation:	40 CFM • 14 Watts (Default) • Supply Only
Duct Leakage to Outside:	4 CFM @ 25Pa (0.62 / 100 ft²)
Above Grade Walls:	R-21
Ceiling:	Vaulted Roof / Exposed Exterior, R-30
Window Type:	U-Value: 0.29, SHGC: 0.23
Foundation Walls:	N/A
Framed Floor:	R-11

Rating Completed by:

Energy Rater: Scott Atkinson
RESNET ID: 0075796

Rating Company: Sustainable Building Partners, LLC
2701 Prosperity Avenue, Suite 100
17039702890

Rating Provider: Building Performance Solutions
1934 Old Gallows Road Ste 350 Vienna VA 22182
877-831-5061

Scott Atkinson, Certified Energy Rater
Date: 3/11/26 at 8:11 AM

Tab G:

Zoning Certification Letter (MANDATORY)

Zoning Certification

NOTE TO DEVELOPER: You are strongly encouraged to submit this certification to the appropriate local official **at least three weeks in advance of the application deadline** to ensure adequate time for review and approval

General Instructions:

1. The Local Certification section **must** be completed by the appropriate local official or Civil Engineer.
2. The Engineer **must** be registered in the Commonwealth of Virginia.
3. 'Development Description' should be provided by the Owner.
4. 'Development Address should correspond to I.A.2 on page 1 of the application.
5. 'Legal Description' should correspond to the site control document in the application.
6. 'Proposed Improvements' should correspond with I.B & D and III.A of the application.
7. 'Other Descriptive Information' should correspond with the information in the application.
8. Any change in this Certification may result in disqualification of the application.

If you have any questions, please contact the Tax Credit Allocation Department at:

taxcreditapps@virginiahousing.com

Zoning Certification

DATE: May 1, 2026

TO: Virginia Housing
601 South Belvidere Street
Richmond, VA 23220

RE: ZONING CERTIFICATION

Name of Development: Moorefield Station 4

Name of Owner/Applicant: Moorefield Station 4, LLC

Name of Seller/Current Owner: Claude Moore Charitable Foundation

The above-referenced Owner/Applicant has asked this office to complete this form letter regarding the zoning of the proposed Development (more fully described below). This certification is rendered solely to confirm proper zoning for the site of the Development. It is understood that this letter will be used by the Virginia Housing Development Authority solely to determine whether the Development qualifies for points available under VHDA's Qualified Allocation Plan for housing tax credit.

DEVELOPMENT DESCRIPTION:

Development Address:

Parcel E-24 having a Parcel Identification Number of 12040336110, Loudoun County

Leal Description:

Proposed Improvements:

Construction

New Construction:	# Units	128	# Buildings	1	Total Floor Area	178,822.71
Adaptive Reuse	# Units		# Buildings		Total Floor Area	
Rehabilitation:	# Units		# Buildings		Total Floor Area	

Zoning Certification, cont'd

Current Zoning: Transit Related Center - TRC allowing a density of _____units per acre, and the following other applicable conditions: Maximum number of dwelling units, parking requirements and other zoning requirements for this parcel are governed by the Concept Development Plan (FIDP-2022-0002)

Other Descriptive Information:

FIDP-2022-0002 allows a maximum of 249 residential units on this parcel

LOCAL CERTIFICATION:

Check one of the following a appropriate:

☑ The zoning for the proposed development described above is proper for the proposed residential development. To the best of my knowledge, there are presently no zoning violations outstanding on this property. No further zoning approvals and/or special use permits are required.

☐ The development described above is approved for non-conforming use. To the best of my knowledge, there are no zoning violations outstanding on this property, and no further zoning approvals and/or special use permits are required.

Andrew Kioko, P.E. (0402050348)

Signature

Andrew Kioko Digitally signed by Andrew K Kioko Date: 2026.05.06 06:31:01-04'00'

Printed Name

Associate Vice President

Title of Local Official or Civil Engineer

703-206-0837

Phone

May 6, 2026

Date

NOTES TO LOCALITY:

1. Return this certification to the developer for inclusion in the tax credit application package.
2. Any change in this form may result in disqualification of the application.
3. If you have any questions, please contact the Tax Credit Allocation Department at taxcreditapps@virginiahousing.com.

Loudoun County
VIRGINIA

Building and Development
1 Harrison Street, SE, PO Box 7000 Leesburg, VA 20177-7000
703-777-0220 O | bad@loudoun.gov
loudoun.gov/bd

September 9, 2022

Dewberry
Rich Brittingham
1503 Edwards Ferry Rd., Ste. 200
Leesburg, VA 20176

RE: FIDP-2022-0002; Moorefield Station Southmoore

Dear Mr. Brittingham:

The Final Development Plan entitled "FIDP-2022-0002; Moorefield Station Southmoore " prepared by Dewberry, dated March 18, 2022, and revised through August 30, 2022, was approved by the Loudoun County Planning Commission at their work session on September 8, 2022.

Thank you for your cooperation during this process and if you should have any questions, please feel free to contact me by phone at (703) 771-5745 or via email at ronald.dunbar@loudoun.gov.

Sincerely,

Ronald Dunbar
Land Development Division Manager

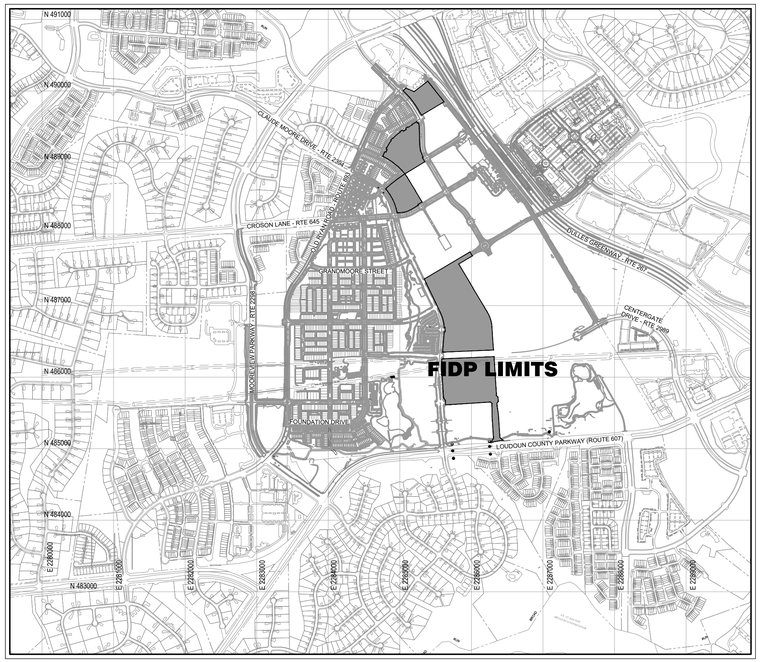
cc: Jack Vega, CMCF

moorefield

FINAL DEVELOPMENT PLAN
FIDP 2022-0002

BROAD RUN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

VICINITY MAP



SHEET INDEX	
Sheet Number	Sheet Title
1	COVER SHEET
2	PROJECT NOTES & TABULATIONS
3	PERIMETER PROPERTY LINES
4	OVERALL EXISTING CONDITIONS PLAN
5	OVERVIEW & PHASING PLAN
6	PREVIOUS FIDP APPROVALS
7	FINAL DEVELOPMENT PLAN
8	FINAL DEVELOPMENT PLAN
9	FINAL DEVELOPMENT PLAN
10	OPEN SPACE CHARACTER PLANS
11	OPEN SPACE CHARACTER PLANS
12	OPEN SPACE CHARACTER PLANS
13	OPEN SPACE CHARACTER PLANS
14	OPEN SPACE PLAN
15	PEDESTRIAN CIRCULATION
16	OVERALL ILLUSTRATIVE SECTIONS
17	TYPICAL STREET SECTIONS
18	TYPICAL ARCHITECTURAL ELEVATIONS
19	TYPICAL ARCHITECTURAL ELEVATIONS
20	TYPICAL ARCHITECTURAL ELEVATIONS
21	AVERAGE BLOCK LENGTH

moorefield

Owner/ Applicant
Claude Moore Charitable Foundation J. Hamilton Lambert, Executive Director 11350 Random Hills Road, Suite 520 Fairfax, VA 22030

Dewberry
Dewberry Engineers Inc.
1500 Edwards Ferry Road
Suite 200
Leesburg, VA 20176-6880
703-771-0404

COVER SHEET

MOOREFIELD
FINAL DEVELOPMENT PLAN
BROAD RUN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

REVISION BLOCK	
3rd REFERRAL COMMENTS	08/30/22
2nd REFERRAL COMMENTS	08/11/22
1st REFERRAL COMMENTS	06/08/22

DRAWN BY: JS
CHECKED BY: RTB
DATE: 3/18/2022
SCALE: AS NOTED
SHEET: 1 OF 21
FILE NO. 50058973

Plotted: Aug 29, 2022 at 5:31pm
\\Vdc-fs\Leesburg Projects\50058973\CAD\Civil\planning-ia\deliverables\2022-fidp\deliverables\1 COVER SHEET.dwg

General Notes

1. The limits of this Final Development plan includes portions of Parcel D-2 (PIN 090-45-4961), Parcel E-2 (PIN 089-25-0962, and Parcel E-24 (PIN 120-40-3361) The properties are in the name of Claude Moore Charitable Foundation.
2. The overall Moorefield Station Development consists of 597.05 acres and is currently zoned PD-TRC under the Revised 1993 Loudoun County Zoning Ordinance, Section 4-1100.
3. Parcel E-24 (PIN 120-40-3361) contains 2.8947 acres and was created by Plat of Subdivision Waiver recorded in Instrument 20220204-0007350. Additionally, Parcel E-24 is now in the name of "Claude Moore Charitable Foundation" and was acquired by them in Will Book 116 Page 1965.
4. Parcel D-2 (PIN 090-45-4961) contains 59.3884 acres and was created by Plat of Subdivision recorded in Instrument 20180629-0037766, and was last modified by Plat of Subvision Waivert recorded in Instrument 20211230-0126208. Additionally, Parcel D-2 is now in the name of "Claude Moore Charitable Foundation" and was acquired by them in Will Book 116 Page 1965.
5. Parcel E-2 (PIN 089-25-0962) contains 110.3854 acres and was created by Plat of Subdivision recorded in Instrument 20141210-0069658, and was last modified by Plat of Subdivision Waiver recorded in Instrument 20220404-0007350. Additionally, Parcel E-2 is now in the name of "Claude Moore Charitable Foundation" and was acquired by them in Will Book 116 Page 1965.
6. The topographic information shown heron was taken from an aerial survey by Quantum Spatial, dated 03.05.2020 and has a contour interval of 1 foot (USGS datum NAVD88).
7. The subject property lies completely within the jurisdiction of Loudoun County and is currently within the Broad Run election district.
8. There is no floodplain on the property that is the subject of this final development plan application. The current Flood Insurance Rate Map (FIRM) of Loudoun County Community Panel Numbers for the property that is the subject of this application are 51107C0263E and 51107C0380E, effective February 17, 2017. The depicted boundary of the existing floodplain is based on the FIRM.
9. Regulated waters and wetlands shown are based on a wetland delineation conducted by Wetland Studies and Solutions, Inc. and confirmed by Army Corps of Engineers Jurisdictional Determination #01-B1056, issued April 27, 2001. The original wetland permit for Moorefield expired on 06-27-2021. A new DEQ VWP Individual Permit #21-0454 has been obtained for the Moorefield property dated August 2, 2021 and expiring August 1, 2036. The existing U.S. Corps of Engineers (COE) Individual permit (NAO-2005-03591) was extended with an authorization dated August 6, 2021 and will expire on June 27, 2026.
10. Any development within the AI (Airport Impact Overlay District) overlay district shall conform to Section 4-1400.
11. Site lighting will be provided as required per FSM section 7.120 and Zoning Ordinance Section 5-1504.
12. Street names are for identification purposes only, and do not indicate any approval by Loudoun County or VDOT.
13. The ITDSA and the OTDSA constitute the Transit Design Supportive Area (TDSA) in the PD-TRC Zoning Ordinance regulations.
14. The maximum Floor Area Ratio (FAR) in the TDSA shall not exceed .40.
15. The maximum dwelling units per acre (DU/AC) in the TDSA is 24. The maximum DU/AC in the CORE is 50 at Rail Transit.
16. Sidewalks shall be installed on all sides of each block and be a minimum of 5' (ICORE sidewalks are to be 8').
17. All buildings within the Inner and Outer Core of 50,000 square feet or more of gross floor area shall contain two on-site amenities/features as listed within 4-1115(A)
18. All development within this Final Development Plan shall be in substantial conformance with the requirements of the applicable concept development plan, proffers and conditions in accordance with ZMAP 2001-0003, ZCPA 2007-0004, ZCPA-2014-0002 & ZCPA-2017-0007. In addition, all interim & ultimate development shall conform to Loudoun County, the Virginia Department of Transportation and Loudoun Water standards / ordinances and regulations, unless noted otherwise.

FDP Notes

19. The approval of this FDP submission shall serve as meeting the Non-Engineered requirements of the Site Plan Process.
20. The proposed building footprints and elevations have been provided to meet the non-engineered requirements of the site plan process. Final architectural detailing will determine exact footprints and building heights at the final site plan stage in accordance with Proffer XIV (Design Guidelines).

Maximum building heights are as follows:

Inner Core: 175'
Outer Core: 125'
TDSA: 100'

Minimum building heights are as follows:

Inner Core: 35'- (25' of occupied space if constructed between prkg. structure and street and effectively screens the parking structure from public view.)
Outer Core: 25'
TDSA: None

21. The approximate location of the bus stops and bicycle storage areas and trail connections have been shown on the FDP, subject to final engineering.
22. The phasing of construction shall not exceed the proffered maximums within each phase of development.

23. Public Utilities Notes
All utilities (public or private, wet or dry) will be located within both public (road) rights-of-way and in easements on private property. Dry utilities will be co-located in conduit to the extent practable. Wet utilities owned by Loudoun Water (water and sanitary sewer) will be constructed subject to Loudoun Water approval. Storm sewers shall be constructed subject to approval of Loudoun County.

All infrastructure, including, but not limited to: roads, water, sanitary sewer, stormwater management (including BMP facilities), gas, broadband, telephone, electric, cable will be sized, located and constructed to accommodate the final buildout of Moorefield Station, as zoned based upon Rail Phasing densities. Additionally, such infrastructure shall be sized, located and constructed to accommodate construction of all infrastructure, other than the stormwater management, needed for buildout of the various sites to be dedicated to public use. Said public use site buildout square footages are not included within the proffered Moorefield Station density caps.

A. Water Service will be generally provided through connections to existing water mains on Loudoun County Parkway, Moorefield Boulevard, Croson Lane, Claude Moore Drive and the adjacent Metro Walk development, through the use of connection stubs-outs which were provided for use by the Moorefield Station development. Water main sizing and system interconnection will be based on a water model approved by Loudoun Water.

B. Sanitary Sewer Service will be provided through tie-ins to the existing gravity sewer outfall which runs from the Moorefield Station Safety Center at the north end of the property south to Loudoun County Parkway. The outfall follows Claude Moore Drive between Croson Lane and Loudoun County Parkway (LW #20140094). A portion of the site will also be serviced by a new sanitary sewer outfall a portion of which will follow Moorefield Boulevard between Centergate Drive and Loudoun County Parkway.

C. Private utilities will be underground throughout the proposed FDP site areas. Efforts will be made to consolidate telephone/cable/electric services into shared easements. Natural gas service will be proposed for the development.

D. Stormwater Management for the FDP development has been provided by the East and West Regional Ponds approved with CPAP-2010-0010 and revised with CPAR-2015-0027, CPAR-2016-0026 and CPAR-2017-0026. The ponds discharge directly to minor 100-year floodplains and serve the treatment requirements of both public streets and private development areas. Water Quality (BMP) treatment for the site is also provided by the existing East and West Regional ponds.

E. Adequate Outfall is available for all sections of the proposed development. Analysis and channel protection, if required, will be provided with the final engineering plans.

24. Affordable dwelling units (**ADU'S**) have been proposed with this application and are further detailed in tabulation on this sheet.

25. Open Space Plan is depicted on sheet 14 the FDP. The general character of these open spaces are graphically depicted on sheets 10-14 of the FDP and are meant to provide a generalized characterization of these spaces and meet the non-engineered requirements of this FDP submission. The **Open Space** areas total approximately 54.0 Acres within the TDSA area. A minimum of 33.4 acres of open space is required within the I-TDSA per ZCPA-2017-0007.

26. Tree Canopy Requirements
ZMOD-2017-0016 allowed the required 10% tree canopy for I-TDSA and O-CORE to be calculated for entire I-TDSA and O-CORE subareas acreage's rather then for each subarea separately

27. Shared parking may be requested in accordance with regulations of the Revised 1993 Loudoun County Zoning Ordinance.
28. All parking and loading requirements will be met at the time of site plan. Actual numbers will be determined with the final site plans. Parking and loading spaces shown are based upon the requirements for the maximum allowable square footage per use and number of bedrooms per dwelling unit for multi-family dwellings. As the final building square footage and number of bedrooms per dwelling unit will be determined at the site plan stage of development, the parking and loading requirements will be finalized at that stage based on the 25% reduction in required parking for all non-residential uses and all multi-family dwelling units approved with FIDP-2022-0002.
29. Parking calculations include on-street parallel parking not to exceed 30% of the required off-street parking and provided the parking spaces are located within 400' of the subject principle use. No parking area which is being counted to fulfill ordinance requirements shall be converted to non-parking uses, unless parking requirements can still be met.
30. If a parking structure is not effectively shielded from the street by a building, the first floor of the parking structure shall be enclosed, per section 4-1111(C).
31. Any future subdivision will require an appropriate development or final record plat subdivision application. This applies to any subdivision, whether for residential uses or non-residential uses.
32. The remainder of the development not included within this Final Development Plan shall be completed as market conditions dictate (Section 4-1113-C)
33. Per Section 4-1117(G), on-street parking spaces, located within 400 feet of the subject principal use may be credited to meet up to 30% of the off-street parking spaces required. Existing public streets adjacent to the FIDP limits have been approved by VDOT. The existing on-street parking spaces within these public streets, have not been used to meet the parking requirements of existing adjacent developments, and as such, are available to serve the proposed uses in this FIDP, subject to the requirements of Section 4-1117(G). Proposed private streets, and associated on-street spaces will be constructed to FSM standards, as detailed on Sheet 17.
34. At final site plan, the applicant reserves the right to exceed the minimum required provided parking depicted in the parking table on this sheet.
35. Parking structures depicted to serve the Non-Residential Uses, may initially be used as surface parking, then converted to structured parking as market demand requires.
36. A portion of the property subject to FIDP-2022-0002, lies east of the '2002' ZMAP Construction Line' as shown on the CDP.

Residential Parking Tabulation

USE	RATE	UNITS	REQUIRED* (ZO. SEC. 5-1100)	PROVIDED
Multi-Family	1.0* / Unit (Studio)	192	192	
	1.1* / Unit (1 bedroom)	838	922	
	1.5* / Unit (2 or 3 bedroom)	1,090	1,635	
	1.5* / Unit (4 bedroom)	-	-	
Total		**2,120**	**2,749**	**3,552**

*25% reduction per Section 4-1117(E)

Non-Residential Parking Tabulation

USE	RATE	SF	REQUIRED (ZO. SEC. 5-1100)	PROVIDED
Office	3.0* /1,000 sf for first 30,000sf	-	-	
	3.0* /1,000 sf thereafter	-	-	
General Retail	3.0* / 1,000 sf of GFA	21,000	63	
Restaurant	15.0 / 1,000 sf of GFA	-	-	
Total		**21,000**	**63**	**77**

*25% reduction per Section 4-1117(E)

Loading Tabulation

USE	RATE	SF	REQUIRED (ZO. SEC. 5-1100)	PROVIDED
Office	None for first 30,000 sf	-	-	
	1 / 100,000 sf remaining	-	-	
General Retail	None for first 10,000 sf	10,000	-	
	1 / 30,000 sf up to 70,000 sf	11,000	1	
	1 / 80,000 sf thereafter	-	-	
Restaurant	1.0 / 40,000 sf of GFA	-	-	
Total		21,000	**1**	**1**

Residential and non-residential parking tabulations are based upon the maximum densities identified on Sheets 7-9.

Total - Residential

	OTDSA	ITDSA	OCORE	ICORE	Total	
Total Area (Acres)	200.71	243.86	75.98	76.5	597.05	
Max DU's Permitted	1,000	1,750	2,000	2,000	6,000	*Total Units at Rail Service not to exceed 6000
Total Approved DU's (incl. 2022 FIDP)	982	1,750	1,516	200	4,448	
Total DU's Remaining	18	0	484	1,800	1,552	
DU's/Acre	4.89	7.18	19.95	2.61	0	

FIDP 2022-0002	SFD	-	-	-	-	-	
In Review	SFA (incl. ADU's)	-	-	-	-	-	
	SFA ADU	-	-	-	-	-	
	MF (incl. ADU's)	-	450	1,470	200	2,120	
	MF ADU	-	61	81	16	158	
	Total DU's	-	450	1,470	200	2,120	
	Total Area (Acres)*	-	14.62	23.19	3.90	41.71	
	DU's/Acre	-	30.78	63.38	-	94	
FIDP 2018-0001	SFD	-	-	-	-	-	
Approved	SFA (incl. ADU's)	-	175	-	-	175	*Sub-Area limits were adjusted as part of
	SFA ADU	-	7	-	-	7	ZCPA-2014-0002.
	MF (incl. ADU's)	-	518	46	-	564	
	MF ADU**	-	34	-	-	34	**38 units provided at site plan
	Total DU's		693	46	-	739	
	Total Area (Acres)*	-	148.05	21.08	-	169.13	
	DU's/Acre	-	4.68	2.18	-		
FIDP 2010-0002	SFD	-	-	-	-	-	
Approved	SFA (incl. ADU's)	-	599	-	-	599	
	SFA ADU	-	41	-	-	41	
	MF (incl. ADU's)*	-	-	583	180	763	*MF DU's approved with FIDP-2010-0002
	MF ADU	-	-	64	29	93	have been vacated as part of FIDP-2018-0001.
	Total DU's		599	583	180	1,362	
	Area (Acres)	-	157.67	26.4	2.77	184.07	
	DU's/Acre	-	3.80	22.08	-	-	
FIDP 2004-0002	SFD	50	-	-	-	50	
Approved	SFA (incl. ADU's)	518	8	-	-	526	
	SFA ADU	35	2	-	-	37	
	MF (incl. ADU's)	414	-	-	-	414	
	MF ADU	28	-	-	-	28	
	Total DU's	982	8	-	-	990	
	Area (Acres)	-	157.67	26.4	2.77	184.07	
	DU's/Acre	-	0.05	-	-		

Additional approved FIDP's: FIDP-2010-0001; FIDP-2013-0001; FIDP-2016-0001; FIDP-2016-0003
These approvals do not count towards SF or DU limits

Total - Non-Residential

	OTDSA	ITDSA	OCORE	ICORE	Total	
Total Area (Acres)	200.71	243.86	75.98	76.5	597.05	
Max SF Permitted	250,000	3,000,000	4,000,000	3,500,000	9,750,000	*Total SF at Rail Service not to exceed 9,750,000
Total Approved SF (incl. 2022 FIDP)	150,000	2,659,000	13,000	0	2,822,000	
Total SF Remaining	100,000	341,000	3,987,000	3,500,000	6,928,000	
Floor Area Ratio (FAR)	0.02	0.25	0.00	-	N/A	
Max FAR Permitted	0.40	0.40	2.0	2.0	N/A	*Max FAR is combined for I-TDSA & O-TDSA
FIDP 2022-0002	SF	-	8,000	13,000	-	21,000	
In Review	FAR	-	0.001	0.004	-	N/A	
FIDP 2018-0001	SF	-	2,651,000	-	-	2,651,000	
Approved	FAR	-	0.25	-	-	N/A	
FIDP 2010-0002	SF	-	1,865,000	82,500	-	1,947,500	*All Non-residential SF approved with FIDP-2010-0002
Approved	FAR	-	0.18	0.02	-	N/A	was vacated as part of FIDP-2018-0001.
FIDP 2004-0002	SF	150,000	-	-	-	150,000	
Approved	FAR	0.02	-	-	-	N/A	

TDSA Land Use Mix per ZCPA-2017-0007

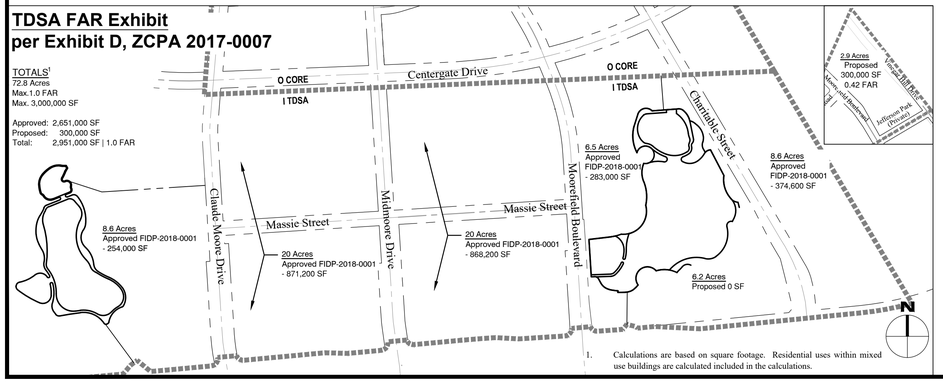
Land Use Mix[1]	ZCPA-2017-0007 Minimums	Totals with FIDP-2022-0002
Residential	**990 Units**	**2,732 Units**
Office	**1,625,000 SF**	**2,326,000 SF**
Commercial Retail & Services	**325,000 SF**	**333,000 SF**
Parks, Civic, & Open Spaces [2]	**67.01 AC**	**N/A**

1. Calculations within the table are based on individual land use types. Residential uses are calculated by the number of residential units. Non-residential uses are calculated by square footage.
2. The Parks, Civic, & Open Space minimum was met with the 81.87 acre Public Use Site (STPL-2011-0032).

*Per Section 4-1109(C), in order to exceed the minimum percentage in any one category (excluding parks, civic, open space), the minimum percentage in all categories must be achieved as evidenced by an approved Final Development Plan.

Moorefield Station FDP Tracking	All Units in Acres				
Subarea	**OTDSA**	**ITDSA**	**OCORE**	**ICORE**	**Total**
Total Zoning Acreage For Density	**200.71**	**243.86**	**75.98**	**76.5**	**597.05**
FIDP 2022-0002 Acreage of FDP	0.00	14.62	23.19	3.90	41.71
Final acreages to be determined with Final Record Plats					

TDSA FAR Exhibit per Exhibit D, ZCPA 2017-0007



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Dewberry Engineers Inc.
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Suite 200
Leesburg, VA 20176-6880
703-777-7804

PROJECT NOTES & TABULATIONS

MOOREFIELD
FINAL DEVELOPMENT PLAN
BROAD RUN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

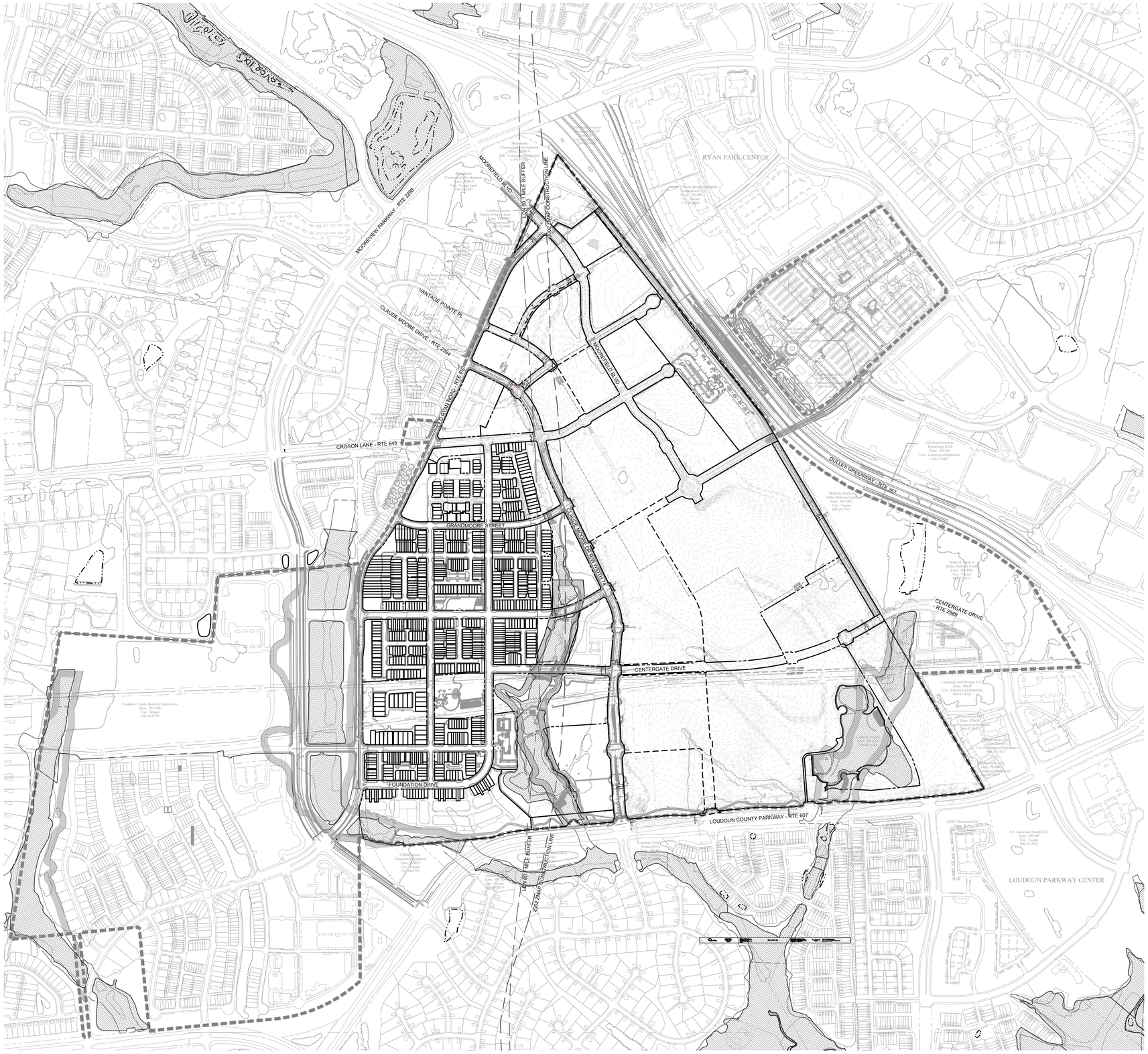
REVISION BLOCK	
08/30/22	3rd REFERRAL COMMENTS
08/11/22	2nd REFERRAL COMMENTS
06/08/22	1st REFERRAL COMMENTS

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CHECKED BY: RTB
DATE: 3/18/2022
SCALE: N/A
SHEET: 2 OF 21
FILE NO. 50058973

Plotted: Sep 01, 2022 at 10:34am
V:\Ver-1\Leesburg\Projects\50058973\CAD\Civil\planning-io\deliverables\2022-fidp\deliverables\2 PROJECT NOTES & TABULATIONS.dwg

Plotted: Aug 29, 2022 at 5:33pm
\\lee-fs\leesburg\Projects\50058973\CAD\Civil\planning-ia\deliverables\2022-fidp\deliverables\3 PERIMETER PROPERTY LINES.dwg


EX. FOUNDATION DRIVE
EX. SOUTHLAND STREET
EX. CENTERGATE DRIVE
EX. CHARTABLE STREET
EX. GRANDMOORE STREET
EX. FOUNDATION DRIVE
EX. CROSON LANE
EX. OLD RYAN ROAD
EX. CLAUDE MOORE DRIVE
EX. SILVER TRAIN STREET
EX. JEFFERSON PARK STREET
EX. MORFIELD BOULEVARD
EX. METRO CENTER DRIVE
EX. LOUDOUN COUNTY PARKWAY
EX. CLAUDE MOORE DRIVE
VARIABLE WIDTH RIGHT OF WAY
INSTR. 20191206-0076341
PARCEL D-2
PARCEL E-2
PARCEL E-2A
PARCEL E-2
S 87°44'48" W
425.51'
S 30°17'51" E
1660.27'
S 59°22'06" W
1044.19'
S 87°44'48" E
521.44'
S 59°22'06" W
1689.77'
S 30°17'51" E
1689.77



General Notes

1. The topographic information shown heron was taken from an aerial survey by Quantum Spatial, dated 03.05.2020 and has a contour interval of 1 foot (USGS datum NAVD 88).

2. There is no floodplain on the property that is subject of this final development plan application. The current Flood Insurance Rate Map (FIRM) of Loudoun County Community Panel Numbers for the property that is subject of this application are 51107C0263E and 51107C0380E, effective February 17, 2017. The depicted boundary of the existing floodplain is based on the FIRM.

3. Regulated waters and wetlands shown are based on a wetland delineation conducted by Wetland Studies and Solutions, Inc. and confirmed by Army Corps of Engineers Jurisdictional Determination #01-B1056, issued April 27, 2001. The original wetland permit for Moorefield expired on 06-27-2021. A new DEQ VWP Individual Permit #21-0454 has been obtained for the Moorefield property dated August 2, 2021 and expiring August 1, 2036. The existing U.S. Corps of Engineers (COE) Individual permit (NAO-2005-03591) was extended with an authorization dated August 6, 2021 and will expire on June 27, 2026.

4. Any development within the AI (Airport Impact Overlay District) overlay district shall conform to Section 4-1400.

Existing Conditions Legend:

- Existing Treeline
- Existing Field Located Wetland Area-Per Wetland Studies and Solutions Field Delineation
- Existing Minor Floodplain — Existing Floodplain Limits
- RSCOD Policy Areas (PER ZCPA-2017-0007)
- Limits of FIDP 2022-0002
- PD-TRC Zoning Limits

N

0' 200' 400' 800'

SCALE: 1" = 400'

Dewberry

Dewberry Engineers Inc.
1500 Edwards Ferry Road
Suite 200
Leesburg, VA 20176-6880
703-771-7404

MOOREFIELD

FINAL DEVELOPMENT PLAN

BROAD RUN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

OVERALL EXISTING CONDITIONS PLAN

REVISION BLOCK	
08/30/22	3rd REFERRAL COMMENTS
08/11/22	2nd REFERRAL COMMENTS
06/08/22	1st REFERRAL COMMENTS

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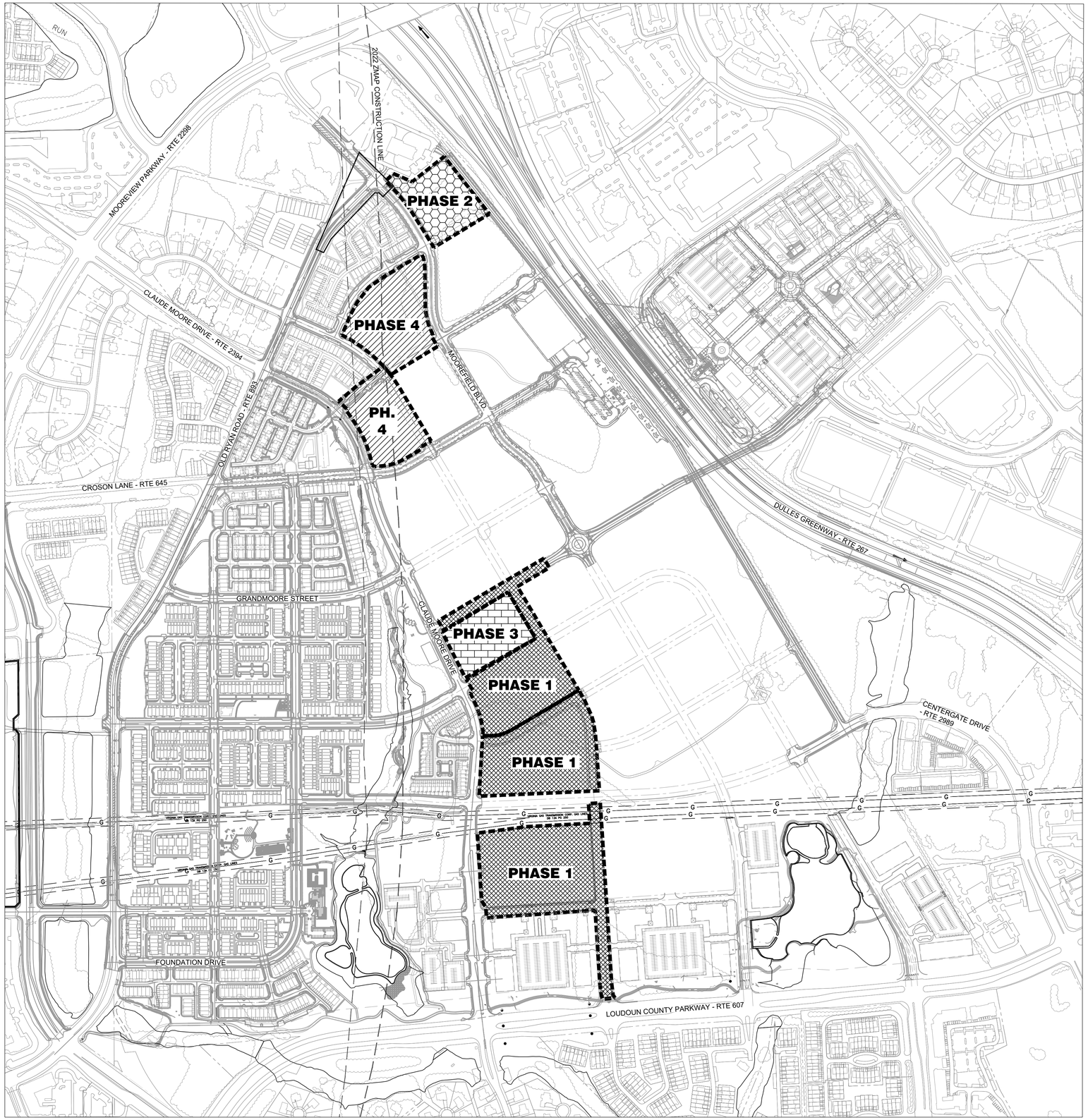
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SHEET: 4 OF 21

FILE NO. 50058973

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Notes:
1. The phasing of construction shall not exceed the proffered maximums with in each phase of development.
2. The final sequencing of construction is represented with the phases shown on this sheet. Overlaps in construction may occur.
3. The applicant reserves the right to facilitate development of the property's infrastructure.
4. The stormwater ponds within the limits of the FIDP have already been constructed.

Moorefield Station FIDP 2022-0002

	Estimated Completion Date
Phase 1	2025 **(Subject to market conditions)**
Phase 2	2027 **(Subject to market conditions)**
Phase 3	2029 **(Subject to market conditions)**
Phase 4	2032

N

0' 150' 300' 600'
SCALE: 1" = 300'

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Dewberry Engineers Inc.
1525 Edwards Ferry Road
Suite 200
Leesburg, VA 20176-6880
703.777.7424

OVERVIEW & PHASING PLAN

MOOREFIELD
FINAL DEVELOPMENT PLAN
BROAD RUN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

REVISION BLOCK	
08/30/22	3rd REFERRAL COMMENTS
08/11/22	2nd REFERRAL COMMENTS
06/08/22	1st REFERRAL COMMENTS

DRAWN BY: JS
CHECKED BY: RTB
DATE: 3/18/2022
SCALE: 1" = 300'
SHEET: 5 OF 21
FILE NO. 50058973

Plotted: Aug 29, 2022 at 6:14pm
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Total - Residential

		OTDSA	ITDSA	OCORE	ICORE	Total
	Total Area (Acres)	200.71	243.86	75.98	76.5	597.05
	Max DU's Permitted	1,000	1,750	2,000	2,000	6,000
	Total Approved DU's (incl. 2018 FIDP)	982	1,300	46	0	2,328
	Total DU's Remaining	18	450	1,954	2,000	3,672
	DU's/Acre	4.89	5.33	0.61	0.00	0
FIDP 2018-0001	SFD	-	-	-	-	-
Approved	SFA (incl. ADU's)	-	175	-	-	175
	SFA ADU	-	7	-	-	7
	MF (incl. ADU's)	-	518	46	-	564
	MF ADU	-	34	-	-	34
	Total DU's		693	46	-	739
	Total Area (Acres)*	-	148.05	21.08	-	169.13
	DU's/Acre	-	4.68	2.18	-	
FIDP 2010-0002	SFD	-	-	-	-	-
Approved	SFA (incl. ADU's)	-	599	-	-	599
	SFA ADU	-	41	-	-	41
	MF (incl. ADU's)*	-	-	583	180	763
	MF ADU	-	-	64	29	93
	Total DU's		599	583	180	1,362
	Area (Acres)	-	157.67	26.4	2.77	184.07
	DU's/Acre	-	3.80	22.08	-	-
FIDP 2004-0002	SFD	50	-	-	-	50
Approved	SFA (incl. ADU's)	518	8	-	-	526
	SFA ADU	35	2	-	-	37
	MF (incl. ADU's)	414	-	-	-	414
	MF ADU	28	-	-	-	28
	Total DU's	982	8	-	-	990
	Area (Acres)	-	157.67	26.4	2.77	184.07
	DU's/Acre	-	0.05	-	-	

*Total Units at Rail Service not to exceed 6000

*Sub-Area limits were adjusted as part of ZCPA-2014-0002.

**38 units provided at site plan

*MF DU's approved with FIDP-2010-0002 have been vacated as part of FIDP-2018-0001.

Additional approved FIDP's: FIDP-2010-0001; FIDP-2013-0001; FIDP-2016-0001; FIDP-2016-0003
These approvals do not count towards SF or DU limits

Total - Non-Residential (Ultimate per FIDP-2018-0001)

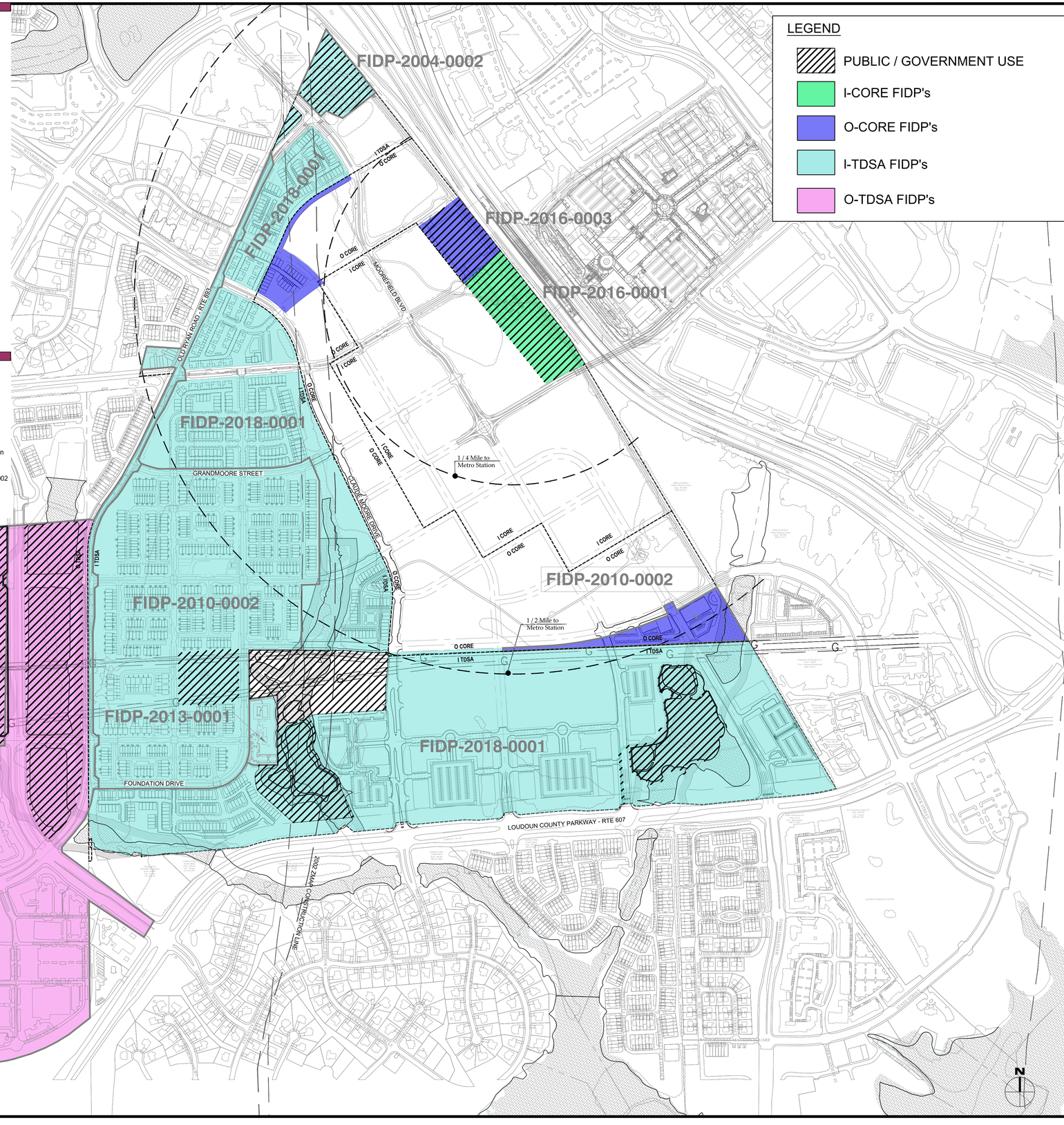
		OTDSA	ITDSA	OCORE	ICORE	Total
	Total Area (Acres)	200.71	243.86	75.98	76.5	597.05
	Max SF Permitted	250,000	3,000,000	4,000,000	3,500,000	9,750,000
	Total Approved SF (incl. 2018 FIDP)	150,000	2,921,000	0	0	3,071,000
	Total SF Remaining	100,000	79,000	4,000,000	3,500,000	6,679,000
	Floor Area Ratio (FAR)	0.02	0.27	-	-	N/A
	Max FAR Permitted	0.40	0.40	2.0	2.0	N/A
FIDP 2018-0001	SF	-	2,921,000	-	-	2,921,000
Approved	FAR	-	0.27	-	-	N/A
FIDP 2010-0002	SF	-	1,865,000	82,500	-	1,947,500
Approved	FAR	-	0.18	0.02	-	N/A
FIDP 2004-0002	SF	150,000	-	-	-	150,000
Approved	FAR	0.02	-	-	-	N/A

*Total SF at Rail Service not to exceed 9,750,000

*Max FAR is combined for I-TDSA & O-TDSA

*Total SF is Ultimate proposed, not Interim condition

*All Non-residential SF approved with FIDP-2010-0002 have been vacated as part of FIDP-2018-0001.



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Dewberry Engineers Inc.
1500 Edwards Ferry Road
Suite 200
Leesburg, VA 20176-6880
703.771.7404

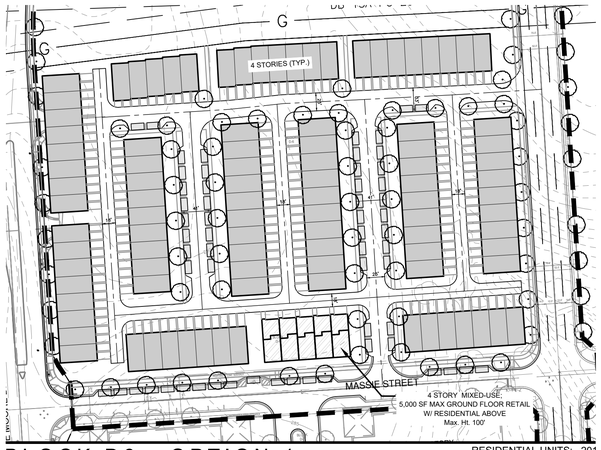
PREVIOUS FIDP APPROVALS

MOOREFIELD
FINAL DEVELOPMENT PLAN
BROAD RUN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

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08/30/22	3rd REFERRAL COMMENTS
08/11/22	2nd REFERRAL COMMENTS
06/08/22	1st REFERRAL COMMENTS

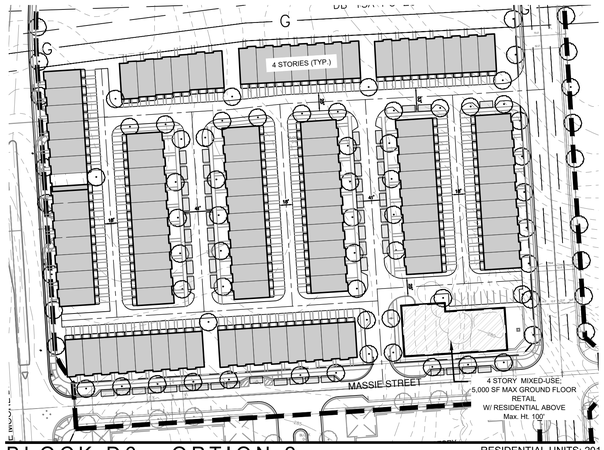
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SHEET: 6 OF 21
FILE NO. 50058973

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BLOCK D6 - OPTION 1
SCALE: 1" = 100'-0"

RESIDENTIAL UNITS: 201
NON-RESIDENTIAL UNITS: 5,000 SF
PARKING SPACES PROVIDED
GARAGE PARKING: 206
DRIVEWAY: 196
SURFACE PARKING: 56
TOTAL SPACES : 458



BLOCK D6 - OPTION 2
SCALE: 1" = 100'-0"

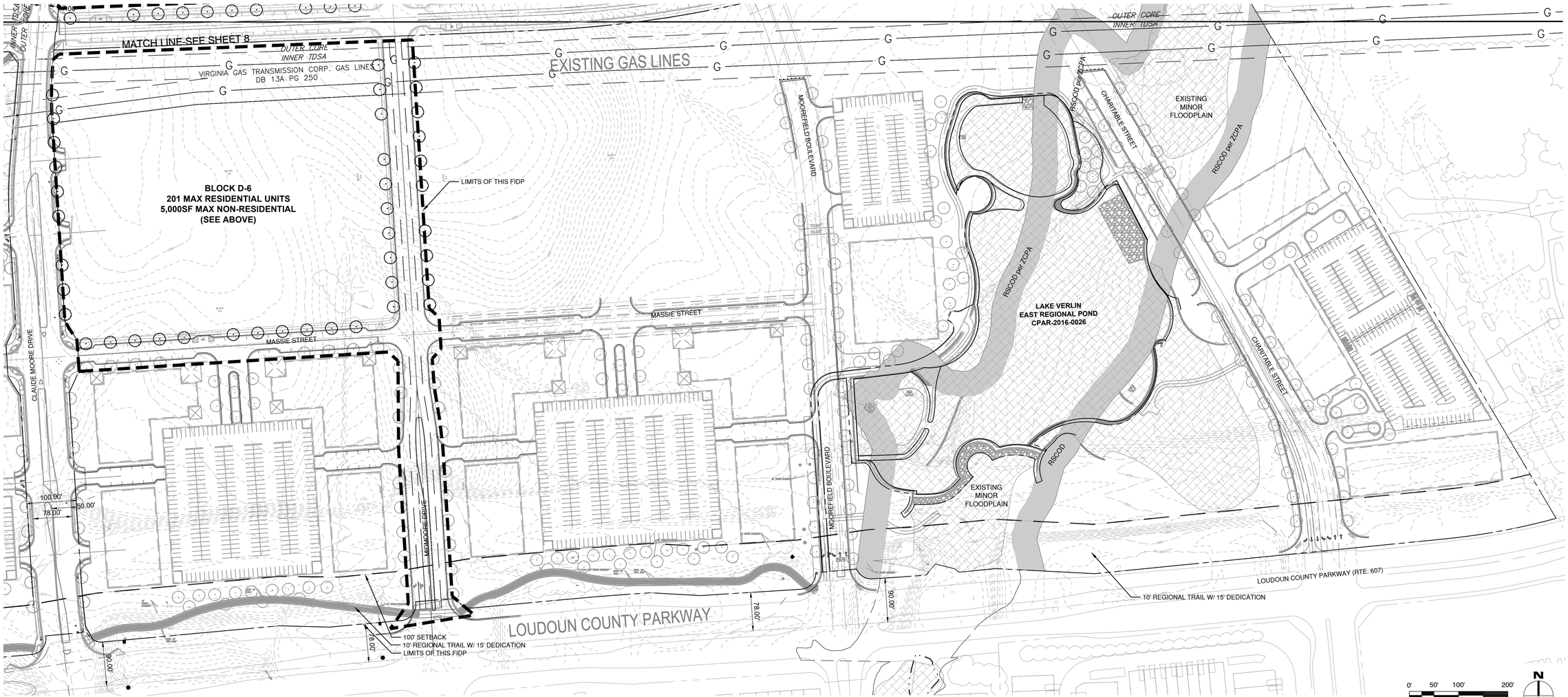
RESIDENTIAL UNITS: 201
NON-RESIDENTIAL UNITS: 5,000 SF
PARKING SPACES PROVIDED
GARAGE PARKING: 208
DRIVEWAY: 186
SURFACE PARKING: 68
TOTAL SPACES : 462

Legend

- Multi-Family (4 Stories Min.)
- Mixed-Use
- Non-Residential
- Public / Private On-Street Parking -to serve users inside FIDP 2022-0002 limits, see Note 34 on Sheet 2

General Note

1. STREET WIDTHS DEPICTED ON THIS SHEET ARE FOR ILLUSTRATIVE PURPOSES ONLY. STREET SECTIONS ARE FURTHER DETAILED ON SHEETS 17 OF THIS FINAL DEVELOPMENT PLAN. PRIVATE STREETS NOT DEPICTED ON THE CDP APPROVED WITH ZCPA-2017-0007, WILL BE DESIGNED TO MEET APPLICABLE LOUDOUN COUNTY FSM STANDARDS AT TIME OF FINAL SITE PLAN.
2. ON-STREET PARKING ON PRIVATE STREETS DEPICTED WITHIN THE LIMITS OF THIS FIDP WILL BE USED TO MEET UP TO 30% OF THE REQUIRED OFF-STREET PARKING FOR THE DEVELOPMENT APPROVED WITH THIS FIDP, PROVIDED THE PARKING SPACES ARE LOCATED WITHIN 400' OF THE SUBJECT PRINCIPAL USE.
3. OPTIONAL LAYOUTS ARE FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL LAYOUT WILL BE DETERMINED AT FINAL SITE PLAN SUBJECT TO THE MAXIMUM DENSITIES IN THIS FIDP.



0' 50' 100' 200'
SCALE: 1" = 100'

N

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703.771.7404

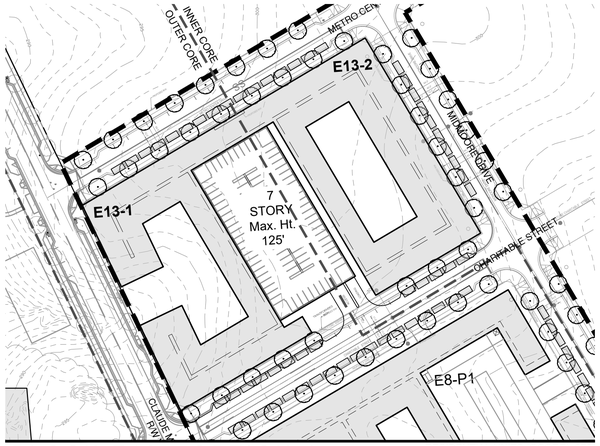
FINAL DEVELOPMENT PLAN

MOOREFIELD
FINAL DEVELOPMENT PLAN
BROAD RUN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

REVISION BLOCK	
08/30/22	3rd REFERRAL COMMENTS
08/11/22	2nd REFERRAL COMMENTS
06/08/22	1st REFERRAL COMMENTS

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DATE: 3/18/2022
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SHEET: 7 OF 21
FILE NO. 50058973

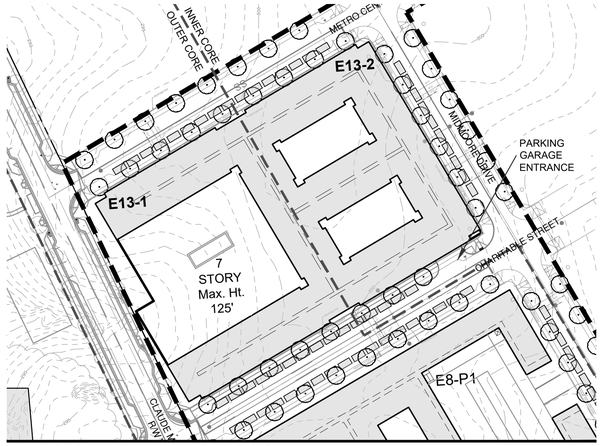
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BLOCK E13 - OPTION 1

SCALE: 1" = 100'-0"

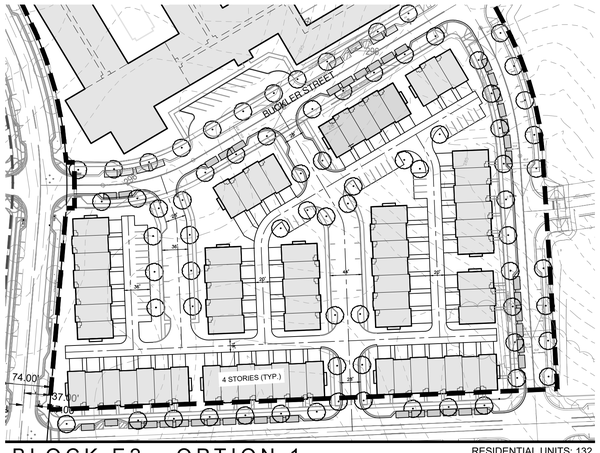
RESIDENTIAL UNITS (OCORE): 275
RESIDENTIAL UNITS (ICORE): 200
PARKING SPACES PROVIDED
STRUCTURED PARKING: 758
SURFACE PARKING: 39
TOTAL SPACES : 797



BLOCK E13 - OPTION 2

SCALE: 1" = 100'-0"

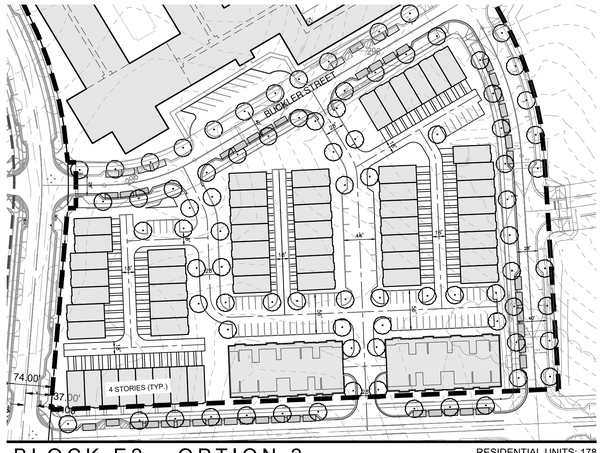
RESIDENTIAL UNITS(OCORE): 233
RESIDENTIAL UNITS (ICORE): 200
PARKING SPACES PROVIDED
STRUCTURED PARKING: 657
SURFACE PARKING: 41
TOTAL SPACES : 698



BLOCK E2 - OPTION 1

SCALE: 1" = 100'-0"

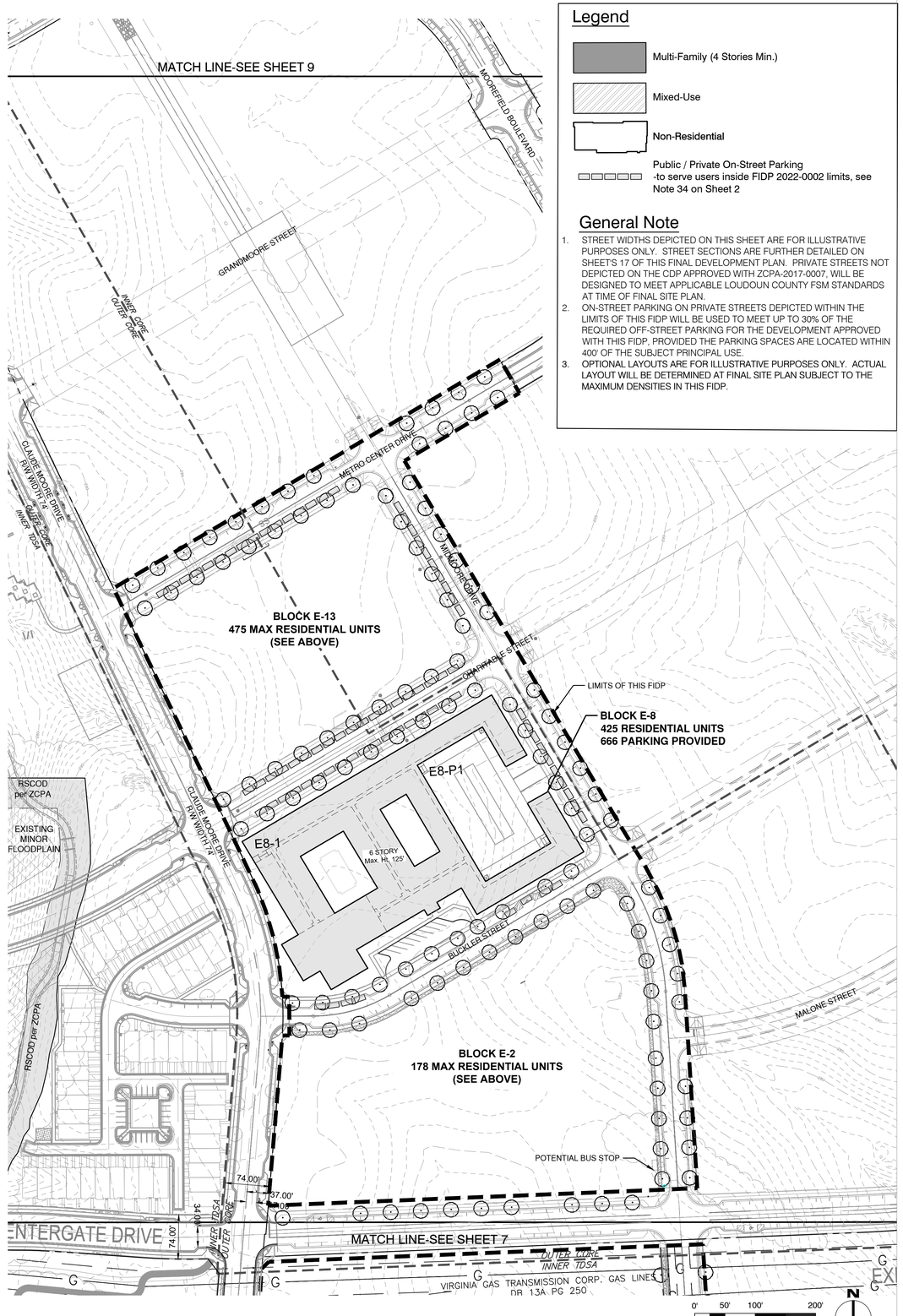
RESIDENTIAL UNITS: 132
PARKING PROVIDED
GARAGE: 132
DRIVEWAY:132
SURFACE: 94
TOTAL : 358



BLOCK E2 - OPTION 2

SCALE: 1" = 100'-0"

RESIDENTIAL UNITS: 178
PARKING PROVIDED
GARAGE: 162
DRIVEWAY: 78
SURFACE: 123
TOTAL : 363



Legend

- Multi-Family (4 Stories Min.)
- Mixed-Use
- Non-Residential
- Public / Private On-Street Parking -to serve users inside FIDP 2022-0002 limits, see Note 34 on Sheet 2

General Note

1. STREET WIDTHS DEPICTED ON THIS SHEET ARE FOR ILLUSTRATIVE PURPOSES ONLY. STREET SECTIONS ARE FURTHER DETAILED ON SHEET'S 17 OF THIS FINAL DEVELOPMENT PLAN. PRIVATE STREETS NOT DEPICTED ON THE CDP APPROVED WITH ZCPA-2017-0007, WILL BE DESIGNED TO MEET APPLICABLE LOUDOUN COUNTY FSM STANDARDS AT TIME OF FINAL SITE PLAN.
2. ON-STREET PARKING ON PRIVATE STREETS DEPICTED WITHIN THE LIMITS OF THIS FIDP WILL BE USED TO MEET UP TO 30% OF THE REQUIRED OFF-STREET PARKING FOR THE DEVELOPMENT APPROVED WITH THIS FIDP, PROVIDED THE PARKING SPACES ARE LOCATED WITHIN 400' OF THE SUBJECT PRINCIPAL USE.
3. OPTIONAL LAYOUTS ARE FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL LAYOUT WILL BE DETERMINED AT FINAL SITE PLAN SUBJECT TO THE MAXIMUM DENSITIES IN THIS FIDP.

Dewberry
Dewberry Engineers Inc.
1560 Edwards Ferry Road
Suite 200
Leesburg, VA 20176-6880
703-771-0434

FINAL DEVELOPMENT PLAN

MOOREFIELD

FINAL DEVELOPMENT PLAN

BROAD RUN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

REVISION BLOCK	
3rd REFERRAL COMMENTS	08/30/22
2nd REFERRAL COMMENTS	08/11/22
1st REFERRAL COMMENTS	06/08/22

DRAWN BY: JS
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DATE: 3/18/2022
SCALE: AS NOTED
SHEET: 8 OF 21
FILE NO. 50058973

Plotted: Aug 29, 2022 at 10:56am
\\ver-fs\leesburg Projects\50058973\CAD\Civil\planning-lo\deliverables\2022-fidp\deliverables\7-9 FINAL DEVELOPMENT PLAN.dwg



Legend

- Multi-Family (4 Stories Min.)
- Mixed-Use
- Non-Residential
- Public / Private On-Street Parking -to serve users inside FIDP 2022-0002 limits, see Note 34 on Sheet 2

General Note

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Suite 200
Leesburg, VA 20176-6880
703.771.1804

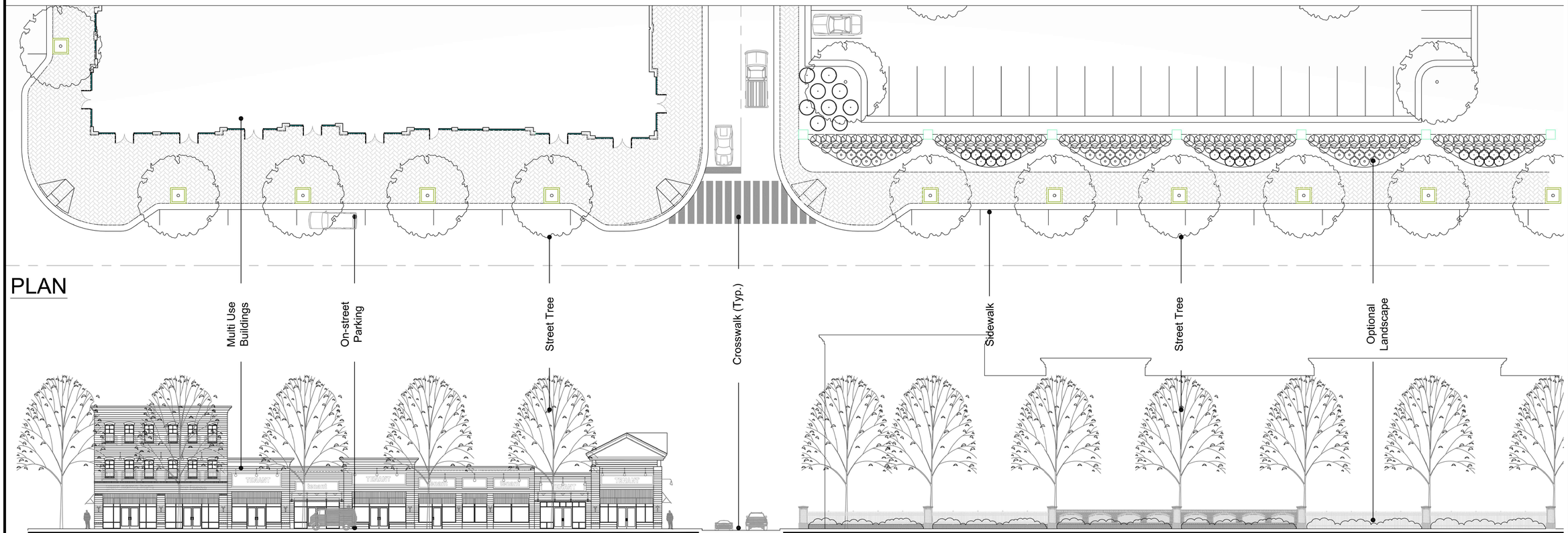
FINAL DEVELOPMENT PLAN

MOOREFIELD
FINAL DEVELOPMENT PLAN
BROAD RUN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

REVISION BLOCK	
08/30/22	3rd REFERRAL COMMENTS
08/11/22	2nd REFERRAL COMMENTS
06/08/22	1st REFERRAL COMMENTS

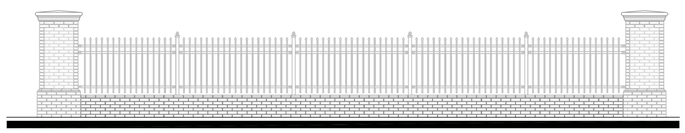
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SHEET: 9 OF 21
FILE NO. 50058973

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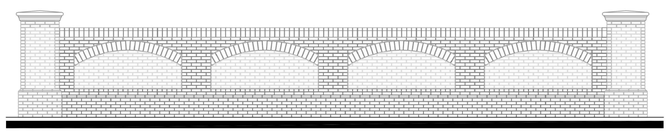


PLAN

SECTION



Low Wall w/ Column & Fence (Type A)



Opaque Wall w/ Columns (Type B)



Columns with Fence (Type C)

WALL OPTIONS

GENERAL NOTES:

1. Sheets 10 & 11 are for Non-Residential components of this FIDP plan set.
2. Where this Final Development Plan indicates a permanent surface parking lot adjacent to a street, the continuous facade may be maintained by use of Type A or B wall options. For interim surface parking adjacent to street, the continuous facade may be maintained by use of Type A, B, or C wall options.
3. Masonry walls may be either brick or stone.
4. All three wall / fence options will be accompanied by plant material.

Dewberry
Dewberry Engineers Inc.
1500 Edwards Ferry Road
Suite 200
Leesburg, VA 20176-6880
703-771-4404

OPEN SPACE CHARACTER PLANS

MOOREFIELD
FINAL DEVELOPMENT PLAN
BROAD RUN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

REVISION BLOCK	
3rd REFERRAL COMMENTS	08/30/22
2nd REFERRAL COMMENTS	08/11/22
1st REFERRAL COMMENTS	06/08/22

DRAWN BY: JS
CHECKED BY: RTB
DATE: 3/18/2022
SCALE: AS NOTED
SHEET: 10 OF 21
FILE NO. 50058973

Plotted: Aug. 29, 2022 at 11:19am
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Streetscape Section View

Streetscape Plan View

Scale 1" = 10'

PLANT MATERIAL LIST

BOTANICAL NAME	COMMON NAME
STREET TREES	
Acer rubrum 'October Glory'	October Glory Maple
Acer saccharum	Sugar Maple
Liquidambar styraciflua 'Rotundiloba"	Sweet Gum (seedless)
Quercus rubra	Red Oak
Quercus phellos	Willow Oak
Ulmus americana	American Elm
Ulmus parvifolia 'Allee'	Allee Lacebark Elm
Platanus acerfolia "Bloodgood'	Bloodgood London Plane Tree
Tilia cordata	Little Leaf Linden
CANOPY TREES	
Acer rubrum	Red Maple
Betula nigra	River Birch
Cladrastis kentuckea	American Yellowwood
Magnolia grandiflora	Southern Magnolia
Nyssa sylvatica	Black Tupelo
Quercus alba	White Oak
Quercus rubra	Red Oak
Quercus phellos	Willow Oak
Tilia americana	Linden
ORNAMENTAL/ UNDERSTORY TREES	
Amelanchier canadensis	Shadblow Serviceberry
Amelancier laevis	Allegheny Serviceberry
Carpinus caroliniana	American Hornbeam
Cercis canadensis	Eastern Redbud
Chionanthus virginicus	Fringetree
Cornus kousa	Kousa Dogwood
Hamamelis virginiana	Witchhazel
Magnolia soulangiana	Saucer Magnolia
Magnolia stellata	Star Magnolia
Magnolia virginiana	Sweet Bay Magnolia

BOTANICAL NAME	COMMON NAME
EVERGREEN TREES	
Cupressocyparis leylandii	Leyland Cypress
Juniperous virginiana	Eastern Red Cedar
Ilex x attenuata 'Foster'	Foster Holly
Ilex opaca	American Holly
Pinus strobus	White Pine
Pinus virginiana	Virginia Pine
EVERGREEN SHRUBS	
Abelia x grandiflora	Glossy Abelia
Ilex glabra	Inkberry
Ilex comuta 'Bufordi Nana'	Dwarf Burford Holly
Ilex pendunculosa	Longstalk Holly
Rhododendron carolinianum	Carolina Rhodondendron
Rhododendron Delaware Valley	Delaware Valley White Azalea
Vibumum x rhytidophylloides 'Alleghany'	Alleghany Lanthanaphyllum Viburnum
SHRUBS (Small to Medium)	
Aronia arbutifolia	Red Chokeberry
Buxus sempervirens -microphylla	Common & Littleleaf Boxwood
Daphne burwoodii	Burkwood Daphne
Hibiscus mosacheutos 'Anne Arundel' Pink	Rose Mallow
Hydrangea quercifolia	Oakleaf Hydrangea
Itea virginica	Virginia Sweetspire
Fothergilla gardenii & major	Dwarf and Large Fothergilla
Ilex glabra 'Shamrock'	Inkberry
Ilex xmaserveae 'Blue Girl'	Blue Girl Holly (Add few boys in mix)
Itea virginica 'Little Henry'	Dwarf Virginia Sweetspire
Spirea xbumalda 'Anthony Waterer'	Anthony Waterer Spirea
Taxus x media 'Densiformis', 'Repandens'	English- Japanese Yew
Vibumum dentatum	Arrowwood Viburnum
SHRUBS (Tall)	
Clethra alnifolia	Sweet Pepperbush
Myrica pensylvanica	Bayberry
Vibumum varieties	Viburnums (Leatherleaf, Blackhaw, Sargent,Prague)

Note:
The proposed landscape and hardscape concepts have been provided to meet the non-engineered requirements of the site plan process. Landscaping and hardscape features shows the general location and type of plantings (a.k.a. canopy, understory, evergreen, or shrub) to be provided. The final location, species, number and size of plant material will be submitted as part of the site plan or construction plans and profiles review process. The plant material list may be retained to provide species suggestions, but is not required.

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OPEN SPACE CHARACTER PLANS

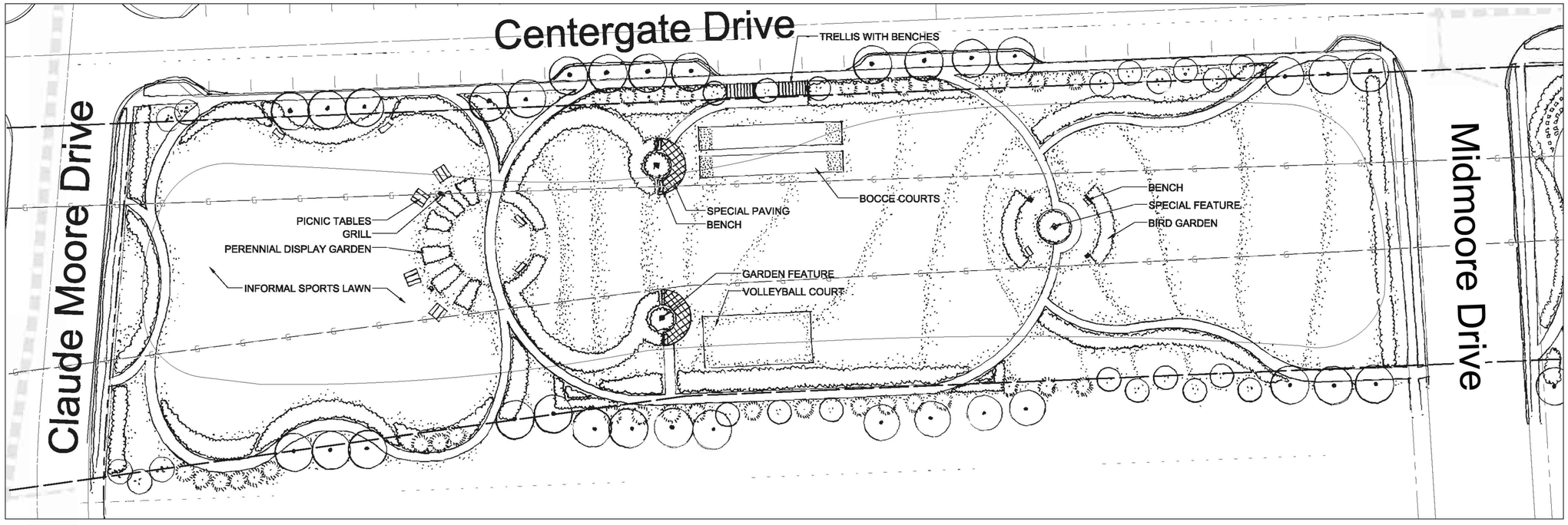
MOOREFIELD
FINAL DEVELOPMENT PLAN
BROAD RUN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

REVISION BLOCK

08/30/22	3rd REFERRAL COMMENTS
08/11/22	2nd REFERRAL COMMENTS
06/08/22	1st REFERRAL COMMENTS

DRAWN BY: JS
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DATE: 3/18/2022
SCALE: AS NOTED
SHEET: 11 OF 21
FILE NO. 50058973

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1/20 Block T7 - Gas Line Park
Landscape Character Plan

PLANT SYMBOL LEGEND

- Shade Tree (Typ)
- Ornamental Tree (Typ)
- Flowering Tree (Typ)
- Evergreen Tree (Typ)
- Shrubs, Ornamental Grasses and/or Perennials (Typ)

NOTE:
THE PROPOSED LANDSCAPE AND HARDSCAPE CONCEPTS HAVE BEEN PROVIDED TO MEET THE NON-ENGINEERED REQUIREMENTS OF THE SITE PLAN PROCESS. LANDSCAPING AND HARDSCAPE FEATURES SHOW THE GENERAL LOCATION AND TYPE OF PLANTINGS (A.K.A. SHADE, ORNAMENTAL, EVERGREEN OR SHRUB) TO BE PROVIDED. THE FINAL LOCATION, SPECIES, NUMBER AND SIZE OF PLANT MATERIAL WILL BE SUBMITTED AS PART OF THE SITE PLAN OR CONSTRUCTION PLANS AND PROFILES REVIEW PROCESS. THE PLANT MATERIAL LIST MAY BE RETAINED TO PROVIDE SPECIES SUGGESTIONS, BUT IS NOT REQUIRED.

N

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200 S. Peyton St., Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com

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1560 Edwards Ferry Road
Suite 200
Leesburg, VA 20176-6880
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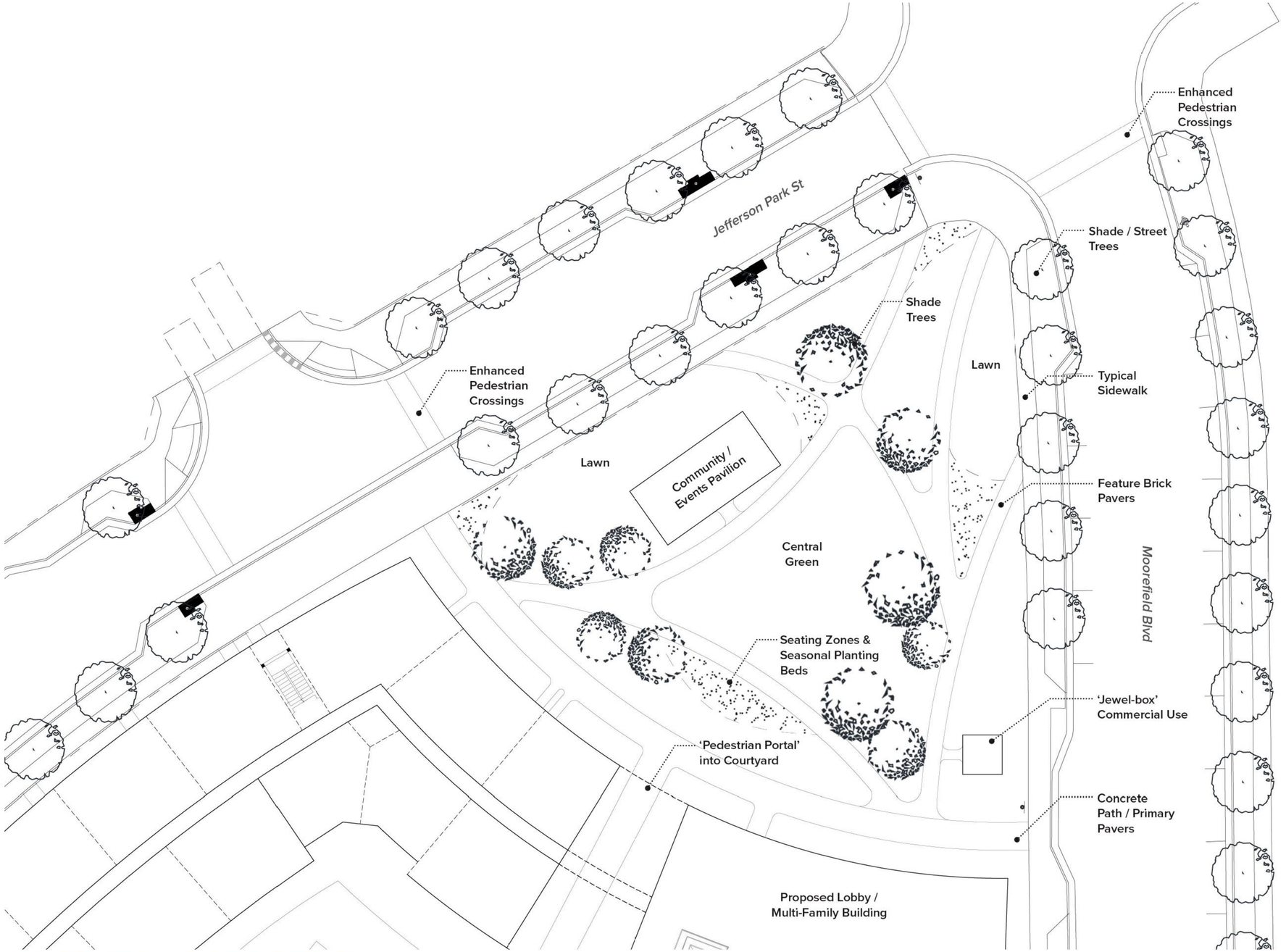
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BROAD RUN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

REVISION BLOCK

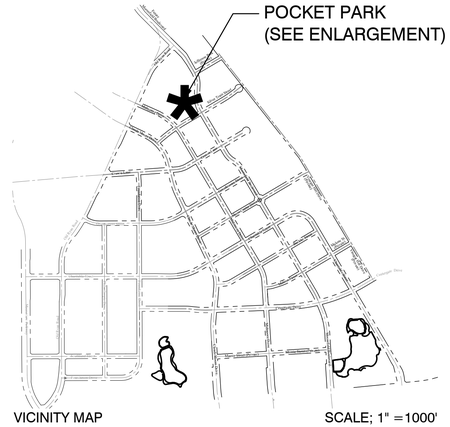
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SHEET: 12 OF 21
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ENLARGED SITE PLAN | CORNER POCKET PARK



bct design group
100 N. Charles Street,
Baltimore, MD 21201
410.837.2727
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MOOREFIELD REDEVELOPMENT | Moorefield, VA

Parcel E-22 | FIDP Submission
14 March 2022

N
0' 15' 30' 60'

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Claude Moore CHARITABLE FOUNDATION

Dewberry
Dewberry Engineers Inc.
1500 Edwards Ferry Road
Suite 200
Leesburg, VA 20176-6880
703.777.7424

OPEN SPACE CHARACTER PLANS

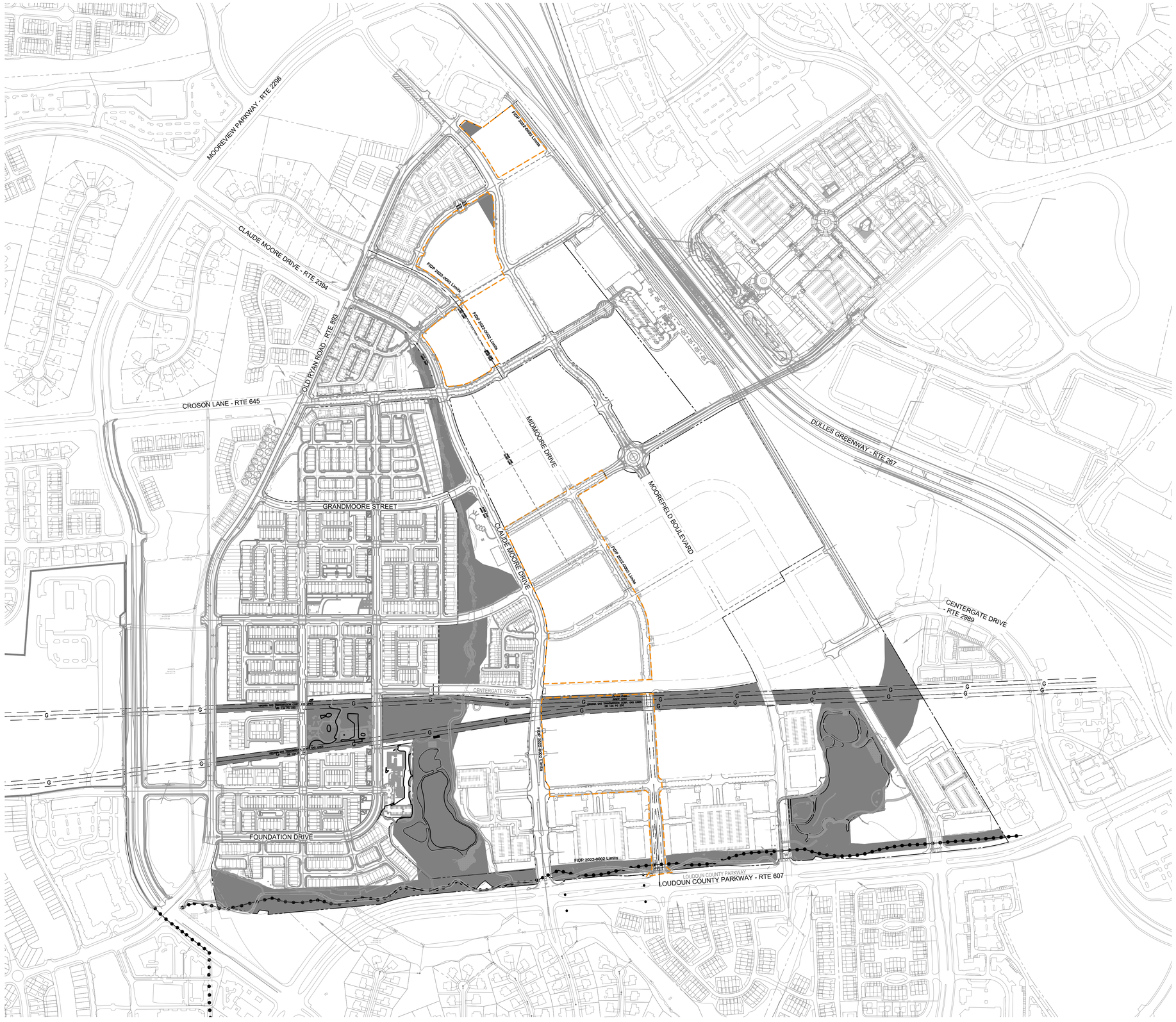
MOOREFIELD
FINAL DEVELOPMENT PLAN
BROAD RUN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

REVISION BLOCK

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08/11/22	2nd REFERRAL COMMENTS
06/08/22	1st REFERRAL COMMENTS

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Legend:

- FIDP 2022-0002 Limits
- Sub Area Limits
- Potential Open Space Areas

Per Section 4-1116(A) - Landscaped Open Space

	Area	Required		Provided (min.)	
I-CORE	±76.5 AC	0%	(0.0 AC)	0%	AC)
O-CORE	±76 AC	10%	(7.6 AC)	3.3%	(2.50 AC)
I-TDSA*	±172 AC	15%	(25.8 AC)	30%	(51.50 AC)
O-TDSA	Not part of this application				
			33.4 AC		54.0 AC

**Within the limits of ZCPA-2017-0007*

Notes:

1. Open Space areas depicted herein are subject to change with final engineering
2. Total I-TDSA open space provided may be less then the 51.5 acres depicted as long as the minimum 33.4 acres are ultimately provided.
3. Per ZMOD-2017-0013, Landscaped open space requirements for the I-TDSA and O-CORE total acreage shall be satisfied for the combined I-TDSA and O-CORE subareas, and not as to each subarea separately or on an individual site plan basis.
4. Relocated alley trees, trees with sight distance issues and tree canopy planting may be located within the open spaces areas depicted herein and ZCPA-2017-0007, Exhibit C. Alternative locations must be approved by the County Urban Forester.
5. Tree Canopy requirements do not apply to Inner Core per Section 4-1120 of the Revised 1993 Loudoun County Zoning Ordinance.
6. ZMOD-2007-005, note #2 excludes trees along alleys and in sight distances.

N

0' 150' 300' 600'

SCALE: 1" = 300'

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Dewberry Engineers Inc.
1500 Edwards Ferry Road
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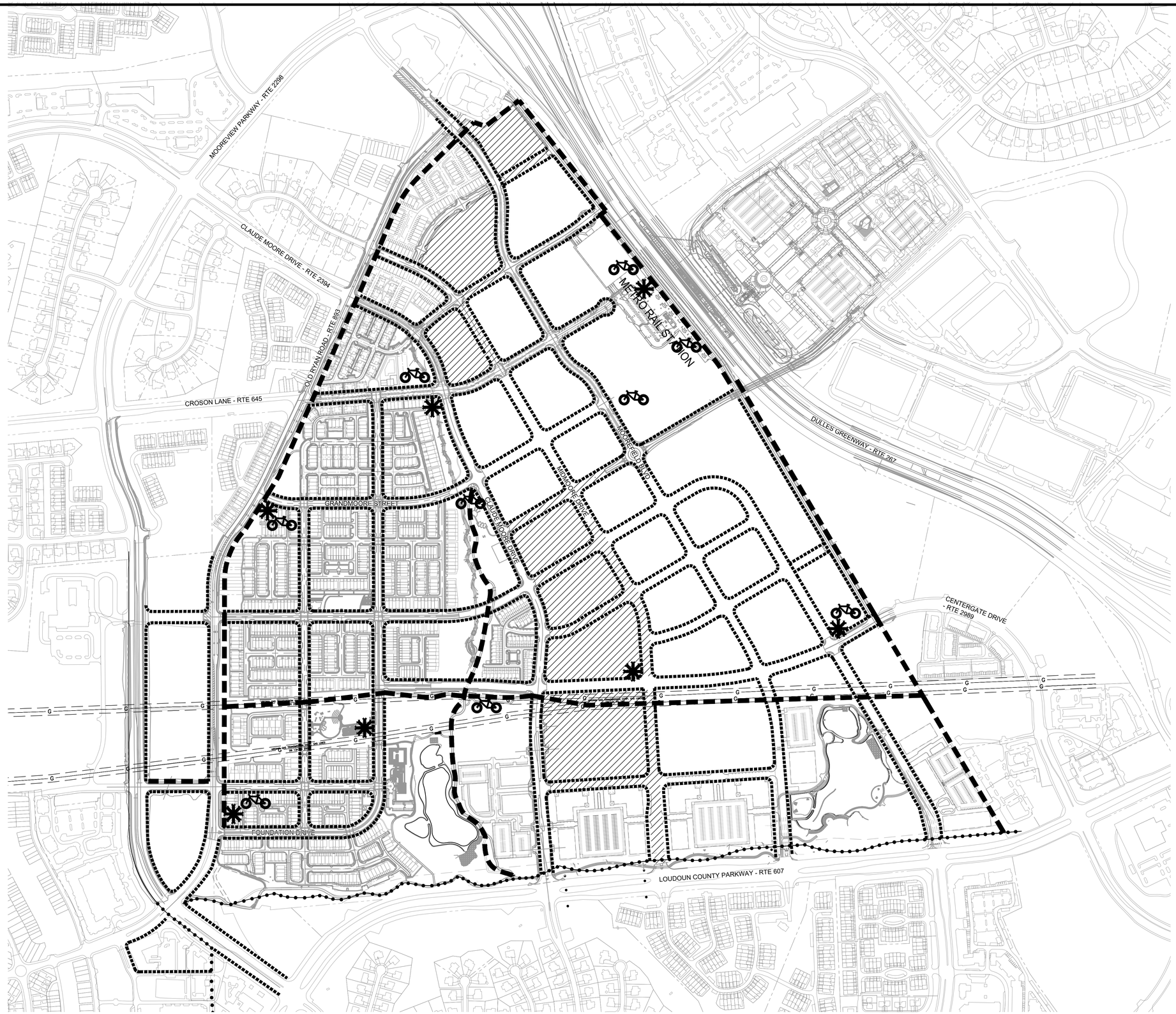
OPEN SPACE PLAN

MOOREFIELD
FINAL DEVELOPMENT PLAN
BROAD RUN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

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06/09/22	1st REFERRAL COMMENTS

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PEDESTRIAN CIRCULATION

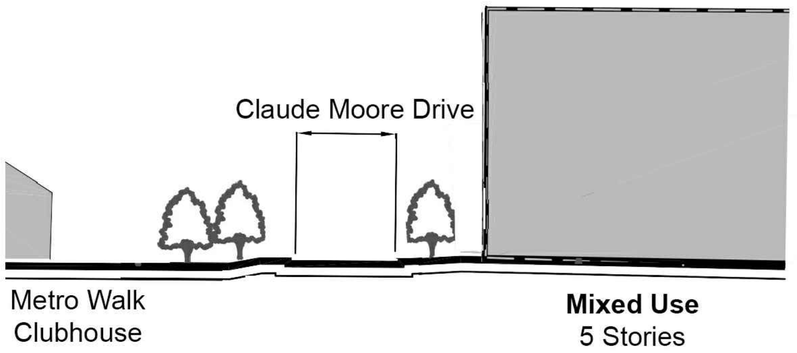
MOOREFIELD
FINAL DEVELOPMENT PLAN
BROAD RUN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

REVISION BLOCK	
08/30/22	3rd REFERRAL COMMENTS
08/11/22	2nd REFERRAL COMMENTS
06/08/22	1st REFERRAL COMMENTS

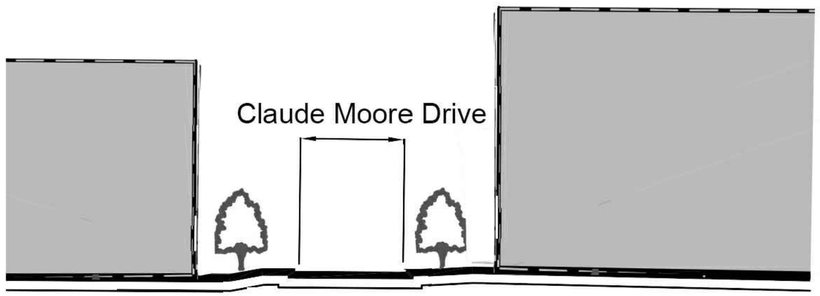
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SHEET: 15 OF 21
FILE NO. 50058973

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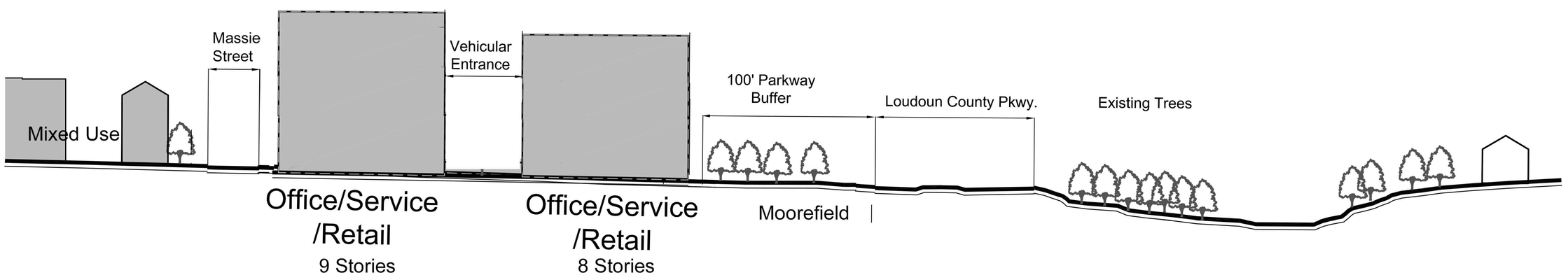
The proposed building footprints and elevations have been provided to meet the non-engineered requirements of the site plan process. Architectural details are conceptual in nature. Final architectural detailing will determine exact footprints and building heights at the site planning stage.



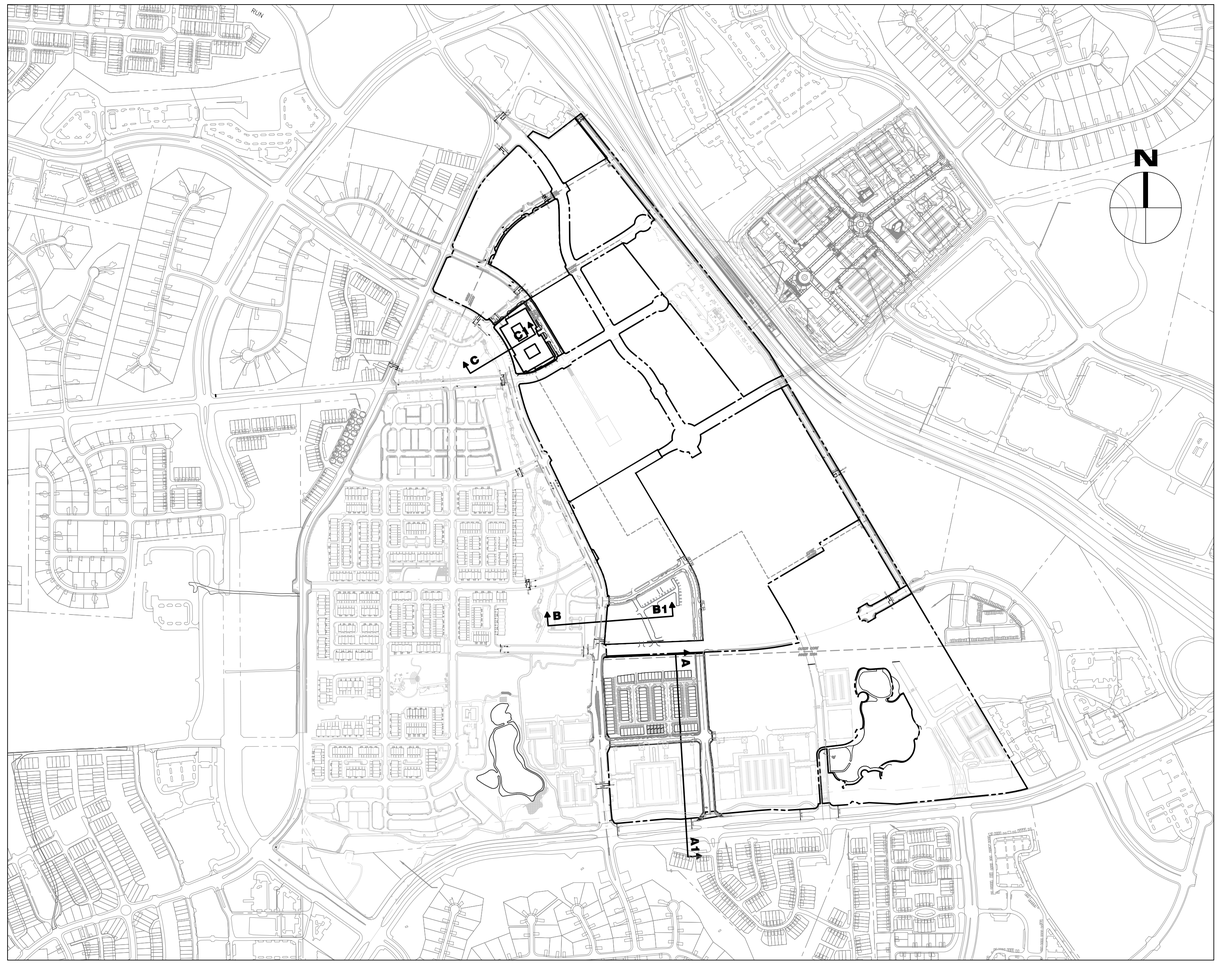
SECTION C - C1
n.t.s.



SECTION B- B1
n.t.s.



SECTION A - A1
n.t.s.



SECTION KEY
SCALE: NTS

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OVERALL ILLUSTRATIVE SECTIONS

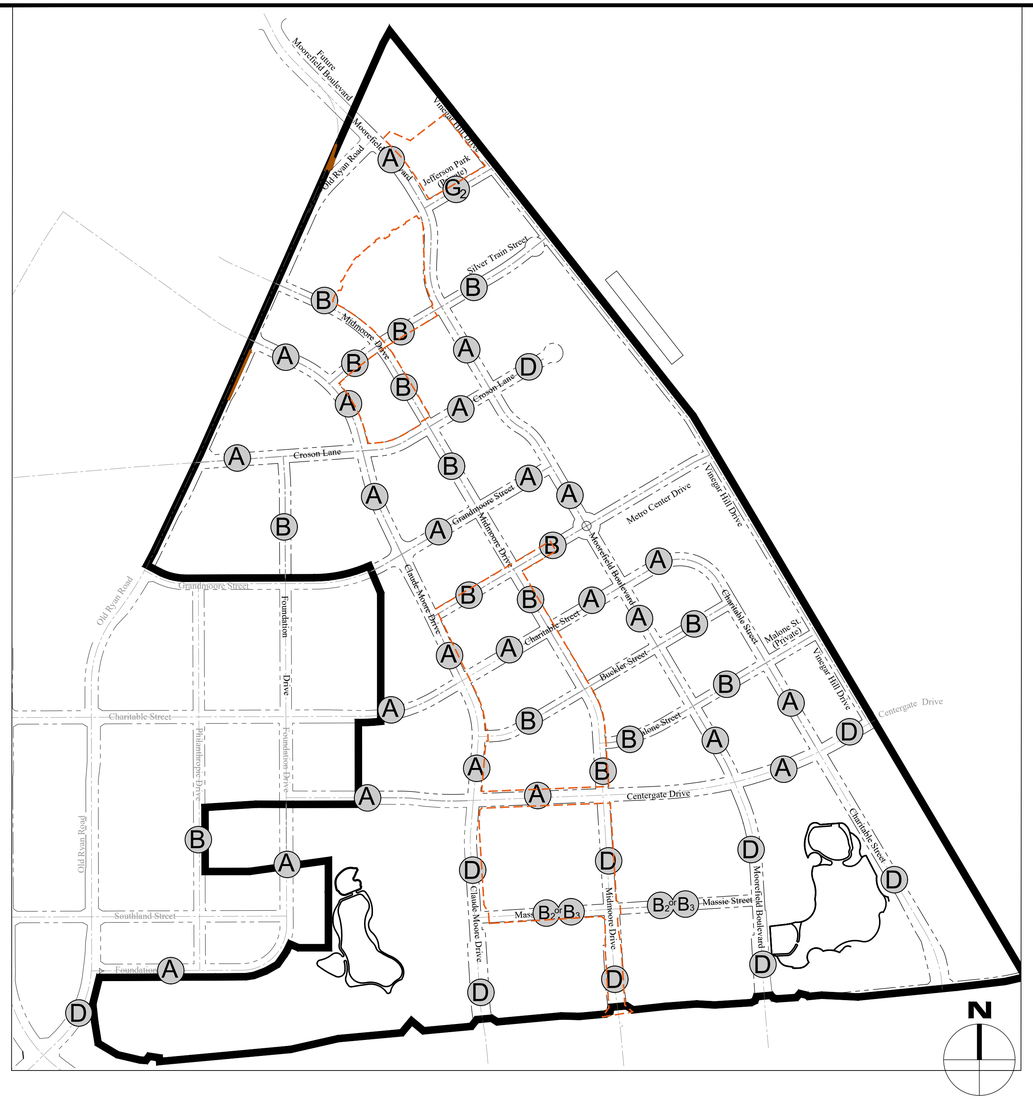
MOOREFIELD
FINAL DEVELOPMENT PLAN
BROAD RUN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

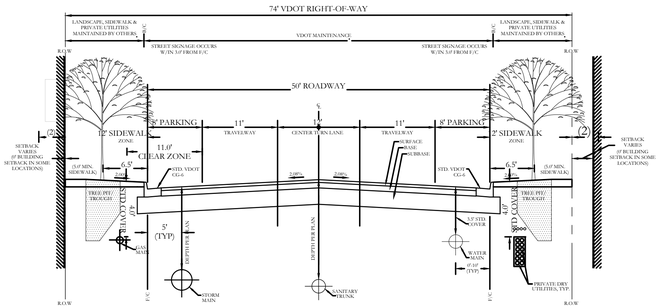
REVISION BLOCK

08/30/22	3rd REFERRAL COMMENTS
08/11/22	2nd REFERRAL COMMENTS
06/08/22	1st REFERRAL COMMENTS

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DATE: 3/18/2022
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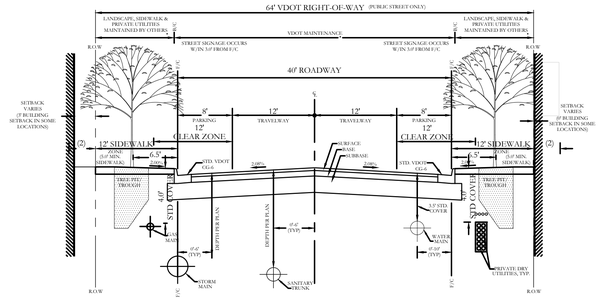




"A" Roadway
(This section Does Not depict nubs at intersection)
VDOT Local Urban Street Section - 20 MPH Design Speed
(NTS)

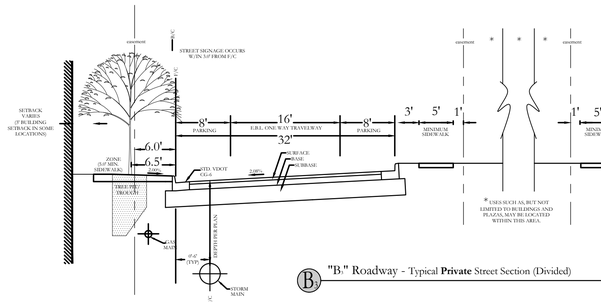
A "A" Roadway - Typical Section

A1 "A" Roadway - Typical Section at Intersections and Section without Parking
74' ROW with 38' Face of Curb to Face of Curb

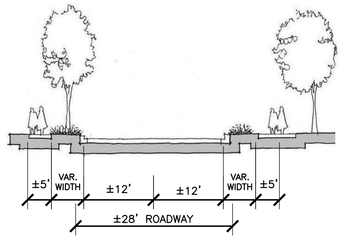


B "B." Roadway - Typical Section at Intersections and Section without Parking
64' ROW with 30' Face of Curb to Face of Curb

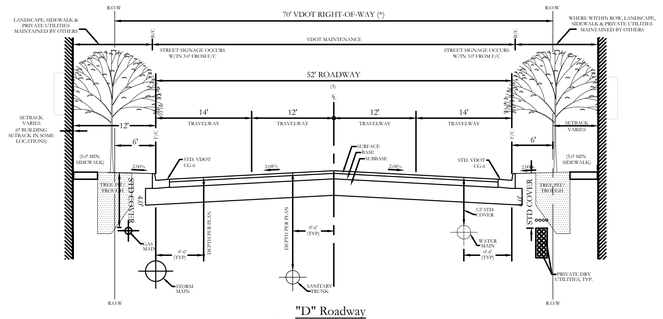
B2 "B." Roadway - Typical **Private** Street Section (Undivided)



B3 "B." Roadway - Typical **Private** Street Section (Divided)



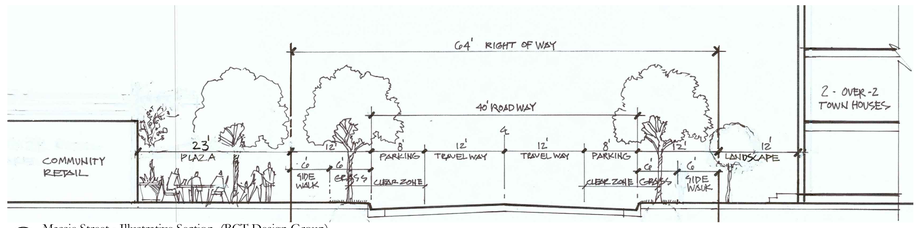
G2 "G2" Roadway
- **Typical Section (Private)**
- **Optional On-Street Parking**



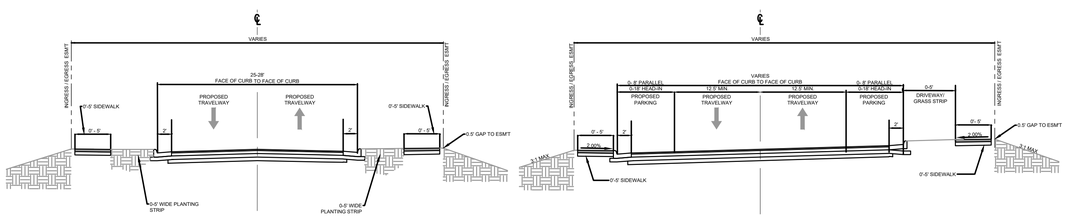
"D" Roadway
Mid-block Typical Section
VDOT Local Urban Street Section - 20 MPH Design Speed
(NTS)

D "D" Roadway - Typical Section

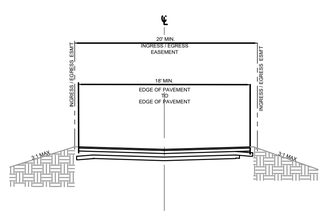
* Proposed Raised Median at Loudoun County Parkway with Dual Left Turns



1 Massie Street - Illustrative Section (BCT Design Group)



2 Private Roadway



3 Private Alley

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TYPICAL STREET SECTIONS

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REVISION BLOCK	
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06/08/22	1st REFERRAL COMMENTS

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SCALE:
SHEET: 17 OF 21
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MULTI-FAMILY
(Wrap) Illustrative by: Ci Design



MIXED USE
(Wrap) Illustrative by: DCS Design



MIXED USE
(Wrap) Illustrative by: DCS Design



MIXED USE
(Wrap) Illustrative by: DCS Design



MULTI-FAMILY
(2 over 2) Illustrative by: Lessard Design



MULTI-FAMILY
(Podium) Illustrative by: KTGY

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TYPICAL ARCHITECTURAL ELEVATIONS

MOOREFIELD
FINAL DEVELOPMENT PLAN
BROAD RUN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

REVISION BLOCK	
3rd REFERRAL COMMENTS	08/30/22
2nd REFERRAL COMMENTS	08/11/22
1st REFERRAL COMMENTS	06/08/22

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MULTI-FAMILY
(Wrap) Illustrative by: BCT Design Group



MULTI-FAMILY
(Condo Building) Illustrative by: BCT Design Group



MULTI-FAMILY
(Wrap) Illustrative by: NVR, Inc.



MIXED USE
(Block D6) Illustrative by: KTGY



MULTI-FAMILY
(2 over 2) Illustrative by: NVR



MULTI-FAMILY
(2 over 2) Illustrative by: NVR

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TYPICAL ARCHITECTURAL ELEVATIONS

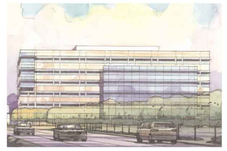
MOOREFIELD
FINAL DEVELOPMENT PLAN
BROAD RUN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

REVISION BLOCK	
08/30/22	3rd REFERRAL COMMENTS
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SHEET: 19 OF 21
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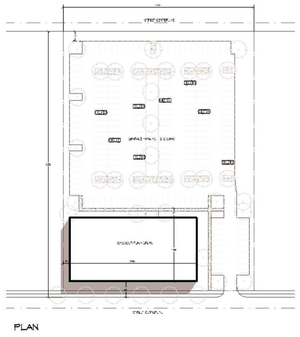
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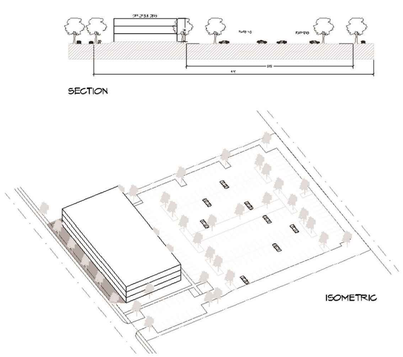
TYPOLOGY: COMMERCIAL



Total Building Area:
60,000 sf (3 floors @ 20,000sf)
Total Land Area:
3.4 acres / 148,500 sf
Building Height:
approximately 40'
Building Use:
Mixed-Use Office, Commercial, Retail
Building Placement:
Lot dimensions shown 300'x420'
Front Setback:
3' minimum from ROW
Parking Location:
Parking will be in the rear or side

This building type can be utilized when a lower FAR is desired or required. It should be located in a less urban area that allows for larger areas for surface parking. In general it will be a mixed-use building with retail occupying the street level with office space above.





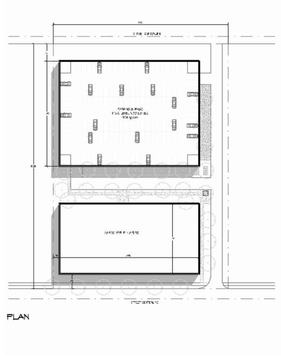
The building and lot configuration is shown to illustrate typical market driven building massing, parking requirements and general efficient site configuration.

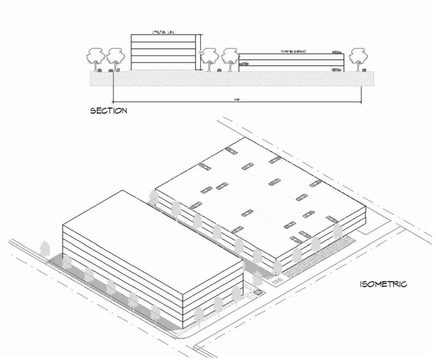
TYPOLOGY: COMMERCIAL



Total Building Area:
144,000 sf (5 floors @ 28,800sf)
Total Land Area:
3.4 acres / 148,500 sf
Building Height:
approximately 55'
Building Use:
Mixed-Use Office, Commercial,Retail
Building Placement:
Lot dimensions shown 300'x420'
Front Setback:
3' minimum from ROW
Parking Location:
Parking will be in the rear or side

This building type is flexible. Parking may be accommodated in a garage, and in such circumstances as an urban setting is recommended. Again, retail can occupy the ground floor, activating the adjacent public realm and street.





The building and lot configuration is shown to illustrate typical market driven building massing, parking requirements and general efficient site configuration.

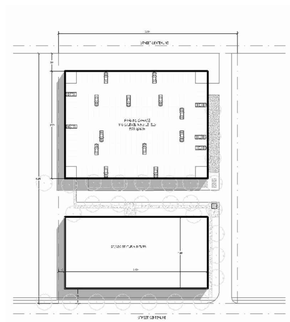
TYPOLOGY: COMMERCIAL

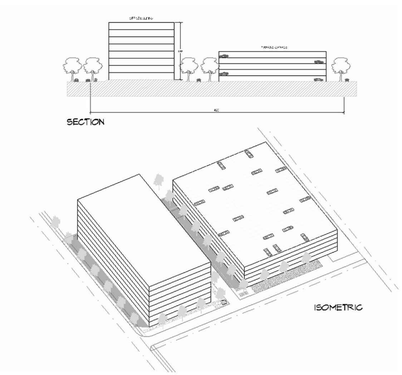


Total Building Area:
230,400 sf (8 floors @ 28,800 sf)
Total Land Area:
3.4 acres / 148,500 sf
Building Height:
approximately 95'
Building Use:
Mixed-Use Office, Commercial, Retail
Building Placement:
Lot dimensions shown 300'x420'
Front Setback:
3' minimum from ROW
Parking Location:
Parking will be in the rear of lot

This building type should be located in areas designated with higher density. Uses within this building should be mixed.

The building and lot configuration is shown to illustrate typical market driven building massing, parking requirements and general efficient site configuration.



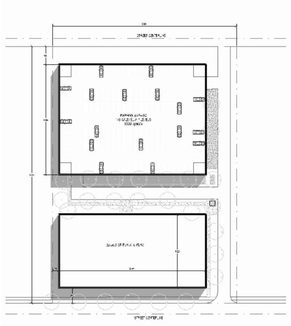


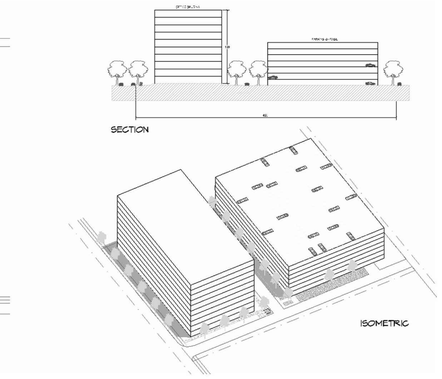
TYPOLOGY: COMMERCIAL



Total Building Area:
288,00 sf (10 floors @ 28,800 sf)
Total Land Area:
3.4 acres / 148,500 sf
Building Height:
approximately 120'
Building Use:
Mixed-Use Office, Commercial, Retail
Building Placement:
Lot dimensions shown 300'x420'
Front Setback:
3' minimum from ROW
Parking Location:
Parking will be in the rear of lot

This building type should be located in areas designated with higher density. Uses within this building should be mixed.





GENERAL NOTES

1. Non-Residential building elevations depicted are from approved ZCPA-2017-0007.
2. Building statistics (Area, Height, etc...) noted are purely illustrative examples of relative design characteristics for the various scale of buildings which will be constructed.

Dewberry
Dewberry Engineers Inc.
1500 Edwards Ferry Road
Suite 200
Leesburg, VA 20176-6680
703.771.8004

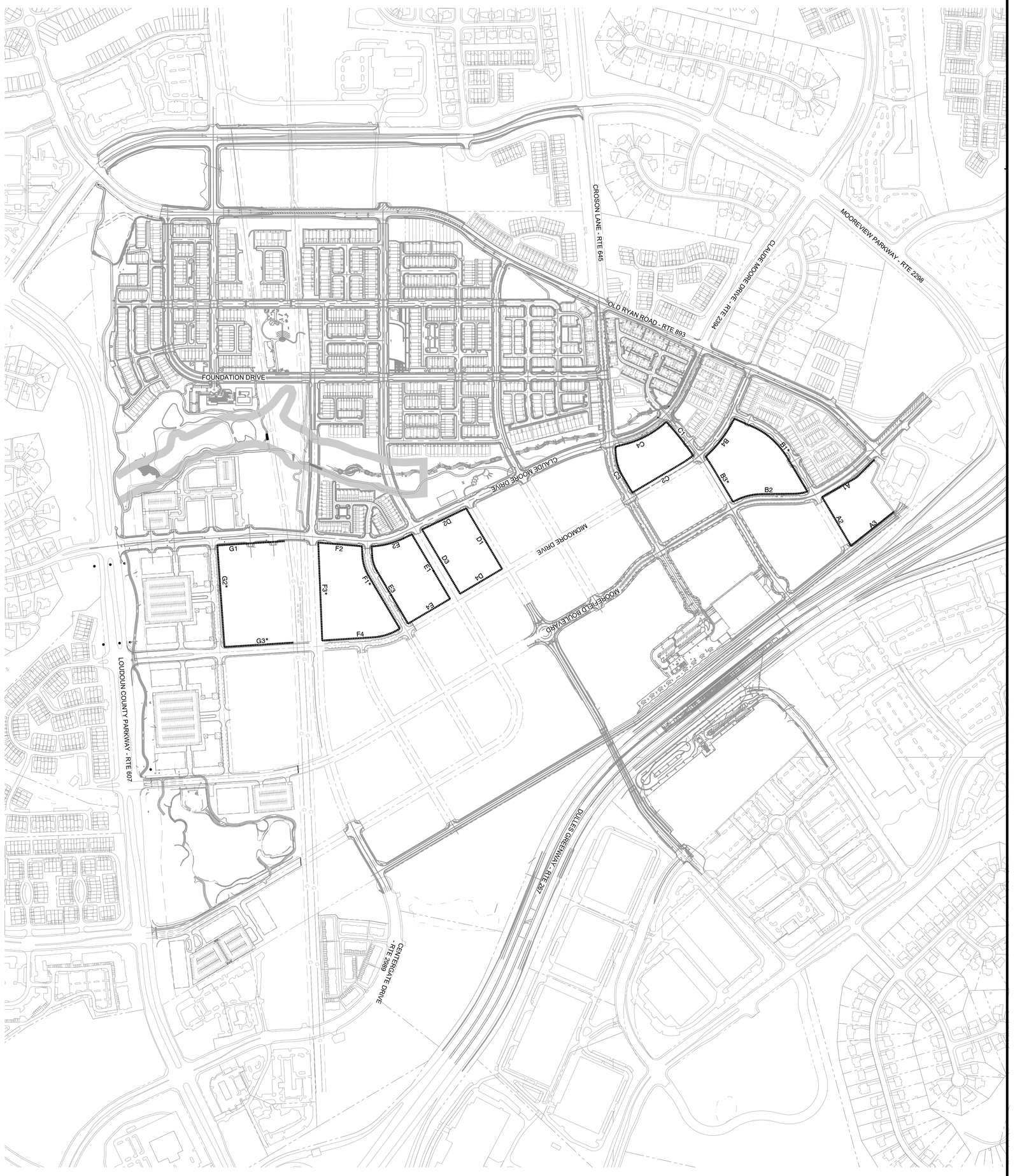
TYPICAL ARCHITECTURAL ELEVATIONS

MOOREFIELD
FINAL DEVELOPMENT PLAN
BROAD RUN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

REVISION BLOCK		
3rd REFERRAL COMMENTS	08/30/22	
2nd REFERRAL COMMENTS	06/11/22	
1st REFERRAL COMMENTS	06/08/22	

DRAWN BY: JS
CHECKED BY: RTB
DATE: 3/18/2022
SCALE:
SHEET: 20 OF 21
FILE NO. 50058973

Plotted: Aug 30, 2022 at 12:15am
\\lee-fs\leesburg\Projects\50058973\CAD\Civil\planning-ia\deliverables\2022-fidp\deliverables\21 AVERAGE BLOCK LENGTH.dwg



N

0 150' 300' 600'
SCALE: 1" = 300'

	A	B	C	D	E	F	G
1	426.10	351.41*	284.02	463.18	493.16	303.10*	417.73
2	373.36	500.32	469.94	322.24	279.37	288.19	335.12*
3	360.11	174.04*	352.58	491.46	571.20	322.52*	212.73*
4	314.45	349.86	321.00	321.00	321.00	522.26	

AVERAGE: 396.08

*Secondary vehicle access provided. Half of block length

REVISION BLOCK	
08/30/22	3rd REFERRAL COMMENTS
08/11/22	2nd REFERRAL COMMENTS
06/08/22	1st REFERRAL COMMENTS

MOOREFIELD
FINAL DEVELOPMENT PLAN
BROAD RUN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

AVERAGE BLOCK LENGTH

Dewberry
Dewberry Engineers Inc.
1503 Edwards Ferry Road
Suite 200
Leesburg, VA 20176-6680
703.771.8004

DRAWN BY: JS
CHECKED BY: RTB
DATE: 8/18/2022
SCALE: AS NOTED
SHEET: 21 OF 21
FILE NO. 50058973

Tab H:

Attorney's Opinion (MANDATORY)

WILLIAMS MULLEN

Direct Dial: 804.420.6915
adomson@williamsmullen.com

May 13, 2026

TO: Virginia Housing
601 South Belvidere Street
Richmond, Virginia 23220

RE: 2026 Tax Credit Reservation Request (30% present value credits to be paired with Tax-exempt bonds)

Name of Development: Moorefield Station 4
Name of Owner: Moorefield Station 4, LLC

Dear Virginia Housing:

This undersigned firm represents the above-referenced Owner as its counsel. It has received a copy of and has reviewed the completed application package dated May 13, 2026 (of which this opinion is a part) (the "**Application**") submitted to you for the purpose of requesting, in connection with the captioned Development, a reservation of low-income housing tax credits ("**Credits**") available under Section 42 of the Internal Revenue Code of 1986, as amended (the "**Code**"). It has also reviewed Section 42 of the Code, the regulations issued pursuant thereto and such other binding authority as it believes to be applicable to the issuance hereof (the regulations and binding authority hereinafter collectively referred to as the "**Regulations**").

Based upon the foregoing reviews and upon due investigation of such matters as it deems necessary to render this opinion, but without expressing any opinion as to either the reasonableness of the estimated or projected figures or the veracity or accuracy of the factual representations set forth in the Application, the undersigned is of the opinion that:

1. It is more likely than not that the inclusion in eligible basis of the Development of such cost items or portions thereof, as set forth in the Hard Costs and Owners Costs section of the Application form, complies with all applicable requirements of the Code and Regulations.

2. The calculations (a) of the Maximum Allowable Credit available under the Code with respect to the Development and (b) of the Estimated Qualified Basis of each building in the Development comply with all applicable requirements of the Code and regulations, including the selection of credit type implicit in such calculations.

3. The information set forth in the Unit Details section of the Application form as to proposed rents satisfies all applicable requirements of the Code and Regulations.

4. The site of the captioned Development is controlled by the Owner, as identified in the Site Control section of the Application.

5. Based solely upon my review of (i) the Applicant's operating agreement; (ii) any certifications, resolutions, or consents provided to me by the Applicant; and (iii) such operating agreements, partnership agreements, bylaws, or other organizational documents of the Applicant's Principals which I deemed necessary to issue this Opinion (none of which are attached

to this Opinion), the individuals identified on the list attached as Exhibit A are duly authorized to execute documents on behalf of the Applicant, to the best of my knowledge and belief.

Finally, the undersigned is of the opinion that, if all information and representations contained in the Application and all current law were to remain unchanged, upon the placement in service of each building of the Development, the Owner would be eligible under the applicable provisions of the Code and the Regulations to an allocation of Credits in the amount(s) requested in the Application.

This opinion is rendered solely for the purpose of inducing the Virginia Housing Development Authority ("**Virginia Housing**") to issue a reservation of Credits to the Owner. Accordingly, it may be relied upon only by Virginia Housing and may not be relied upon by any other party for any other purpose.

This opinion was not prepared in accordance with the requirements of Treasury Department Circular No. 230. Accordingly, it may not be relied upon for the purpose of avoiding U.S. Federal tax penalties or to support the promotion or marketing of the transaction or matters addressed herein.

Williams Mullen



By: _____
Its: Shareholder

EXHIBIT A
TO
ATTORNEY'S OPINION LETTER

Based solely upon my review of (i) the Applicant's [operating agreement / partnership agreement]; (ii) any certifications, resolutions, or consents provided to me by the Applicant; and (iii) such operating agreements, partnership agreements, bylaws, or other organizational documents of the Applicant's Principals which I deemed necessary to issue this Opinion (none of which are attached to this Opinion or included within this Exhibit), the individuals identified below are duly authorized to execute documents on behalf of the Applicant, to the best of my knowledge and belief.

	NAME	TITLE
1	Stephen P. Wilson	President – Virginia Office of SCG Capital Corp., the sole member of SCG Development Manager, LLC, the managing member of SCG Development Partners, LLC, the managing member of Moorefield Station 4 MM, LLC, the managing member of Moorefield Station 4, LLC

WILLIAMS MULLEN

Direct Dial: 804.420.6915
adomson@williamsmullen.com

~~[Insert Date]~~
May 13, 2026

TO: Virginia Housing
601 South Belvidere Street
Richmond, Virginia 23220

RE: 2026 Tax Credit Reservation Request (30% present value credits to be paired with Tax-exempt bonds)

Name of Development: Moorefield Station 4
Name of Owner: Moorefield Station 4, LLC

Dear Virginia Housing:

This undersigned firm represents the above-referenced Owner as its counsel. It has received a copy of and has reviewed the completed application package dated ~~_____~~May 13, 2026 (of which this opinion is a part) (the "**Application**") submitted to you for the purpose of requesting, in connection with the captioned Development, a reservation of low-income housing tax credits ("**Credits**") available under Section 42 of the Internal Revenue Code of 1986, as amended (the "**Code**"). It has also reviewed Section 42 of the Code, the regulations issued pursuant thereto and such other binding authority as it believes to be applicable to the issuance hereof (the regulations and binding authority hereinafter collectively referred to as the "**Regulations**").

Based upon the foregoing reviews and upon due investigation of such matters as it deems necessary to render this opinion, but without expressing any opinion as to either the reasonableness of the estimated or projected figures or the veracity or accuracy of the factual representations set forth in the Application, the undersigned is of the opinion that:

1. It is more likely than not that the inclusion in eligible basis of the Development of such cost items or portions thereof, as set forth in the Hard Costs and Owners Costs section of the Application form, complies with all applicable requirements of the Code and Regulations.

~~2. [Select One]~~
2. The calculations (a) of the Maximum Allowable Credit available under the Code with respect to the Development and (b) of the Estimated Qualified Basis of each building in the Development comply with all applicable requirements of the Code and regulations, including the selection of credit type implicit in such calculations.

~~OR~~
~~Assuming that you designate the buildings in the Development as being in a difficult development area pursuant to Code Section 42(d)(5)(B)(v), the calculations (a) of the Maximum Allowable Credit available under the Code with respect to the Development and (b) of the Estimated Qualified Basis of each building in the Development comply with all applicable requirements of the Code and regulations, including the selection of credit type implicit in such calculations.~~

~~3. [Select One]~~

3. The information set forth in the Unit Details section of the Application form as to proposed rents satisfies all applicable requirements of the Code and Regulations.

OR

The information set forth in the Unit Details section of the Application form as to proposed rents exceeds the Code rent restrictions; however, the Development will satisfy all applicable requirements of the Code and Regulations due to subsidies such that no tenant will pay rents in excess of what is dictated by the Code and Regulations.

4. The site of the captioned Development is controlled by the Owner, as identified in the Site Control section of the Application.

5. Based solely upon my review of (i) the Applicant's [operating agreement / partnership agreement]; (ii) any certifications, resolutions, or consents provided to me by the Applicant; and (iii) such operating agreements, partnership agreements, bylaws, or other organizational documents of the Applicant's Principals which I deemed necessary to issue this Opinion (none of which are attached to this Opinion), the individuals identified on the list attached as Exhibit A are duly authorized to execute documents on behalf of the Applicant, to the best of my knowledge and belief.

6. [Delete if inapplicable] The type of the nonprofit organization involved in the Development is an organization described in Code Section 501(c)(3) or 501(c)(4) and exempt from taxation under Code Section 501(a), whose purposes include the fostering of low-income housing.

7. [Delete if inapplicable] The nonprofit organizations' ownership interest in the development is as described in the Nonprofit Involvement section of the Application form.

8. [Delete if inapplicable] It is more likely than not that the representations made in the Rehab Information section of the Application form as to the Development's compliance with or exception to the Code's minimum expenditure requirements for rehabilitation projects are correct.

9. [Delete if inapplicable] After reasonable investigation, the undersigned has no reason to believe that the representations made under the Rehab Information (Ten-Year Rule) section of the Application form as to the Development's compliance with or eligibility for exception to the ten-year "look-back rule" requirement of Code §42(d)(2)(B) are not correct.

Finally, the undersigned is of the opinion that, if all information and representations contained in the Application and all current law were to remain unchanged, upon the placement in service of each building of the Development, the Owner would be eligible under the applicable provisions of the Code and the Regulations to an allocation of Credits in the amount(s) requested in the Application.

This opinion is rendered solely for the purpose of inducing the Virginia Housing Development Authority ("**Virginia Housing**") to issue a reservation of Credits to the Owner. Accordingly, it may be relied upon only by Virginia Housing and may not be relied upon by any other party for any other purpose.

This opinion was not prepared in accordance with the requirements of Treasury Department Circular No. 230. Accordingly, it may not be relied upon for the purpose of

avoiding U.S. Federal tax penalties or to support the promotion or marketing of the transaction or matters addressed herein.

Williams Mullen

(Add)



By: _____

Its: Shareholder

EXHIBIT A
TO
ATTORNEY'S OPINION LETTER

Based solely upon my review of (i) the Applicant's [operating agreement / partnership agreement]; (ii) any certifications, resolutions, or consents provided to me by the Applicant; and (iii) such operating agreements, partnership agreements, bylaws, or other organizational documents of the Applicant's Principals which I deemed necessary to issue this Opinion (none of which are attached to this Opinion or included within this Exhibit), the individuals identified below are duly authorized to execute documents on behalf of the Applicant, to the best of my knowledge and belief.

	NAME	TITLE
1	Stephen P. Wilson	President – Virginia Office of SCG Capital Corp., the sole member of SCG Development Manager, LLC, the managing member of SCG Development Partners, LLC, the managing member of Moorefield Station 4 MM, LLC, the managing member of Moorefield Station 4, LLC
~~2~~		
~~3~~		
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~~16~~		
~~17~~		
~~18~~		
~~19~~		
~~20~~		

Tab I:

Nonprofit Questionnaire (MANDATORY for points or pool)

NOTE: The following documents need not be submitted unless requested by Virginia Housing:

-Nonprofit Articles of Incorporation

-IRS Documentation of Nonprofit Status

-Joint Venture Agreement (if applicable)

-For-profit Consulting Agreement (if applicable)

This deal does not require information behind this tab.

Tab J:

Relocation Plan and Unit Delivery Schedule

(MANDATORY-Rehab)

This deal does not require information behind this tab.

Tab K:

Documentation of Development Location:

This deal does not require information behind this tab.

Tab K.1

Revitalization Area Certification

Virginia Housing

Revitalization Area

General Instructions

To qualify for revitalization area points available under the QAP (13 VAC 180-60(E)(2)(c)), select one of the following and provide sufficient supporting documentation:

1. The development is located in either of the following, as defined by HUD: a Qualified Census Tract; or a Targeted Area, wherein 70% or more of the families have incomes which are ≤ 80% statewide median income [NOTE: these census tracts are included in the definition of Targeted Area for single-family lending purposes but do not include ACEDS].

2. The development is located in a redevelopment area, conservation area or rehabilitation district created by a city or county, pursuant to VA Code §36-1 et seq. Documentation must (a) demonstrate that area exists at the time of application; (b) accurately depict area boundaries; and (c) clearly show that the proposed development lies or will lie within those boundaries.

3. The development is located in a revitalization area designated by resolution adopted pursuant to the terms of VA Code § 36-55.30:2 for the purpose of enabling Virginia Housing to provide financing to either a mixed-income or mixed-income/mixed-use development. Documentation must include a resolution from the locality supporting the development's s location within the revitalization area. Please contact Rental Housing development to obtain the appropriate form resolution.

4. The development is located in a Housing Rehabilitation Zone established through an ordinance created by a city, county or town pursuant to VA Code §36-55.64. Documentation must include a copy of the ordinance with support that the development lies within the Rehabilitation Zone.

5. The development is located in an opportunity zone designated by the Commonwealth pursuant to the Federal Tax Cuts and Jobs Act of 2017 (PL 115-97) and has a binding commitment of funding acceptable to Virginia Housing.

6. The development is located in a jurisdiction that confirms that the development, as proposed to be constructed or rehabilitated, will utilize new or existing housing as part of a community revitalization plan. Must use Virginia Housing's Community Revitalization Plan Form Letter.

7. The development is located on land owned by federally recognized or Virginia-recognized Tribal Nations located within the present-day external boundaries of the Commonwealth.

Community Revitalization Plan Form Letter

13 VAC 180-60(E)(2)(c)(6)

General Instructions:

1. The Community Revitalization Plan Form should be signed by any of the following individuals or authorized officers of any of the following offices within the jurisdiction where the Development will be located:

    - City Manager/County Executive
    - Office of Housing
    - Office of Planning
    - Office of Zoning
    - Economic Development Authority
    - Local Housing Authority
    - Other official or office deemed acceptable by Virginia Housing

2. Owner/Applicant should fill in all requested information on the form letter, except for the signature page:
    - 'Development Address' should correspond to I.A.2 on page 1 of the application and Zoning Certification.
    - 'Proposed Improvements' should correspond with I.B & D and III.A of the application and Zoning Certification.

3. Authorized signer should complete and execute the signature page.

If you have any questions, please contact the Tax Credit Allocation Department at: taxcreditapps@virginiahousing.com

Community Revitalization Plan Form Letter
13 VAC 180-60(E)(2)(c)(6)

DATE: May 8, 2026

TO: Virginia Housing
601 South Belvidere Street
Richmond, VA 23220

RE: Community Revitalization Plan Form

Name of Development: Moorefield Station 4

Name of Owner/Applicant: Moorefield Station 4, LLC

Name of Seller/Current Owner: Claude Moore Charitable Foundation

DEVELOPMENT DESCRIPTION:

Development Address:

Parcel E-24 (2.9 acres) at intersection of Moorefield Blvd & Jefferson Park St.

Parcel ID 120403361000 in the Loudoun County real estate assessment map.

Proposed Improvements:

New Construction:	# Units	128	# Buildings	1	Total Floor Area	178,822.71
Adaptive Reuse	# Units		# Buildings		Total Floor Area	
Rehabilitation:	# Units		# Buildings		Total Floor Area	

The Owner/Applicant listed above has asked this office to complete this form letter regarding the proposed Development described herein. This form letter will be used by Virginia Housing Development Authority for the sole purpose of determining whether the Development qualifies for points available under Virginia Housing's Qualified Allocation Plan for housing tax credits.

Accordingly, as indicated by my signature below, it is my opinion that the Development described above, as proposed to be constructed or rehabilitated, will utilize new or existing housing that conforms with the community's revitalization plan.

Signature

Eric Keeler

Printed Name

Director, Loudoun County Dept. of Housing & Community Development

Title

571-627-6450

Phone

5-12-26

Date

NOTES TO LOCALITY:

1. Return this form letter to the Owner/Applicant for inclusion in the tax credit application package.
2. Any change in this form may result in disqualification of the application.
3. If you have any questions, please contact the Tax Credit Allocation Department at taxcreditapps@virginiahousing.com.

Tab K.2

Surveyor's Certification of Proximity to Public Transportation using Virginia Housing template

Virginia Housing

Surveyor's Certification of Proximity to Transportation

General Instructions

1. This form must be included with the Application.
2. Any change in this form may result in a reduction of points under the scoring system.
3. If you have any questions, please contact the Tax Credit Allocation Department at taxcreditapps@virginiahousing.com.

Date: May 1, 2026

TO: Virginia Housing

601 South Belvidere Street

Richmond, Virginia 23220 2025 Tax Credit Reservation Request

Name of Development _____

Name of Owner _____

RE:

Moorefield Station 4

Moorefield Station 4, LLC

Ladies and Gentlemen:

This letter is submitted to you in support of the Owner's Application for Reservation of Low Income Housing Tax Credits under Section 42 of the Internal Revenue Code of 1986, as amended.

Based upon due investigation of the site and any other matters as it deemed necessary this firm certifies that: the main street boundary entrance to the property is within:

☑ 2,640 feet or ½ mile of the nearest access point to an existing commuter rail, light rail or subway station; OR

☐ 1,320 feet or ¼ mile of the nearest access point to an existing public bus stop or a public bus stop to be built in accordance with existing proffers. If the public bus stop is proffered, include copy of executed proffers with this form.

Firm Name Dewberry

By Andrew Kioko, P.E. (0402050348)

Its Associate Vice President

Title

Digitally signed by Andrew K Kioko
Date: 2026.05.06 06:35:16-04'00'

Tab L:

PHA / Section 8 Notification Letter

This deal does not require information behind this tab.

Tab M:

Intentionally Blank

This deal does not require information behind this tab.

Tab N:

Homeownership Plan

This deal does not require information behind this tab.

Tab O:

Plan of Development Certification Letter

This deal does not require information behind this tab.

Tab P:

Zero Energy or Passive House documentation for prior allocation by this developer

This deal does not require information behind this tab.

Tab Q:

Documentation of Rental Assistance, Tax Abatement and/or existing RD or HUD Property

This deal does not require information behind this tab.

Tab R:

Documentation of Utility Allowance calculation



Energy & Utility Allowance Analysis

Moorefield Station 4

43500 Moorefield Blvd
Ashburn, VA 20148

(Known as parcel E-24 (approx. 2.9 acres) at the intersection of Moorefield Blvd. and Jefferson Park Street, noted with Parcel ID 120403361000 in the Loudoun County Real Estate Assessment map.)

SUSTAINABLE BUILDING PARTNERS

Report v1.0

May 1, 2026

2701 Prosperity Ave, Ste. 100
Fairfax, Virginia 22031

www.sustainbldgs.com

Table of Contents

..... 1

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Purpose 3

Methodology 3

Energy Usage Budget & Utility Allowance Statement 4

Utilities Cost Breakdown 6

Appendix A: Energy Simulation Output Reports 7

Appendix B: Modeled Utility Rate Schedule 17

Disclaimer: This analysis is not intended to predict the absolute energy consumption of the proposed facility, but rather it is intended to estimate order of magnitude savings for alternative systems and building options based on refined assumptions, building performance metrics and energy modeling expertise. Change in weather conditions, operational characteristics, end-user, miscellaneous electrical loads, controls alterations and other unpredictable metrics prevent the model from accurately predicting the actual annual energy consumption of any facility.

Purpose

Sustainable Building Partners, LLC (SBP) has developed several energy simulations using the Ekotrope™ software for **Moorefield Station 4** located at 43500 Moorefield Blvd, Ashburn, VA (known as Parcel E-24, approx. 2.9 acres at the intersection of Moorefield Blvd. and Jefferson Park Street noted with Parcel ID 120403361000 in the Loudoun County Real Estate Assessment Map). These models are developed to estimate utility use and cost for a utility allowance.

Methodology

For this analysis, SBP is utilizing the Ekotrope™ software version 4.2.3 to generate the estimated utility use and cost. Ekotrope™ is also used for HERS ratings and for Energy Star certifications. This software accounts for factors including unit size, building orientation, design materials, mechanical systems, appliances and local weather information. Additional information about this software is available at http://www.ekotrope.com.

In order to develop allowances for this property, SBP used a matrix of unit conditions as shown in Table 1 to identify a modeling plan that accounts for differences in orientation and exterior exposure (12 separate Ekotrope™ model runs) as detailed in Table 2. The results of all models were then used to determine typical annual and monthly allowances for each unit type.

Table 1: Unit Matrix

Building	Number of Units
Studio	31
1-Bedroom	47
2-Bedroom	48
3-Bedroom	2
Total	**128**

Table 2: Unit Modeling Plan

Modeled Unit	Level(s)	Orientation
Studio	First	WC
	Mid	WC
	Top	WC
1 Bedroom	First	WC
	Mid	WC
	Top	WC
2 Bedroom	First	WC
	Mid	WC
	Top	WC
3 Bedroom	First	WC
	Mid	WC
	Top	WC

Total Unit Types to be Modeled	Total Model Runs
4	12

Energy Usage Budget & Utility Allowance Statement

This section of the report summarizes the results of the energy simulations for all typical apartment units at Moorefield Station 4. Table 3 of this report details the estimated monthly utility paid directly by the tenants. Monthly electric cost is calculated using energy model and water and sewer costs are calculated based on the total water consumption from the fixtures provided for proposed design. DOAS heating and cooling costs are not represented as tenant expenditures since it is a central system.

Table 3: Estimated Utility Allowance Summary (Tenant Direct Expenditures)

Utilities	Utility Type (1,2)	Paid By	Studio	1-bdr	2-bdr	3-bdr
Heating	Electric	Tenant	$18.82	$20.75	$25.64	$30.25
Air Conditioning	Electric	Tenant	$5.71	$6.29	$7.78	$9.18
Cooking	Electric	Tenant	$5.30	$5.84	$7.22	$8.52
Lighting	Electric	Tenant	$32.05	$35.33	$43.65	$51.51
Hot Water	Electric	Tenant	$15.62	$17.21	$21.27	$25.10
Water	-	Tenant	$18.89	$20.66	$22.44	$24.23
Sewer	-	Tenant	$22.29	$25.77	$29.27	$32.76
Trash	-	Owner	N/A	N/A	N/A	N/A
Total UA Cost			**$118.68**	**$131.85**	**$157.27**	**$181.55**

The average utility cost breakdown for all the modeled units is represented in Figure 1 below. Note that costs will vary by unit and condition and the information below is intended to provide a rough order of magnitude breakdown that may be helpful to building ownership and tenants. Additional details of cost and end-use breakdowns are available in the Appendix of this report.

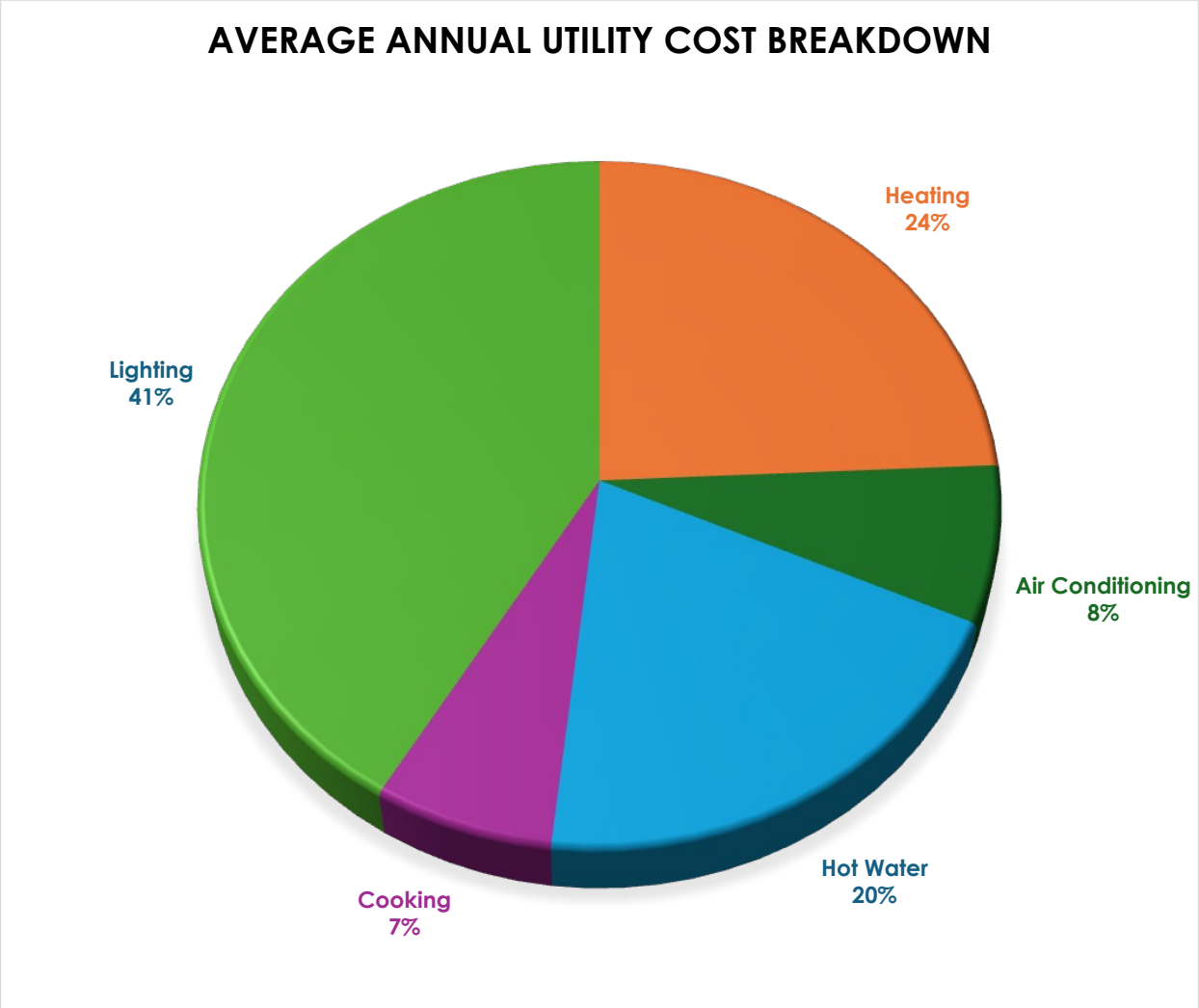


Figure 1: Average Annual Utility Use Break Down for Units.

Utilities Cost Breakdown

Electricity
The units are individually metered and will be charged under Dominion Energy Schedule 1 -Basic Residential Rates as detailed in Table 4 below. The calculated aggregate utility rate will vary for each unit given the block charges. The utility rate is current as of 01/01/2026 and was sourced from the website of Dominion Energy. https://www.dominionenergy.com/virginia/rates-and-tariffs/residential-rates

Table 4: Rate Schedule

Dominion Energy Residential Schedule R			
Customer Charge		$7.58/unit-month	
	kWh	**Summer**	**Winter**
Generation	First 800	$0.031212/kWh	$0.030064/kWh
	800+	$0.046243/kWh	$0.026965/kWh
Transmission	All	$0.0097/kWh	
Distribution	First 800	$0.035690/kWh	$0.035690/kWh
	800+	$0.023596kWh	$0.023596/kWh
Riders[1]	All Applicable Riders	$0.082502	
Tax	Sales, Use, Consumption Surcharge Tax	$0.002486	
Total	First 800	$0.16067/kWh	$0.1595/kWh
	800+	$0.16360/kWh	$0.1443/kWh

1) Riders

Appendix A: Energy Simulation Output Reports

Detailed Ekotrope™ utility cost output calculations are provided for each modeled unit below.

Fuel Summary

Property
, VA

Moorefield Station studio-Studio-1st Fl

Organization
Sustainable Building Partners, L
Scott Atkinson
703-970-2890

Builder

Inspection Status
Results are projected

Annual Energy Cost

Electric	$925

Annual End-Use Cost

Heating	$152
Cooling	$36
Water Heating	$200
Lights & Appliances	$446
Onsite Generation	-$0
Service Charges	$91
Total	$925

Annual End-Use Consumption

Heating [Electric kWh]	953.7
Cooling [Electric kWh]	223.0
Hot Water [Electric kWh]	1,248.2
Lights & Appliances [Electric kWh]	2,792.2
Total [Electric kWh]	5,217.1
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.13
Peak Summer kW	0.86

Utility Rates

Electricity	Dominion Energy-Jan-2026

Ekotrope RATER - Version 4.2.3.3812
All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Fuel Summary

Property
, VA

Moorefield Station studio-
Studio-Middle Fl

Organization
Sustainable Building Partners, L
Scott Atkinson
703-970-2890

Builder

Inspection Status
Results are projected

Annual Energy Cost

Electric	$917

Annual End-Use Cost

Heating	$136
Cooling	$44
Water Heating	$199
Lights & Appliances	$446
Onsite Generation	-$0
Service Charges	$91
Total	$917

Annual End-Use Consumption

Heating [Electric kWh]	853.0
Cooling [Electric kWh]	274.2
Hot Water [Electric kWh]	1,247.3
Lights & Appliances [Electric kWh]	2,792.2
Total [Electric kWh]	5,166.7
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.03
Peak Summer kW	0.84

Utility Rates

Electricity	Dominion Energy-Jan-2026

Ekotrope RATER - Version 4.2.3.3812
All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Fuel Summary

Property
, VA

Moorefield Station studio-Studio-Top Fl

Organization
Sustainable Building Partners, L
Scott Atkinson
703-970-2890

Builder

Inspection Status
Results are projected

Annual Energy Cost

Electric	$974

Annual End-Use Cost

Heating	$180
Cooling	$56
Water Heating	$199
Lights & Appliances	$446
Onsite Generation	-$0
Service Charges	$91
Total	$974

Annual End-Use Consumption

Heating [Electric kWh]	1,130.8
Cooling [Electric kWh]	350.8
Hot Water [Electric kWh]	1,247.8
Lights & Appliances [Electric kWh]	2,792.2
Total [Electric kWh]	5,521.6
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.18
Peak Summer kW	0.87

Utility Rates

Electricity	Dominion Energy-Jan-2026

Ekotrope RATER - Version 4.2.3.3812
All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Fuel Summary

Property
, VA

Moorefield Station 2br
2br-1st Fl

Organization
Sustainable Building Partners, L
Scott Atkinson
703-970-2890

Builder

Inspection Status
Results are projected

Annual Energy Cost

Electric	$1,272

Annual End-Use Cost

Heating	$299
Cooling	$63
Water Heating	$268
Lights & Appliances	$550
Onsite Generation	-$0
Service Charges	$91
Total	$1,272

Annual End-Use Consumption

Heating [Electric kWh]	1,888.0
Cooling [Electric kWh]	395.2
Hot Water [Electric kWh]	1,683.1
Lights & Appliances [Electric kWh]	3,450.6
Total [Electric kWh]	7,417.0
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.80
Peak Summer kW	1.25

Utility Rates

Electricity	Dominion Energy-Jan-2026

Ekotrope RATER - Version 4.2.3.3812
All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Fuel Summary

Property
, VA

Moorefield Station 2br
2br-Middle Fl

Organization
Sustainable Building Partners, L
Scott Atkinson
703-970-2890

Builder

Inspection Status
Results are projected

Annual Energy Cost

Electric	$1,244

Annual End-Use Cost

Heating	$254
Cooling	$79
Water Heating	$268
Lights & Appliances	$551
Onsite Generation	-$0
Service Charges	$91
Total	$1,244

Annual End-Use Consumption

Heating [Electric kWh]	1,601.0
Cooling [Electric kWh]	490.4
Hot Water [Electric kWh]	1,682.2
Lights & Appliances [Electric kWh]	3,450.6
Total [Electric kWh]	7,224.3
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.65
Peak Summer kW	1.22

Utility Rates

Electricity	Dominion Energy-Jan-2026

Ekotrope RATER - Version 4.2.3.3812
All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Fuel Summary

Property
, VA

Moorefield Station 2br
2br-Top Fl

Organization
Sustainable Building Partners, L
Scott Atkinson
703-970-2890

Builder

Inspection Status
Results are projected

Annual Energy Cost

Electric	$1,330

Annual End-Use Cost

Heating	$323
Cooling	$98
Water Heating	$268
Lights & Appliances	$550
Onsite Generation	-$0
Service Charges	$91
Total	$1,330

Annual End-Use Consumption

Heating [Electric kWh]	2,041.1
Cooling [Electric kWh]	611.8
Hot Water [Electric kWh]	1,682.5
Lights & Appliances [Electric kWh]	3,450.6
Total [Electric kWh]	7,786.0
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.86
Peak Summer kW	1.27

Utility Rates

Electricity	Dominion Energy-Jan-2026

Ekotrope RATER - Version 4.2.3.3812
All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Fuel Summary

Property
, VA

Moorefield Station 3br
3br-1st Fl

Organization
Sustainable Building Partners, L
Scott Atkinson
703-970-2890

Builder

Inspection Status
Results are projected

Annual Energy Cost

Electric	$1,494

Annual End-Use Cost

Heating	$346
Cooling	$79
Water Heating	$344
Lights & Appliances	$634
Onsite Generation	-$0
Service Charges	$91
Total	$1,494

Annual End-Use Consumption

Heating [Electric kWh]	2,210.4
Cooling [Electric kWh]	489.1
Hot Water [Electric kWh]	2,166.8
Lights & Appliances [Electric kWh]	3,987.8
Total [Electric kWh]	8,854.1
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	2.25
Peak Summer kW	1.43

Utility Rates

Electricity	Dominion Energy-Jan-2026

Ekotrope RATER - Version 4.2.3.3812
All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Fuel Summary

Property
, VA

Moorefield Station 3br
3br-Middle Fl

Organization
Sustainable Building Partners, L
Scott Atkinson
703-970-2890

Builder

Inspection Status
Results are projected

Annual Energy Cost

Electric	$1,468

Annual End-Use Cost

Heating	$301
Cooling	$97
Water Heating	$344
Lights & Appliances	$635
Onsite Generation	-$0
Service Charges	$91
Total	$1,468

Annual End-Use Consumption

Heating [Electric kWh]	1,912.8
Cooling [Electric kWh]	605.7
Hot Water [Electric kWh]	2,165.9
Lights & Appliances [Electric kWh]	3,987.8
Total [Electric kWh]	8,672.1
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	2.18
Peak Summer kW	1.40

Utility Rates

Electricity	Dominion Energy-Jan-2026

Ekotrope RATER - Version 4.2.3.3812

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Fuel Summary

Property
, VA

Moorefield Station 3br
3br-Top Fl

Organization
Sustainable Building Partners, L
Scott Atkinson
703-970-2890

Builder

Inspection Status
Results are projected

Annual Energy Cost

Electric	$1,575

Annual End-Use Cost

Heating	$386
Cooling	$121
Water Heating	$343
Lights & Appliances	$633
Onsite Generation	-$0
Service Charges	$91
Total	$1,575

Annual End-Use Consumption

Heating [Electric kWh]	2,464.2
Cooling [Electric kWh]	756.9
Hot Water [Electric kWh]	2,166.2
Lights & Appliances [Electric kWh]	3,987.8
Total [Electric kWh]	9,375.1
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	2.41
Peak Summer kW	1.45

Utility Rates

Electricity	Dominion Energy-Jan-2026

Ekotrope RATER - Version 4.2.3.3812
All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Appendix B: Modeled Utility Rate Schedule

Virginia Electric and Power Company

Schedule 1

RESIDENTIAL SERVICE

I. APPLICABILITY AND AVAILABILITY

This schedule is applicable only to Customers (1) who elect to receive separately metered and billed Electricity Supply Service and Electric Delivery Service from the Company or (2) who are eligible for and elect to purchase Electricity Supply Service from a Competitive Service Provider in accordance with Va. Code § 56-577 A for use in and about (a) a single-family residence, flat or apartment, (b) a combination farm and one occupied single-family residence, flat or apartment, (c) a private residence used as a boarding and/or rooming house with no more than one cooking installation nor more than ten bedrooms, or (d) separately metered service to detached accessory buildings appurtenant to residential dwellings unless such buildings use electricity for commercial or industrial purposes.

A combination residence and farm, having more than one single-family residence, flat or apartment served electricity through a single meter, that was being billed under this schedule prior to April 1, 1971, may continue to be supplied electricity under this schedule provided each such dwelling unit is occupied by the owner or by a tenant working on the farm. Such multiple-residence farms connected on and after April 1, 1971, shall not be served under this schedule.

This schedule is not applicable for (a) individual motors rated over 15 HP, and (b) commercial use as in hotels, public inns, motels, auto courts, tourist courts, tourist camps, or trailer camps.

II. MONTHLY RATE

A. Distribution Service Charges

1. Basic Customer Charge
   Basic Customer Charge $7.58 per billing month.

2. Plus Distribution kWh Charge

   a. Billing Months of June – September

First 800 kWh	@	3.5690¢ per kWh
Over 800 kWh	@	2.3596¢ per kWh

   b. Billing Months of October – May

First 800 kWh	@	3.5690¢ per kWh
Over 800 kWh	@	2.3596¢ per kWh

(Continued)

Filed 12-09-25
Electric-Virginia

Superseding Filing Effective For Usage On and After 01-01-25.
This Filing Effective For Usage On and After 01-01-26.

Virginia Electric and Power Company

Schedule 1

RESIDENTIAL SERVICE

(Continued)

II. MONTHLY RATE (Continued)

3. Plus each Distribution kilowatt-hour used is subject to all applicable riders in the Exhibit of Applicable Riders, including non-bypassable charges.

4. Plus, where the Customer receives service in accordance with Section XXV – NET METERING of the Company's TERMS AND CONDITIONS and where the alternating current capacity of the Renewable Fuel Generator exceeds 15 kW, the Customer shall be billed a Distribution Standby Charge of $4.19 per kW of demand, minus the charge under II.A.2., above, but not less than zero.

B. Electricity Supply (ES) Service Charges

Paragraph II.B. is not applicable to Customers receiving Electricity Supply Service from a Competitive Service Provider, except for non-bypassable charges in the Exhibit of Applicable Riders, as discussed in Paragraph V., below:

1. Generation kWh Charge

a. Billing Months of June – September

First 800 ES kWh	@	3.1212¢ per kWh
Over 800 ES kWh	@	4.6243¢ per kWh

b. Billing Months of October – May

First 800 ES kWh	@	3.0064¢ per kWh
Over 800 ES kWh	@	2.6965¢ per kWh

2. Plus Transmission kWh Charge

a. All kWh @ 0.970¢ per kWh

b. Plus, where the Customer receives service in accordance with Section XXV – NET METERING of the Company's TERMS AND CONDITIONS and where the alternating current capacity of the Renewable Fuel Generator exceeds 15 kW, the Customer shall be billed a Transmission Standby Charge of $1.32 per kW of demand, minus the charge under II.B.2.a., above, but not less than zero.

3. Plus each Electricity Supply kilowatt-hour used is subject to all applicable riders in the Exhibit of Applicable Riders, including non-bypassable charges, as discussed in Paragraph V., below.

(Continued)

Filed 12-09-25
Electric-Virginia

Superseding Filing Effective For Usage On and After 01-01-25.
This Filing Effective For Usage On and After 01-01-26.

Virginia Electric and Power Company

Schedule 1

RESIDENTIAL SERVICE

(Continued)

II. MONTHLY RATE (Continued)

4. Plus, where the Customer receives service in accordance with Section XXV – NET METERING of the Company's TERMS AND CONDITIONS and where the alternating current capacity of the Renewable Fuel Generator exceeds 15 kW, each measured kW of Demand is subject to all applicable riders, included in the Exhibit of Applicable Riders.

C. The minimum charge shall be the Basic Customer Charge in II.A.1., above.

III. DETERMINATION OF DEMAND

Where demand is measured by the Company, such demand will be determined as the highest average kW measured during any 30-minute interval of the current billing month, rounded to the nearest tenth.

IV. METER READING AND BILLING

A. The Company shall have the option of reading meters monthly or bimonthly. When the meter is read at other than monthly intervals, the Company may render an interim monthly bill based on estimated kWh use during periods for which the meter was not read.

B. When bills are calculated for a bimonthly period, the Basic Customer Charge shall be multiplied by two; the number of kWh specified in the initial block of the Distribution kWh Charge and the Generation kWh Charge shall be multiplied by two before the rates per kWh are applied to the usage for the bimonthly period; the rate specified in II.A.4. shall be multiplied by two before the kW of demand is applied to such modified rate; the rate specified in II.B.2.b. shall be multiplied by two before the kW of demand is applied to such modified rate; and the minimum charge shall be the modified Basic Customer Charge.

V. NON-BYPASSABLE CHARGES

Any Commission approved non-bypassable charges in the Exhibit of Applicable Riders shall apply to all Customers, irrespective of generation supplier pursuant to Virginia Law, unless the Customer meets the statutory requirements for exemption from such charges.

VI. TERM OF CONTRACT

Open order.

Filed 12-09-25
Electric-Virginia

Superseding Filing Effective For Usage On and After 01-01-25.
This Filing Effective For Usage On and After 01-01-26.

Loudoun County Water and Sewer Rates



FIXED BASIC CHARGES, PER QUARTER		
	WATER	SEWER
	1/1/2026	1/1/2026
All Residential Customers	$45.97	$45.92
Single Service Charge $3.50		

VOLUME CHARGES, PER 1,000 GALLONS, PER QUARTER	
	WATER
	1/1/2026
Tier 1 (0 - 25,000 gallons)	$3.37
Tier 2 (25,001 - 50,000 gallons)	$9.34
Tier 3 (> 50,000 gallons)	$12.52
	SEWER
	1/1/2026
Uniform Rate	$6.59

Tab S:

Supportive House Mandatory
Certification and Documentation

This deal does not require information behind this tab.

Tab T:

Funding Documentation

This deal does not require information behind this tab.

Tab U:

Acknowledgement by Tenant of the availability of Renter Education provided by Virginia Housing

Moorefield Station 4, LLC

Virginia Housing Free Housing
Education Acknowledgement

I_____, have read, understand, and acknowledge, I have been presented information regarding the Virginia Housing free renter education to tenants.

I understand that it is my responsibility to review the website link provided here www.virginiahousing.com/renters.

By signing below, I acknowledge that I have read, and understand the terms of all items contained in this form.

Resident Name: _____

Resident Signature: _____

Date: _____

Tab V:

Nonprofit or LHA Purchase Option or Right of First Refusal

This deal does not require information behind this tab.

Tab W:

Internet Safety Plan and Resident Information Form



Internet Safety

Playing it safe while playing online



Hi there kids! I am Charlie Cardinal and this is Speedy the Crime Fighting Hamster. We are here to introduce you to the basics of Internet Safety and some of the villains you need to watch out for. There are some bad characters out there, so you have to protect yourself. Your parents won't always be there to watch out for you, so stay sharp, learn all you can, and stay safe!



Privacy & Personal Information



Privacy is being able to keep things secret or hidden from others.

Personal Information is information about you or your family such as your address, a social security number, your parent's bank account, or how much money they have.

Criminals love to get people's personal information because they can pretend to be you, or use your money to buy things.

They can also make money off of your information by selling it to others. Companies or other criminals will use your info to send you junk mail or spam emails.

Criminals learning your address can be very bad. They may break in and steal from you. Protect your safety and your belongings, by keeping your information a secret.

These bad people may even use your personal information to trick someone else in your circle of friends and family. People sometimes tell criminals things that they shouldn't if they think that they are communicating with someone they know.



Think before you click



Do you know who sent that email?



Passwords

One of the most important things you need to learn is how to create strong passwords. A password is a code you type in to let the computer know it is really you.

Having an easy to guess password could allow someone to snoop around in your private information.



The way to make your password strong is to never use your name or your birthday. Use something hard to guess, but easy for you to remember. Make your password at least 8 characters long, and mixing numbers, symbols, and upper and lower case letters makes the password strong just like Speedy. Avoid using the same password over and over. That way if they do figure out your password, they only gain access to one account. And never leave your passwords written down where someone can find it.

A great tool online that creates kid friendly passwords is the website, www.dinopass.com

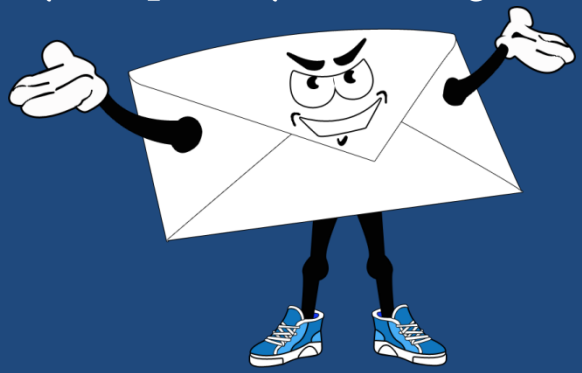
Spam



Spam is basically email that you receive from different companies or strangers that you did not sign up for. Most times it isn't from real companies and usually the sender is up to no good.

Spam emails can sometimes be a phishing scam. Phishing emails are emails that look like it is from some trusted source. A place like your bank, the IRS where taxes are collected, or some other business you shop with often. They make their email look like it is the real thing with logos, and they put links in the email baiting you to click them. Once you click the link, you could be launching a program that can damage your computer in some way or collect your personal information.

Spam emails can also use winning a sweepstakes or some other type prize to trick you into trusting the email source. After they hook you in, they inform you that to collect your prize, you must give them your credit card number.



How do you know it is spam?

Spam emails typically have a bunch of spelling and grammar errors or a mention of someone you don't know in the subject line. Don't Open It! Delete those emails right away.



Malware



Malware is a program written with the intent to harm your computer in some way.

Programs such as this, may be waiting for you to do something(a trigger), so that it can run. This could be the clicking of the link or opening an email attachment.

When searching for free downloads online, be very careful. There are a lot of sites out there trying to trick you. They will pay to make their site get returned at the top of the list of search results. Then when you access the page, they use blinking buttons to trick you to click. The result of clicking usually ends up being your computer loaded up with malware.

Once your machine is infected, it can change browser settings, create unusual popup ads on your computer and then pass the malware on to someone else.



Spyware

Spyware is a program that gets onto your computer through a download or a virus and it gathers information about you and sends this back to its creator.

Some of the types of information spyware might send back to home base is email addresses of you or your contacts, passwords, account numbers, and credit card numbers.

Some spyware out there records how you use your computer and what you search for online.

Adware

Adware is software that you are allowed to use by the author because of the advertisements that pop up occasionally during the game. Many of these type games you will find in the form of apps on your phone or devices.

Through the addition of advertisments, the developer gains some income that may supplement a discount to the user, sometimes making the software free.

Often after using the product with the ads,
a consumer will purchase the software to get rid of the ads.

http://www.pctools.com/security-news/what-is-adware-and-spyware/

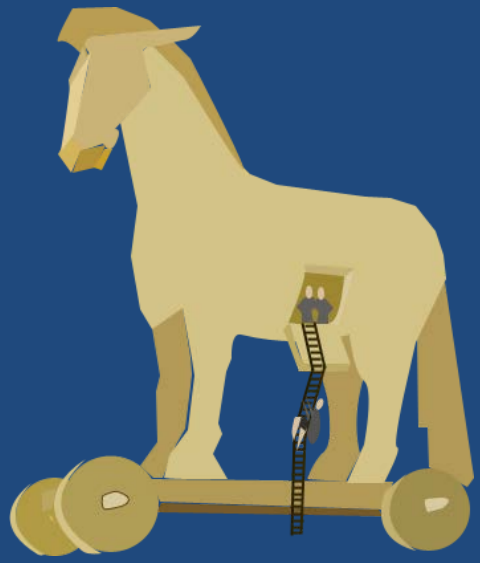


Trojan Horse

The name for the Trojan Horse virus was derived from tale of the Trojan Horse constructed by the Greeks to gain access to the city of Troy. The wooden horse was left at the gates as an offering to Athena. The horse was then wheeled into the city and out came Greek fighters hiding inside. http://www.britannica.com/topic/Trojan-horse

A Trojan horse virus is a form of malware that is dressed up as something interesting or software from a source we are familiar with. The purpose is to trick the person into installing it. This allows the creator of the Trojan to do damage to data or software on your computer. They also will set up a 'back door' or access point that allows them to access your system.

Trojan viruses don't spread by infecting other files and they cannot duplicate themselves.
http://www.webopedia.com/DidYouKnow/Internet/virus.asp



Worms

Worms are malware that can duplicate itself and spread to other computers. Worms always do something bad, even if it is just slowing things down.

Worms will frequently set up the ability for computers to be taken over by the worm's author by creating backdoors on the host computer. These computers are then called a "zombie computer". "Zombie computers" can be used to send out spam or as a shield to hide the web address of people who want to do bad things.

http://www.webopedia.com/TERM/Z/zombie.html





Virus

A virus is a small program that is created to spread from one computer to the next and to mess up the way your computer works.

Many times viruses hop from computer to computer via email attachments or messages. They can also hide in funny pictures(memes), e-cards, or other desirable file attachments. It can also be sent through an instant message.

A virus can corrupt your data, or worse, delete it. It can also email copies of itself to your friends.

Keeping your anti-virus software up to date is key to protecting against the latest viruses and other security threats.

https://www.microsoft.com/security/pc-security/virus-whatis.aspx

Social Media



Privacy settings on social media accounts are set up as public when you first get one. Unless you want everyone to be able to look at all of your photos and other private stuff, you must go into your account settings and change this.

Something to remember is whatever you post and say on your page can be shared by your friends. Think about what you post online, BEFORE you do it. What you post, could be seen by anyone at any time depending on your settings and the friends you keep. Because we can take pictures of our screens, there is really no setting that can protect you. Think twice about what you are sharing with others, so there are no regrets later.

Make sure you know the people that you accept friend requests from. Sometimes people try to friend you to hack your Facebook account or access your contacts. Once you are hacked they will send out strange messages or friend requests to your contacts. Protect your friends and yourself by being cautious with friends and creating strong passwords for your social media accounts.

Geotagging



Geotagging is the bit of data that your electronic device packages with your picture that has information about where the picture was taken. This is something that can be turned on and off in your device and typically comes turned on until you change the setting.

When your photo is geotagged, this gives people information about your location. Letting outsiders know where you are, can allow them to plan to steal your belongings or vandalize your home.

Consider if you post a photo every Wednesday in your outfit ready to walk to ball practice and geotagging is turned on. This shows you have a routine and gives a rough area you will be in. A predator could come and take you away.

Another issue with allowing the geotagging to occur is you don't have control of your own privacy. Everyone does not need to know where you are all of the time, keep this information private.

http://www.nytimes.com/2010/08/12/technology/personaltech



Be Careful of What You Say!



Defamation: Defamation is the blanket word used for all types of untrue statements made about others. Definition of Defamation on Law.com

Slander: When someone orally tells one or more people an untruth about someone, which will harm the reputation of the person it is about. It is not slander if the untruth is in writing of some sort or if it is broadcast through television or radio. Definition of Slander on Law.com

Libel: This is where someone publishes to print(including pictures), written word, online posts, blogs, articles, or broadcast through radio, television, or film, an untruth about another which will do harm to the person's reputation. Definition of Libel on Law.com



Be Careful of What You Say!



Much of the things people post online may get ignored, and you may get lucky and avoid legal action. But, when someone gets angry and files a lawsuit it can cause a major headache and possibly hit you hard in the wallet.

You might think you should have a right to openly complain about a company and their bad service or lousy product. Well when it comes to this, it is not always that simple. You can get sued for this and even if the judge agrees with you, you still have to pay for a defense attorney. Think twice and make sure that whatever you have to say is worth any headache you may have pop up later.
http://ideas.time.com/2013/01/07/yelp-reviewers-beware-you-can-get-sued/

On social media, people get into the habit of letting their emotions get the better of them and they end up speaking their minds about others online. When that person feels that this damages their character, they may opt to sue the other person for defamation. Even if their case is not successful, the stress, money, and time that you spend defending yourself is not worth it. To read more about defamatory social media posts, click here.

Stranger Danger Online



When you think of being on your computer or other electronic device in your own home, you probably think you are safe. Your mom is in the next room, what could happen?

Well there are people online that are up to no good. They go in chat rooms and pop up on your instant messenger, looking for someone to “groom”.

What is grooming you say? Well, grooming is when a stranger(can be any age) finds someone they are interested in, usually a minor. They act really nice and maybe they pretend they are much younger than they really are, like they are a kid just like you. Then they try to get you to like them and to trust them. They may ask you not to tell anyone you are talking to them. This is not okay and is a warning sign of a possible groomer.

How to Protect Yourself in Online Chats

- Choose chat sites designed for kids, such as www.kidzworld.com. Kidzworld is moderated and its aim is to protect kids from unwanted requests and online bullying.
- Beware of people you don't know. If they are asking too many questions or being too friendly they may be up to no good.
- If someone asks you to send them a picture or sends you a picture or video that is inappropriate, tell an adult or report them to the site moderators.
- Don't give out personal information to strangers online
- Don't tell strangers where you live or give them your telephone number
- Don't send strangers pictures of you or others
- If you are being bullied or threatened online, tell an adult or someone you trust





Cyberbullying

- Cyberbullying is the **willful and repeated harm** inflicted through the use of computers, cell phones, and other electronic devices.
- Using PhotoShop or other tools to create harassing images.
- Posting jokes about another person on the internet
- Using the internet to entice a group to physically harm another person.
- Making threats online using IM, email, social networking sites, or other electronic devices.



Consequences of Cyberbullying

Anything that you write, pictures that you post, or videos that you upload can be used by your school to **suspend** you.

College students have been removed from their athletic teams and lost college funding for writing negative comments about their coach.

When applying to colleges, they will search online to see what kind of person you are. They can deny you access if they don't like what they find.

When businesses are looking at people to hire for a job they will many times use social media to see what kind of person they are. Mean or inappropriate type posts can prevent you from getting the job you desire.

Cyberbullying can also be considered a crime and participating in this type of behavior can land you in big trouble.

Consequences of Cyberbullying

- § 18.2-152.7:1. Harassment by Computer; Penalty makes cyberbullying a crime.
- Carries a $2500 fine and punishable by up to **12 months in prison**.

There are many websites designed to inform and decrease the number of bullying cases we see each year. The U.S. Department of Health and Human Services has created a website with lots of resources to help combat bullying of all kinds - www.stopbullying.gov
If you experience cyberbullying or witness it, tell someone such as a school counselor, teacher, or a parent.





The Effects of Cyberbullying

- Victims feel depressed, sad, angry, and frustrated.
- Victims become afraid and/or embarrassed to attend school.
- Can lead to low self-worth, family problems, academic problems, school violence, and bad behavior.
- Victims can also develop thoughts of killing themselves and possibly act on these feelings.
- There are no positive effects of cyberbullying, only pain and suffering for the victims.
- The affects of being bullied can affect the victim into adulthood and prevent them from being all they can be in the future.



Dealing with Cyberbullying

- Never do the same thing back, 2 wrongs don't make a right
- Tell them to stop
- Block their access to you
- Report it to the site you are on such as Facebook or Twitter
- NEVER pass along messages from cyberbullies, stop the spread of this behavior
- Set up privacy controls and keep the bully out of your friends list
- Don't be a cyberbully yourself
- If you witness someone getting bullied, tell someone so it can be stopped. Many times the person being bullied won't tell out of fear.
- Spread the word that bullying is not cool
- Don't laugh or encourage the bully, it is not funny and it can lead to major trouble for the person doing the bullying.



About Sexting



"Sexting" is when someone sends or receives sexually explicit or non-PG Rated pictures or video electronically, mainly via cell phones or tablets.

The numbers on how many teens say that they have sent/posted nude or semi-nude pictures or videos of themselves is upsetting.
20% of teens between 13 to 19 years of age have engaged in sexting.
22% of teen girls
18% of teen boys
11% of teen girls between 13 to 16 years of age have engaged in sexting.

Did you know that if you forward a picture of a sexual or nude photo of someone underage, you are as responsible for the image as the original sender?? You can be charged with a crime.

Many teens don't realize that if you send a picture of yourself that is inappropriate and that picture ends up online, it could be there forever. You can never fully delete things that end up on the web.



About Sexting



There is no age minimum that protects young people from getting charged with a sexual offense.

Something that you think is okay or just a joke, might land you in a ton of trouble. For example, you might take a picture of your friend naked to embarrass them, but if they are under the age of 18, this is considered production of child pornography.

If you are sent something inappropriate, do not share it and don't delete it. Tell an adult immediately. You may feel like you are getting your friend into trouble, but you are protecting yourself and you are protecting them. They may not be thinking about the consequences or the effect this behavior can have on their future.

Anyone that gets convicted of a sex offense, will have to register as a sex offender. Sex offenders have to keep their address updated and keep a current photo with the police. The information goes on the sex offender registry where anyone can go and see your picture and where you live online.

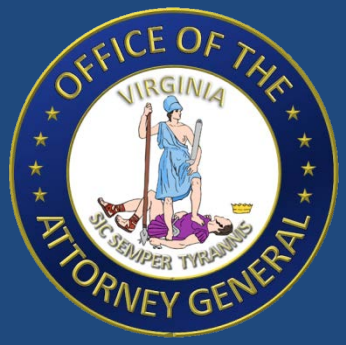
REMEMBER: You can't control what other people do with your photos. Even if you think you are sending it to someone you can trust, they may end up surprising you. You can't trust anyone with something as private as that. Don't Do It!

Legal Consequences of Sexting

- The Virginia Department of Education has an excellent resource with real life examples of the consequences of sexting that can be found here.

- The Attorney General's Virginia Rules website is designed to give Virginia Youth information on all the laws in the state. Virginia Rules has extensive information on sexting and other internet security risks.

- This article in The Virginian-Pilot tells a story of five Virginia teens getting charged with felonies for sexting and being in possession of sexually explicit photos of a minor, read more about it here.



Information Provided By:

Office of the Attorney General
202 North Ninth Street
Richmond, Virginia 23219
(804) 786-2071
www.ag.virginia.gov

The Apartment Internet Guidelines

Acknowledgement

I , have read, understand, acknowledge and agree to be bound by the recommendations, guidelines, terms, and conditions outlined in Moorefield Station 4 Internet Guidelines Manual (provided to Resident). The Internet Guideline Manual outlines and summarizes the proper use and safety guidelines when using the Internet Services provided at Moorefield Station 4 common areas.

I understand that the Internet Guideline Manual and handbook contains information that will assist me and my guests in the proper use of the internet made available by Moorefield Station 4. I also understand that I will be held accountable for my behavior, as well as for my guests' behavior, and may be subject to legal and/or financial consequences related to any misuses as outlined in the Internet Guideline Manual.

By signing below, I acknowledge that I have read, agree to, and understand the terms of all items contained in Moorefield Station 4's Internet Guideline Manual.

Resident Name: _____

Resident Signature: _____

Date: _____

Moorefield Station 4

INTERNET SECURITY PLAN

The internet service at Moorefield Station 4 will have a rotating password that is only accessible to residents. The network router will be in a secure area to which tenants will not have access. The router will have a secure firewall to prevent data breaches.

At move-in, we will provide Tenants with the attached security and safety information and guidelines and will ask Tenants to sign an Acknowledgement of Responsibilities statement to ensure that they are educated in the internet safety and security guidelines.

Tab X:

Marketing Plan for units meeting accessibility requirements of HUD section 504

This deal does not require information behind this tab.

Tab Y:

Inducement Resolution for Tax Exempt Bonds

This deal does not require information behind this tab.

Tab Z:

Documentation of team member's Diversity, Equity and Inclusion Designation or Veteran Owned Small Business certification

This deal does not require information behind this tab.

Tab AA:

Priority Letter from Rural Development

This deal does not require information behind this tab.

TAB AB:

Social Disadvantage Certification or Veteran Owned Small Business Certification

This deal does not require information behind this tab.