

# *The* **PRINCE WILLIAM** *Newsletter*

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## **Data Centers Front and Center in June: Board Approves Village Place Technology Park**

Demand is exploding for data center infrastructure today, hastened by the pandemic era's near complete reliance on digital technologies and connectivity. In 2020 alone, global internet traffic grew by about 50 percent, while bandwidth capacity [increased 35 percent](#). And, according to the Virginia Economic Development Authority, [70-percent of that global internet traffic](#) passes through Northern Virginia, and, specifically, Loudoun and Prince William counties.

Against this backdrop, local data center developers are anxious to capitalize on current market momentum. Those interested in locating new facilities in the burgeoning Prince William County cluster want to move forward with projects, even though they fall outside the bounds of where the county has indicated that they want such development to occur.

That's the situation faced by CTP I LLC, the applicant for the Village Place Technology Park project—proposed as an architecturally-enhanced, sustainable, and heavily landscaped campus with four data center buildings, totaling about 1 million square feet. The Gainesville district project, on a 45-acre site zoned PMD, Planned Mixed-Use District, along the southwest side of John Marshall Highway at the intersection with Catharpin Road, comes with 200 new permanent jobs and estimated tax revenues for the county that top \$111 million over 10 years.

Following a public hearing and debate that began the evening of June 15<sup>th</sup> and ended shortly after midnight the following morning, the Prince William Board of County Supervisors approved two related applications (#REZ2020-00024; #SUP2020-00037) to enable the project, a proffer amendment, and a special use permit. The approval came despite the objections of home supervisor Pete Candland, as well as opposition from Jeanine Lawson (Brentsville),

and Yesli Vega (Coles). The decision follows similarly lengthy discussions during the public hearing before the Prince William County Planning Commission, which endorsed the proposal in April.

During his presentation before the board, Sherman Patrick (Compton & Duling), the applicant's representative, emphasized the speed with which the project would take



**Village Place Technology Park Site Aerial Map**

Source: Prince William County Planning Documents

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place. Once the applications were approved, his clients will pursue final permits immediately, with site work to begin this year. Construction would start in 2021, and plans call for completing all four facilities by 2024.



**Village Place Technology Park Vicinity Plan**

*Source: Prince William County Planning Documents*

**Distinctive, Office-Like Architecture.** Patrick noted that the proposal eliminates the potential for more than 250 townhomes and apartments, as planned and permitted under the current zoning. Data centers do not create the same public facilities impacts that residential developments do, he said.

An extensive proffer package includes significant transportation improvements, such as widening of John Marshall Highway, and the addition of crosswalks, traffic signals, and turn lanes to alleviate current traffic build up. The applicants plan to upgrade pedestrian walkways and complete a sidewalk and bike path network to the town of Haymarket. Comprehensive landscaping, buffers, and berms will help shield views of the buildings from local residents. Building exteriors feature materials and design standards to mimic the attractive facades of upscale offices, disguising the industrial uses taking place inside.

Plans also call for use of green materials to the extent possible, along with state-of-the-art water cooling systems to reduce noise and minimize water and energy usage—

known as adiabatic cooling. “The current technology drastically reduces the amount of water needed,” Patrick said. Other green building techniques include solar panels, and porous pavements.



**Village Place Technology Park Landscape Plan**

*Source: Prince William County Planning Documents*

Patrick added that his clients had conducted considerable outreach to local residents. This resulted in additions to the proffers, such as setting aside a two-acre parcel for neighboring homeowners to use as a recreational area of their choosing. The applicants are contributing \$380,000 to the homeowner’s association to enable the development of the site for such uses, and to accommodate any taxes that would accrue because of the enhancement.

He noted that the project’s power needs can be met by current transmission lines. However, if additional lines are needed, and the energy provider identified a western overhead route for the new lines —toward the town of Haymarket—his clients would abandon the project. Proffers also include a commitment to contribute financially to undergrounding any new transmission lines if the energy provider determined that they were needed. During the hearing, at the request of the Brentsville supervisor, the applicant also agreed to a new proffer to minimize construction traffic through Haymarket. The county’s planning staff recommended approval for the project.

According to Meika Daus, deputy director of the county’s planning office and the case planner, the proposal met staff’s criteria for endorsement. She ticked off the advantages, including furthering the county’s employment goals and delivering a project in a targeted industry. She cited the proposed architectural design standards, extensive



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open space, sustainability features, support from the neighboring homeowner's association, and commitment to avoid new above-ground western transmission lines as other positives.

**Skepticism over Power Lines.** During the presentation, the applicant's power expert reaffirmed that with the addition of Dominion Energy's new Haymarket Substation, currently under construction, there's enough power to serve the project's needs, even when including the needs of other data centers in the area. However, he noted that once cumulative energy use hits 300 megawatts—combined from all the data centers and other facilities that draw on the same power sources—it would trigger a need for an additional substation and lines to address redundancy and power reliability.

Several citizens spoke at the public hearing, most opposed to the plan. They expressed concerns about the proliferation of data centers, the noise, and the potential for more power substations and new transmission lines.

Supervisor Candland noted that he had received more than 300 emails from local residents and activists, many of whom also indicated their concern about overhead power lines. "We've got a lot of hesitant people who are leery about Dominion Power," he said. "There's so much angst and concern in this part of the county when it comes to the needed transmission lines. I am not persuaded that the needs are going to be satisfied without additional lines."

But despite his unwillingness to support the project, he praised the applicant. "The applicant has been fantastic to work with. The outreach was there, and I appreciate that, along with the enhancements," he said. "In the end, though, it comes down to the power questions. I haven't been persuaded." He also encouraged other data center applicants to consider waiting until the county's review of the data center overlay district is complete before moving ahead with public hearings.

Supervisor Lawson also expressed mixed feelings. "This is a project I have struggled with. The applicant has mitigated a lot of my concerns with regard to architectural design." Still, she said she could not overcome the concerns about future power needs and where any new power lines would be located. "I can't be assured that this project won't trigger the use of another line. I would like Dominion to be clear on where they would put a line but they won't be. And no one from the community has persuaded me that this is a win for them."

In the final tally, however, supervisors in support outnumbered those opposed. "I think this is a good project," said Woodbridge Supervisor Margaret Franklin. "We have an opportunity here to create high-paying jobs." The tax revenues generated would help to reduce the burden on residential taxpayers, she said. "I haven't seen a project, data center or otherwise, that's as good as what's being proposed here."

### **Pageland Lane Landowners Organize to Create 800-Acre Data Center Campus**

In other recent data center news, 12 landowners have aggregated their properties for sale and use as a data center campus. The group, whose land totals 800 acres along Pageland Lane in Gainesville, have joined forces in filing a comprehensive plan amendment to request a change in their properties' long-range land use designation and enable data center development. The group already has a user interested in the site. However, a non-disclosure agreement prevents them from revealing the company's name, according to Mary Ann Ghadban, the project's agent and one of 12 applicants on the out-of-turn CPA filed in recent weeks (CPA2021-0004). The project is known as PWC Digital Gateway Assemblage.

"Our corridor was originally rural, but no way is it rural today," given surrounding development patterns, Ghadban explained. "Plus we have giant transmission lines through our properties. There's no better location for a data center campus than near transmission lines."

The acreage falls outside the current bounds of the county's data center overlay zone, although a county review of those boundaries is underway. Ghadban noted that the lack of suitable sites within the existing zone could prevent the county from capitalizing on significant future opportunity, as data center infrastructure development increases to accommodate skyrocketing demand. "There's no more land left in the overlay corridor," she said.

In documents filed with the CPA, the group estimated that the project could generate \$500 million in annual tax revenue for the county. The applicants have committed to collectively seeding a \$20 million community development fund once they close on the land sale, which the county could use towards efforts that would benefit local residents, such as vocational technology training programs at county high schools. Additional contributions to the fund could come from the end user, Ghadban said.

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While no date has been set yet for public hearings, the applicants are optimistic about the outcome. “We are lucky that we have a majority on the Board [of County Supervisors] that believes in creating opportunity and preserving property rights,” Ghadban said. “This board understands that the rural area has been an exclusionary zone from a housing and economic development standpoint.”

### **PC Recommends Approval for Data Center Development on Hunter Property**

Also in June, the Prince William County Planning Commission unanimously endorsed plans for data center development on the Hunter property—nearly 200 acres that straddle the bounds of the county’s data center overlay district. The recommendation includes a change in these boundaries, to include the entire 196-acre site, located north of the intersection of Linton Hall and Rollins Ford roads in the Brentsville district. A rezoning application (#REZ2020-00022, #DPA2021-00014) proposes a change from A-1 Agricultural to M-2 Light Industrial. A comprehensive plan amendment (#CPA2020-00011) requests a change in designation for 44 acres of the site from SRL, Suburban Residential Low, to FEC, Flexible Use Employment Center.

### **Briefly Noted...**

...Board sends Route 29 Small Area Plan (CPA 2017-00009) back to planning commission for rework. At the June 22<sup>nd</sup> meeting, board members said that the plan, spanning more than 860 acres along the Route 29 corridor near the intersection with Route 15, needed more work. Goals of the plan are to protect the cultural history of the area while identifying locations for future residential and commercial development. The group sent it back to the planning commission for additional review and more citizen outreach.

...In person construction inspections resume. In-person field inspections resumed June 7<sup>th</sup>, according to the Department of Development Services, bringing to an end the self-certification inspection program put in place during COVID-19.

### **Building Permits of Interest Issued May 1 through 31, 2021 Residential**

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

**Atlantic Builders, LTD.**, 1975 Jefferson Davis Highway, Fredericksburg, VA 22401 (540) 834-3947; for 1 \$780,000 SFD at 13250 Green Meadows Court, Nokesville, VA 20181 (contractor: Atlantic Builders, 1975 Jefferson Davis Highway, Fredericksburg, VA 22401 (540) 834-3947);

**CTC Enterprises, Inc.**, 9250 Devlins Grove Place, Bristow, VA 20136; for 1 \$142,000 SFD at 16105 Sumney Drive, Haymarket, VA 20169;

**Dan Ryan Builders Mid-Atlantic, LLC**, 2099 Gaither Road, Suite 200, Rockville, MD 20850; for 1 \$350,000 SFD at 13810 Trinity Pond Lane, Manassas, VA 20112 (contractor: Dan Ryan Builders Mid-Atlantic, LLC, 2099 Gaither Road, Suite 200, Rockville, MD 20850);

**Dan Ryan Builders Mid-Atlantic, LLC**, 2099 Gaither Road, Suite 200, Rockville, MD 20850; for 1 \$400,000 SFD at 13834 Trinity Pond Lane, Manassas, VA 20112 (contractor: Dan Ryan Builders Mid-Atlantic, LLC, 2099 Gaither Road, Suite 200, Rockville, MD 20850);

**Dan Ryan Builders Mid-Atlantic, LLC**, 2099 Gaither Road, Suite 200, Rockville, MD 20850; for 2 \$350,000 SFD at 13826 and 13830 Trinity Pond Lane, Manassas, VA 20112 (contractor: Dan Ryan Builders Mid-Atlantic, LLC, 2099 Gaither Road, Suite 200, Rockville, MD 20850);

**Daniel Clifford**, 14966 Spriggs Tree Lane, Woodbridge, VA 22193; for 1 \$400,000 SFD at 11907 Ruby Ridge Court, Woodbridge, VA 22192 (contractor: VC Homes, LLC, 12620 Darby Brook Court, Woodbridge, VA 22192 (703) 491-0700);

**Doug Construction, LLC**, Attn: Douglas Medrano, 7601 Poplar Street, Manassas, VA 20111 (571) 249-0487; for 1 \$170,000 SFD at 7504 Old Carolina Road, Gainesville, VA 20155 (contractor: Doug Construction, LLC, 7601 Poplar Street, Manassas, VA 20111 (571) 249-0487);

**G & H Homes, LLC**, 9701 Burwell Road, Nokesville, VA 20181 (571) 237-4603; for 1 \$400,000 SFD at 14501 Vint Hill Road, Nokesville, VA 20181 (contractor: G & H Homes, LLC, 9701 Burwell Road, Nokesville, VA 20181 (571) 237-4603);

**Jessica and Michael Sekellick**, 5848 Anthony Drive, Woodbridge, VA 22193 (703) 593-3533; for 1 \$350,000 SFD at 9251 Dawson Creek Drive, Nokesville, VA 20181;

**K. Hovnanian at Bellewood, LLC**, 4090 Lafayette Center Drive, Chantilly, VA 20151; for 1 \$150,000 SFD at

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15704 Altomare Trace Way, Woodbridge, VA 22193 (contractor: K. Hovnanian Homes of Virginia, Inc., 4090 Lafayette Center Drive, Suite A, Chantilly, VA 20151 (703) 878-2774);

**K. Hovnanian at Bellewood, LLC**, 4090 Lafayette Center Drive, Chantilly, VA 20151; for 1 \$150,000 SFD at 15700 Altomare Trace Way, Woodbridge, VA 22193 (contractor: K. Hovnanian Homes of Virginia, Inc., 4090 Lafayette Center Drive, Suite A, Chantilly, VA 20151 (703) 878-2774);

**Michael and Dawna Bures**, 7031 Venus Court, Haymarket, VA 20169; for 1 \$700,000 SFD at 13044 Haddonfield Lane, Gainesville, VA 20155 (contractor: Rock Hill Construction, LLC, 9654 Bristersburg Road, Catlett, VA 20119 (703) 966-2241);

**Pulte Home Company, LLC**, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031; for 1 \$131,715 SFD at 6676 Petunia Terrace, Haymarket, VA 20169 (contractor: Pulte Home Company, LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031 (703) 934-9300);

**Pulte Home Company, LLC**, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031; for 1 \$136,980 SFD at 6680 Petunia Terrace, Haymarket, VA 20169 (contractor: Pulte Home Company, LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031 (703) 934-99300);

**Pulte Home Company, LLC**, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031; for 1 \$128,250 SFD at 6361 Virginia Bluebell Lane, Haymarket, VA 20169 (contractor: Pulte Home Corporation, 8200 Greensboro Drive, McLean, VA 22102);

**Pulte Home Company, LLC**, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031; for 1 \$95,220 SFD at 6376 Virginia Bluebell Lane, Haymarket, VA 20169 (contractor: Pulte Home Company, LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031 (703) 934-9300);

**Pulte Home Company, LLC**, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031; for 1 \$179,100 SFD at 1790 River Heritage Boulevard, Dumfries, VA 22026 (contractor: Pulte Home Company, LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031 (703) 934-9300);

**Pulte Home Company, LLC**, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031; for 1 \$212,040 SFD at 1865 Magnolia Fruit Drive, Dumfries, VA 22026 (contractor: Pulte Home Company, LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031 (703) 934-9300);

**Pulte Home Company, LLC**, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031; for 1 \$136,980 SFD at 6656 Petunia Terrace, Haymarket, VA 20169 (contractor: Pulte Home Company, LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031 (703) 934-9300);

**RCKF Bull Run, LLC**, P.O. Box 666, Merrifield, VA 22116-0666; for 2 \$150,000 SFD at 7452 and 7456 Port

Tavern Court, Manassas, VA 20109 (contractor: NVR, Inc., 3926 Pender Drive, Fairfax, VA 22030 (703) 259-6970);

**RCKF Bull Run, LLC**, P.O. Box 666, Merrifield, VA 22116-0666; for 1 \$150,000 SFD at 11325 Wheeler Ridge Drive, Manassas, VA 20109 (contractor: NVR, Inc., 3926 Pender Drive, Fairfax, VA 22030 (703) 259-6970);

**RCKF Bull Run, LLC**, P.O. Box 666, Merrifield, VA 22116-0666; for 4 \$150,000 SFD at 11355, 11343, 11347 and 11321 Wheeler Ridge Drive, Manassas, VA 20109 (contractor: NVR, Inc., 11700 Plaza America Drive, Reston, VA 20190 (703) 259-6800);

**SM Northern Virginia, LLC**, (703) 636-9144; for 1 \$159,000 SFD at 15600 Althea Lane, Gainesville, VA 20155 (contractor: Stanley Martin Companies, LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190 (571) 318-4994);

**SM Northern Virginia, LLC**, (703) 636-9144; for 1 \$159,000 SFD at 15601 Althea Lane, Gainesville, VA 20155;

**SM Northern Virginia, LLC**, (703) 636-9144; for 1 \$159,000 SFD at 7411 Sugar Magnolia Loop, Gainesville, VA 20155 (contractor: Stanley Martin Companies, LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190 (571) 318-4994);

**Timber Ridge at Haymarket, LLC**, 42395 Ryan Road, Suite 112/614, Ashburn, VA 20148; for 1 \$200,000 SFD at 7115 Currie Farm Drive, Haymarket, VA 20169 (contractor: NVR, Inc., 11700 Plaza America Drive, Reston, VA 20190 (703) 259-6800);

**Timber Ridge at Haymarket, LLC**, 42395 Ryan Road, Suite 112/614, Ashburn, VA 20148; for 1 \$200,000 SFD at 7094 Currie Farm Drive, Haymarket, VA 20169 (contractor: NVR, Inc., 11700 Plaza America Drive, Reston, VA 20190 (703) 259-6800).

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

**Beazer Homes, LLC**, 14901 Bogle Drive, Suite 100, Chantilly, VA 20151; for 2 \$150,000 TH at 1550 and 1554 Sandpiper Bay Loop, Dumfries, VA 22026 (contractor: Beazer Homes, LLC, 1000 Abernathy Road, Suite 260, Atlanta, GA 30328 (703) 564-6690);

**Potomac Shores Landbay 5, LLC**, 2392 Morse Avenue, Irvine, CA 92614; for 1 \$159,000 TH at 17910 Woods Overlook Drive, Dumfries, VA 22026 (contractor: Stanley Martin Companies, LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190 (571) 318-4994);

**Potomac Shores Landbay 5, LLC**, 2392 Morse Avenue, Irvine, CA 92614; for 4 \$159,000 TH at 17908, 17912, 17914 and 17916 Woods Overlook Drive, Dumfries, VA 22026 (contractor: Stanley Martin



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Companies, LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190 (571) 318-4994);

**Potomac Shores Landbay 5, LLC**, 2392 Morse Avenue, Irvine, CA 92614; for 4 \$159,000 TH at 1755, 1753, 1751 and 1749 Autumn Maple Leaf Drive, Dumfries, VA 22026 (contractor: Stanley Martin Companies, LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190 (571) 318-4994);

**Potomac Shores Landbay 5, LLC**, 2392 Morse Avenue, Irvine, CA 92614; for 4 \$159,000 TH at 1765, 1763, 1761 and 1759 Autumn Maple Leaf Drive, Dumfries, VA 22026 (contractor: Stanley Martin Companies, LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190 (571) 318-4994);

**Pulte Home Company, LLC**, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031; for 1 \$125,370 TH at 16089 Calla Lily Lane, Haymarket, VA 20169 (contractor: Pulte Home Company, LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031 (703) 934-9300);

**Pulte Home Company, LLC**, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031; for 1 \$123,615 TH at 16091 Calla Lily Lane, Haymarket, VA 20169 (contractor: Pulte Home Company, LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031 (703) 934-9300);

**Pulte Home Company, LLC**, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031; for 1 \$135,270 TH at 16093 Calla Lily Lane, Haymarket, VA 20169 (contractor: Pulte Home Company, LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031 (703) 934-9300);

**RCKF Riverside, LLC**, 8255 Greensboro Drive, Suite 200, McLean, VA 22102; for 12 \$150,000 resid. condo at 15599, 15597, 15593, 15595, 15591, 15589, 15588, 15590, 15594, 15592, 15596 and 15598 Grade Line Place, Woodbridge, VA 22191 (contractor: US Home Corporation/Lennar, 14280 Park Meadow Drive, Suite 108, Chantilly, VA 20151 (703) 964-4227);

**RCKF Riverside, LLC**, 8255 Greensboro Drive, Suite 200, McLean, VA 22102; for 12 \$150,000 resid. condo at 1376, 1378, 1382, 1380, 1384, 1386, 1390, 1388, 1392, 1394, 1398 and 1396 Rail Stop Drive, Woodbridge, VA 22191 (contractor: US Home Corporation/Lennar, 14280 Park Meadow Drive, Suite 108, Chantilly, VA 20151 (703) 964-4227);

**Tayloe Ridge, LLC**, 5593 Mapledale Plaza, Woodbridge, VA 22193 (703) 590-1111; for 10 \$175,000 TH at 15300, 15298, 15296, 15294, 15292, 15290, 15288, 15286, 15284 and 15282 Ballerina Loop, Woodbridge, VA 22193 (contractor: Ridgedale, Inc., 5593 Mapledale Plaza, Woodbridge, VA 22193-4527 (703) 590-1111);

**Van Metre Homes at Upland Manor, LLC**, 9900 Main Street, Suite 500, Fairfax, VA 22031; for 5 \$150,000 TH at 14560, 14564, 14566, 14568 and 14570 Alsace Lane,

Gainesville, VA 20155 (contractor: Virginia Residential Construction, Inc., 9900 Main Street, Suite 500, Fairfax, VA 22031 (703) 732-2800)

### **Residential Totals**

New Single Family Detached: 32

New Single Family Attached: 57

### **Commercial**

**66 Capital Partners, LLC**, 9705 Liberia Avenue, Suite 325, Manassas, VA 20110; for 1 \$16,000,000, tenant build out to Dalitso, LLC at 8100 Albertstone Circle, Manassas, VA 20109 (contractor: Epstein Construction, Inc., 600 W. Fulton Street, Chicago, IL 60661-1259 (312) 429-8120);

**9604 Hornbaker Road Prime, LLC**, 300 N. LaSalle Drive, Chicago, IL 60654; for 1 \$12,000,000, white box shell for Avanti Building 2 at 9740 Hornbaker Road, Manassas, VA 20109 (contractor: E.E. Reed Construction, L.P., 3076 Centreville Road, Suite 210, Herndon, VA 20171 (703) 925-0700);

**A & H Wellington Associates, LLC**, 12150 Tac Court, Manassas, VA 20109; for 1 \$2,000,000, new structure for Construction Applicators at 6914 Wellington Road, Manassas, VA 20109 (contractor: L.F. Jennings, Inc., 407 N. Washington Street, Suite 200, Falls Church, VA 22046 (703) 241-1200);

**American Office Park Properties**, P.O. Box 25025, Glendale, CA 91221-5025; for 1 \$75,000, tenant takeover of Addo and Associates at 3092 PS Business Center Drive, Woodbridge, VA 22192 (contractor: William-Walker Contracting Company, LLC, 3520 Sugarloaf Parkway, Suite F03-72, Frederick, MD 21704 (301) 252-2788);

**Bull Run Plaza, LLC**, 8405 Greensboro Drive, Suite 830, McLean, VA 22102 (571) 382-1237; for 1 \$47,327, tenant build out to Subway at 10888 Sudley Manor Drive, Manassas, VA 20109 (contractor: KO-AM Enterprises, Inc., 42817 Iron Bit Place, Chantilly, VA 20152 (703) 627-6854);

**FMI Manaport, LLC**, 7200 Wisconsin Avenue, Suite 1100, Bethesda, MD 20814; for 1 \$200,000, tenant build out to Divine Ice, LLC at 8329 Sudley Road, Manassas, VA 20109 (contractor: CM Builders Group, LLC, 2594 Stonewall Jackson Highway, Bentonville, VA 22610 (571) 317-9439);

**Fairhaven, LLC**, 12150 Monument Drive, Suite 865, Fairfax, VA 22033 (703) 273-8725; for 1 \$25,000, alterations to Sedna Digital Solutions at 10611 Balls Ford Road, Suite 300, Manassas, VA 20109 (contractor: Turner

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Tenant Services, LLC, Attn: Sean Griffiths, 8665 Sudley Road, Suite 117, Manassas, VA 20110 (703) 257-9099);

**Hudson Dynamics, LLC**, 14010 Smoketown Road, Woodbridge, VA 22192; for 1 \$110,000, tenant built out to Potomac Podiatry at 14010 Smoketown Road, Suite 103, Woodbridge, VA 22192 (contractor: Dominion Construction Group, LLC, 680 Industrial Road, Suite A, Warrenton, VA 20186 (540) 428-3612);

**Kelly's Ridge Development, LLC**, 4391 Ridgewood Center Drive, Woodbridge, VA 22192; for 1 \$800,000, new structure for Edge Express Carwash at 17000 Jefferson Davis Highway, Dumfries, VA 22026 (contractor: Leipertz Construction, Inc., 11610 Grove Park Court, Midlothian, VA 23114 (804) 395-0048);

**NBIM Montclair US, LP**, 1220 Yonge Street, 4th Floor, Toronto, Ontario M4T 1W1 Canada (855) 874-9677; for 1 \$25,000, alterations to Burger King at 5301 Waterway Drive, Dumfries, VA 22025 (contractor: UB Construction, P.O. Box 819, Berryville, VA 22611);

**PWC School Board**, P.O. Box 389, Manassas, VA 20108-0389; for 1 \$5,000,000, alterations to Unity Reed High School at 8820 Rixlew Lane, Manassas, VA 20109 (contractor: Nichols Contracting, Inc., 508 Olney Sandy Spring Road, Suite 200, Sandy Spring, MD 20860 (301) 924-5258);

**PWC School Board**, P.O. Box 389, Manassas, VA 20108-0389; for 1 \$5,000,000, alterations to Osbourn Park High School at 8909 Euclid Avenue, Manassas, VA 20111 (contractor: Alta Vista Consultants, LLC, 44093 Vaira Terrace, Chantilly, VA 20152 (703) 635-4629);

**PWC School Board**, P.O. Box 389, Manassas, VA 20108-0389; for 1 \$2,900,000, alterations to the roof of Freedom High School at 15201 Neabsco Mills Road, Woodbridge, VA 22191 (contractor: Chu Contracting, Inc., Attn: Eunice Park, 14020 Thunderbolt Place, Suite 300, Chantilly, VA 20151);

**Rhapsody, LLC**, 9703 Rhapsody Drive, Vienna, VA 22181; for 1 \$38,000, tenant build out to Weight Loss and Vitality, Inc. at 7543 Presidential Lane, Manassas, VA 20109 (contractor: Moreno Construction, LLC, 12606 Knightsbridge Drive, Woodbridge, VA 22192 (571) 723-5857);

**Sudley Tower Partners, LLC**, 706 Potomac Knolls Drive, McLean, VA 22102; for 1 \$30,000, tenant build out to Neurofeedback at 7900 Sudley Road, Suite 401, Manassas, VA 20109;

**Trustees of First Mount Zion Baptist Church**, 16622 Dumfries Road, Dumfries, VA 22025; for 1 \$109,434, alterations to First Mount Zion Baptist Church at 16622 Dumfries Road, Dumfries, VA 22025 (contractor: Durable Slate Company, 3933 Groves Road, Columbus, OH 43232).

## **Rezoning Submitted**

**REZ2021-00009 (Submitted 01/11/21)** - Lake Pointe Residential (The NRP Group, 9801 Washingtonian Boulevard, Suite 310, Gaithersburg, MD 20878); To rezone a 15.52 acres from B-1, General Business, to PMR, Planned Mixed Residential, with associated waivers and modifications, including a sign modification, to allow the development of up to 355 multi-family units, 2526 and 2580 Caton Hill Road, GPIN# 8292-75-8519 and 8292-84-1372, Occoquan District, (agent: Jessica Pfeiffer (Walsh, Colucci, Lubeley & Walsh PC), 4310 Prince William Parkway, Suite 300, Woodbridge, VA 22192, (703)528-4700).

**REZ2021-00010 (Submitted 01/08/21)** - Old Carolina Overlook (Washington Real Estate Holdings, LLC, 3900 Jermantown Road, Unit 420, Fairfax, VA 22030); To rezone a 15.92 acres from A-1, Agricultural, to SR-1, Semi Rural Residential, to allow the development of up to 12 single-family residences., 7370 Old Carolina Road, Gainesville, VA 20155, GPIN# 7297-55-9404, Brentsville District, (agent: Sherman Patrick, (Compton & Duling, LC), 12701 Marbledstone Drive, Suite 350, Prince William, VA 22192 (703)583-6060).

**REZ2021-00011 (Submitted 01/13/21)** - Yola Lane Corrective Rezoning (Charles Drago and Kristal Parker, 7281 Yola Lane, Manassas, VA 20111); To rezone a 10.5152-acre parcels from A-1, Agricultural to SR-5, Semi-Rural Residential, to allow for the existing single-family homes on the properties to remain, 7281 Yola Lane, Manassas, VA 20111, GPIN# 7895-94-9139, Occoquan District, (agent: Brian Prater (Walsh, Colucci, Lubeley and Walsh, P.C.), 4310 Prince William Parkway, Suite 300, Woodbridge, VA 22192 (703) 680-4667).

**REZ2021-00012 (Submitted 02/19/21)** - Park Landing (Parkway East, LLC, P.O. Box 1607, Lorton, VA 22199); This is a request to rezone a 9.76 acres from PBD, Planned Business District, to PMR, Planned Mixed Residential, to allow for the development of up to 250 age restricted multi-family dwelling units with a building height modification, and associated waivers and modifications, 3301 Noble Pond Way, Woodbridge, VA 22193, GPIN# 8292-21-7346, Occoquan District, (agent: Sherman Patrick, (Compton & Duling, LC), 12701 Marbledstone Drive, Suite 350, Prince William, VA 22192 (703)583-6060).

**REZ2021-00013 (Submitted 02/26/21)** - Manassas Mall Proffer Amendment (Manassas Real Estate Ventures, LLC, 7281 Yola Lane, Manassas, VA 20111); To amend the proffers associated with #REZ1995-00035 to allow motor vehicle sales. This is being concurrently processed with a special use permit to allow a recreational motor vehicle sales, rental or lease, repair, motorcycle sales,

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motorcycle rental or lease, repair, and instructional school, with a signage modification., 8300 Sudley Road, Manassas, VA 20109, GPIN# 7696-65-8558, Brentsville District/Coles District, (agent: Brian Prater and Marian Harder (Walsh, Colucci, Lubeley and Walsh, P.C.), 4310 Prince William Parkway, Suite 300, Woodbridge, VA 22192 (703) 680-4664).

**REZ2021-00014 (Submitted 04/16/21)** - Wellington Glen Parcel J/K (Hornbaker Business Park, LLC, 108 North George Street, Charles Town, WV 25414 (408) 961-8118; To amend the proffers on a portion of the property associated with REZ #PLN2004-00105; change the master zoning plan to allow O(F), Office Flex, and M-2, Light Industrial, uses; reduce buffer widths, and allow waivers and modifications, including use modifications, among other revisions on 46.80 acres, 8870 Hornbaker Road, Manassas, VA 20109, GPIN# 7596-61-9286, Brentsville District, (agent: Michael Garcia, 4320 Prince William Parkway, Suite 113, Woodbridge, VA 22192 (703) 897-0900).

**REZ2021-00015 (Submitted 04/01/21)** - Contractors Court (Euro Group, LLC, Attn: Marcos Silva, 9515 Contractors Court, Suite 100, Manassas, VA 20109 (571) 220-0185; To rezone 6.2139 acres from M-1, Heavy Industrial to M/T, Industrial Transportation, 9515 Contractors Court, Unit 100, Manassas, VA 20109, GPIN# 7595-56-7123, Brentsville District, (agent: John Foote and Jessica Pfeiffer (Walsh, Colucci, Lubeley & Walsh PC), 4310 Prince William Parkway, Suite 300, Woodbridge, VA 22192 (703) 680-4664).

**REZ2021-00016 (Submitted 04/15/21)** - Broad Run Industrial Park Lot 1A (Dancor, LLC, 11144 Industrial Road, Manassas, VA 20109 (703) 906-0218; To rezone a2.43 acres from M-2, Light Industrial, to M/T, Industrial/Transportation., 11144 Industrial Road, Manassas, VA 20109, GPIN# 7595-69-2101, Brentsville District, (agent: D. Thomas Basham, PE, LS, P.O. Box 635, Nokesville, VA 20182 (571) 238-0291).

**REZ2021-00017 (Submitted 04/28/21)** - Potomac Shores (Harbor Station Communities, LLC and HS Marina Owner, LLC, 2392 Morse Avenue, Irvine, CA 92614); This is a request to amend nonresidential phasing in Proffer #5b of Rezoning #PLN2012-00420 as amended by PRA #PLN2014-00399, 1900 Potomac Shores Parkway, Dumfries, VA 22026, GPIN# 8289-98-6732, Potomac District/Woodbridge District, (agent: Jonelle Cameron, Esq. and Jessica Pfeiffer (Walsh, Colucci, Lubeley & Walsh PC), 4310 Prince William Parkway, Suite 300, Woodbridge, VA 22192 (703) 680-4664).

**REZ2021-00018 (Submitted 05/14/21)** - Hudson Limited Partnership (Fideliton, Inc., 1260 Karl Court, Wauconda, IL 60084); To rezone a8.5104 acres from A-1,

Agricultural and M-2, Light Industrial, to M-2, Light Industrial with associated waivers and modification, 8819 Wellington Road, Manassas, VA 20109, GPIN# 7696-42-2354, Brentsville District, (agent: Jonelle Cameron (Walsh, Colucci, Lubeley & Walsh PC), 4310 Prince William Parkway, Suite 300, Woodbridge, VA 22192 (703) 680-4664).

**REZ2021-00019 (Submitted 05/24/21)** - Compton Property (Amazon Data Services, Inc., 13200 Woodland Park Road, Herndon, VA 20171 (973) 590-8100; This is a request to rezone a77.014 acres from A-1, Agricultural to PBD, Planned Business District, and to rezone 0.902 acres from B-1 General Business to PBD, Planned Business District, for the purpose of developing a data center and an electrical substation campus. There is a concurrent SUP request to allow for the data center use and the electrical substation outside the data center overlay district, subject to the approval of the rezoning application. As part of the request the applicant is seeking a modification to the building height to permit a max building height of 75 feet and a proposed Comprehensive Plan Amendment to change the designation to FEC, Flexible Employment Center which is being reviewed under CPA2021-00005, 8750 Rixlew Lane, Manassas, VA 20109, GPIN# 7696-56-8064, Brentsville District, (agent: Kevin MacWhorter (DLA Piper), 11911 Freedom Drive, Suite 300, Reston, VA 20190 (703) 773-4147).

**REZ2021-00020 (Submitted 05/21/21)** - John Marshall (Euro Group, LLC, Attn: Marcos Silva, 9515 Contractors Court, Suite 100, Manassas, VA 20109 (571) 220-0185; rezoning on 1.5 total acres, 14514 John Marshall Highway, Gainesville, VA 20155, GPIN# 7397-28-3631, Gainesville District, (agent: Jessica Pfeiffer (Walsh, Colucci, Lubeley & Walsh PC), 4310 Prince William Parkway, Suite 300, Woodbridge, VA 22192 (703) 680-4664).

**REZ2021-00021 (Submitted 06/08/21)** - Richmond Station-Landbay C (Richmond Station Ventures, LC, 1900 Reston Metro Plaza, 10th Floor, Reston, VA 20190); To amend Proffer 1.2 of REZ #PLN2014-00316 in order to change the phasing component to eliminate the required marketing period for potential nonresidential uses in Land Bay C, in order to develop up to 16 multi-family residential units, as approved. There will be no increase in the overall number of residential units or density, 9240 Richmond Station Drive, Manassas, VA 20110, GPIN# 7895-29-7577.01, Coles District, (agent: Noah B. Klein, Esq. (Odin, Feldman, Pittleman, PC), 1775 Wiehle Avenue, Suite 400, Reston, VA 20190 (703) 218-2193).

**REZ2021-00022 (Submitted 06/22/21)** - KH Data Center Capital Development (KH Data Capital Development Land, LLC, ); To rezone from M-2 without proffers to M-2 with proffers for data center and associated



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modifications for FAR & Building height on 36.1146 total acres, 11650 Hayden Road, Manassas, VA 20109, GPIN# 7596-56-3489, Brentsville District, (agent: Jonelle Cameron, Esq. (Walsh, Colucci, Lubeley & Walsh PC), 4310 Prince William Parkway, Suite 300, Woodbridge, VA 22192 (703) 680-4664).

### **Special Use Permits of Interest Submitted**

**SUP2021-00011 (Submitted 01/13/21)** - KFC Restaurant at Sudley (Mitra QSR KNE, Inc., Attn: Cindy Larose, 7250 N. Dallas Parkway, Suite 800, Plano, TX 75124 (925) 435-3733; This is a request for special use permit approval for drive-through uses and sign modifications. If approved, the special use permit would replace the existing non-conforming use and structure approvals on the site on .89 total acres, zoned B-1, 7789 Sudley Road, Manassas, VA 20109, GPIN# 7697-41-0676, Gainesville District, (agent: William G. Rosenberg, 21097 Mossy Glen Terrace, Ashburn, VA 20147 (703) 577-0108).

**SUP2021-00014 (Submitted 01/06/21)** - 7-Eleven on Fuller Heights Road (TKC CCXLVI, LLC, 4500 Cameron Valley Parkway, Suite 400, Charlotte, NC 28211); This is a request to allow a motor vehicle fuel station and sign modifications in connection with a by-right quick service food store on 1.01 total acres, 18700 Old Triangle Road, Triangle, VA 22172, GPIN# 8188-63-7194, Potomac District, (agent: Jonelle Cameron (Walsh, Colucci, Lubeley & Walsh PC), 4310 Prince William Parkway, Suite 300, Woodbridge, VA 22192 (703) 680-4664).

**SUP2021-00016 (Submitted 02/04/21)** - PMG Richmond Highway (PMG Northern Virginia, LLC, 2359 Research Court, Woodbridge, VA 22192); This is a request to allow a motor vehicle fuel station with a by-right quick service food store and restaurant on a 0.8952 acres, zoned B-1, 13801 Jefferson Davis Highway, Woodbridge, VA 22191, GPIN# 8392-82-2498, Woodbridge District, (agent: Jonelle Cameron and Brian Prater (Walsh, Colucci, Lubeley & Walsh PC), 4310 Prince William Parkway, Suite 300, Woodbridge, VA 22192 (703) 680-4664).

**SUP2021-00019 (Submitted 02/16/21)** - Prince William Commerce Center (Lidl US Operations, LLC, Attn: Nick Cacaci, 3500 S. Clark Street, Arlington, VA 22202 (703) 819-5085; This is a request for a comprehensive sign plan for Evergreen Village Shopping on 2.93 total acres, zoned B-1, 9795 Liberia Avenue, Manassas, VA 20110, GPIN# 7895-25-4620, Coles District, (agent: Ahmet Aksoylu, Progressive Investments, LLC, 9705 Liberia Avenue, Suite 325, Manassas, VA 20110 (703) 335-6060).

**SUP2021-00020 (Submitted 03/15/21)** - Manassas Mall Proffer Amendment Preowned Motocars, LLC (DBA MotoMember), 40310 Hurley Lane, Paeonian Springs, VA 20129; request to amend the proffers associated with #REZ1995-00035 to allow motor vehicle sales. This is being concurrently processed with a special use permit to allow a recreational motor vehicle sales, rental or lease, repair, motorcycle sales, motorcycle rental or lease, repair, and instructional school, with a signage modification on 3.7183 total acres, zoned B-1, 8300 Sudley Road, Manassas, VA 20109, GPIN# 7696-65-8558, Brentsville District, (agent: Brian Prater (Walsh, Colucci, Lubeley and Walsh, P.C.), 4310 Prince William Parkway, Suite 300, Woodbridge, VA 22192 (703) 680-4664).

**SUP2021-00021 (Submitted 03/24/21)** - Sheetz-- Gainesville Crossing (Gainesville GGP, 9841 Washington Boulevard, Suite 300, Gaithersburg, MD 20878 (301) 417-0510; This is a request to allow a motor vehicle fuel station, with a quick service food store and drive-through restaurant on 2.39 total acres, zoned PBD, 13701 University Boulevard, Gainesville, VA 20155, GPIN# 7497-26-9610, Gainesville District, (agent: Michael R. Vanderpool and Olaun A. Simmons, 9200 Church Street, Suite 400, Manassas, VA 20110 (703) 369-4738).

**SUP2021-00025 (Submitted 03/18/21)** - Quantico Centre Popeyes (Quantico Centre, LLC, 9990 Fairfax Boulevard, Fairfax, VA 22030); Special Use Permit request to allow a restaurant with drive-through facility and associated signage on 1.17 total acres, zoned B-1, 16826 Dumfries Road, Dumfries, VA 22025, GPIN# 8189-68-5008, Potomac District, (agent: John Foote, Esq. and Jessica Pfeiffer (Walsh, Colucci, Lubeley & Walsh PC), 4310 Prince William Parkway, Suite 300, Woodbridge, VA 22192 (703) 680-4664).

**SUP2021-00028 (Submitted 04/16/21)** - Wawa at Gainesville (Wawa, Inc., 260 West Baltimore Pike, Media, PA 19063); To amend the special use permit conditions associated with SUP #PLN2003-00043 to allow diesel fuel sales on 4.453 total acres, zoned M-1, 14461 Lee Highway, Gainesville, VA 20155, GPIN# 7397-32-0381, Brentsville District, (agent: Jonelle Cameron, Esq. and Jessica Pfeiffer (Walsh, Colucci, Lubeley & Walsh PC), 4310 Prince William Parkway, Suite 300, Woodbridge, VA 22192 (703) 680-4664).

**SUP2021-00030 (Submitted 05/24/21)** - Compton Property (Amazon Data Services, Inc., 13200 Woodland Park Road, Herndon, VA 20171 (973) 590-8100; SUP request to allow for the data center use and the electrical substation outside the data center overlay district, subject to the approval of the rezoning application. As part of the request the applicant is seeking a modification to the building height to permit a max building height of 75 feet.

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There is also a request to rezone a 77.014 acres from A-1, Agricultural to PBD, Planned Business District, and to rezone 0.902 acres from B-1 General Business to PBD, Planned Business District, for the purpose of developing a data center and an electrical substation campus and a proposed Comprehensive Plan Amendment to change the designation to FEC, Flexible Employment Center which is being reviewed under CPA2021-00005, 8750 Roxlew Lane, Manassas, VA 20109, GPIN# 7696-56-8064, Brentsville District, (agent: Kevin MacWhorter (DLA Piper), 11911 Freedom Drive, Suite 300, Reston, VA 20190 (703) 773-4147).

### **Land Use Applications Approved**

**15-00054R00S01 (Approved 06/15/21)** - Freedom I-66 Business Center-Alban (Freedom I-66 Land, LLC, 44330 Mercure Circle, Suite 160, Dulles, VA 20166); Final site plan for 352,530 sq. ft. office/warehouse on 23.15 disturbed acres (61.13 total acres), zoned M-1, 7300 Century Park Drive, GPIN# 7597-54-7574, Gainesville District, (agent: Christopher Consultants, LTD, (703) 334-5652).

**PLT2021-00063 (Approved 05/24/21)** - Prince William County Service Authority-Subdivision Plat (PWC Service Authority, 4 County Complex Court, Woodbridge, VA 22192); Subdivision plat on 57.89 total acres, zoned A-1, 5901 Davis Ford Road, GPIN# 7994-94-6606, Occoquan District, (agent: Dewberry Consultants, LLC, (703) 468-2234).

**SPR2020-00296 (Approved 06/16/21)** - Centerville Road-Mathai Event Center (Mathai Manassas Holdings, LLC, 8529 Centerville Road, Manassas, VA 20111); Final site plan to identify current site condition and removal of concrete slab at rear in floodplain on 2.01 disturbed acres (2.70 total acres), zoned B-1, 7209 Centerville Road, GPIN# 7897-26-9944, Coles District, (agent: Legacy Engineering, PC, (540) 373-8350).

**SPR2020-00339 (Approved 06/16/21)** - PMG Dale Boulevard (PMG Northern Virginia, LLC, 2359 Research Court, Woodbridge, VA 22192); Final site plan for 5,085 sq. ft. gas station on 0.82 disturbed acres (0.59 total acres), zoned PWC, 2990 Dale Boulevard, GPIN# 8291-43-9891, Neabsco District, (agent: Kimley-Horn & Associates, Inc., (571) 485-8560).

**SPR2021-00038 (Approved 06/10/21)** - Rosemount Lewis Park Elementary School (Prince William County Public Schools, P.O. Box 389, Manassas, VA 20108); Final site plan for 129,836 sq. ft. school on 19.92 disturbed acres (29.13 total acres), zoned R-4, 8250 Ashton Avenue, GPIN# 7696-28-7224, Brentsville District, (agent: Ross-France, PC, (703) 361-4188).

**SPR2021-00079 (Approved 06/08/21)** - Station Metro Express Auto Wash (Sudley Manor Auto Wash, LLC, 41051 Grenata Preserve Place, Leesburg, VA 20175); Final site plan for new car wash with 5,423 sq. ft. structure on 1.12 disturbed acres (1.52 total acres), zoned B-1, 11790 Sudley Manor Drive, GPIN# 7696-29-1066, Gainesville District, (agent: Greenway Engineering, (703) 328-0788).

**SPR2021-00095 (Approved 05/25/21)** - Progress Business Center Lot 1B1 (Scott Virginia Properties, LLC, 3684 Centerview Drive, Suite 110-C, Chantilly, VA 20151); Final site plan for 6,540 sq. ft. commercial facility on 1.29 disturbed acres (1.96 total acres), zoned M-1, 13380 University Boulevard, GPIN# 7497-12-8245, Brentsville District, (agent: Schools & Townsend, PC, (703) 368-8001).

**SPR2021-00107 (Approved 06/15/21)** - Potomac Shores Club--Tennis Court (Harbor Station Communities, LLC, 2392 Morse Avenue, Irvine, CA 92614); Final site plan for tennis court on 0.51 disturbed acres (15.89 total acres), zoned PMD, 1801 Potomac Shores Parkway, GPIN# 8389-34-7615, Potomac District, (agent: J2 Engineers, Inc., (703) 361-1550 ext. 401).

### **Land Use Applications Submitted**

**SDR2021-00067 (Submitted 05/28/21)** - Potomac Shores Landbay 5 SEC 1&2 (Biddle Real Estate Ventures, 1740 Dunnington Place, Dumfries, VA 22026 (703) 493-1747; Revision for the grading and retaining wall changes for Lot 223 & 234 on 29 total acres, zoned PMR, 18150 Cockpit Point Road, GPIN# 8389-60-1576, Potomac District, (agent: J2 Engineers, (703) 634-2120 ext. 401).

**SDR2021-00070 (Submitted 06/17/21)** - Bradley Square SEC 11 B1 (Bradley Square Neighborhoods, LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190); Final subdivision plan for a single family attached with associated infrastructure on 6 disturbed acres (4 total acres), zoned PMR, 8804 Sheridan Lane, GPIN# 7794-89-7619, Coles District, (agent: Land Design Consultants, (703) 680-4585).

**SPR2021-00317 (Submitted 06/10/21)** - Airport Gateway Commerce Center (CloudHQ, 1212 New York Avenue, NW, Suite 1000, Washington, DC 20005 (202) 679-0683; Revision to streetlights and crosswalk on 1 disturbed acre (4 total acres), zoned PBD, 10101 Harry J. Parrish Boulevard, GPIN# 7694-87-2207, Coles District, (agent: Ross, France & Ratliff, LTD, (703) 361-4188).

**SPR2021-00321 (Submitted 05/27/21)** - Potomac Shores Landbay 9 Block 2 (Pulte Group, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031 (703) 754-7700; Minor site plan for construction of 2 sales offices and a parking lot on 2 lots on 19 total acres, zoned PMD, 1700

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Dunnington Place, GPIN# 8389-55-3644, Potomac District, (agent: J2 Engineers, (703) 361-1550 ext. 401).

**SPR2021-00322 (Submitted 06/01/21)** - Newport Estates (Newport Estates Homeowner's Association, 4330 Prince William Parkway, Suite 201, Woodbridge, VA 22192 (703) 569-5797; Final site plan for maintenance of soil stability for erosion control on 1 disturbed acre(3 total acres), zoned R-4, 16009 Hayes Lane, GPIN# 8390-44-8632, Woodbridge District, (agent: J2 Engineers, (703) 634-2120 ext. 401).

**SPR2021-00323 (Submitted 06/14/21)** - ARC Redevelopment (Gainesville Associates, LLC, 1058 Thomas Jefferson Street, NW, Washington, DC 20007 (202) 965-2424; Plan for private access roads and related infrastructure on 14 disturbed acres (117 total acres), zoned M-1, 5845 Wellington Road, GPIN# 7497-32-5206, Brentsville District, (agent: Dewberry Consultants, LLC, (703) 468-2238).

**SPR2021-00325 (Submitted 06/03/21)** - Divine Ice--Patio Addition (Divine Ice, LLC, 13714 Bidwell Place, Bristow, VA 20136); Minor site plan for patio addition, zoned B-1, 8319 Sudley Road, GPIN# 7696-77-3723, Brentsville District, (agent: Ross-France, PC, (703) 361-4188).

**SPR2021-00326 (Submitted 06/03/21)** - Project Mango PH 1 (NOVA Mango Farms, LLC C/O Bowman Consulting Group, 101 South Street, SE, Leesburg, VA 20175 (703) 443-2400; Public impact site plan for offsite Telecom #2 alignment on 1 disturbed acre (262 total acres), M-2, 13001 Rollins Ford Road, GPIN# 7496-47-2202, Brentsville District, (agent: Bowman, (703) 302-8701).

**SPR2021-00331 (Submitted 06/09/21)** - Neabsco Creek-Boardwalk Crossing Canoe/Kayak (PWC Department of Parks & Recreation, 14420 Bristow Road, Manassas, VA 20112 (703) 792-4234; Minor site plan on 30 total acres, zoned RPC, 15125 Blackburn Road, GPIN# 8390-39-0818, Woodbridge District, (agent: Lardner/Klein Landscape Architects, PC, (703) 739-0972).

**SPR2021-00333 (Submitted 06/10/21)** - Park Landing (KCG Development, LLC, 9333 N. Meridian Street, Suite 230, Indianapolis, IN 46260 (508) 341-3930; Final site plan for multi-family residential buildings (age-restricted) with 25 units on 8 disturbed acres (10 total acres), zoned PBD, 3301 Noble Pond Way, GPIN# 8292-21-7346, Occoquan District, (agent: Christopher Consultants, LTD, (571) 293-5178).

**SPR2021-00334 (Submitted 06/16/21)** - T-Mobile @ Old Bridge Road-7WAW071A (Centerline Communications, 7468 Candlewood Road, Suite E, Hanover, MD 21076 (410) 999-5093; Remove and replace antennas on a roof top, zoned A-1, 1990 Old Bridge Road,

GPIN# 8393-32-2281, Occoquan District, (agent: Entrex, (202) 408-0960).

**SPR2021-00335 (Submitted 06/17/21)** - Kessinger Hunter Building 3, 4 & 5 (KH Data Capital Development Land, LLC, 1 Federal Street, Boston, MA 02110); Final site plan for 1,059,589 sq. ft. commercial facility on 67 disturbed (70 total acres), zoned M-2, 11610 Hayden Road, GPIN# 7596-56-3489, Brentsville District, (agent: JCL Consulting, LLC, (703) 488-9877).

**SPR2021-00336 (Submitted 06/17/21)** - Kessinger Hunter Building 3, 4 & 5 (KH Data Capital Development Land, LLC, 1 Federal Street, Boston, MA 02110); Early grading plan for commercial facility on 67 disturbed acres (70 total acres), zoned M-2, 11610 Hayden Road, GPIN# 7596-56-3489, Brentsville District, (agent: JCL Consulting, LLC, (703) 488-9877).

**2021-00332 (Submitted 06/10/21)** - Harpers Station Lot 10A (Sage Development Group, 600 Grand Panama Boulevard, Suite 304, Panama City Beach, FL 32407 (850) 238-8526; Revision to add a fire hydrant and revise the sidewalk on 8 disturbed acres (9 total acres), zoned B-1, 15901 Loves Mill Lane, GPIN# 7297-11-5315, Brentsville District, (agent: Ross-France, PC, (703) 361-4188).

**ASP2021-00034 (Submitted 05/28/21)** - 11429 Occoquan Oaks Lane-PFD (Alan and Carol Kelly, 11429 Occoquan Oaks Lane, Woodbridge, VA 22192); Perennial Flow Determination on 6 total acres, zoned A-1, 11429 Occoquan Oaks Lane, GPIN# 8094-53-3706, Occoquan District, (agent: TNT Environmental, Inc., (703) 483-0376).

**ASP2021-00035 (Submitted 05/28/21)** - 11429 Occoquan Oaks Lane-PASA (Alan and Carol Kelly, 11429 Occoquan Oaks Lane, Woodbridge, VA 22192); Preservation Area Site Assessment on 6 total acres, zoned A-1, 11429 Occoquan Oaks Lane, GPIN# 8094-53-3706, Occoquan District, (agent: TNT Environmental, Inc., (703) 483-0376).

**ASP2021-00036 (Submitted 06/01/21)** - Coppermine Property (Linden Investments, LLC, 5160 Parkstone Drive, Suite 150, Chantilly, VA 20151 (703) 273-8725; Perennial Flow Determination on 11 total acres, zoned M-2, 10455 Balls Ford Road, GPIN# 7697-45-9385, Gainesville District, (agent: Virginia Waters & Wetlands, (703) 220-8672).

**ASP2021-00037 (Submitted 06/02/21)** - Williams Property PFD (15510 Haymarket Drive, LLC, 44095 Pipeline Plaza, Suite 140, Ashburn, VA 20147 (443) 845-4146; Perennial Flow Determination on 36 total acres, zoned A-1, 6702 Somerset Crossing Drive, GPIN# 7297-27-9016, Brentsville District, (agent: Wetlands Studies and Solutions, Inc., (703) 397-3886).



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**ASP2021-00038 (Submitted 06/02/21)** - Williams Property PASA (15510 Haymarket Drive, LLC, 44095 Pipeline Plaza, Suite 140, Ashburn, VA 20147 (443) 845-4146; Preservation Area Site Assessment Study on 36 total acres, zoned A-1, 6702 Somerset Crossing Drive, GPIN# 7297-27-9016, Brentsville District, (agent: Wetlands Studies and Solutions, Inc., (703) 397-3886).

**ASP2021-00039 (Submitted 06/07/21)** - Summit School Road Extension & Telegraph Road (Prince William County Transportation, 5 County Complex Court, Suite 290, Woodbridge, VA 20192 (703) 792-5276; Preservation Area Site Assessment on 32 total acres, zoned M-1, 13455 Telegraph Road, GPIN# 8392-05-3846, Occoquan District, (agent: Kimley-Horn, (703) 215-8463).

**PLT2021-00066 (Submitted 06/15/21)** - Addington Woods (Johan McCallister, 10508 Manley Road, Nokesville, VA 20181); Plat for boundary line adjustment for 1 lot on 85 total acres, zoned A-1, 10508 Manley Road, GPIN# 7394-39-1502, Brentsville District, (agent: Bagby, Foroughi and Goodpasture, PLLC, (540) 373-5178).

**PLT2021-00067 (Submitted 06/01/21)** - Wilcox Property (Lake Forest--Lot 5A) (Daniel and Gretchen Wilcox, 10758 Lake Forest Drive, Manassas, VA 20112); Plat of correction and ingress/egress easement on 2 total acres, zoned A-1, 10758 Lake Forest Drive, GPIN# 7994-87-3962, Occoquan District, (agent: Ross-France, PC, (703) 361-4188).

**PLT2021-00068 (Submitted 06/10/21)** - Colvin Farms Lot 1 (Sydney Stronko, 11510 Colvin Lane, Nokesville, VA 20181); Plat of family land transfer of 2 lots on 5 total acres, zoned A-1, 11510 Colvin Lane, GPIN# 7593-66-4692, Brentsville District, (agent: Schools & Townsend, PC, (703) 368-8001).

### **Real Estate Transactions of Interest June 1 through 30, 2021**

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

**Meteor Investment, Inc. and Zuna Real Estate, LLC,** to Mimi's Unique Beauty Supply, LLC, 3114 Golansky Boulevard, Suite 201 and 202, Woodbridge, VA 22192; sale on 06/01/21 of Condo Unit(s) 4-2, Smoketown Crossing Office Park Condominium, improved, commercial, zoned B-1, at 3114 Golansky Boulevard, Suite 201, Woodbridge, VA, 22192, 1,006 finished sq. ft., 1-story office condo, built in 1988; land assessed in 2021 at \$51,000, improvements assessed at \$115,000, total 2021 assessment is \$166,000, Condo Unit(s) 5-2, Smoketown Crossing Office Park Condominium, improved, commercial, zoned B-1, at 3114 Golansky Boulevard, Suite 202, Woodbridge, VA, 22192, 1,006 finished sq. ft., 1-story

office condo, built in 1988; land assessed in 2021 at \$51,000, improvements assessed at \$115,000, total 2021 assessment is \$166,000 (\$309,700 trust with Harvest Small Business Finance, LLC), GPIN# 8292-42-0478.02, 8292-42-0276.02; \$356,000 (Instrument# 202106010065293).

**Kelly's Ridge Development, LLC,** to Edge Express Carwash #3, LLC, P.O. Box 220454, Charlotte, NC 28222; sale on 06/02/21 of Condo Unit(s) 3, Kelly's Ridge Center Land Condominium, 0.86 acres, vacant, commercial, zoned B-1, at 17000 Jefferson Davis Highway, Dumfries, VA, 22026, land assessed in 2021 at \$420,800 (\$850,000 trust with United Community Bank), GPIN# 8289-27-8940; \$1,800,000 (Instrument# 202106020066124).

**Prince William H&R RE Limited Partnerships,** to 14935 Holly Knoll Lane, LLC, 2917 Penn Forest Boulevard, Suite 200, Roanoke, VA 24018; sale on 06/02/21 of Parcel B, Baltusrol Commercial, 7.37 acres, improved, commercial, zoned RPC, at 14935 Holly Knoll Lane, Gainesville, VA, 20155, 64,595 finished sq. ft., 1-story convalescent hospital, built in 2017 and 810 finished sq. ft., 1-story convalescent hospital, built in 2017; land assessed in 2021 at \$3,619,200, improvements assessed at \$10,053,100, total 2021 assessment is \$13,672,300, GPIN# 7397-00-5469; \$11,055,000 (Instrument# 202106020066271).

**T & S Holdings, LLC,** to Kianosh and Janice Sadeghian, 1803 Dominion Crest Lane, McLean, VA 22101; sale on 06/03/21 of Condo Unit(s) 15, Phase 1, Building A, Buildamerica Eight, improved, commercial, zoned B-1, at 7220 Nathan Court, Manassas, VA, 20109, 1,700 finished sq. ft., 1-story commercial condo, built in 1985; land assessed in 2021 at \$52,200, improvements assessed at \$203,600, total 2021 assessment is \$255,800, Condo Unit(s) 16, Phase 1, Building A, Buildamerica Eight, improved, commercial, zoned B-1, at 7221 Gabe Court, Manassas, VA, 20109, 1,700 finished sq. ft., 1-story industrial condo, built in 1985; land assessed in 2021 at \$52,200, improvements assessed at \$203,600, total 2021 assessment is \$255,800, GPIN# 7697-15-3996.01, 7697-15-3394.01; \$612,500 (Instrument# 202106030066742).

**LJ Remainder II, LLC,** to KFC Gainesville, LLC, 10533 Main Street, Fairfax, VA 22030; sale on 06/04/21 of Lot 2, Phase 1, Landbay C, Virginia Gateway, 1.20 acres, improved, commercial, zoned B-1, at 7600 Linton Hall Road, Gainesville, VA, 20155, 3,430 finished sq. ft., 1-story fast food restaurant, built in 2002; land assessed in 2021 at \$733,200, improvements assessed at \$807,200, total 2021 assessment is \$1,540,400, GPIN# 7397-63-3502; \$3,500,000 (Instrument# 202106040067198).

**3915, LLC,** to Prime Warehouses, LLC, P.O. Box 391, Merrifield, VA 22116; sale on 06/07/21 of Condo Unit(s) D, Phase 1, Building 1, Wellington Business Center

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Condominium, improved, commercial, zoned M-1, at 12079 Cadet Court, Manassas, VA, 20109, 3,678 finished sq. ft., 1-story commercial condo, built in 2006; land assessed in 2021 at \$138,700, improvements assessed at \$344,800, total 2021 assessment is \$483,500, GPIN# 7596-27-6668.01; \$621,582 (Instrument# 202106070068324).

**11141 Industrial Road, LLC**, to Genco Management, LLC, c/o Ramcrete, Inc., 4604 Old Kyles Station Road, Hamilton, OH 45011 Attn: Todd Morgan; sale on 06/09/21 of Lot 9D-3C, Broad Run Industrial Park, 1.97 acres, improved, commercial, zoned Industrial/Transportation, at 11141 Industrial Road, Manassas, VA, 20109, 7,000 finished sq. ft., 1-story light manufacturing facility, built in 2005; land assessed in 2021 at \$481,300, improvements assessed at \$807,800, total 2021 assessment is \$1,289,100 (\$1,289,100 trust with First Financial Bank), GPIN# 7595-68-5645; \$1,800,000 (Instrument# 202106090069163).

**Evangelical Church Rivers of Living Water, A.Y.P.**, to Ministerio Voz Profetica a las Naciones, 13646 Jefferson Davis Highway, Woodbridge, VA 22191; sale on 06/09/21 of Parcel , 3.00 acres, improved, commercial, zoned Suburban Residential (4/acre), at 13405 Spriggs Road, Manassas, VA, 20112, 869 finished sq. ft., 1.5-story SFD with 2 bedrooms, 1 bathroom, built in 1940; land assessed in 2021 at \$253,400, GPIN# 7992-75-7083; \$211,111 (Instrument# 202106090069435).

**G & M Property Management, Inc.**, to Corner Properties, LLC, 7975 Turtle Creek Drive, Gainesville, VA 20155; sale on 06/09/21 of Parcel 9-B, Broad Run Industrial Park, 1.99 acres, vacant, commercial, zoned M-1, at 9502 Hornbaker Road, Manassas, VA, 20109, land assessed in 2021 at \$364,200 (\$666,250 trust with United Bank), GPIN# 7595-78-9620; \$795,000 (Instrument# 202106090069176).

**Wellington Road Associates, LLC**, to ASIDD, LLC, 2957 Mother Well Court, Herndon, VA 20171-4067; sale on 06/09/21 of Parcel B3A, Independence, 4.37 acres, vacant, commercial, zoned M-1, at 11875 Lexington Valley Drive, Manassas, VA, 20109, land assessed in 2021 at \$1,246,900, GPIN# 7596-45-1974; \$1,125,000 (Instrument# 202106090069368).

**Glen Ridge Apartments, LP**, to Sreit Glen Ridge, LLC, Attn: Ellis Rinaldi, 591 West Putnam Avenue, Greenwich, CT 06830; sale on 06/10/21 of Parcel A, Section 1, Ridgefield Village, 3.27 acres, improved, commercial, zoned Suburban Residential Multi: 6-16 Unit, at 12800 Tadworth Place, Woodbridge, VA, 22193, 25,452 finished sq. ft., 3-story multiple residents (low rise), built in 1996; land assessed in 2021 at \$1,782,700, improvements assessed at \$5,208,100, total 2021 assessment is \$6,990,800, Parcel B, Section 1, Ridgefield Village, 5.72 acres, improved, commercial, zoned Suburban Residential

Multi: 6-16 Unit, at 12850 Island House Loop, Woodbridge, VA, 22193, 22,996 finished sq. ft., 3-story multi residents (low rise), built in 1996 and 2,240 finished sq. ft., 3-story clubhouse, built in 1996 and 342 finished sq. ft., 1-story restroom building, built in 1996 and 9,000 finished sq. ft., 4-story multi residents (low rise), built in 1996 and 18,702 finished sq. ft., 3-story multi residents (low rise), built in 1996 and 12,081 finished sq. ft., 3-story multi residents (low rise), built in 1996 and 8,054 finished sq. ft., 2-story multi residents (low rise), built in 1996 and 25,452 finished sq. ft., 3-story multi residents (low rise), built in 1996; land assessed in 2021 at \$3,117,300, improvements assessed at \$9,982,200, total 2021 assessment is \$13,099,500 (\$21,667,000 trust with CBRE Multifamily Capital, Inc.), GPIN# 8093-71-3853, 8093-71-7617; \$32,017,000 (Instrument# 202106100070040).

**Travers Family, LLC, formerly Travers Family Limited Partnership**, to Prince William County School Board, c/o Maureen Hannan, Supervisor, Land Acquisition and CIP Planning, P.O. Box 389, Manassas, VA 20108; sale on 06/11/21 of Parcel 44-1-36, 20.80 acres, vacant, commercial, zoned Agricultural, at 13205 Telegraph Road, Woodbridge, VA, 22192, land assessed in 2021 at \$1,445,500, GPIN# 8392-07-9077; \$2,718,198 (Instrument# 202106110070578).

**13105 Telegraph Road, LLC**, to Prince William County School Board, c/o Maureen Hannan, Supervisor, Land Acquisition and CIP Planning, P.O. Box 389, Manassas, VA 20108; sale on 06/15/21 of Parcel , 18.38 acres, vacant, commercial, zoned Agricultural, at 13105 Telegraph Road, Woodbridge, VA, 22192, land assessed in 2021 at \$1,043,900, GPIN# 8392-08-6872; \$2,401,899 (Instrument# 202106150071750).

**Belno II, LLC**, to Prince William County School Board, c/o Maureen Hannan, Supervisor, Land Acquisition and CIP Planning, P.O. Box 389, Manassas, VA 20108; sale on 06/15/21 of Parcel 44-1-71A (Parent Tract), 14.65 acres, vacant, commercial, zoned PBD, at 13191 Telegraph Road, Woodbridge, VA, 22192, land assessed in 2021 at \$1,424,188.92 (conveyed portion--34.03% of entire parcel), GPIN# 8392-18-9619 (Parent Tract); \$3,191,271 (Instrument# 202106150071844).

**Michael E. Zapf, et al.**, to Bull Run Capital Investments, LLC, 11590 Bull Run Overlook Court, Suite 200-D, Manassas, VA 20109; sale on 06/15/21 of Parcel , 6,250.00 sq. ft., improved, commercial, zoned B-1, at 8711 Digges Road, Manassas, VA, 20110, 2,312 finished sq. ft., 1-story medical office, built in 1974; land assessed in 2021 at \$158,000, improvements assessed at \$283,300, total 2021 assessment is \$441,300, tax map 112/01 00/16//; \$430,000 (Instrument# 202106150071798).

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### **Commonwealth of Virginia, Department of General Services (also include Commonwealth of Virginia, Department of Corrections and the Commonwealth of Virginia, Department of Transportation), to JTTT**

Investments, LLC, Attn: Todd Thomasson, 23255 Watson Road, Leesburg, VA 20175; sale on 06/16/21 of Parcel 163-1-20, 39.08 acres, improved, commercial, zoned Agricultural, at 2115 James Madison Highway, Haymarket, VA, 20169, 360 finished sq. ft., 1-story equipment shed, built in 2001; land assessed in 2021 at \$613,300, improvements assessed at \$8,200, total 2021 assessment is \$621,500, Parcel A, 5.31 acres, vacant, commercial, zoned Agricultural, at 2113 James Madison Highway, Haymarket, VA, 20169, land assessed in 2021 at \$164,700 (\$560,000 trust with Farm Credit of the Virginias, ACA), GPIN# 7301-16-7216, 7301-16-5376; \$701,000 (Instrument# 202106160071909).

**Prince William County Service Authority**, to Board of County Supervisors of Prince William County, 1 County Complex Court, Woodbridge, VA 22192; sale on 06/16/21 of Parcel , 57.86 acres, improved, commercial, zoned Agricultural, at 5901 Davis Ford Road, Manassas, VA, 20112, 489 finished sq. ft., 1-story industrial engineering building, built in 1981 and 163 finished sq. ft., 1-story office building, built in 1981; land assessed in 2011 at \$1,833,100, improvements assessed at \$72,600, total 2021 assessment is \$1,905,700, GPIN# 7994-94-6606; \$2,000,000 (Instrument# 202106160072027).

**Yorkshire Shopping Plaza, Inc.**, to Yorkshire Holding Group, LLC, 4000 Legato Road, Suite 1100, Fairfax, VA 22033; sale on 06/21/21 of Parcel 1-A-C, Yorkshire Acres, 1.75 acres, improved, commercial, zoned B-1, at 7539 Centreville Road, Manassas, VA, 20111, 12,198 finished sq. ft., 1-story neighborhood shopping center and 3,620 finished sq. ft., 1-story neighborhood shopping center and 3,406 finished sq. ft., 1-story neighborhood shopping center, built in 1962; land assessed in 2021 at \$754,000, improvements assessed at \$100, total 2021 assessment is \$754,100, Lot 3, Section 1, Block C, 0.46 acres, improved, commercial, zoned B-1, at 7573 Centreville Road, Manassas, VA, 20111, 1,396 finished sq. ft., 1-story neighborhood shopping center, built in 1958; land assessed in 2021 at \$231,100, improvements assessed at \$100, total 2021 assessment is \$231,200, GPIN# 7897-23-9805, 7897-22-9087; \$4,200,000 (Instrument# 202106210073459).

**OBC Virginia, LLC (15.01% interest), DMJC Manassas, LLC (28.33% interest), SP Manassas, LLC (28.33% interest) and WZ Manassas, LLC (28.33% interest)**, to Canyon Star, LLC, 3573 Ranch Road 620, South, Austin, TX 78738; sale on 06/22/21 of Lot 2A, 2.00 acres, improved, commercial, zoned B-1, at 10651 Lomond Drive, Manassas, VA, 20109, 10,020 finished sq. ft., 1-

story office building, built in 2001; land assessed in 2021 at \$904,300, improvements assessed at \$1,874,600, total 2021 assessment is \$2,778,900 (\$3,575,000 trust with TD Bank, N.A.), GPIN# 7696-39-8039; \$5,500,000 (Instrument# 202106220074156).

**Johnson-Barrett and Associates, LLC**, to Woodbridge Heights Associates, LLC, 369 East 62nd Street, New York, NY 10065; sale on 06/23/21 of Parcel 53A3B5, 1.27 acres, improved, commercial, zoned PBD, at 2544 Prince William Parkway, Woodbridge, VA, 22192, 6,872 finished sq. ft., 1-story restaurant, built in 2000; land assessed in 2021 at \$1,356,500, improvements assessed at \$1,073,300, total 2021 assessment is \$2,429,800, GPIN# 8292-82-8390; \$6,215,000 (Instrument# 202106230074543).

**A.M. Companaro Properties, LLC**, to 8193-B Euclid, LLC, 8193-B Euclid Court, Manassas Park, VA 20111; sale on 06/24/21 of Lot 67-B-1, Phase 3, Conner Center, 2.12 acres, improved, commercial, zoned I-1, at 8193-B Euclid Court, Manassas Park, VA, 20111, 5,400 finished sq. ft., prefab warehouse and 1,200 finished sq. ft., office enclosure and 1,200 finished sq. ft., office enclosure; land assessed in 2021 at \$611,700, improvements assessed at \$998,500, total 2021 assessment is \$1,610,200 (\$2,376,000 trust with Bank of Clarke County), tax map 11-2-67B1; \$2,700,000 (Instrument# 202106240075308).

**DR Gainesville, LLC**, to Microsoft Corporation, One Microsoft Way, Redmond, WA 98052; sale on 06/25/21 of Parcel A2, 83.00 acres, vacant, commercial, zoned M-1, at 8008 Devlin Road, Bristow, VA, 20136, not yet individually assessed in 2021, GPIN# 7496-88-1217; \$83,844,618 (Instrument# 202106250075711).

**Gateway Business Center, Limited Partnership**, to Limestone PW, LLC, 14175 Sullyfield Circle, Suite 500, Chantilly, VA 20151; sale on 06/25/21 of Condo Unit(s) 140, Building D, Gateway Business Center Condominium, improved, commercial, zoned M-1, at 7689 Limestone Drive, Unit 140, Gainesville, VA, 20155, 10,522 finished sq. ft., 1-story industrial condo, built in 2007; land assessed in 2021 at \$275,600, improvements assessed at \$1,235,600, total 2021 assessment is \$1,511,200 (\$1,264,000 trust with Atlantic Union Bank), GPIN# 7497-01-5983.01; \$1,820,000 (Instrument# 202106250075885).

**JK Land Holdings II, LLC**, to Microsoft Corporation, One Microsoft Way, Redmond, WA 98052; sale on 06/25/21 of Parcel 125-1-40B, 9.12 acres, vacant, commercial, zoned M-1, at 6651 Wellington Road, Bristow, VA, 20136, land assessed in 2021 at \$1,620,700, Parcel , 2.00 acres, vacant, commercial, zoned M-1, at 7745 Piney Branch Lane, Bristow, VA, 20136, land assessed in 2021 at \$418,200, GPIN# 7496-89-6488, 7497-80-6210; \$11,255,382 (Instrument# 202106250075710).



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### **Lohr Management, LTD and Orchard Corporation,**

to Cook Out-Manassas Park, Inc., 15 Laura Lane, Suite 300, Thomasville, NC 27360; sale on 06/25/21 of Parcel , 0.81 acres, improved, commercial, zoned B-2, at 8502 Centreville Road, Manassas Park, VA, 20111, 2,648 finished sq. ft., 1-story restaurant, built in 1983; land assessed in 2021 at \$1,189,000, improvements assessed at \$431,600, total 2021 assessment is \$1,620,600, tax map 23-6-A5; \$1,275,000 (Instrument# 202106250075398).

**Burrell Building, LLC,** to Malu Investments, LLC, c/o Ruben Andrade, 12058 Kahns Road, Manassas, VA 20112; sale on 06/28/21 of Parcel 30-1-51A, 1.29 acres, improved, commercial, zoned O(L), at 14205 Telegraph Road, Woodbridge, VA, 22192, 10,184 finished sq. ft., 2-story office building, built in 1971; land assessed in 2021 at \$516,300, improvements assessed at \$512,600, total 2021 assessment is \$1,028,900 (\$750,000 trust with Regal Creations, LLC), GPIN# 8291-99-0445; \$1,545,000 (Instrument# 202106280076105).

**CEN Properties, LLC,** to Board of County Supervisors of Prince William County, c/o Count Executive, 1 County Complex, Prince William, VA 22192; sale on 06/30/21 of Parcel C1, Innovation, 6.56 acres, vacant, commercial, zoned PBD, at 11301 Inspiration Court, Manassas, VA, 20109, land assessed in 2021 at \$1,542,000, GPIN# 7595-86-3280; \$2,006,374 (Instrument# 202106300077546).

**Mach II MCB Silver Portfolio Owner One, LLC,** to Waffle House, Inc., 5986 Financial Drive, Norcross, GA 30071; sale on 06/30/21 of Lot 1, 0.41 acres, improved, commercial, zoned B-1, at 17137 Dumfries Road, Dumfries, VA, 22025, 1,860 finished sq. ft., 1-story restaurant, built in 1995; land assessed in 2021 at \$221,700, improvements assessed at \$460,800, total 2021 assessment is \$682,500, GPIN# 8189-87-6020; \$1,450,000 (Instrument# 202106300077912).

**Nancy S. Scheider,** to J2 Management, LLC, 6820 Chasewood Circle, Centreville, VA 20121; sale on 06/30/21 of Condo Unit(s) 8577-B, Stonewall Acres Professional Center Condominium, improved, commercial, zoned O(L), at 8577 Sudley Road, Unit B, Manassas, VA, 20110, 1,250 finished sq. ft., 1-story office condo, built in 1982; land assessed in 2021 at \$29,800, improvements assessed at \$145,200, total 2021 assessment is \$175,000 (\$180,000 trust with Nancy S. Scheider), GPIN# 7796-05-7805.01; \$180,000 (Instrument# 202106300077773).

**Reids III Building, LLC,** to Ary, LLC, 12090 Greatbridge Road, Woodbridge, VA 22192; sale on 06/30/21 of Condo Unit(s) 110A, Reids III Condominium, improved, commercial, zoned PMD, at 4565 Daisy Reid Avenue, Suite 110A, Woodbridge, VA, 22192, 1,723 finished sq. ft., 1-story office condo; land assessed in 2021 at \$129,200, improvements assessed at \$387,700, total

2021 assessment is \$516,900, GPIN# 8193-21-2383.01; \$621,590 (Instrument# 202106300077837).

### ***Residential/Lots***

**Arroyo Cap IA, LLC,** to K. Hovnanian at Highland Park, LLC, 4090-A Lafayette Center Drive, Chantilly, VA 20151; sale on 06/01/21 of Lot 38, Highland Park Townhouses at Townsquare, 0.04 acres, vacant, TH, zoned Dumfries-PMUD, at 18261 Summit Pointe Drive, Triangle, VA, 22172, land assessed in 2021 at \$119,100, Lot 39, Highland Park Townhouses at Townsquare, 0.03 acres, vacant, TH, zoned Dumfries-PMUD, at 18259 Summit Pointe Drive, Triangle, VA, 22172, land assessed in 2021 at \$47,600, Lot 40, Highland Park Townhouses at Townsquare, 0.03 acres, vacant, TH, zoned Dumfries-PMUD, at 18257 Summit Pointe Drive, Triangle, VA, 22172, land assessed in 2021 at \$47,600, Lot 41, Highland Park Townhouses at Townsquare, 0.03 acres, vacant, TH, zoned Dumfries-PMUD, at 18255 Summit Pointe Drive, Triangle, VA, 22172, land assessed in 2021 at \$47,600, Lot 42, Highland Park Townhouses at Townsquare, 0.03 acres, vacant, TH, zoned Dumfries-PMUD, at 18253 Summit Pointe Drive, Triangle, VA, 22172, land assessed in 2021 at \$47,600, Lot 43, Highland Park Townhouses at Townsquare, 0.03 acres, vacant, TH, zoned Dumfries-PMUD, at 18251 Summit Pointe Drive, Triangle, VA, 22172, land assessed in 2021 at \$119,000, Lot 44, Highland Park Townhouses at Townsquare, 0.03 acres, vacant, TH, zoned Dumfries-PMUD, at 18249 Summit Pointe Drive, Triangle, VA, 22172, land assessed in 2021 at \$47,600, Lot 45, Highland Park Townhouses at Townsquare, 0.03 acres, vacant, TH, zoned Dumfries-PMUD, at 18247 Summit Pointe Drive, Triangle, VA, 22172, land assessed in 2021 at \$47,600, Lot 46, Highland Park Townhouses at Townsquare, 0.03 acres, vacant, TH, zoned Dumfries-PMUD, at 18245 Summit Pointe Drive, Triangle, VA, 22172, land assessed in 2021 at \$47,600, Lot 47, Highland Park Townhouses at Townsquare, 0.04 acres, vacant, TH, zoned Dumfries-PMUD, at 18243 Summit Pointe Drive, Triangle, VA, 22172, land assessed in 2021 at \$47,600, GPIN# 8188-77-6863, 8188-77-6865, 8188-77-6967, 8188-77-6969, 8188-77-7071, 8188-77-7073, 8188-77-7175, 8188-77-7177, 8188-77-7179, 8188-77-7281; \$991,750 (Instrument# 202106010065750).

**Navigator Homes, LLC,** to Lakehill Properties, LLC, 13129 Lakehill Drive, Nokesville, VA 20181; sale on 06/01/21 of Lot 40A1, Stonewall Acres, 10,099.00 sq. ft., vacant, SFD, zoned R-4, at 8501 Rolling Road, Manassas, VA, 20110, not yet individually assessed in 2021, Lot 40B1, Stonewall Acres, 10,000.00 sq. ft., vacant, SFD, zoned R-4, at 8502 Thomas Drive, Manassas, VA, 20110,

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not yet individually assessed in 2021, GPIN# 7796-15-1373 (Parent Tract), 7796-15-2276 (Parent Tract); \$500,000 (Instrument# 202106010065472).

**Richmond Station Ventures, L.C.**, to Miller and Smith at Richmond Station, LLC, c/o Miller and Smith, Inc., 1960 Gallows Road, Suite 200, Vienna, VA 22182; sale on 06/04/21 of Lot 39, Section 2, Landbay B, Richmond Station, 0.06 acres, vacant, TH, zoned PMR, at 8154 Agnes Lane, Manassas, VA, 20110, land assessed in 2021 at \$89,200, Lot 38, Section 2, Landbay B, Richmond Station, 0.04 acres, vacant, TH, zoned PMR, at 8156 Agnes Lane, Manassas, VA, 20110, land assessed in 2021 at \$89,000, Lot 37, Section 2, Landbay B, Richmond Station, 0.04 acres, vacant, TH, zoned PMR, at 8158 Agnes Lane, Manassas, VA, 20110, land assessed in 2021 at \$89,000, Lot 36, Section 2, Landbay B, Richmond Station, 0.04 acres, vacant, TH, zoned PMR, at 8160 Agnes Lane, Manassas, VA, 20110, land assessed in 2021 at \$89,000, Lot 35, Section 2, Landbay B, Richmond Station, 0.06 acres, vacant, TH, zoned PMR, at 8162 Agnes Lane, Manassas, VA, 20110, land assessed in 2021 at \$89,200, GPIN# 7896-30-8195, 7896-30-7997, 7896-30-7797, 7896-30-7498, 7896-30-7299; \$800,000 (Instrument# 202106040067448).

**JEN Virginia 3, LLC**, to Beazer Homes, LLC, 14901 Bogle Drive, Suite 100, Chantilly, VA 20151; sale on 06/07/21 of Lot 73, Section 3, Landbay 5, Potomac Shores Town Center, 0.06 acres, vacant, TH, zoned PMR, at 17780 Osprey Harbor Lane, Dumfries, VA, 22026, land assessed in 2021 at \$63,700, Lot 74, Section 3, Landbay 5, Potomac Shores Town Center, 0.04 acres, vacant, TH, zoned PMR, at 17782 Osprey Harbor Lane, Dumfries, VA, 22026, land assessed in 2021 at \$63,400, Lot 75, Section 3, Landbay 5, Potomac Shores Town Center, 0.04 acres, vacant, TH, zoned PMR, at 17784 Osprey Harbor Lane, Dumfries, VA, 22026, land assessed in 2021 at \$63,400, Lot 76, Section 3, Landbay 5, Potomac Shores Town Center, 0.04 acres, vacant, TH, zoned PMR, at 17786 Osprey Harbor Lane, Dumfries, VA, 22026, land assessed in 2021 at \$63,400, Lot 77, Section 3, Landbay 5, Potomac Shores Town Center, 0.06 acres, vacant, TH, zoned PMR, at 17788 Osprey Harbor Lane, Dumfries, VA, 22026, land assessed in 2021 at \$63,700, GPIN# 8389-61-0468, 8389-61-0365, 8389-61-0263, 8389-61-0262, 8389-61-0159; \$861,779 (Instrument# 202106070068253).

**Arroyo Cap IA, LLC**, to K. Hovnanian at Highland Park, LLC, 4090-A Lafayette Center Drive, Chantilly, VA 20151; sale on 06/09/21 of Lot 67, Highland Park Townhouses at Townsquare, 0.04 acres, vacant, TH, zoned Dumfries-PMUD, at 18240 Summit Pointe Drive, Triangle, VA, 22172, land assessed in 2021 at \$47,600, Lot 68, Highland Park Townhouses at Townsquare, 0.04 acres,

vacant, TH, zoned Dumfries-PMUD, at 18242 Summit Pointe Drive, Triangle, VA, 22172, land assessed in 2021 at \$47,600, Lot 69, Highland Park Townhouses at Townsquare, 0.04 acres, vacant, TH, zoned Dumfries-PMUD, at 18244 Summit Pointe Drive, Triangle, VA, 22172, land assessed in 2021 at \$47,600, Lot 70, Highland Park Townhouses at Townsquare, 0.04 acres, vacant, TH, zoned Dumfries-PMUD, at 18246 Summit Pointe Drive, Triangle, VA, 22172, land assessed in 2021 at \$47,600, Lot 71, Highland Park Townhouses at Townsquare, 0.04 acres, vacant, TH, zoned Dumfries-PMUD, at 18248 Summit Pointe Drive, Triangle, VA, 22172, land assessed in 2021 at \$47,600, Lot 72, Highland Park Townhouses at Townsquare, 0.04 acres, vacant, TH, zoned Dumfries-PMUD, at 18250 Summit Pointe Drive, Triangle, VA, 22172, land assessed in 2021 at \$47,600, Lot 73, Highland Park Townhouses at Townsquare, 0.05 acres, vacant, TH, zoned Dumfries-PMUD, at 18252 Summit Pointe Drive, Triangle, VA, 22172, land assessed in 2021 at \$47,700, GPIN# 8188-77-6085, 8188-77-5983, 8188-77-5980, 8188-77-5878, 8188-77-5876, 8188-77-5874, 8188-77-5772; \$766,759 (Instrument# 202106090069467).

**Timber Ridge at Haymarket, LLC**, to Drees Homes of DC, Inc., 8551 Rixlew Lane, Suite 230, Manassas, VA 20109; sale on 06/10/21 of Lot 2, Currie Farm, 0.54 acres, vacant, SFD, zoned Semi-Rural Residential, at 7005 Saint Hill Court, Haymarket, VA, 20169, land assessed in 2021 at \$280,200, Lot 3, Currie Farm, 0.52 acres, vacant, SFD, zoned Semi-Rural Residential, at 15230 Haymarket Drive, Haymarket, VA, 20169, land assessed in 2021 at \$280,000, Lot 141, Currie Farm, 0.46 acres, vacant, SFD, zoned Semi-Rural Residential, at 15524 Cloverland Lane, Haymarket, VA, 20169, land assessed in 2021 at \$278,900, Lot 150, Currie Farm, 0.52 acres, vacant, SFD, zoned Semi-Rural Residential, at 7004 Saint Hill Court, Haymarket, VA, 20169, land assessed in 2021 at \$279,900, GPIN# 7297-57-3553, 7297-57-3840, 7297-47-4415, 7297-57-1144; \$1,120,000 (Instrument# 202106100069887).

**RCKF Bull Run, LLC**, to NVR, Inc., 3926 Pender Drive, Suite 200, Fairfax, VA 22030; sale on 06/15/21 of Lot 4, Landbay 1A, Blackburn, 0.14 acres, vacant, SFD, zoned PMR, at 11355 Wheeler Ridge Drive, Manassas, VA, 20109, land assessed in 2021 at \$211,200, Lot 41, Landbay 1A, Blackburn, 0.21 acres, vacant, SFD, zoned PMR, at 7456 Port Tavern Court, Manassas, VA, 20109, land assessed in 2021 at \$211,900, Lot 89, Landbay 1A, Blackburn, 0.14 acres, vacant, SFD, zoned PMR, at 11321 Wheeler Ridge Drive, Manassas, VA, 20109, land assessed in 2021 at \$211,100, GPIN# 7597-93-6699, 7597-83-9687, 7597-94-5139; \$709,556 (Instrument# 202106150071578).

**GSB Land, LLC**, to Classic Concept Builders of Virginia, LLC, 12876 Classic Springs Drive, Manassas,

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VA 20112; sale on 06/16/21 of Lot 12, Classic Ridge on the Occoquan, 2.63 acres, vacant, SFD, zoned Semi-Rural Residential, at 11670 Kahns Road, Manassas, VA, 20112, land assessed in 2021 at \$205,200, GPIN# 7994-00-2223; \$185,000 (Instrument# 202106160071941).

**James Thomas and Charles Thomas**, to Trigon Homes, LLC, 15349 Brandy Road, Culpeper, VA 22701; sale on 06/17/21 of Lot 108A, Mountain Farm, 5.00 acres, vacant, SFD, zoned Agricultural, at 16510 Gaines Road, Broad Run, VA, 20137, land assessed in 2021 at \$159,000, GPIN# 7198-78-2389; \$200,000 (Instrument# 202106170072707).

**Timber Ridge at Haymarket, LLC**, to NVR, Inc., 3926 Pender Drive, Suite 200, Fairfax, VA 22030; sale on 06/17/21 of Lot 75, Currie Farm, 0.57 acres, vacant, SFD, zoned Semi-Rural Residential, at 15691 Calum Court, Haymarket, VA, 20169, land assessed in 2021 at \$280,700, Lot 77, Currie Farm, 0.46 acres, vacant, SFD, zoned Semi-Rural Residential, at 15706 Calum Court, Haymarket, VA, 20169, land assessed in 2021 at \$278,800, GPIN# 7297-25-2168, 7297-25-2145; \$628,484 (Instrument# 202106170072806).

**RCKF Bull Run, LLC**, to NVR, Inc., 3926 Pender Drive, Suite 200, Fairfax, VA 22030; sale on 06/21/21 of Lot 1, Landbay 1A, Blackburn, 0.14 acres, vacant, SFD, zoned PMR, at 11343 Wheeler Ridge Drive, Manassas, VA, 20109, land assessed in 2021 at \$211,200, Lot 2, Landbay 1A, Blackburn, 0.14 acres, vacant, SFD, zoned PMR, at 11347 Wheeler Ridge Drive, Manassas, VA, 20109, land assessed in 2021 at \$211,200, GPIN# 7597-94-6014, 7597-94-6209; \$473,038 (Instrument# 202106210073450).

**JEN Virginia 3, LLC**, to Beazer Homes, LLC, 14901 Bogle Drive, Suite 100, Chantilly, VA 20151; sale on 06/22/21 of Lot 78, Section 3, Landbay 5, Potomac Shores Town Center, 0.09 acres, vacant, TH, zoned PMR, at 1484 Meadowlark Glen Road, Dumfries, VA, 22026, land assessed in 2021 at \$64,100, Lot 79, Section 3, Landbay 5, Potomac Shores Town Center, 0.05 acres, vacant, TH, zoned PMR, at 1486 Meadowlark Glen Road, Dumfries, VA, 22026, land assessed in 2021 at \$63,500, Lot 80, Section 3, Landbay 5, Potomac Shores Town Center, 0.05 acres, vacant, TH, zoned PMR, at 1488 Meadowlark Glen Road, Dumfries, VA, 22026, land assessed in 2021 at \$63,500, Lot 81, Section 3, Landbay 5, Potomac Shores Town Center, 0.05 acres, vacant, TH, zoned PMR, at 1490 Meadowlark Glen Road, Dumfries, VA, 22026, land assessed in 2021 at \$63,500, Lot 82, Section 3, Landbay 5, Potomac Shores Town Center, 0.05 acres, vacant, TH, zoned PMR, at 1492 Meadowlark Glen Road, Dumfries, VA, 22026, land assessed in 2021 at \$63,500, Lot 83, Section 3, Landbay 5, Potomac Shores Town Center, 0.09

acres, vacant, TH, zoned PMR, at 1494 Meadowlark Glen Road, Dumfries, VA, 22026, land assessed in 2021 at \$64,100, GPIN# 8389-61-0150, 8389-51-9751, 8389-51-9552, 8389-51-9352, 8389-51-9053, 8389-51-8754; \$1,034,135 (Instrument# 202106220073836).

**Sanders Lane, LLC**, to Augustine Homes, LLC, 1320 Chain Bridge Road, Suite 270, McLean, VA 22101; sale on 06/23/21 of Parcel B, Magnolia Meadows, 10.00 acres, vacant, SFD, zoned Agricultural, at 12610 Catamount Court, Catharpin, VA, 20143, land assessed in 2021 at \$232,700, GPIN# 7400-81-3454; \$262,500 (Instrument# 202106230074544).

**JEN Virginia 7, LLC**, to Dream Finders Homes, LLC, 4506 Daly Drive, Suite 300, Chantilly, VA 20151; sale on 06/25/21 of Lot 15, Jefferson Square, 2,113.00 sq. ft., vacant, TH, zoned B-3.5, at 9500 Barnes Loop, Manassas, VA, 20110, land assessed in 2021 at \$103,500, Lot 16, Jefferson Square, 1,606.00 sq. ft., vacant, TH, zoned B-3.5, at 9504 Barnes Loop, Manassas, VA, 20110, land assessed in 2021 at \$97,000, Lot 17, Jefferson Square, 1,606.00 acres, vacant, TH, zoned B-3.5, at 9508 Barnes Loop, Manassas, VA, 20110, land assessed in 2021 at \$97,000, Lot 18, Jefferson Square, 1,606.00 sq. ft., vacant, TH, zoned B-3.5, at 9512 Barnes Loop, Manassas, VA, 20110, land assessed in 2021 at \$97,000, Lot 19, Jefferson Square, 2,117.00 sq. ft., vacant, TH, zoned B-3.5, at 9516 Barnes Loop, Manassas, VA, 20110, land assessed in 2021 at \$103,500, Lot 20, Jefferson Square, 2,123.00 sq. ft., vacant, TH, zoned B-3.5, at 9520 Barnes Loop, Manassas, VA, 20110, land assessed in 2021 at \$103,500, Lot 21, Jefferson Square, 1,606.00 sq. ft., vacant, TH, zoned B-3.5, at 9524 Barnes Loop, Manassas, VA, 20110, land assessed in 2021 at \$97,000, Lot 22, Jefferson Square, 1,606.00 sq. ft., vacant, TH, zoned B-3.5, at 9528 Barnes Loop, Manassas, VA, 20110, land assessed in 2021 at \$97,000, Lot 23, Jefferson Square, 1,606.00 sq. ft., vacant, TH, zoned B-3.5, at 9532 Barnes Loop, Manassas, VA, 20110, land assessed in 2021 at \$97,000, Lot 24, Jefferson Square, 1,606.00 sq. ft., vacant, TH, zoned B-3.5, at 9536 Barnes Loop, Manassas, VA, 20110, land assessed in 2021 at \$97,000, Lot 25, Jefferson Square, 2,117.00 sq. ft., vacant, TH, zoned B-3.5, at 9540 Barnes Loop, Manassas, VA, 20110, land assessed in 2021 at \$103,500, Lot 97, Jefferson Square, 4,266.00 sq. ft., vacant, SFD, zoned B-3.5, at 9563 Jefferson Street, Manassas, VA, 20110, land assessed in 2021 at \$120,500, Lot 98, Jefferson Square, 4,264.00 sq. ft., vacant, SFD, zoned B-3.5, at 9559 Jefferson Street, Manassas, VA, 20110, land assessed in 2021 at \$120,500, Lot 99, Jefferson Square, 4,154.00 sq. ft., vacant, SFD, zoned B-3.5, at 9555 Jefferson Street, Manassas, VA, 20110, land assessed in 2021 at \$120,000, tax map 101/56 00/22// 101/56 00/16// 101/56 00/23// 101/56 00/97//



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101/56 00/17// 101/56 00/24// 101/56 00/98// 101/56 00/18// 101/56 00/20// 101/56 00/25// 101/56 00/99// 101/56 00/21// 101/56 00/19// 101/56 00/15//; \$2,383,051 (Instrument# 202106250075518).

**James A. Wood**, to The Stonehill Company, LLC, 10402 Morais Court, Manassas, VA 20110; sale on 06/25/21 of Lot 11, Section 2, Bell-Wood Farm, 10.00 acres, vacant, SFD, zoned Agricultural, at 14370 Owls Nest Road, Nokesville, VA, 20181, land assessed in 2021 at \$204,700, GPIN# 7395-34-7327; \$250,000 (Instrument# 202106250075639).

**Timber Ridge at Haymarket, LLC**, to NVR, Inc., 3926 Pender Drive, Suite 200, Fairfax, VA 22030; sale on 06/25/21 of Lot 60, Currie Farm, 0.61 acres, vacant, SFD, zoned Semi-Rural Residential, at 7111 Currie Farm Drive, Haymarket, VA, 20169, land assessed in 2021 at \$281,400, Lot 66, Currie Farm, 0.57 acres, vacant, SFD, zoned Semi-Rural Residential, at 7137 Currie Farm Drive, Haymarket, VA, 20169, land assessed in 2021 at \$280,800, GPIN# 7297-35-2324, 7297-25-6873; \$634,768 (Instrument# 202106250075561).

**Frank D. Cox, Jr.**, to Logmill Road, LLC, P.O. Box 42163, Fredericksburg, VA 22404; sale on 06/29/21 of Parcel , 40.47 acres, vacant, SFD, zoned Agricultural, at 13309 Shelter Road, Gainesville, VA, 20155, land assessed in 2021 at \$630,500, Parcel , 168.42 acres, improved, SFD, zoned Agricultural, at 3608 Logmill Road, Gainesville, VA, 20155, 1,477 finished sq. ft., 2-story SFD with 3 bedrooms, 1 bathroom, built in 1901 (cemetery on parcel); land assessed in 2021 at \$1,922,400, improvements assessed at \$44,500, total 2021 assessment is \$1,966,900, GPIN# 7400-14-0512, 7400-11-4305; \$4,500,000 (Instrument# 202106290076765).

**RCKF Bull Run, LLC**, to NVR, Inc., 3926 Pender Drive, Suite 200, Fairfax, VA 22030; sale on 06/30/21 of Lot 10, Landbay 1A, Blackburn, 0.14 acres, vacant, SFD, zoned PMR, at 11356 Wheeler Ridge Drive, Manassas, VA, 20109, land assessed in 2021 at \$211,200, GPIN# 7597-93-5194; \$236,518 (Instrument# 202106300077755).

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

**K. Hovnanian at Townes at County Center, LLC**, to Louis Guzman, 12918 Blue Sky Place, Woodbridge, VA 22192; sale on 06/01/21 of Lot 33, Apollo Residential, 0.09 acres, improved, TH, zoned Suburban Residential (6/acre), at 12918 Blue Sky Place, Woodbridge, VA, 22192, 2,175 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$35,000 (\$666,219 trust with Mortgage Research Center dba Veterans United Home Loans), GPIN# 8093-91-0093; \$666,219 (Instrument# 202106010065610).

**K. Hovnanian at Townes at County Center, LLC**, to Donna Margaret Livingston, 12916 Blue Sky Place, Woodbridge, VA 22192; sale on 06/01/21 of Lot 32, Apollo Residential, 0.06 acres, improved, TH, zoned Suburban Residential (6/acre), at 12916 Blue Sky Place, Woodbridge, VA, 22192, 2,190 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$34,800 (\$548,250 trust with K. Hovnanian American Mortgage, LLC), GPIN# 8093-81-9895; \$581,315 (Instrument# 202106010065679).

**Malkit Singh Sarai and Dewinder Kaur Lehal**, to Joel D. and Rosalina Velasquez, 7019 Old Centreville Road, Manassas, VA 20111; sale on 06/01/21 of Lot 125B, Yorkshire Village, 0.26 acres, improved, SFD, zoned Suburban Residential (4/acre), at 7619 Old Centreville Road, Manassas, VA, 20111, 1,430 finished sq. ft., 1-story SFD with 3 bedrooms, 3 bathrooms, built in 2021; land assessed in 2021 at \$95,500 (\$569,494 trust with Homespire Mortgage), GPIN# 7797-92-9322; \$580,000 (Instrument# 202106010065796).

**NVR, Inc.**, to Gregory L. Johnson and Dennis Peredo, 7476 Flag Point Court, Manassas, VA 20109; sale on 06/01/21 of Lot 54, Landbay 1A, Blackburn, 0.14 acres, improved, SFD, zoned PMR, at 7476 Flag Point Court, Manassas, VA, 20109, 2,757 finished sq. ft., 2-story SFD with 4 bedrooms, 5 bathrooms, built in 2021; land assessed in 2021 at \$211,200 (\$578,060 trust with NVR Mortgage Finance, Inc.), GPIN# 7597-83-6484; \$722,575 (Instrument# 202106010065834).

**Classic Concept Builders of Virginia, LLC**, to Isaac, Jr. and Clara Fawehinmi, 8488 Patriot Ridge Place, Nokesville, VA 20181; sale on 06/02/21 of Lot 17A, Section 4, Liberty Oaks, 10.15 acres, improved, SFD, zoned Agricultural, at 8488 Patriot Ridge Place, Nokesville, VA, 20181, 3,688 finished sq. ft., 2-story SFD with 4 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$205,800, improvements assessed at \$276,900, total 2021 assessment is \$482,700 (\$900,000 trust with Truist Bank), GPIN# 7891-09-5023; \$1,002,756 (Instrument# 202106020066166).

**Miller and Smith at Belmont Bay III, LLC**, to Yemisrach Girma, 632 Watermans Drive, Woodbridge, VA 22191; sale on 06/02/21 of Lot 21, Section 1, Beacon Park Towns at Belmont Bay, 0.03 acres, improved, TH, zoned PMD, at 632 Watermans Drive, Woodbridge, VA, 22191, 1,727 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$51,000 (\$492,880 trust with McLean Mortgage Corporation), GPIN# 8492-33-9240; \$522,880 (Instrument# 202106020066266).

**Pulte Home Company, LLC**, to Pamela J. and David L. Jamieson, 16056 Sweet Violet Lane, Haymarket, VA

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20169; sale on 06/02/21 of Lot 98, Landbay 1B, Carters Mill, 0.12 acres, improved, SFD, zoned PMR, at 16056 Sweet Violet Lane, Haymarket, VA, 20169, 1,489 finished sq. ft., 1-story SFD with 3 bedrooms, 3 bathrooms, built in 2021; land assessed in 2021 at \$51,900 (\$450,000 trust with Pulte Mortgage, LLC), GPIN# 7298-21-3078; \$654,626 (Instrument# 202106020066399).

**Drees Homes of DC, Inc.,** to Alexander Copland Kast and Yashasvi Raghuvver, 8228 Knight Station Way, Manassas, VA 20110; sale on 06/03/21 of Condo Unit(s) 28, Phase 6, Building 4, Richmond Station Condominium, improved, TH, zoned PMR, at 8228 Knight Station Way, Manassas, VA, 20110, 1,284 finished sq. ft., 2-story TH style condo with 2 bedrooms, 3 bathrooms, built in 2021; land assessed in 2021 at \$89,000, improvements assessed at \$4,500, total 2021 assessment is \$93,500 (\$371,700 trust with First Equity Mortgage, ), GPIN# 7895-29-7777.01; \$416,628 (Instrument# 202106030066990).

**Drees Homes of DC, Inc.,** to Enuma Marie-Therese Iyob and Tedros Iyob, 15520 Cloverland Lane, Haymarket, VA 20169; sale on 06/03/21 of Lot 142, Currie Farm, 0.49 acres, improved, SFD, zoned Semi-Rural Residential, at 15520 Cloverland Lane, Haymarket, VA, 20169, 3,482 finished sq. ft., 2-story SFD with 5 bedrooms, 4 bathrooms, built in 2021; land assessed in 2021 at \$279,300 (\$636,902 trust with First Equity Mortgage), GPIN# 7297-47-5413; \$768,902 (Instrument# 202106030067123).

**Brookfield Washington, LLC,** to Craig William Barrett and Nanette Irene Barrett, 18206 Thunderbolt Road, Dumfries, VA 22026; sale on 06/04/21 of Lot 52, Landbay 3, Potomac Shores, 0.15 acres, improved, SFD, zoned PMR, at 18206 Thunderbolt Road, Dumfries, VA, 22026, new home, details not available; land assessed in 2021 at \$203,100 (\$753,091 trust with McLean Mortgage Corporation), GPIN# 8288-68-8165; \$766,984 (Instrument# 202106040067481).

**NVR, Inc.,** to Navaneethakrishnan Devaraj and Geethanjalli Navaneethakrishnan, 11265 Wheeler Ridge Drive, Manassas, VA 20109; sale on 06/04/21 of Lot 75, Landbay 1A, Blackburn, 0.14 acres, improved, SFD, zoned PMR, at 11265 Wheeler Ridge Drive, Manassas, VA, 20109, 2,757 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2021; land assessed in 2021 at \$211,200 (\$705,043 trust with NVR Mortgage Finance, Inc.), GPIN# 7597-84-8739; \$742,150 (Instrument# 202106040067324).

**NVR, Inc.,** to Gideon Paintsil and Joan J. Campbell, 7443 Port Tavern Court, Manassas, VA 20109; sale on 06/04/21 of Lot 36, Landbay 1A, Blackburn, 0.13 acres, improved, SFD, zoned PMR, at 7443 Port Tavern Court, Manassas, VA, 20109, 3,007 finished sq. ft., 2-story SFD with 5 bedrooms, 4.5 bathrooms, built in 2021; land

assessed in 2021 at \$211,100 (\$711,788 trust with NVR Mortgage Finance, Inc.), GPIN# 7597-84-9712; \$749,250 (Instrument# 202106040067309).

**Drees Homes of DC, Inc.,** to Christopher Paul Gonzalez and Vanessa Marie Gonzalez, 8230 Knight Station Way, Manassas, VA 20110; sale on 06/07/21 of Condo Unit(s) 27, Phase 6, Richmond Station Condominium, improved, TH, zoned PMR, at 8230 Knight Station Way, Manassas, VA, 20110, 1,236 finished sq. ft., 2-story TH style condo with 2 bedrooms, 3 bathrooms, built in 2021; land assessed in 2021 at \$89,000, improvements assessed at \$4,500, total 2021 assessment is \$93,500 (\$387,344 trust with Primelending), GPIN# 7895-29-7577.01; \$430,383 (Instrument# 202106070068083).

**NVR, Inc.,** to David E. Hernandez, 7491 Flag Point Court, Manassas, VA 20109; sale on 06/07/21 of Lot 52, Landbay 1A, Blackburn, 0.24 acres, improved, SFD, zoned PMR, at 7491 Flag Point Court, Manassas, VA, 20109, 2,392 finished sq. ft., 2-story SFD with 4 bedrooms, 2.5 bathrooms, built in 2021; land assessed in 2021 at \$212,200 (\$719,061 trust with NVR Mortgage Finance, Inc.), GPIN# 7597-83-8174; \$694,075 (Instrument# 202106070068276).

**Pulte Home Company, LLC,** to Violet C. McNeirney, 17147 Branched Oak Road, Dumfries, VA 22026; sale on 06/07/21 of Lot 217, Block 1, Landbay 9, Potomac Shores Town Center, 0.06 acres, improved, TH, zoned PMD, at 17147 Branched Oak Road, Dumfries, VA, 22026, new home, details not available; land assessed in 2021 at \$173,600, improvements assessed at \$8,200, total 2021 assessment is \$181,800 (\$652,131 trust with Pulte Mortgage, LLC), GPIN# 8389-45-4288; \$652,131 (Instrument# 202106070068161).

**Drees Homes of DC, Inc.,** to Rainier Antonio Suazo Munoz, 8222 Knight Station Way, Manassas, VA 20110; sale on 06/08/21 of Condo Unit(s) 31, Phase 6, Richmond Station Condominium, improved, TH, zoned PMR, at 8222 Knight Station Way, Manassas, VA, 20110, 1,236 finished sq. ft., 2-story TH style condo with 2 bedrooms, 3 bathrooms, built in 2021; land assessed in 2021 at \$89,000, improvements assessed at \$4,500, total 2021 assessment is \$93,500 (\$391,634 trust with First Equity Mortgage), GPIN# 7895-29-8278.01; \$412,246 (Instrument# 202106080068880).

**Drees Homes of DC, Inc.,** to Jeffrey Joseph Swann and Marcela Soria, 7044 Saint Hill Court, Haymarket, VA 20169; sale on 06/08/21 of Lot 34, Currie Farm, 0.48 acres, improved, SFD, zoned Semi-Rural Residential, at 7044 Saint Hill Court, Haymarket, VA, 20169, 4,361 finished sq. ft., 2-story SFD with 4 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$279,200 (\$822,375 trust with First Equity Mortgage), GPIN# 7297-46-8954; \$1,087,522 (Instrument# 202106080068808).

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**Pulte Home Company, LLC**, to Patrick Gordon McCray and Vickie L. McCray, 17143 Branched Oak Road, Dumfries, VA 22026; sale on 06/08/21 of Lot 215, Block 1, Landbay 9, Potomac Shores Town Center, 0.05 acres, improved, TH, zoned PMD, at 17143 Branched Oak Road, Dumfries, VA, 22026, new home, details not available; land assessed in 2021 at \$173,100, improvements assessed at \$8,200, total 2021 assessment is \$181,300 (\$652,922 trust with Pulte Mortgage, LLC), GPIN# 8389-45-4484; \$665,747 (Instrument# 202106080068775).

**Drees Homes of DC, Inc.**, to Lauren Dooley, 15504 Cloverland Lane, Haymarket, VA 20169; sale on 06/09/21 of Lot 146, Currie Farm, 0.47 acres, improved, SFD, zoned Semi-Rural Residential, at 15504 Cloverland Lane, Haymarket, VA, 20169, 3,950 finished sq. ft., 2-story SFD with 5 bedrooms, 5.5 bathrooms, built in 2021; land assessed in 2021 at \$278,900, improvements assessed at \$12,200, total 2021 assessment is \$291,100 (\$768,429 trust with First Equity Mortgage), GPIN# 7297-47-9613; \$960,536 (Instrument# 202106090069577).

**NVR, Inc.**, to Dat T. Chu and Oanh T. Thai, 7487 Flag Point Court, Manassas, VA 20109; sale on 06/09/21 of Lot 51, Landbay 1A, Blackburn, 0.26 acres, improved, SFD, zoned PMR, at 7487 Flag Point Court, Manassas, VA, 20109, 2,352 finished sq. ft., 2-story SFD with 4 bedrooms 2.5 bathrooms, built in 2021; land assessed in 2021 at \$212,400 (\$450,000 trust with NVR Mortgage Finance, Inc.), GPIN# 7597-83-8781; \$700,145 (Instrument# 202106090069142).

**Pulte Home Company, LLC**, to James Alexander Suarez, 16048 Sweet Violet Lane, Haymarket, VA 20169; sale on 06/09/21 of Lot 96, Phase 1B, Carters Mill, 0.12 acres, improved, SFD, zoned PMR, at 16048 Sweet Violet Lane, Haymarket, VA, 20169, 1,502 finished sq. ft., 1-story SFD with 2 bedrooms, 3 bathrooms, built in 2021; land assessed in 2021 at \$51,900 (\$420,713 trust with Pulte Mortgage, LLC), GPIN# 7298-21-3069; \$645,713 (Instrument# 202106090069442).

**Stanley Martin Homes, LLC, formerly known as Stanley Martin Companies, LLC**, to Joseph Concepcion Calapati and Sharon Rose Tayamen Calapati, 42836 Hoysville Manor Drive, Ashburn, VA 20148; sale on 06/09/21 of Lot 261A, Section 2, Landbay 5, Potomac Shores, 0.10 acres, improved, TH, zoned PMR, at 1825 River Heritage Boulevard, Dumfries, VA, 22026, 1,920 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$64,300 (\$388,280 trust with First Heritage Mortgage, LLC), GPIN# 8389-41-4212; \$485,350 (Instrument# 202106090069166).

**Drees Homes of DC, Inc.**, to Ahmed Mohammed Gaafar, 8220 Knight Station Way, Manassas, VA 20110;

sale on 06/10/21 of Condo Unit(s) 32, Phase 6, Richmond Station Condominium, improved, TH, zoned PMR, at 8220 Knight Station Way, Manassas, VA, 20110, 1,284 finished sq. ft., 2-story TH style condo with 2 bedrooms, 3 bathrooms, built in 2021; land assessed in 2021 at \$89,000, improvements assessed at \$4,500, total 2021 assessment is \$93,500 (\$405,080 trust with First Equity Mortgage), GPIN# 7895-29-8378.01; \$426,400 (Instrument# 202106100070024).

**Stanley Martin Homes, LLC, formerly known as Stanley Martin Companies, LLC**, to Colbi Money and Alonte Holliday, 1823 River Heritage Boulevard, Dumfries, VA 22026; sale on 06/10/21 of Lot 262A, Section 2, Landbay 5, Potomac Shores, 0.07 acres, improved, TH, zoned PMR, at 1823 River Heritage Boulevard, Dumfries, VA, 22026, 1,920 finished sq. ft., 2-story TH with 3 bedrooms, 2 full bathrooms, 2 half bathrooms, built in 2021; land assessed in 2021 at \$63,800 (\$477,117 trust with First Heritage Mortgage, LLC), GPIN# 8389-41-4315; \$485,920 (Instrument# 202106100069715).

**Drees Homes of DC, Inc.**, to Marcin Andrzej Tonia and Alison Clair Tonia, 15512 Cloverland Lane, Haymarket, VA 20169; sale on 06/11/21 of Lot 144, Currie Farm, 0.49 acres, improved, SFD, zoned Semi-Rural Residential, at 15512 Cloverland Lane, Haymarket, VA, 20169, 3,482 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2021; land assessed in 2021 at \$279,300 (\$788,595 trust with First Equity Mortgage), GPIN# 7297-47-7612; \$830,100 (Instrument# 202106110070501).

**Stanley Martin Homes, LLC, formerly known as Stanley Martin Companies, LLC**, to Sheila Roberts, 1819 River Heritage Boulevard, Dumfries, VA 22026; sale on 06/11/21 of Lot 264A, Section 2, Landbay 5, Potomac Shores, 0.09 acres, improved, TH, zoned PMR, at 1819 River Heritage Boulevard, Dumfries, VA, 22026, 1,920 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$64,100 (\$506,085 trust with First Heritage Mortgage, LLC), GPIN# 8389-41-4520; \$506,085 (Instrument# 202106110070486).

**RJ Fisher Properties, LLC**, to Hill Top Developers, LLC, 14612 Bristow Road, Manassas, VA 20112; sale on 06/14/21 of Parcel , 2.96 acres, improved, SFD, zoned Agricultural, at 14612 Bristow Road, Manassas, VA, 20112, 4,718 finished sq. ft., 2-story SFD with 4 bedrooms, 7 full bathrooms, 2 half bathrooms, built in 2021; land assessed in 2021 at \$124,600, improvements assessed at \$1,060,000, total 2021 assessment is \$1,184,600, GPIN# 7891-56-6551; \$1,375,000 (Instrument# 202106140070784).



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**Beazer Homes, LLC**, to Jalen Dushion Scott, 17762 Kingfisher Isle Road, Dumfries, VA 22026; sale on 06/15/21 of Lot 93, Section 3, Landbay 5, Potomac Shores Town Center, 0.06 acres, improved, TH, zoned PMR, at 17762 Kingfisher Isle Road, Dumfries, VA, 22026, 2,040 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$63,700 (\$577,800 trust with Paramount Residential Mortgage Group, Inc.), GPIN# 8389-51-7369; \$577,800 (Instrument# 202106150071706).

**N V P, Inc.**, to Mir Muzaffar Ali and Simina Ouurishi, 5471 Lavender Lane, Woodbridge, VA 22193; sale on 06/15/21 of Lot 27, Mia's Meadow, 0.19 acres, improved, SFD, zoned PMR, at 5471 Lavender Lane, Woodbridge, VA, 22193, new home, details not available; land assessed in 2021 at \$199,000 (\$709,585 trust with Intercoastal Mortgage, LLC), GPIN# 8091-55-3315; \$788,428 (Instrument# 202106150071713).

**Pulte Home Company, LLC**, to John D. Keys, 17139 Branched Oak Road, Dumfries, VA 22026; sale on 06/15/21 of Lot 213, Block 1, Landbay 9, Potomac Shores Town Center, 0.05 acres, improved, TH, zoned PMD, at 17139 Branched Oak Road, Dumfries, VA, 22026, new home, details not available; land assessed in 2021 at \$173,100, improvements assessed at \$8,200, total 2021 assessment is \$181,300 (\$645,326 trust with United Security Financial Corporation), GPIN# 8389-45-4679; \$645,326 (Instrument# 202106150071702).

**Stanley Martin Homes, LLC, formerly known as Stanley Martin Companies, LLC**, to Samuel Tildon Johnson and Kayla Mallinda Brown, 1815 River Heritage Boulevard, Dumfries, VA 22026; sale on 06/15/21 of Lot 265A, Section 2, Landbay 5, Potomac Shores, 0.09 acres, improved, TH, zoned PMR, at 1815 River Heritage Boulevard, Dumfries, VA, 22026, 1,920 finished sq. ft., 2-story TH with 3 bedrooms, 2 full bathrooms, 2 half bathrooms, built in 2021; land assessed in 2021 at \$64,100 (\$470,884 trust with First Heritage Mortgage, LLC), GPIN# 8389-41-4723; \$491,490 (Instrument# 202106150071423).

**Beazer Homes, LLC**, to Timothy J. and Jessica K.L. Beyer, 7225 Hunter Hollow Court, Haymarket, VA 20169; sale on 06/16/21 of Lot 7, Hunter at Haymarket, 0.23 acres, improved, SFD, zoned Suburban Residential (4/acre), at 7225 Hunter Hollow Court, Haymarket, VA, 20169, new home, details not available; land assessed in 2021 at \$258,700 (\$804,195 trust with Intercoastal Mortgage, LLC), GPIN# 7297-58-7252; \$893,550 (Instrument# 202106160071903).

**Classic Concept Builders of Virginia, LLC**, to Jacqueline A. Nantier-Hopewell and Harry Lynn Hopewell, III, 8481 Patriot Ridge Place, Nokesville, VA 20181; sale

on 06/16/21 of Lot 7, Section 4, Liberty Oaks, 10.00 acres, improved, SFD, zoned Agricultural, at 8481 Patriot Ridge Place, Nokesville, VA, 20181, 2,792 finished sq. ft., 1-story SFD with 3 bedrooms, 3 full bathrooms, 2 half bathrooms, built in 2021; land assessed in 2021 at \$204,700, improvements assessed at \$439,000, total 2021 assessment is \$643,700 (\$415,000 trust with Truist Bank), GPIN# 7891-19-3941; \$986,945 (Instrument# 202106160072099).

**Drees Homes of DC, Inc.**, to Sanjay Basavanahalli Sheshadri and Rajshree Yadav, 15229 Haymarket Drive, Haymarket, VA 20169; sale on 06/16/21 of Lot 4, Currie Farm, 0.51 acres, improved, SFD, zoned Semi-Rural Residential, at 15229 Haymarket Drive, Haymarket, VA, 20169, 4,461 finished sq. ft., 2-story SFD with 5 bedrooms, 4.5 bathrooms, built in 2021; land assessed in 2021 at \$279,700 (\$822,375 trust with First Equity Mortgage), GPIN# 7297-57-3824; \$1,036,012 (Instrument# 202106160072191).

**NVR, Inc.**, to Kyle Jordan Hermoso and Grace Pauline Estoesta Balancio, 15710 Calum Court, Haymarket, VA 20169; sale on 06/16/21 of Lot 76, Currie Farm, 0.46 acres, improved, SFD, zoned Semi-Rural Residential, at 15710 Calum Court, Haymarket, VA, 20169, 4,269 finished sq. ft., 2-story SFD with 4 bedrooms, 5.5 bathrooms, built in 2021; land assessed in 2021 at \$278,800 (\$1,273,635 trust with NVR Mortgage Finance, Inc.), GPIN# 7297-25-3343; \$1,271,990 (Instrument# 202106160072242).

**Beazer Homes, LLC**, to Craig J. Perrier, 17766 Kingfisher Isle Road, Dumfries, VA 22026; sale on 06/21/21 of Lot 95, Section 3, Landbay 5, Potomac Shores Town Center, 0.04 acres, improved, TH, zoned PMR, at 17766 Kingfisher Isle Road, Dumfries, VA, 22026, 1,920 finished sq. ft., 2-story TH with 3 bedrooms, 2 full bathrooms, 2 half bathrooms, built in 2021; land assessed in 2021 at \$63,400 (\$475,982 trust with Atlantic Coast Mortgage, LLC), GPIN# 8389-51-7066; \$511,809 (Instrument# 202106210073191).

**Beazer Homes, LLC**, to Ashleigh R. Burke, 17768 Kingfisher Isle Road, Dumfries, VA 22026; sale on 06/21/21 of Lot 96, Section 3, Landbay 5, Potomac Shores Town Center, 0.04 acres, improved, TH, zoned PMR, at 17768 Kingfisher Isle Road, Dumfries, VA, 22026, 1,600 finished sq. ft., 2-story TH with 3 bedrooms, 2 full bathrooms, 2 half bathrooms, built in 2021; land assessed in 2021 at \$63,400 (\$485,780 trust with Atlantic Coast Mortgage, LLC), GPIN# 8389-51-6865; \$485,780 (Instrument# 202106210073186).

**MS Signal Hill, LLC**, to Shahram Sayyadi and Zahra Ghadamali, 9584 Kimbleton Hall Loop, Manassas, VA 20111; sale on 06/21/21 of Lot 2, Landbay B, Cayden Ridge, 0.17 acres, improved, SFD, zoned PMR, at 9584 Kimbleton Hall Loop, Manassas, VA, 20111, 2,728

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finished sq. ft., 2-story SFD with 4 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$174,900 (\$450,672 trust with McLean Mortgage Corporation), GPIN# 7895-48-4501; \$563,340 (Instrument# 202106210073047).

**Miller and Smith at Richmond Station, LLC**, to Ramya Vuppu and Sai Ashish Sirangi, 9138 Wyche Knoll Lane, Manassas, VA 20110; sale on 06/21/21 of Lot 24, Section 2, Landbay B, Richmond Station, 0.04 acres, improved, TH, zoned PMR, at 9138 Wyche Knoll Lane, Manassas, VA, 20110, 1,768 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$89,000, improvements assessed at \$9,200, total 2021 assessment is \$98,200 (\$485,670 trust with Atlantic Coast Mortgage, LLC), GPIN# 7896-31-4210; \$494,630 (Instrument# 202106210073028).

**NVR, Inc.**, to Oleg Motroi, 11129 Wheeler Ridge Drive, Manassas, VA 20109; sale on 06/21/21 of Lot 61, Landbay 1B, Blackburn, 0.13 acres, improved, SFD, zoned PMR, at 11129 Wheeler Ridge Drive, Manassas, VA, 20109, 2,757 finished sq. ft., 2-story SFD with 4 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$211,100, improvements assessed at \$136,800, total 2021 assessment is \$347,900 (\$679,249 trust with NVR Mortgage Finance, Inc.), GPIN# 7597-93-1826; \$725,000 (Instrument# 202106210073419).

**Stanley Martin Homes, LLC, formerly known as Stanley Martin Companies, LLC**, to Rodolfo E. Perez and Karelia Daniel-Perez, 1809 River Heritage Boulevard, Dumfries, VA 22026; sale on 06/21/21 of Lot 268A, Section 2, Landbay 5, Potomac Shores, 0.07 acres, improved, TH, zoned PMR, at 1809 River Heritage Boulevard, Dumfries, VA, 22026, 1,920 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$63,800 (\$473,660 trust with First Heritage Mortgage, LLC and \$21,973 trust with First Heritage Mortgage, LLC), GPIN# 8389-41-4930; \$488,310 (Instrument# 202106210073094).

**Stanley Martin Homes, LLC, formerly known as Stanley Martin Companies, LLC**, to Bruce Allen Johnson and Maria Carla Baltazar Johnson and Gian Carlo Lumalang, 1807 River Heritage Boulevard, Dumfries, VA 22026; sale on 06/21/21 of Lot 269A, Section 2, Landbay 5, Potomac Shores, 0.10 acres, improved, TH, zoned PMR, at 1807 River Heritage Boulevard, Dumfries, VA, 22026, 1,920 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$64,200 (\$411,335 trust with First Heritage Mortgage, LLC), GPIN# 8389-41-5132; \$481,325 (Instrument# 202106210073076).

**Stanley Martin Homes, LLC, formerly known as Stanley Martin Companies, LLC**, to Paul Ryan Smith

and Renee Marie Smith, 1811 River Heritage Boulevard, Dumfries, VA 22026; sale on 06/21/21 of Lot 267A, Section 2, Landbay 5, Potomac Shores, 0.07 acres, improved, TH, zoned PMR, at 1811 River Heritage Boulevard, Dumfries, VA, 22026, 1,920 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$63,800 (\$483,264 trust with First Heritage Mortgage, LLC), GPIN# 8389-41-4828; \$492,180 (Instrument# 202106210073242).

**Stanley Martin Homes, LLC, formerly known as Stanley Martin Companies, LLC**, to Maureen Leslie Thomas, 1813 River Heritage Boulevard, Dumfries, VA 22026; sale on 06/21/21 of Lot 266A, Section 2, Landbay 5, Potomac Shores, 0.07 acres, improved, TH, zoned PMR, at 1813 River Heritage Boulevard, Dumfries, VA, 22026, 1,920 finished sq. ft., 2-story TH with 2 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$63,800 (\$484,122 trust with GSF Mortgage Corporation), GPIN# 8389-41-4725; \$499,095 (Instrument# 202106210073245).

**Beazer Homes, LLC**, to Ishmael D. and Asha L. Franklin, 17770 Kingfisher Isle Road, Dumfries, VA 22026; sale on 06/22/21 of Lot 97, Section 3, Landbay 5, Potomac Shores Town Center, 0.06 acres, improved, TH, zoned PMR, at 17770 Kingfisher Isle Road, Dumfries, VA, 22026, 1,848 finished sq. ft., 2-story TH with 3 bedrooms, 2 full bathrooms, 2 half bathrooms, built in 2021; land assessed in 2021 at \$63,700 (\$520,661 trust with Wells Fargo Bank, N.A.), GPIN# 8389-51-6663; \$548,065 (Instrument# 202106220074013).

**Drees Homes of DC, Inc.**, to Patrick Michael DeCarlo and Christine Alicia DeCarlo, 15500 Cloverland Lane, Haymarket, VA 20169; sale on 06/22/21 of Lot 147, Currie Farm, 0.68 acres, improved, SFD, zoned Semi-Rural Residential, at 15500 Cloverland Lane, Haymarket, VA, 20169, 3,474 finished sq. ft., 2-story SFD with 5 bedrooms, 4 bathrooms, built in 2021; land assessed in 2021 at \$282,600 (\$745,068 trust with First Equity Mortgage), GPIN# 7297-57-1111; \$931,335 (Instrument# 202106220074007).

**Pulte Home Company, LLC**, to Ronald H. and Kathleen B. Cole, 6314 Virginia Bluebell Lane, Haymarket, VA 20169; sale on 06/22/21 of Lot 41, Phase 1B, Carters Mill, 0.09 acres, improved, duplex, zoned PMR, at 6314 Virginia Bluebell Lane, Haymarket, VA, 20169, 2,339 finished sq. ft., 1.5-story duplex with 3 bedrooms, 3 bathrooms, built in 2021; land assessed in 2021 at \$43,200, GPIN# 7298-22-1744; \$506,221 (Instrument# 202106220074005).

**Drees Homes of DC, Inc.**, to Deborah Avera, 8224 Knight Station Way, Manassas, VA 20110; sale on 06/23/21 of Condo Unit(s) 30, Phase 6, Building 4, Richmond Station Condominium, improved, TH, zoned

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PMR, at 8224 Knight Station Way, Manassas, VA, 20110, 1,284 finished sq. ft., 2-story TH style condo with 2 bedrooms, 3 bathrooms, built in 2021; land assessed in 2021 at \$89,000, improvements assessed at \$4,500, total 2021 assessment is \$93,500 (\$407,000 trust with First Equity Mortgage), GPIN# 7895-29-8077.01; \$427,230 (Instrument# 202106230074676).

**N V P, Inc.**, to Carlos M. and Wendy M. Melendez, 5465 Lavender Lane, Woodbridge, VA 22193; sale on 06/23/21 of Lot 29, Mia's Meadow, 0.20 acres, improved, SFD, zoned PMR, at 5465 Lavender Lane, Woodbridge, VA, 22193, 3,434 finished sq. ft., 2-story SFD with 5 bedrooms, 5.5 bathrooms, built in 2021; land assessed in 2021 at \$199,200 (\$600,000 trust with Intercoastal Mortgage, LLC), GPIN# 8091-55-4609; \$811,708 (Instrument# 202106230074483).

**Pulte Home Company, LLC**, to Angela D. Gray, 17141 Branched Oak Road, Dumfries, VA 22026; sale on 06/23/21 of Lot 214, Block 1, Landbay 9, Potomac Shores Town Center, 0.05 acres, improved, TH, zoned PMD, at 17141 Branched Oak Road, Dumfries, VA, 22026, 2,352 finished sq. ft., 2-story TH with 3 bedrooms, 2 full bathrooms, 2 half bathrooms, built in 2021; land assessed in 2021 at \$173,100, improvements assessed at \$8,200, total 2021 assessment is \$181,300 (\$605,759 trust with Bank of America, N.A.), GPIN# 8389-45-4581; \$605,759 (Instrument# 202106230074181).

**Pulte Home Company, LLC**, to Roy Walter Simpson and Judith Simpson, 6310 Virginia Bluebell Lane, Haymarket, VA 20169; sale on 06/23/21 of Lot 43, Phase 1B, Carters Mill, 0.08 acres, improved, duplex, zoned PMR, at 6310 Virginia Bluebell Lane, Haymarket, VA, 20169, 2,063 finished sq. ft., 1.5-story duplex with 3 bedrooms, 3 bathrooms, built in 2021; land assessed in 2021 at \$42,000 (\$372,772 trust with Pulte Mortgage, LLC), GPIN# 7298-22-1144; \$472,772 (Instrument# 202106230074498).

**Stanley Martin Homes, LLC, formerly known as Stanley Martin Companies, LLC**, to Ted and Glorianah R. Tyler, 1821 River Heritage Boulevard, Dumfries, VA 22026; sale on 06/23/21 of Lot 263A, Section 2, Landbay 5, Potomac Shores, 0.07 acres, improved, TH, zoned PMR, at 1821 River Heritage Boulevard, Dumfries, VA, 22026, 1,920 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$63,800 (\$488,435 trust with First Heritage Mortgage, LLC), GPIN# 8389-41-4318; \$488,435 (Instrument# 202106230074338).

**NVR, Inc.**, to Irma Consuelo Hidalgo Estrada and Roberto Javier Hidalgo, 7145 Currie Farm, Haymarket, VA 20169; sale on 06/24/21 of Lot 68, Currie Farm, 0.46 acres, improved, SFD, zoned Semi-Rural Residential, at 7145

Currie Farm Drive, Haymarket, VA, 20169, new home, details not available; land assessed in 2021 at \$278,800 (\$848,596 trust with NVR Mortgage Finance, Inc.), GPIN# 7297-25-6693; \$1,060,745 (Instrument# 202106240075315).

**Pulte Home Company, LLC**, to Gloria F. Fields, 6308 Virginia Bluebell Lane, Haymarket, VA 20169; sale on 06/24/21 of Lot 44, Phase 1B, Carters Mill, 0.08 acres, improved, duplex, zoned PMR, at 6308 Virginia Bluebell Lane, Haymarket, VA, 20169, 2,213 finished sq. ft., 1.5-story duplex with 3 bedrooms, 3 bathrooms, built in 2021; land assessed in 2021 at \$42,000 (\$56,091 trust with Pulte Mortgage, LLC), GPIN# 7298-22-0844; \$481,091 (Instrument# 202106240075064).

**Beazer Homes, LLC**, to Madhusudana Rao Tatineni and Anitha Bandarupalli, 7221 Hunter Hollow Court, Haymarket, VA 20169; sale on 06/25/21 of Lot 6, Hunter at Haymarket, 0.23 acres, improved, SFD, zoned Suburban Residential (4/acre), at 7221 Hunter Hollow Court, Haymarket, VA, 20169, new home, details not available; land assessed in 2021 at \$258,700 (\$714,726 trust with Intercoastal Mortgage, LLC), GPIN# 7297-58-7949; \$784,726 (Instrument# 202106250075438).

**Brookfield Washington, LLC**, to Matthew Stephen Lewis, 2764 Cockspur Lane, Dumfries, VA 22026; sale on 06/25/21 of Lot 45, Landbay 3, Potomac Shores, 0.16 acres, improved, SFD, zoned PMR, at 2764 Cockspur Lane, Dumfries, VA, 22026, new home, details not available; land assessed in 2021 at \$203,100 (\$772,559 trust with McLean Mortgage Corporation), GPIN# 8288-68-5264; \$800,020 (Instrument# 202106250075722).

**Brookfield Washington, LLC**, to Allister and Kenia Odum, 2716 Cockspur Lane, Dumfries, VA 22026; sale on 06/25/21 of Lot 33, Landbay 3, Potomac Shores, 0.15 acres, improved, SFD, zoned PMR, at 2716 Cockspur Lane, Dumfries, VA, 22026, new home, details not available; land assessed in 2021 at \$203,100 (\$819,280 trust with CrossCountry Mortgage, LLC), GPIN# 8288-78-1587; \$819,281 (Instrument# 202106250075464).

**K. Hovnanian at Townes at County Center, LLC**, to Mark Ahmed Jalajel and Ann Marie Jalajel, 12900 Blue Sky Place, Woodbridge, VA 22192; sale on 06/25/21 of Lot 26, Apollo Residential, 0.09 acres, improved, TH, zoned Suburban Residential (6/acre), at 12900 Blue Sky Place, Woodbridge, VA, 22192, 2,190 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$35,000 (\$662,774 trust with Homeside Financial, LLC), GPIN# 8093-82-8809; \$703,460 (Instrument# 202106250075713).

**Miller and Smith at Richmond Station, LLC**, to Mustafa Ahmadi, 8204 Maude Lane, Manassas, VA 20110; sale on 06/25/21 of Lot 51, Section 2, Landbay B,



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Richmond Station, 0.04 acres, improved, TH, zoned PMR, at 8204 Maude Lane, Manassas, VA, 20110, 1,760 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$89,000 (\$397,775 trust with Sandy Spring Bank), GPIN# 7896-30-4785; \$467,970 (Instrument# 202106250075844).

**Miller and Smith at Richmond Station, LLC**, to Miguel and Annette Blancas, 8206 Maude Lane, Manassas, VA 20110; sale on 06/25/21 of Lot 50, Section 2, Landbay B, Richmond Station, 0.06 acres, improved, TH, zoned PMR, at 8206 Maude Lane, Manassas, VA, 20110, 1,768 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$89,200 (\$341,910 trust with Sandy Spring Bank), GPIN# 7896-30-4586; \$517,590 (Instrument# 202106250075792).

**N V P, Inc.**, to Herbert Lee Morgan and Arlene Denise Morgan, 16741 Mill Station Way, Dumfries, VA 22025; sale on 06/25/21 of Lot 39, Copper Mill Estates, 0.18 acres, improved, SFD, zoned Suburban Residential (4/acre), at 16741 Mill Station Way, Dumfries, VA, 22025, 3,430 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2021; land assessed in 2021 at \$201,600 (\$792,913 trust with George Mason Mortgage, LLC), GPIN# 8189-79-1022; \$792,913 (Instrument# 202106250075759).

**NVR, Inc.**, to Joseph S. Miller and Greta Tosi-Miller, 7447 Port Tavern Court, Manassas, VA 20109; sale on 06/25/21 of Lot 37, Landbay 1A, Blackburn, 0.13 acres, improved, SFD, zoned PMR, at 7447 Port Tavern Court, Manassas, VA, 20109, 2,688 finished sq. ft., 2-story SFD with 5 bedrooms, 5 bathrooms, built in 2021; land assessed in 2021 at \$211,100, GPIN# 7597-94-0108; \$726,365 (Instrument# 202106250075857).

**Pulte Home Company, LLC**, to Ahmad Fawad Osmani and Turpakia Osmani, 6306 Virginia Bluebell Lane, Haymarket, VA 20169; sale on 06/25/21 of Lot 45, Phase 1B, Carters Mill, 0.08 acres, improved, duplex, zoned PMR, at 6306 Virginia Bluebell Lane, Haymarket, VA, 20169, 2,063 finished sq. ft., 1.5-story duplex with 3 bedrooms, 3 bathrooms, built in 2021; land assessed in 2021 at \$42,000 (\$234,426 trust with Pulte Mortgage, LLC), GPIN# 7298-22-0544; \$468,853 (Instrument# 202106250075719).

**Pulte Home Company, LLC**, to David R. and Karen Mae Stokes, 6312 Virginia Bluebell Lane, Haymarket, VA 20169; sale on 06/25/21 of Lot 42, Phase 1B, Carters Mill, 0.08 acres, improved, duplex, zoned PMR, at 6312 Virginia Bluebell Lane, Haymarket, VA, 20169, 2,213 finished sq. ft., 1.5-story duplex with 3 bedrooms, 3 bathrooms, built in 2021; land assessed in 2021 at \$42,000 (\$168,551 trust with Pulte Mortgage, LLC), GPIN# 7298-22-1444; \$518,551 (Instrument# 202106250075344).

**Stanley Martin Homes, LLC, formerly known as Stanley Martin Companies, LLC**, to Aldrian Stepan Deguzman, 1801 River Heritage Boulevard, Dumfries, VA 22026; sale on 06/25/21 of Lot 271A, Section 2, Landbay 5, Potomac Shores, 0.07 acres, improved, TH, zoned PMR, at 1801 River Heritage Boulevard, Dumfries, VA, 22026, new home, details not available; land assessed in 2021 at \$63,800 (\$486,085 trust with First Heritage Mortgage, LLC), GPIN# 8389-41-5239; \$486,085 (Instrument# 202106250075558).

**Tayloe Ridge, LLC**, to Gulzighra Abdushukur, 15389 Ballerina Loop, Woodbridge, VA 22193; sale on 06/25/21 of Lot 93, Section 1, Phase 3, Brightwood Forest, 0.06 acres, improved, TH, zoned RPC, at 15389 Ballerina Loop, Woodbridge, VA, 22193, 1,952 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$110,600 (\$528,652 trust with McLean Mortgage Corporation), GPIN# 8291-31-2810; \$538,405 (Instrument# 202106250075782).

**Beazer Homes, LLC**, to Brandon S. Bentley, Jr., 17764 Kingfisher Isle Road, Dumfries, VA 22026; sale on 06/28/21 of Lot 94, Section 3, Landbay 5, Potomac Shores Town Center, 0.04 acres, improved, TH, zoned PMR, at 17764 Kingfisher Isle Road, Dumfries, VA, 22026, 1,920 finished sq. ft., 2-story TH with 3 bedrooms, 2 full bathrooms, 2 half bathrooms, built in 2021; land assessed in 2021 at \$63,400 (\$525,859 trust with Vellum Mortgage, Inc.), GPIN# 8389-51-7167; \$535,560 (Instrument# 202106280075977).

**K. Hovnanian at Townes at County Center, LLC**, to Kimberly Betsill and Victor Morales, 12902 Blue Sky Place, Woodbridge, VA 22192; sale on 06/28/21 of Lot 27, Apollo Residential, 0.05 acres, improved, TH, zoned Suburban Residential (6/acre), at 12902 Blue Sky Place, Woodbridge, VA, 22192, 1,935 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$34,800 (\$517,796 trust with First Heritage Mortgage, LLC), GPIN# 8093-82-9007; \$533,810 (Instrument# 202106280076330).

**MS Signal Hill, LLC**, to Nicholas M. Donovan and Christen A. Davies, 9580 Kimbleton Hall Loop, Manassas, VA 20111; sale on 06/28/21 of Lot 3, Landbay B, Cayden Ridge, 0.19 acres, improved, SFD, zoned PMR, at 9580 Kimbleton Hall Loop, Manassas, VA, 20111, 2,728 finished sq. ft., 2-story SFD with 4 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$175,200 (\$629,652 trust with Loandepot.com, LLC), GPIN# 7895-48-5203; \$693,810 (Instrument# 202106280076555).

**Miller and Smith at Richmond Station, LLC**, to Sivarami Reddy Alla and Naga Malleswari Bodlapaty, 8202 Maude Lane, Manassas, VA 20110; sale on 06/28/21 of Lot 52, Section 2, Landbay B, Richmond Station, 0.04

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acres, improved, TH, zoned PMR, at 8202 Maude Lane, Manassas, VA, 20110, 1,760 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$89,000 (\$250,000 trust with Atlantic Coast Mortgage, LLC), GPIN# 7896-30-4984; \$449,680 (Instrument# 202106280076477).

**Miller and Smith at Richmond Station, LLC**, to Darien Jager Laufer and Maile Kay Laufer, 8200 Maude Lane, Manassas, VA 20110; sale on 06/28/21 of Lot 53, Section 2, Landbay B, Richmond Station, 0.04 acres, improved, TH, zoned PMR, at 8200 Maude Lane, Manassas, VA, 20110, 1,760 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$89,000 (\$492,669 trust with Atlantic Coast Mortgage, LLC), GPIN# 7896-30-5183; \$475,550 (Instrument# 202106280076495).

**Pulte Home Company, LLC**, to Kathy L. Livengood, 6836 Gerber Daisy Lane, Haymarket, VA 20169; sale on 06/28/21 of Lot 33, Phase 1A, Carters Mill, 0.13 acres, improved, SFD, zoned PMR, at 6836 Gerber Daisy Lane, Haymarket, VA, 20169, 2,176 finished sq. ft., 1.5-story SFD with 3 bedrooms, 3 bathrooms, built in 2021; land assessed in 2021 at \$52,000 (\$509,866 trust with Pulte Mortgage, LLC), GPIN# 7298-12-6235; \$637,333 (Instrument# 202106280076070).

**MS Signal Hill, LLC**, to Binbin Wang, 9588 Kimbleton Hall Loop, Manassas, VA 20111; sale on 06/29/21 of Lot 1, Landbay B, Cayden Ridge, 0.19 acres, improved, SFD, zoned PMR, at 9588 Kimbleton Hall Loop, Manassas, VA, 20111, 3,017 finished sq. ft., 2-story SFD with 5 bedrooms, 5 bathrooms, built in 2021; land assessed in 2021 at \$175,200, GPIN# 7895-47-3898; \$642,540 (Instrument# 202106290077025).

**Miller and Smith at Belmont Bay III, LLC**, to Andrew L. Esprella and Emilie S. Ferran, 13770 Kahawai Drive, Woodbridge, VA 22191; sale on 06/29/21 of Lot 11, Section 1, Beacon Park Towns at Belmont Bay, 0.04 acres, improved, TH, zoned PMD, at 13770 Kahawai Drive, Woodbridge, VA, 22191, 1,720 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$51,100 (\$406,709 trust with McLean Mortgage Corporation), GPIN# 8492-33-8457; \$606,709 (Instrument# 202106290076814).

**Miller and Smith at Belmont Bay III, LLC**, to Eunman and Sarah M. Kim, 13772 Kahawai Drive, Woodbridge, VA 22191; sale on 06/29/21 of Lot 12, Section 1, Beacon Park Towns at Belmont Bay, 0.03 acres, improved, TH, zoned PMD, at 13772 Kahawai Drive, Woodbridge, VA, 22191, 1,727 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$51,000 (\$476,100 trust with Atlantic

Coast Mortgage, LLC), GPIN# 8492-33-8354; \$529,020 (Instrument# 202106290076818).

**Miller and Smith at Richmond Station, LLC**, to Shailender Reddy Salimadugu and Sunanda Salimadugu, 43043 Pallan Terrace, Broadlands, VA 20148; sale on 06/29/21 of Lot 55, Section 2, Landbay B, Richmond Station, 0.04 acres, improved, TH, zoned PMR, at 8196 Maude Lane, Manassas, VA, 20110, 1,768 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$89,000 (\$351,105 trust with Quicken Loans, LLC), GPIN# 7896-30-5681; \$468,190 (Instrument# 202106290076999).

**Miller and Smith at Richmond Station, LLC**, to Tiffany Fronda and Reuben Khattar, 8198 Maude Lane, Manassas, VA 20110; sale on 06/29/21 of Lot 54, Section 2, Landbay B, Richmond Station, 0.04 acres, improved, TH, zoned PMR, at 8198 Maude Lane, Manassas, VA, 20110, 1,760 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$89,000 (\$433,944 trust with Atlantic Coast Mortgage, LLC), GPIN# 7896-30-5382; \$441,950 (Instrument# 202106290076956).

**NVR, Inc.**, to Aung Kyaw Htun, 7125 Currie Farm Drive, Haymarket, VA 20169; sale on 06/29/21 of Lot 63, Currie Farm, 0.57 acres, improved, SFD, zoned Semi-Rural Residential, at 7125 Currie Farm Drive, Haymarket, VA, 20169, new home, details not available; land assessed in 2021 at \$280,700 (\$763,770 trust with NVR Mortgage Finance, Inc.), GPIN# 7297-25-8442; \$954,713 (Instrument# 202106290076739).

**Pulte Home Company, LLC**, to Patricia R. Hamilton, Trustee of the Patricia R. Hamilton Revocable Living Trust, 6409 Hibiscus Path Terrace, Haymarket, VA 20169; sale on 06/29/21 of Lot 5, Phase 1A, Carters Mill, 0.12 acres, improved, SFD, zoned PMR, at 6409 Hibiscus Path Terrace, Haymarket, VA, 20169, 2,356 finished sq. ft., 1.5-story SFD with 3 bedrooms, 3 bathrooms, built in 2021; land assessed in 2021 at \$51,900, GPIN# 7298-12-3570; \$620,183 (Instrument# 202106290076921).

**Tayloe Ridge, LLC**, to Saif Khan and Maryam Shafique, 15383 Ballerina Loop, Woodbridge, VA 22193; sale on 06/29/21 of Lot 90A, Section 1, Phase 3, Brightwood Forest, 0.09 acres, improved, TH, zoned RPC, at 15383 Ballerina Loop, Woodbridge, VA, 22193, 1,954 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$111,100 (\$555,234 trust with Atlantic Coast Mortgage, LLC), GPIN# 8291-31-2216; \$584,457 (Instrument# 202106290076662).

**Beazer Homes, LLC**, to Roberto F. and Imelda Sanchez, 7229 Hunter Hollow Court, Haymarket, VA 20169; sale on 06/30/21 of Lot 8, Hunter at Haymarket,

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0.23 acres, improved, SFD, zoned Suburban Residential (4/acre), at 7229 Hunter Hollow Court, Haymarket, VA, 20169, new home, details not available; land assessed in 2021 at \$258,700 (\$840,800 trust with Academy Mortgage Corporation), GPIN# 7297-58-6555; \$864,895 (Instrument# 202106300077632).

**Beazer Homes, LLC**, to Joshua S. Schmidt and Megan E. Howard, 7210 Hunter Hollow Court, Haymarket, VA 20169; sale on 06/30/21 of Lot 16, Hunter at Haymarket, 0.26 acres, improved, SFD, zoned Suburban Residential (4/acre), at 7210 Hunter Hollow Court, Haymarket, VA, 20169, new home, details not available; land assessed in 2021 at \$259,200 (\$744,164 trust with Intercoastal Mortgage, LLC), GPIN# 7297-58-9461; \$783,331 (Instrument# 202106300077310).

**K. Hovnanian at Townes at County Center, LLC**, to Brianna Thompson and Marques Williams, 12904 Blue Sky Place, Woodbridge, VA 22192; sale on 06/30/21 of Lot 28, Apollo Residential, 0.05 acres, improved, TH, zoned Suburban Residential (6/acre), at 12904 Blue Sky Place, Woodbridge, VA, 22192, 2,190 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$34,800 (\$548,250 trust with K. Hovnanian American Mortgage, LLC), GPIN# 8093-82-9105; \$586,100 (Instrument# 202106300077182).

**K. Hovnanian at Townes at County Center, LLC**, to Damaris I. Tellado, 12906 Blue Sky Place, Woodbridge, VA 22192; sale on 06/30/21 of Lot 29, Apollo Residential, 0.08 acres, improved, TH, zoned Suburban Residential (6/acre), at 12906 Blue Sky Place, Woodbridge, VA, 22192, 2,160 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$34,900 (\$601,250 trust with K. Hovnanian American Mortgage, LLC), GPIN# 8093-82-9303; \$632,916 (Instrument# 202106300077433).

**Miller and Smith at Belmont Bay III, LLC**, to David E. Waller and Amanda N. Phan, 13774 Kahawai Drive, Woodbridge, VA 22191; sale on 06/30/21 of Lot 13, Section 1, Beacon Park Towns at Belmont Bay, 0.03 acres, improved, TH, zoned PMD, at 13774 Kahawai Drive, Woodbridge, VA, 22191, 1,720 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$51,000 (\$447,356 trust with M&T Bank), GPIN# 8492-33-8253; \$549,960 (Instrument# 202106300077257).

**Miller and Smith at Belmont Bay III, LLC**, to Brienne C. Douglas, 13778 Kahawai Drive, Woodbridge, VA 22191; sale on 06/30/21 of Lot 15, Section 1, Beacon Park Towns at Belmont Bay, 0.03 acres, improved, TH, zoned PMD, at 13778 Kahawai Drive, Woodbridge, VA, 22191, 1,727 finished sq. ft., 2-story TH with 3 bedrooms, 2 full bathrooms, 2 half bathrooms, built in 2021; land

assessed in 2021 at \$51,000 (\$503,000 trust with Atlantic Coast Mortgage, LLC), GPIN# 8492-33-8049; \$529,570 (Instrument# 202106300077889).

**Miller and Smith at Belmont Bay III, LLC**, to Ashley Abdool and Sarah Y. Abdool, 13776 Kahawai Drive, Woodbridge, VA 22191; sale on 06/30/21 of Lot 14, Section 1, Beacon Park Towns at Belmont Bay, 0.03 acres, improved, TH, zoned PMD, at 13776 Kahawai Drive, Woodbridge, VA, 22191, 1,720 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$51,000 (\$446,968 trust with M&T Bank), GPIN# 8492-33-8151; \$558,710 (Instrument# 202106300077255).

**Miller and Smith at Richmond Station, LLC**, to Roxana Ana Maria Burca and Edward Andrew Ayllon, 8192 Maude Lane, Manassas, VA 20110; sale on 06/30/21 of Lot 57, Section 2, Landbay B, Richmond Station, 0.06 acres, improved, TH, zoned PMR, at 8192 Maude Lane, Manassas, VA, 20110, 1,760 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$89,200 (\$471,148 trust with McLean Mortgage Corporation), GPIN# 7896-30-6080; \$479,840 (Instrument# 202106300077841).

**Miller and Smith at Richmond Station, LLC**, to Opeyemi Samuel Luther and Omotayo Elizabeth Ogunniran, 8194 Maude Lane, Manassas, VA 20110; sale on 06/30/21 of Lot 56, Section 2, Landbay B, Richmond Station, 0.04 acres, improved, TH, zoned PMR, at 8194 Maude Lane, Manassas, VA, 20110, 1,760 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$89,000 (\$417,059 trust with Sandy Spring Bank), GPIN# 7896-30-5881; \$439,010 (Instrument# 202106300077673).

**Pulte Home Company, LLC**, to Carmel A. and Gerald P. Hack, 16192 Pink Poppy Way, Haymarket, VA 20169; sale on 06/30/21 of Lot 38, Phase 1A, Carters Mill, 0.18 acres, improved, SFD, zoned PMR, at 16192 Pink Poppy Way, Haymarket, VA, 20169, 1,649 finished sq. ft., 1-story SFD with 2 bedrooms, 2 bathrooms, built in 2021; land assessed in 2021 at \$52,300 (\$300,000 trust with Pulte Mortgage, LLC), GPIN# 7298-12-4539; \$584,365 (Instrument# 202106300077690).

**Pulte Home Company, LLC**, to Michael S. and Christine G. Clancy, 16049 Sweet Violet Lane, Haymarket, VA 20169; sale on 06/30/21 of Lot 85, Phase 1B, Carters Mill, 0.12 acres, improved, SFD, zoned PMR, at 16049 Sweet Violet Lane, Haymarket, VA, 20169, 2,236 finished sq. ft., 1.5-story SFD with 3 bedrooms, 3 bathrooms, built in 2021; land assessed in 2021 at \$51,900 (\$519,594 trust with Pulte Mortgage, LLC), GPIN# 7298-21-1469; \$619,594 (Instrument# 202106300077676).



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**Tayloe Ridge, LLC**, to Deborah Adele Kaiser, 15387 Ballerina Loop, Woodbridge, VA 22193; sale on 06/30/21 of Lot 92, Section 1, Phase 3, Brightwood Forest, 0.06 acres, improved, TH, zoned RPC, at 15387 Ballerina Loop, Woodbridge, VA, 22193, 1,938 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$110,600 (\$565,910 trust with McLean Mortgage Corporation), GPIN# 8291-31-2812; \$565,910 (Instrument# 202106300077595).

**Tayloe Ridge, LLC**, to Megan Lynn Burnett and Jeffrey Burnett, 15391 Ballerina Loop, Woodbridge, VA 22193; sale on 06/30/21 of Lot 94, Section 1, Phase 3, Brightwood Forest, 0.06 acres, improved, TH, zoned RPC, at 15391 Ballerina Loop, Woodbridge, VA, 22193, 1,954 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2021; land assessed in 2021 at \$110,600 (\$426,216 trust with Atlantic Coast Mortgage, LLC), GPIN# 8291-31-2908; \$532,770 (Instrument# 202106300077529).

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