

AFFIDAVIT

**COMMONWEALTH OF VIRGINIA
COUNTY OF SPOTSYLVANIA, to -wit:**

I, William J. Vakos, Jr., after having been duly sworn in accordance with law, do hereby depose and state:

1. That in my capacity as Manager for the Owners (Thornburg Towne Centre, L.L.C. and Thornburg Enterprises, L.L.C.) of the real property identified as Tax Map Parcels 63-A-42, 63-A-43C, and 63-A-44 at 5122 Mudd Tavern Road (State Route 606), Woodford, Virginia, I sent, by First Class U.S. Mail, postage prepaid, the attached Notice identified as "Exhibit A", to all persons and/or entities identified on the attached list of names and addresses identified as "Exhibit B" in accordance with the requirements of Spotsylvania County for a "Notice in Lieu of Community Meeting." Such Notice was mailed on February 26, 2019.
2. That I have executed this Affidavit to attest to the truth of the foregoing in support of an application for a Zoning Amendment to which this affidavit is included with.

IN WITNESS WHEREOF, I have hereunto set my hand this 20th day of March, 2019.

Thornburg Towne Centre, L.L.C.
Thornburg Enterprises, L.L.C.

By: _____

William J. Vakos, Jr., Manager

Subscribed and sworn to me this 20th day of March, 2019 by William J. Vakos, Jr.,
Manager of Thornburg Towne Centre, L.L.C. and Thornburg Enterprises, L.L.C.



Theresa Jane Cornwell
NOTARY PUBLIC

My Registration No.: 200791

My commission expires: 9-30-22

EXHIBIT "A"

NOTICE OF APPLICATION FOR REZONING

Tax Map Parcels 63-A-42, 63-A-43C and 63-A-44

As the owner/s of real property located within 3000 feet of identified property where a Rezoning is being applied for, you are being provided with this Notice of Rezoning request and a short description of the Applicant's proposed plan for the property.

Three parcels of adjoining land located in the Berkely Magisterial District (Spotsylvania Tax Map Parcels 63-A-42, 63-A-43C, and 63-A-44) are currently zoned by the County as both Commercial 3 (C-3) and Agricultural 2 (A-2). Approximately 10.2803 acres of a total of 61.6393 acres is zoned agricultural with the remaining 51.3590 acres already zoned Commercial 3 (C-3). The owners desire that all three parcels be fully zoned Commercial 3 (C-3) in order to provide for the highest and best future use of the property. No specific plan of development has been made at this time, but the future use will comply with the County's comprehensive plan.

The parcels are located to the south of Mudd Tavern Road (State Route 606) and are bound by Interstate 95 to the east and U.S. Route 1 to the west. See dark shaded area on the attached map for the location of the land being requested for rezoning.

IF YOU HAVE QUESTIONS, PLEASE CONTACT:

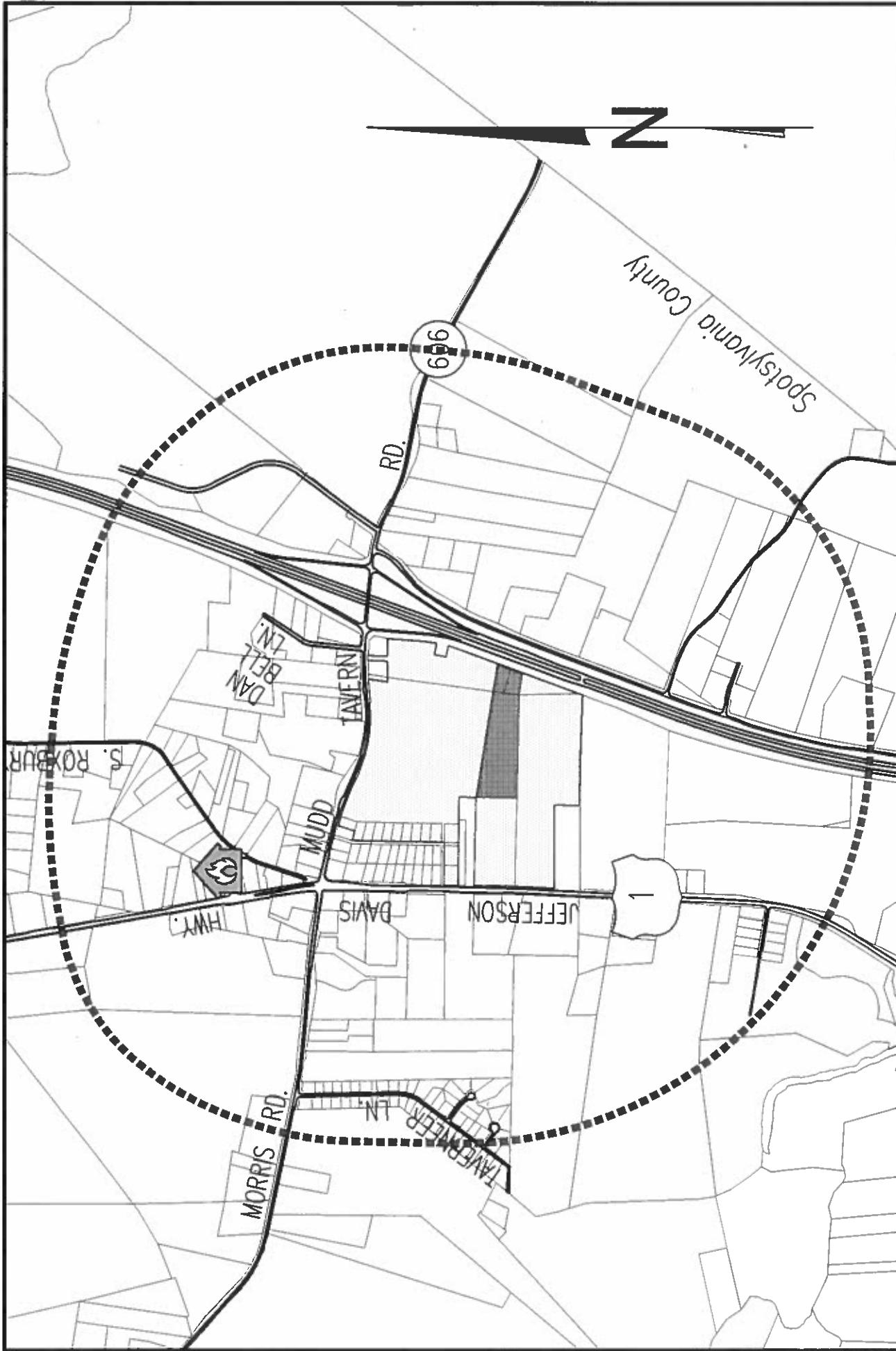
APPLICANT

Darrell Caldwell, P.E. L.S.
Vakos Companies
10333 Southpoint Landing Blvd., 3rd Floor
Fredericksburg, VA 22407
(540) 898-3242
Email: dcaldwell@wjvco.com

COUNTY

Leon Hughes, AICP
Assistant Director of Planning
Spotsylvania Planning
(540) 507-7220
LHughes@spotsylvania.va.us

This Notice was sent, postage pre-paid, by U.S. Postal Service First Class Mail on February 26, 2019.



VAKOS COMPANIES

10333 SOUTHPOINT LANDING BLVD.
SUITE 301
FREDERICKSBURG, VA 22407
(540) 876-3242

0 1/4 mi.
SCALE: 1" = 1/4 mi.
DATE: FEB., 2019

PROPERTY OF VAKOS COMPANIES
DO NOT REMOVE THIS NOTICE

EXHIBIT "B"

FULLNAME	CAREOF	MAILADDRESS	CITY	St	ZIP	TAXMAP
6420 Roxbury LLC		180 Chatham Heights RD	FREDERICKSBURG	VA	22405	63A 2 - -A
7 Eleven Inc	c/o K E Andrews & Company	1900 Dalrock RD	ROWLETT	TX	75088	63- A - 65-
Abel E Sorto		5703 South CT	SPOTSYLVANIA	VA	22551	63B 2 - 36-
ADL Investment LLC		175 Mine RD	STAFFORD	VA	22554	63A 1 - 4-
ADL Investment LLC		175 Mine RD	STAFFORD	VA	22554	63A 1 - 5-
ADL Investment LLC		175 Mine RD	STAFFORD	VA	22554	63A 1 - 15-
ADL Investment LLC		175 Mine RD	STAFFORD	VA	22554	63A 1 - 16-
Albert P Clark or	Andrea Zarate	6206 Tavermeer LN	SPOTSYLVANIA	VA	22551	63B 2 - 55-
Alexandrea R King or	Nijee King	6302 Tavermeer LN	SPOTSYLVANIA	VA	22551	63B 1 - 16-
Alexis M Green or	Gazexer Graham Green IV	6312 Tavermeer LN	SPOTSYLVANIA	VA	22551	63B 1 - 21-
Ali & Qirrat Properties LLC		11604 Olde Covington WAY	GLEN ALLEN	VA	23059	63- A - 42A
Ali & Qirrat Properties LLC		11604 Olde Covington WAY	GLEN ALLEN	VA	23059	63- A - 43A
Alicia D Herrera		5700 E Point CIR	SPOTSYLVANIA	VA	22551	63B 2 - 29-
American Jewelry Fashions Inc		809 Waterview PL	VIRGINIA BEACH	VA	23452	63- A - 58-
Andrea Chew		6525 S Roxbury Mill RD	SPOTSYLVANIA	VA	22551	63- A - 89B
Anthony Fiesel		5709 E Point CIR	SPOTSYLVANIA	VA	22551	63B 2 - 24-
Armitane Investment Fund LLC		10333 Southpoint Landing BLVD	FREDERICKSBURG	VA	22407	63- A - 70-
Auto Exchange LLC		13409 Keating DR	WOODBIDGE	VA	22193	63- A - 92-
Benford R Bartley or	Evelyn R Bartley	5703 E Point CIR	SPOTSYLVANIA	VA	22551	63B 2 - 27-
Birdie M Chew		6541 S Roxbury Mill RD	SPOTSYLVANIA	VA	22551	63- A - 89D
Blanca Pineda Guevara		6517 S Roxbury Mill RD	SPOTSYLVANIA	VA	22551	63- A - 88-
Brian A Hackett or	Tiara Rachenelle Hackett	5700 South CT	SPOTSYLVANIA	VA	22551	63B 2 - 38-
Brian E Elliott or	Donna E Elliott	6160 Jefferson Davis HWY	WOODFORD	VA	22580	63- A - 37A
Carolyn D Taylor or	McArthur Taylor	5816 Morris RD	SPOTSYLVANIA	VA	22551	63- A - 33A
Carolyn L Chew		6545 S Roxbury Mill RD	SPOTSYLVANIA	VA	22551	63- A - 89A
Cellna D Bautista Hernandez		5701 E Point CIR	SPOTSYLVANIA	VA	22551	63B 2 - 28-
Christian M Gossman		6209 Tavermeer LN	SPOTSYLVANIA	VA	22551	63B 1 - 11-
Chun Ho Kim or	Sandra Kim	6836 Little Odd LN	SPOTSYLVANIA	VA	22551	63- A - 25-
CI Thornburg LLC		146 Route 125	SANDOWN	NH	03873	76- 1 - 5-
CI Thornburg LLC		146 Route 125	SANDOWN	NH	03873	76- 1 - 9-
Cleveland Street Properties LLC	FL 3	10333 Southpoint Landing BLVD	FREDERICKSBURG	VA	22407	63- 5 - -E
Clifton Tyler Estate	c/o Bruce Tyler	12197 Jefferson Davis HWY	WOODFORD	VA	22580	63- A - 96-
Clue Drive LLC		9501 Potomac DR	FORT WASHINGTON	MD	20744	63- A - 25C
Commercial Driver Services Inc		6200 Jefferson Davis HWY	WOODFORD	VA	22580	63- A - 38A
Corthon Family Farm LLC		12209 Glade DR	FREDERICKSBURG	VA	22407	76- A - 3-
Corthon Family Farm LLC		12209 Glade DR	FREDERICKSBURG	VA	22407	76- A - 3B
Corthon Family Farm LLC		12209 Glade DR	FREDERICKSBURG	VA	22407	76A 1 - 1-
Cosner Investment Properties LC		PO Box 1097	FREDERICKSBURG	VA	22402	63- A - 66A
Cristina R Mason		6303 Tavermeer LN	SPOTSYLVANIA	VA	22551	63B 1 - 6-
Dai H Cho or Young H Cho &	Steven S Choung or Soo J Choung	650 Potomac River RD	MC LEAN	VA	22102	63- A - 95-
Dan P Bohan & Claude Rackley Jr &	Raymond O Jr or Kimbra L Kincheloe	1201 Hanover ST	FREDERICKSBURG	VA	22401	63- 1 - -A
David & Amy Hawkins LLC &	George & Erika Webster LLC et al	617 Kings Cloister CIR	ALEXANDRIA	VA	22302	76- A - 58-
David R Clark		6304 Tavermeer LN	SPOTSYLVANIA	VA	22551	63B 1 - 17-
David T Watkins		PO Box 395	THORNBURG	VA	22565	76- 1 - 8A
Deborah A Irvin		220 Milford ST	BOWLING GREEN	VA	22427	76A 1 - 29-
Delma W Armstrong Jr or	Deborah D Armstrong	5708 E Point CIR	SPOTSYLVANIA	VA	22551	63B 2 - 32-
Derrick O Alsop or	Edith H Alsop	6517 Jefferson Davis HWY	SPOTSYLVANIA	VA	22551	63A 2 - B4-
Dharmesh Patel & Rajeshkumar Patel	Trustees Roxbury Mill Land Trust	2104 Kaiser DR	FREDERICKSBURG	VA	22407	63- A - 99A
Diane Stanley Sinlock or Eleanor F	Stanley or Alexander J Sinlock Sr	8274 Paige RD	WOODFORD	VA	22580	63A 1 - 2-
Diane Stanley Sinlock or Eleanor F	Stanley or Alexander J Sinlock Sr	8274 Paige RD	WOODFORD	VA	22580	63A 1 - 2X
Diane Stanley Sinlock or Eleanor F	Stanley or Alexander J Sinlock Sr	8274 Paige RD	WOODFORD	VA	22580	63A 1 - 17-
Diane Stanley Sinlock or Eleanor F	Stanley or Alexander J Sinlock Sr	8274 Paige RD	WOODFORD	VA	22580	63A 1 - 18-
Diane Stanley Sinlock or Eleanor F	Stanley or Alexander J Sinlock Sr	8274 Paige RD	WOODFORD	VA	22580	63A 1 - 19-

Larry W Purtell		6215 Tavemeer LN	SPOTSYLVANIA	VA	22551	63B 1 - 8-
Lasonya K Ferguson-Hamock		6210 Tavemeer LN	SPOTSYLVANIA	VA	22551	63B 1 - 12-
Laurel Investment Fund LLC	FL 3	10333 Southpoint Landing BLVD	FREDERICKSBURG	VA	22407	63- A - 71-
Lemual R Smarr or	Mary F Smarr	PO Box 143	THORNBURG	VA	22565	63- A - 38-
Lemual R Smarr or	Mary F Smarr	PO Box 143	THORNBURG	VA	22565	63- A - 38B
Lemual R Smarr or	Mary F Smarr	PO Box 143	THORNBURG	VA	22565	63- A - 86-
Leonard C Allen		5701 South CT	SPOTSYLVANIA	VA	22551	63B 2 - 37-
Lewis Hugh & Gladys Fay Elliott Tr	The Elliott Family Trust 7/10/03	PO Box 365	THORNBURG	VA	22565	63A 2 - B2-
Lewis Hugh & Gladys Fay Elliott Tr	The Elliott Family Trust 7/10/03	PO Box 365	THORNBURG	VA	22565	63A 2 - C1-
Lewis Hugh & Gladys Fay Elliott Tr	The Elliott Family Trust 7/10/03	PO Box 365	THORNBURG	VA	22565	63A 2 - C2-
Lewis Hugh & Gladys Fay Elliott Tr	The Elliott Family Trust 7/10/03	PO Box 365	THORNBURG	VA	22565	63A 2 - C3-
Lid LLC &	IWG Thornburg LLC	120 A E Broad ST	FALLS CHURCH	VA	22046	63- A - 27-
Lid LLC &	IWG Thornburg LLC	120 A E Broad ST	FALLS CHURCH	VA	22046	63- A - 32-
Lid LLC &	IWG Thornburg LLC	120 A E Broad ST	FALLS CHURCH	VA	22046	63- A - 33-
Lid LLC &	IWG Thornburg LLC	120 A E Broad ST	FALLS CHURCH	VA	22046	63- A - 37-
Lid LLC &	IWG Thornburg LLC	120 A E Broad ST	FALLS CHURCH	VA	22046	63-12 - -C
Lid LLC &	IWG Thornburg LLC	120 A E Broad ST	FALLS CHURCH	VA	22046	63-12 - -D
Lid LLC &	IWG Thornburg LLC	120 A E Broad ST	FALLS CHURCH	VA	22046	63-12 - -E
Lila Orrock Davis et al Trustee		8474 Orrock RD	WOODFORD	VA	22580	76- A - 61-
Luis M Gutierrez Tr	The Luis M Gutierrez Tr 5/28/02 &	1937 Oxford CT	SALINAS	CA	93906	63- 5 - -C
Margaret D Broadus		315 William ST	FREDERICKSBURG	VA	22401	64- A - 8-
Mario Mejia or	Liliana Garcia-Mejia	6313 Tavemeer LN	SPOTSYLVANIA	VA	22551	63B 1 - 1-
Matthew James Crasco		6214 Tavemeer LN	SPOTSYLVANIA	VA	22551	63B 1 - 14-
Maya Group LLC		6733 Jefferson Davis HWY	SPOTSYLVANIA	VA	22551	63- A - 40A
McCalley Holdings LLC	c/o Fas Mart	8565 Magellan PKWY, #400	RICHMOND	VA	23227	63- A - 43B
McDonalds Corp (45-294)		PO Box 182571	COLUMBUS	OH	43218	63- A - 68-
Michael T Vamer &	Edward H Vamer	PO Box 555	VALLE CRUCIS	NC	28691	63A 1 - 3-
Mildred Theresa Cleveland		6540 S Roxbury Mill RD	SPOTSYLVANIA	VA	22551	63- A - 91-
Miller Investment LLC		1000 E City Hall AVE	NORFOLK	VA	23504	63- A - 67-
N Donald & Gale K Patterson Estate	6109 Jefferson Davis Hwy	PO Box 645	THORNBURG	VA	22565	76- A - 56B
Namir Antoine Halabi or	Lina Halabi	1829 Rein LN	VIRGINIA BEACH	VA	23456	63A 1 - 6-
Namir Antoine Halabi or	Lina Halabi	1829 Rein LN	VIRGINIA BEACH	VA	23456	63A 1 - 7R
Namir Antoine Halabi or	Lina Halabi	1829 Rein LN	VIRGINIA BEACH	VA	23456	63A 1 - 14-
Nancy J Epperson Swain		6811 Towles Mill RD	SPOTSYLVANIA	VA	22551	63- A - 99-
National Retail Properties LP		450 S Orange AVE, #900	ORLANDO	FL	32801	63- A - 44A
National Retail Properties LP		450 S Orange AVE, #900	ORLANDO	FL	32801	63- A - 46-
National Retail Properties LP		450 S Orange AVE, #900	ORLANDO	FL	32801	76- A - 58B
Nielab Abady or	Alyas Abady	6 Manorwood DR	FREDERICKSBURG	VA	22406	63- A - 41A
Nielab Abady or	Alyas Abady	6 Manorwood DR	FREDERICKSBURG	VA	22406	63- A - 41B
Otis L Kay &	Pauline T Kay	6548 S Roxbury Mill RD	SPOTSYLVANIA	VA	22551	63- A - 91B
Ovander Kay		6205 Tavemeer LN	SPOTSYLVANIA	VA	22551	63B 2 - 22-
Patrick J Herbst or	Hayley M Herbst	6307 Tavemeer LN	SPOTSYLVANIA	VA	22551	63B 1 - 4-
Paul Saffelle &	Michael Reynolds	2332 Senseney LN	FALLS CHURCH	VA	22043	63- A - 23-
Pedro Rivera or	Elvia Rivera	6203 Tavemeer LN	SPOTSYLVANIA	VA	22551	63B 2 - 23-
Plaza Associates LLC	FL 3	10333 Southpoint Landing BLVD	FREDERICKSBURG	VA	22407	63- A - 73-
R&S Property LLC		PO Box 269	MYERSVILLE	MD	21773	63-13 - -A3
Rachel V Crowe &	Michael Crowe	PO Box 194	THORNBURG	VA	22565	63- A - 85B
Radio Reconnaissance Technologies	Inc	3328 Bourbon ST	FREDERICKSBURG	VA	22408	76- A - 2-
Rajeshkumar Patel		5600 Joshua Tree CIR	FREDERICKSBURG	VA	22407	63B 1 - 2-
Rani Enterprises LLC		PO Box 559	THORNBURG	VA	22565	63- A - 66F
Rasoul Paykar or	Dima Paykar	3816 Marquis PL	WOODBIDGE	VA	22192	63A 2 - B1-
Raymond O Jr & Kimbra L Kincheloe &	Claude Rackley Jr & Dan Bohan et al	1201 Hanover ST	FREDERICKSBURG	VA	22401	63- 1 - B1-
Realco-Thornburg LLC	c/o Realco Group Inc	PO Box 3280	WEST MCLEAN	VA	22103	63- 5 - C1-
Realty Income Trust 2	c/o Family Dollar Stores Inc	PO Box 1017	CHARLOTTE	NC	28201	63- A - 27A

Thornburg Towne Centre East LLC	FL 3	10333 Southpoint Landing BLVD	FREDERICKSBURG	VA	22407	63- A - 63-
Thornburg Towne Centre LLC	c/o W J Vakos Management Co	10333 Southpoint Landing BLVD	FREDERICKSBURG	VA	22407	63- A - 42-
Thornburg Towne Centre LLC	c/o W J Vakos Management Co	10333 Southpoint Landing BLVD	FREDERICKSBURG	VA	22407	63- A - 43C
Thornburg Towne Centre LLC	c/o W J Vakos Management Co	10333 Southpoint Landing BLVD	FREDERICKSBURG	VA	22407	63A 1 - 9-
Thornburg Towne Centre LLC	c/o W J Vakos Management Co	10333 Southpoint Landing BLVD	FREDERICKSBURG	VA	22407	63A 1 - 11-
Thornburg Towne Centre LLC	c/o W J Vakos Management Co	10333 Southpoint Landing BLVD	FREDERICKSBURG	VA	22407	63A 1 - 25-
Thornburg Towne Centre LLC	c/o W J Vakos Management Co	10333 Southpoint Landing BLVD	FREDERICKSBURG	VA	22407	63A 1 - 26-
Thornburg Towne Centre LLC	c/o W J Vakos Management Co	10333 Southpoint Landing BLVD	FREDERICKSBURG	VA	22407	63A 1 - 27-
Thornburg Towne Centre LLC	c/o W J Vakos Management Co	10333 Southpoint Landing BLVD	FREDERICKSBURG	VA	22407	63A 1 - 28-
Thornburg Towne Centre LLC	c/o W J Vakos Management Co	10333 Southpoint Landing BLVD	FREDERICKSBURG	VA	22407	63A 1 - 29-
Thornburg Towne Centre LLC	c/o W J Vakos Management Co	10333 Southpoint Landing BLVD	FREDERICKSBURG	VA	22407	63A 1 - 30-
Thornburg Towne Centre LLC	c/o W J Vakos Management Co	10333 Southpoint Landing BLVD	FREDERICKSBURG	VA	22407	63A 1 - 31-
Thornburg Towne Centre LLC	c/o W J Vakos Management Co	10333 Southpoint Landing BLVD	FREDERICKSBURG	VA	22407	63A 1 - 32-
Thornburg Towne Centre LLC	c/o W J Vakos Management Co	10333 Southpoint Landing BLVD	FREDERICKSBURG	VA	22407	63A 1 - 33-
Thornburg Towne Centre LLC	c/o W J Vakos Management Co	10333 Southpoint Landing BLVD	FREDERICKSBURG	VA	22407	63A 1 - 34-
Thornburg Towne Centre LLC	c/o W J Vakos Management Co	10333 Southpoint Landing BLVD	FREDERICKSBURG	VA	22407	63A 1 - 35-
Tiffany Coleman & Kimbell Chew Sr &	Berdania Chew & Wanda Chew	6539 S Roxbury Mill RD	SPOTSYLVANIA	VA	22551	63- A - 89C
Tonya Price		6213 Tavemeer LN	SPOTSYLVANIA	VA	22551	63B 1 - 9-
Union Bank & Trust Co		4355 Innslake DR, #325	GLEN ALLEN	VA	23060	63-13 - -A6
Universal Auto Holdings LLC		6421 Jefferson Davis HWY	SPOTSYLVANIA	VA	22551	63A 2 - A2-
Victor M Santamaria		6714 Fisher DR	SPOTSYLVANIA	VA	22551	63- A - 22B
Vinay Kumar Kakadiya &	Dinesh Jasani	12810 Glendale CT	FREDERICKSBURG	VA	22407	63- A - 66B
Virginia Commonwealth of	Dept of Highways & Transportation	87 Deacon RD	FREDERICKSBURG	VA	22405	63- A - 55-
Virginia Commonwealth of	Dept of Highways & Transportation	87 Deacon RD	FREDERICKSBURG	VA	22405	63- A - 82-
Virginia Commonwealth of	Dept of Highways & Transportation	87 Deacon RD	FREDERICKSBURG	VA	22405	76- A - 55-
W Carol Henderson		5707 E Point CIR	SPOTSYLVANIA	VA	22551	63B 2 - 25-
Walter E Clark or	Elaine B Clark	5704 E Point CIR	SPOTSYLVANIA	VA	22551	63B 2 - 30-
Walter G Epperson Jr		114 Nelson ST	COLONIAL BEACH	VA	22443	63- A - 98-
Walter G Epperson Jr		114 Nelson ST	COLONIAL BEACH	VA	22443	63- A - 99B
Webster Realty Profit Sharing Plan		617 Kings Cloister CIR	ALEXANDRIA	VA	22302	76- A - 56-
Webster Realty Profit Sharing Plan		617 Kings Cloister CIR	ALEXANDRIA	VA	22302	76- A - 56D
Webster Realty Profit Sharing Plan		617 Kings Cloister CIR	ALEXANDRIA	VA	22302	76- A - 58C
Welford & Cornelia H Orrock Estate	c/o Thomas H & Richard D Orrock	8474 Orrock RD	WOODFORD	VA	22580	76- A - 58A
William L Attkisson or	Mary L Attkisson	13172 Jefferson Davis HWY	WOODFORD	VA	22580	76- 1 - 6-
William L Attkisson or	Mary L Attkisson	13172 Jefferson Davis HWY	WOODFORD	VA	22580	76- 2 - 1-
Wilson Realty LLC		405 Amelia ST	FREDERICKSBURG	VA	22401	63- A - 75-
Wilson Realty LLC		405 Amelia ST	FREDERICKSBURG	VA	22401	63- A - 76-
Wilson Realty LLC		405 Amelia ST	FREDERICKSBURG	VA	22401	63- A - 77-
Zaluski Properties LLC		4917 Trade Center DR	FREDERICKSBURG	VA	22408	63- A - 25B
Zandra Dirisio		6301 Tavemeer LN	SPOTSYLVANIA	VA	22551	63B 1 - 7-