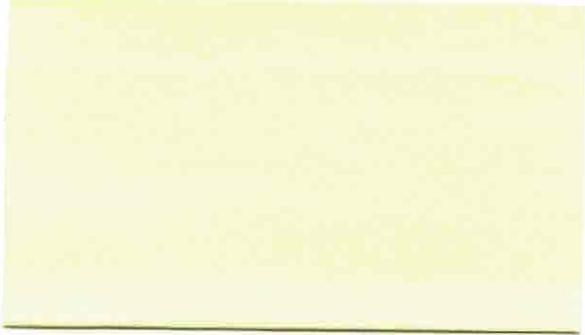




January 25, 2018



I am writing to inform you of a development that we are planning on the current vacant lot across the street. In a partnership with assisted living operator, IntegraCare, we are planning to construct a small 62 unit senior care facility to include 42 units of assisted living and 20 memory care units. I have included information on the proposed development for your review. Our architectural design team is working hard to blend the architecture of this facility into the rural residential nature of the surrounding area.

In order to accomplish our development, we are seeking Special Exception permitting from Fairfax County. This process requires public hearings and site plan approval from Fairfax County. The property is currently split zoned between R-1 (residential) and C-8 (commercial). We believe our proposed use is significantly less impactful on the surrounding neighborhood than the by-right C-8 zoning uses that are currently allowed. Some of these current C-8 by-right uses include restaurants, automotive uses, office, churches, funeral home, and even a bowling alley. Our proposed senior living facility will create less parking and traffic issues and less noise with no impact to schools.

I am reaching out to you and your immediate neighbors early in this process to keep you informed and attempt to address any concerns you may have. To that end, I would welcome an opportunity to meet with you in the very near future to go over our plans. I reserved a conference room at the Great Falls Library to present our plans on Saturday, February 10, 2018 at 1:00 pm. Kindly RSVP to me at hdiebler@veritycommercial.com or 703-346-7776 to let me know if you will be in attendance. If this time does not work, please let me know and perhaps I can make other arrangements more conducive to your schedule.

Very best regards,
Verity Commercial

A handwritten signature in blue ink, appearing to read "Herman Diebler".

Herman Diebler
Principal



SUMMARY

Location:	Great Falls, VA
Acres:	27
Bldg Size:	53,000 SF
No. Of Total Units:	62 (total)
No. Of AL Units:	42 (assisted living)
No. Of MC Units:	20 (memory care)
Team:	Verity / IntegraCare

PROJECT OVERVIEW

Verity Commercial has placed 2.7 acres of land under contract on Walker Road in Great Falls, VA. We have partnered with an experienced assisted living operator, IntegraCare, to develop and operate a 53,000 sf - 62 unit Assisted Living and Memory Care facility. We are seeking Fairfax County special exception zoning approval.

PROJECT HIGHLIGHTS

- Our proposed use is significantly less impactful on the surrounding neighborhood than the current C-8 zoning use allows
- The facility will create far less parking and traffic issues, no impact to schools, far less noise, and serve our seniors
- 62 Unit assisted living and memory care facility (42 assisted living units and 20 memory care units)
- 53,000 SF building
- In partnership with IntegraCare Senior Living Operator started in 1999 with 18 facilities throughout the Mid Atlantic. Currently developing facilities in Reston and Annapolis
- Project will be branded and differentiated for its larger than industry standard resident rooms, high quality construction, and its overall smaller residential size and feel

Preliminary Site Plan



Preliminary Front Elevation

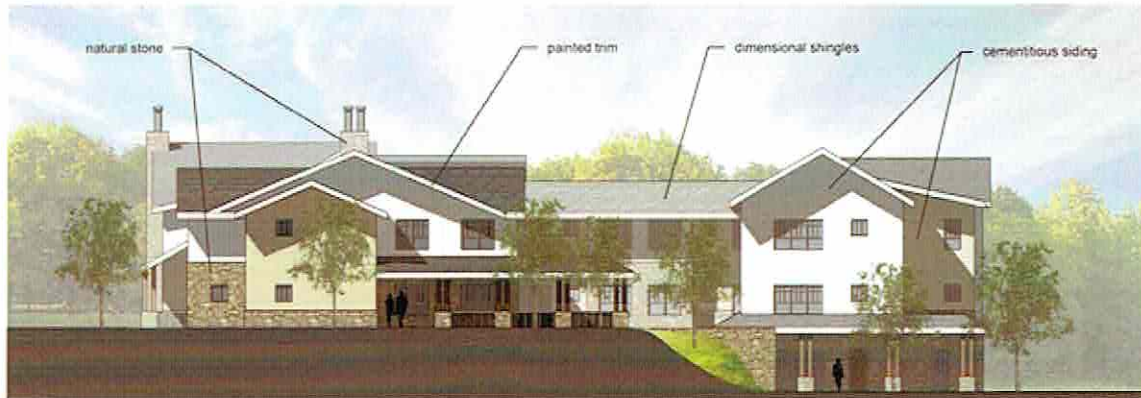




1 NORTH ELEVATION
1/16" = 1' - 0"



2 WEST ELEVATION
1/16" = 1' - 0"



3

SOUTH ELEVATION

1/16" = 1' - 0"



4

EAST ELEVATION

1/16" = 1' - 0"

Fairfax County C-8 zoning allows for a variety of unappealing uses as demonstrated in the list below. Our proposed use is significantly less impactful on the surrounding neighborhood than the current C-8 zoning uses allow. The facility will create far less parking and traffic issues, no impact to schools, far less noise, and serve our seniors. The current by-right uses include:

Permitted by-right uses in Fairfax County C-8 Zoning Ordinance

- Accessory uses as permitted
- Alternative Lending Institution
- Automobile-oriented uses
- Bowling alleys
- Business service and supply service establishments
- Churches, chapels, temples, synagogues and other such places of worship
- Colleges, universities
- Contractor's offices and shops
- Commercial swimming pools, tennis courts and similar courts, indoor
- Community clubs, centers and meeting halls
- Craft beverage production establishments
- Cultural centers, museums
- Drive-in financial institutions
- Drive-through pharmacy
- Eating establishments
- Fast food restaurants
- Financial institutions
- Funeral homes
- Garment cleaning establishments
- Health clubs
- Hotels, motels
- Indoor archery ranges, fencing and other similar indoor recreational uses
- Kennels
- Miniature golf courses, indoor
- Mobile and land based telecommunication facilities
- New vehicle storage
- Offices
- Parking, commercial off-street, as a principal use
- Personal service establishments
- Private clubs and public benefit associations
- Private schools of general education, private schools of special education
- Public uses
- Quasi-public athletic fields and related facilities
- Quick-service food stores
- Repair service establishments
- Retail sales establishments
- Retail sales establishments-large
- Skating facilities, indoor
- Telecommunication facilities
- Theatres
- Vehicle light service establishments
- Vehicle transportation service establishments
- Veterinary hospitals
- Wholesale trade establishments



SENIOR CARE DEVELOPMENT
1131 WALKER ROAD

ABOUT THE TEAM

ABOUT VERITY

Verity Commercial is a commercial real estate advisory and investment company located in Reston, VA. We bring extensive experience in brokerage, project management, and investment. Verity was founded on the simple premise that we want to change the way people think and act about real estate. Verity enables business owners and executives to transform real estate from a necessary business expense into a strategic business advantage.



ABOUT INEGRA CARE

IntegraCare was founded in 1999 and headquartered just outside Pittsburgh in Wexford, PA. The IntegraCare team has successfully acquired and developed 21 senior living facilities since its inception. IntegraCare currently operates 18 Mid Atlantic facilities and has two in development in Reston, VA and Annapolis, MD. Their team consists of over 500 employees with 29 of those located in their Wexford headquarters location. A testament to IntegraCare's success is evident by its quality equity providers which include AEW, The Hawthorne Group, and Capital Solutions.

