



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of November 19, 2011

DATE: November 9, 2011

SUBJECT: SP #227 SITE PLAN AMENDMENT for a facility of higher education within existing office space located at 1701 Clarendon Boulevard. (California University of Management and Sciences) (RPC# 17-010-035)

Applicant:

California University of Management and Sciences

By:

Moon Choi
400 N Washington Street
Falls Church, Virginia 22046

C. M. RECOMMENDATION:

Adopt the attached ordinance to approve a site plan amendment to SP #227 for a facility of higher education within existing office space for California University of Management and Sciences (CalUMS), subject to the proposed conditions of the ordinance applicable only to this site plan amendment..

ISSUES: This is a Site Plan Amendment for a facility of higher education located within approximately 2,200 sq. ft. of existing office space. No issues have been identified.

SUMMARY: The applicant is requesting a site plan amendment for a facility of higher education located within 2,200 sq. ft. of existing office space at the American Chiropractic Association (ACA) building. The space will contain four (4) classrooms and one (1) student lounge space for approximately 60-80 students. Classes will be offered Monday through Friday between 9 a.m. to 1 p.m. and between 6 p.m. to 10 p.m. The site is located in the Metro corridor and equidistant to both the Court House and Rosslyn Metro Stations. The proposed use will not adversely affect parking within the area. Proposed Condition #4 reflects the applicant's commitment to inform prospective and continuing students and staff about the various transportation options to the site. Furthermore, the Radnor/Ft. Myer Heights Civic Association

County Manager:

BMD/GA

County Attorney:

[Handwritten signatures]

Staff: Marco Antonio Rivero, DCPHD, Planning Division
Dolores Kinney, DES, Transportation Division

5.

PLA-6031

has no objections to the proposed site plan amendment. Therefore, staff recommends that the County Board adopt the attached ordinance to approve a site plan amendment to SP #227 for a facility of higher education within existing office space subject to the proposed conditions of the ordinance applicable only to this site plan amendment..

BACKGROUND: On March 2, 1985 the County Board approved the subject site plan for a two-story office building with approximately 19,600 sq. ft. of gross floor area at 1.0 FAR and 47 parking spaces in one (1) garage level. The building is currently occupied by various office tenants with the major tenant being the American Chiropractic Association (ACA). On April 12, 1986 the County Board approved a site plan amendment for various signs related to the American Chiropractic Association not exceeding 59.5 sq. ft. in sign area.

The following provides additional information about the site and location:

Site: The site is approximately 18,588 square feet, bounded by Clarendon Boulevard, North Pierce Street, Wilson Boulevard and mixed-use/commercial buildings.

To the north
and east:

SP #357 WRIT Rosslyn Center project (including Bennett Park Apartments) including mixed-use residential, office, and retail buildings zoned “RA-H-3.2”, “C-O”, and “C-O-2.5”, and designated Office-Apartment-Hotel “High”, Office Density up to 3.8 FAR, Apartment Density up to 4.8 FAR, and Hotel Density up to 3.8 FAR, and Residential “High” Up to 4.8 FAR Residential, Up to 3.8 FAR Hotel on the GLUP.

To the south:

By-right Apartment dwellings under construction (Gaslight Square) zoned “RA6-15” and designated Residential “Medium (32-72 units per acre) on the GLUP.

To the west:

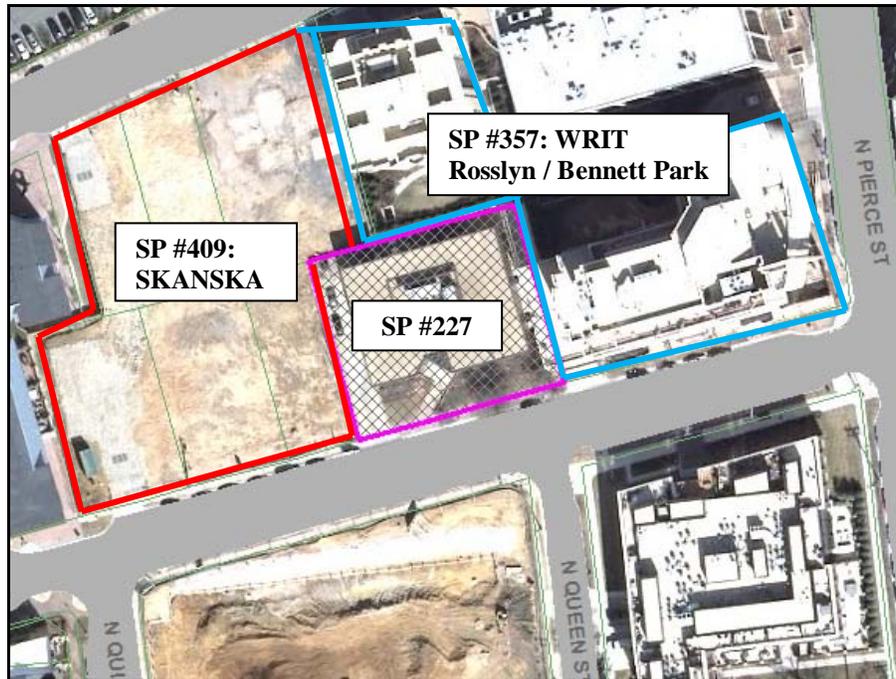
SP #409 SKANSKA Site office/retail project under construction zoned “C-O-2.5” and designated Office-Apartment-Hotel “Medium”, Office Density up to 2.5 FAR, Apartment Density up to 115 units/acre, and Hotel Density up to 180 units/acre on the GLUP.

Zoning: “C-O-2.5” Commercial Office Building, Hotel and Apartment Districts.

General Land Use Plan: “Medium” Office-Apartment-Hotel, Office Density up to 2.5 FAR, Apartment Density up to 115 units/acre, and Hotel Density up to 180 units/acre on the GLUP.

Neighborhood: The site is located within the boundaries of the Radnor/Ft. Myer Heights Civic Association area and is adjacent to the North Rosslyn Civic Association. The Rosslyn Renaissance was also contacted. As of the date of this report, the Radnor/Ft. Myer Heights Civic Association has no objections to the proposed site plan amendment. The North

Rosslyn Civic Association and the Rosslyn Renaissance have not commented on the proposed site plan amendment.



DISCUSSION: CalUMS plans on operating a program teaching three (3) subject areas: ESL (English as a Second Language), A.S.H.B.A. (Associate of Science in Health care Business Administration), and M.B.A. (Masters of Business Administration), with an emphasis on the ESL and A.S.H.B.A. programs.

The approximately 2,200 sq. ft. of existing office space will be divided into four (4) classrooms and one (1) student lounge area. Each classroom will contain an average of 15-20 students (approximately 60-80 students total) with up to 120 students enrolled for the 2012 school year. Furthermore, 2-3 instructors and one (1) staff administrator will be available on-site at any given time. Classes will be offered Monday through Friday between 9 a.m. to 1 p.m. and between 6 p.m. to 10 p.m.

The Site Plan was originally approved with 47 parking spaces. Staff determined that the existing parking on-site was adequate based on the parking standard in the “C-O” Zoning District which assumes a modal split between automobile and mass transit ridership associated with a Metrorail corridor location. The subject site is located in the Metro corridor and equidistant to both the Court House and Rosslyn Metro Stations. Application of the “C-O” standard produces a parking requirement of 37 spaces (1 space per 530 sq. ft. GFA). The Zoning Ordinance defines the parking standard for schools of higher instruction to be determined by the policy set forth for other school uses. The most restrictive parking standard for schools is for high schools at 1 space per 10 students of design capacity. With the proposed maximum classroom capacity totaling 80 students, this educational facility would require 8 spaces. The current parking

SP #227 Site Plan Amendment
Office Space to Educational Facility (CalUMS)
PLA-6031

requirement of 37 spaces, in addition to the most restrictive schools requirement would require 45 spaces for the site. The site currently possesses 47 spaces; therefore the proposed use will not create an adverse impact to the parking within the area. Furthermore, students and staff will be advised to use existing, public transportation options to the site and therefore, parking at the site will remain the same for the existing office entities. The offices for the ACA, Yoga Alliance, as well as other office entities share parking within the site. Proposed Condition #4 reflects the applicant's commitment to inform prospective and continuing students and staff about the various transportation options to the site.

CONCLUSION: The proposed educational facility will not create an undue adverse impact on parking within the area. The Radnor/Ft. Myer Heights Civic Association has no objections to the site plan amendment. Therefore, staff recommends that the County Board adopt the attached ordinance to approve a site plan amendment to SP #227 for a facility of higher education subject to the proposed conditions of the ordinance applicable only to this site plan amendment.

Site Plan Amendment Ordinance

WHEREAS, an application for a Site Plan Amendment dated September 12, 2011, for Site Plan #227 was filed with the Office of the Zoning Administrator: and

WHEREAS, as indicated in Staff Report[s] provided to the County Board for its November 19, 2011 meeting, and through comments made at the public hearing before the County Board, the County Manager recommends that the County Board approve the Site Plan Amendment subject to all previous conditions and new or revised conditions; and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan Amendment on November 19, 2011 and finds, based on thorough consideration of the public testimony and all materials presented to it and/or on file in the Office of the Zoning Administrator, that the improvements and/or development proposed by the Site Plan as amended:

- Substantially complies with the character of master plans, officially approved neighborhood or area development plans, and with the uses permitted and use regulations of the district as set forth in the Zoning Ordinance.
- Functionally relates to other structures permitted in the district and will not be injurious or detrimental to the property or improvements in the neighborhood; and
- Is so designed and located that the public health, safety and welfare will be promoted and protected.

NOW THEREFORE, BE IT ORDAINED that, as requested by an application dated September 12, 2011, for Site Plan #227, and as such application has been modified, revised, or amended to include the drawings, documents, conditions and other elements on file in the office of Zoning Administration (which drawings are hereafter collectively referred to as “Revised Site Plan Application”), for a Site Plan Amendment for a facility of higher education within existing office space for California University of Management and Sciences (CalUMS) known as RPC# 17-010-035, at 1701 Clarendon Blvd, approval is granted and the parcel so described shall be used according to the site plan on file as amended by the Revised Site Plan Application, subject to all previously approved conditions (numbers 1 through 25) with new condition numbers 1 through 4 (for CalUMS Educational Facility) as follows:

New Conditions (Site Plan Amendment – CalUMS Educational Facility):

1. The applicant agrees to comply with all requirements set forth in all applicable ordinances and regulations, including, by way of illustration and not limitation, those administered by the Community Code Enforcement Office, Environmental Health Bureau and the Fire Marshal's Office, including securing the appropriate building permit prior to the issuance of a certificate of occupancy.
2. The applicant agrees that classes shall be offered only Monday through Friday between 9 a.m. and 1 p.m. and between 6 p.m. and 10 p.m.

3. The applicant agrees that individual classes shall be limited to a maximum of 20 students per classroom (four (4) classrooms total) with at least 2-3 instructors and a staff administrator available on-site at any given time. The applicant shall submit a copy of their class schedule detailing how it will meet these requirements to the Zoning Administrator upon application for a certificate of occupancy.
4. The applicant shall encourage students and staff to walk, bike, and use public transportation by providing information at the educational facility and on its website regarding public transit and other alternatives to driving.

Existing Conditions:

1. The developer shall submit a detailed final site development and landscaping plan at a scale no larger than 1/16 inch = 1 foot to be approved by the County Manager or his designee prior to the issuance of any applicable permits. Minor changes in building, street and driveway locations and other details of design as necessitated by more detailed planning and engineering studies shall be permitted. The site development and landscaping plan shall include:
 - a. Identification of all trees to be retained and the methods which will be employed to ensure their preservation and protection during construction;
 - b. The location, dimensions and materials for privacy walls, tree grates, fences, patios, driveways, driveway aprons, walkways, sidewalks, air conditioners, parking, walkway and street lights, common repositories for mail delivery and trash services, utility meters, utility vaults and boxes, fire hydrants (or standpipes), storm water detention facilities, and utility easements;
 - c. Topography at 2 foot intervals;
 - d. Street trees in accordance with County policy for planting in the public right-of-way, as shown on the approved engineering plan.
 - e. Mechanical equipment shall be located and/or screened so as not to be visible to public right-of-way.
 - f. Ground cover and vine planting shall be provided to soften the appearance of the garage retaining wall and safety rail.
2. Planting materials shall be of good nursery stock and guaranteed for one planting season. Existing trees, proposed to be retained, which die within a year of completion of construction, shall be replaced. Plant materials and landscaping shall adhere to the American National Standards Institute Z60.1-73 and the following minimum standards:
 - a. Major deciduous trees – 3 inch to 3 ½ inch minimum caliper, 14 to 16 feet minimum height and a maximum height of 18 feet.
 - b. Evergreen trees – 8 to 10 feet minimum height.
 - c. Ornamental trees – 1 ½ inch to 2 inch minimum caliper, 10 to 12 feet minimum height and a maximum height of 14 feet.
 - d. Shrubs 18 inch to 24 inch spread.
 - e. All new lawn areas shall be sodded.

- f. Exposed earth not to be sodded shall be well mulched or planted in ground cover.
3. A lighting plan for the on-site parking areas and walkways shall be approved by the County Manager or his designee prior to the issuance of any applicable permits.
4. The location of underground structures, utilities, and utility meters and vaults shall not interfere with the appropriate spacing of street trees.
5. Finished grades except for existing slopes shall not exceed a slope of three to one unless otherwise approved by the landscape plan.
6. The developer shall provide space inside the structure for the collection, storage and compaction of trash.
7. The developer shall provide parking on site or a suitable off-site location, for all construction workers without charge.
8. The developer shall provide bicycle parking racks in a secure and convenient location on the basis of two bike spaces for each 10,000 square feet of office floor area.
9. Any tenants of the single family dwellings displaced by the construction of this site plan shall:
 - a. Receive a minimum of 120-days notice to vacate.
 - b. All households given a 120-day notice shall receive relocation payment in accordance with the Housing Relocation Assistance Guidelines adopted by the County Board on August 22, 1981.
 - c. All households receiving a 120-day notice shall receive relocation services in accordance with the Housing Relocation Assistance Guidelines or in lieu of assistance the developer may provide a lump sum payment of \$75 to each household.
 - d. Any leases granted after the date of the site plan approval shall be exempt for these requirements.
10. The retaining wall at the perimeter of the parking area shall be a minimum height of two (2) feet above finished grade as measured from the side of the wall adjacent to abutting properties. The outside of the wall facing adjacent properties shall be the same brick that is used on the office building.
11. The developer shall, prior to the issuance of building permits, comply with all applicable ordinances and local regulations and obtain all state permits which state agencies determine to be appropriate.

12. At the time of utility installation, the developer shall contact all utilities including the electric company, the telephone company and the cable television company and offer them access on site to install underground cable.
13. The developer shall construct pavement and curb and gutter 23.5 feet from the Arlington County survey centerline along the 17th Street North frontage of this site.
14. The developer shall construct Arlington County standard sidewalk 10 feet from the back of the new curb along the 17th Street frontage of the site. The sidewalk shall be surfaced with an alternate paving material such as Uni-Decor "Blend" pavers. The final selection of paving materials shall be as approved by the County Manager or his designee on the final site development and the landscaping plan.
15. Final engineering plans, including street tree plan with 4 feet by 6 feet tree grates, shall be approved by the Department of Public Works prior to the issuance of a building permit. Willow Oaks shall be used as the street tree along the 17th Street frontage of the site. These plans shall be at a scale of 1 inch = 25 feet and 24 inches by 36 inches in size.
16. The on-site planters and sidewalks shall be revised to accommodate the frontage improvements along 17th Street North.
17. The developer shall pay the capital cost for the installation of Arlington County standard thoroughfare street lights along the frontage of this site. The lights shall be served from a metered service. The cost of the installation of the meter will be paid by the developer.
18. All aerial utilities within or along the periphery of the site shall be removed, placed underground or relocated as determined by the Department of Public Works in conjunction with approval of the final engineering plans.
19. Water meter installations shall be located behind the curb line in an area clear of driveways, other utilities (5 feet minimum) and structures (10 feet minimum). A clear space of 15 feet (width) by 25 feet (length) by 10 feet (depth) shall be provided for water meter installation.
20. The developer shall provide fire hydrants to provide adequate fire protection for the site. Locations will be determined with the final engineering plan.
21. The sanitary sewer connection shall be made as determined by the Department of Public Works and as shown on the final engineering plans.
22. The developer shall dedicate all required easements prior to the issuance of a building permit.
23. A surety agreement with the Department of Public Works for the construction of all facilities within the public right-of-way or easements shall be executed prior to the issuance of any building permits.

24. This site plan approval expires three (3) years after the date of the County Board approval if the approved project is not under construction. Extension of this approval shall be at the sole discretion of the County Board.
25. The total aggregate sign area shall not exceed 59.5 square feet.¹

¹ Condition was added as part of a Site Plan Amendment for SP #227 (originally known as Z-2277-85-2) as Condition #1 for a two (2) foot by five (5) foot logo reading “ACA” on the south elevation of the roof parapet, on the southwest corner, and a sixteen (16) foot, six (6) inch by three (3) foot building identification sign reading “American Chiropractic Association” on the south elevation of the garage level, on the southeast corner of the building.



CalUMS
w w w . c a l u m s . e d u

California University of Management and Sciences
Virginia Campus :
400 N. Washington St. Falls Church, VA 22046 Tel: 703-663-8088 Fax: 703-663-8090

Description of Proposed Use

As an education institution accredited by the SCHEV (State Council for Higher Education for Virginia) and the ACICS (Accrediting Council for Independent Colleges and Schools), California University of Management and Sciences VA Campus (CalUMS VA Campus) offers the following three major educational programs to all domestic and international students:

1) ESL (English as a Second Language) certificate program: The ESL course is offered to students whose native language is not English, and explores the English languages as it is used in the United States of America. The course is divided into three levels in the order of student proficiency and progression: Level 1(Basic), Level 2(intermediate), and Level 3 (advanced).

2) A.S.H.B.A (Associate of Science in Health care Business Administration) program: The A.S.H.B.A. is a degree program and its purpose is to prepare students for entry-level positions in healthcare-related professions with the basic knowledge of business administration in addition to basic healthcare concepts.

3) M.B.A. (Master of Business Administration) program: The M.B.A program is designed to develop strategic, behavioral, and technical competencies that enable individuals to be superior performers in their business environment.

Based on the three programs we are authorized to offer by SCHEV and ACICS, most of the space of 1701 Clarendon Blvd., Arlington will be assigned as classrooms accordingly. In addition, a part of the space will be utilized as student lounge and reception area. Since the space is recognized as a site educational facility, its usage will be limited to lecture rooms that the University provides its students with an additional space to continue their study. In other words, the new space will function as a supplemental education facility that is expected to reinforce the role and function of current facility of the University, which is presently operating at 400 N. Washington Street, Falls Church, VA 22046. The operation date is Monday-Friday, 9am to 10pm. Each classroom will have average of 15 students. Each classroom is expected to have average of 15 students. The University expects to have 60~80 students for the academic year of 2012, and the maximum of 120 adult students, at least have secondary school diploma or equivalent.

Because of majority numbers of students are coming from between Rosslyn and Courthouse area, CalUMS will be informing current & prospective students to use public transportation to the site. Additionally CalUMS will pay more attention for providing extra parking spaces to the students. For meeting the requirement of parking space of Arlington County, CalUMS will make a contract with Landlord or Parking garages around the 1701 Clarendon Blvd. in order to add more parking spaces for students usage.

Operation hour	Instructor	Staff
Morning Class: 9:00am to 1:00pm	(2 to 3)	(1)
Evening Class: 6:00pm to 10:00pm	(2 to 3)	(1)

Statement of Support *Consent*

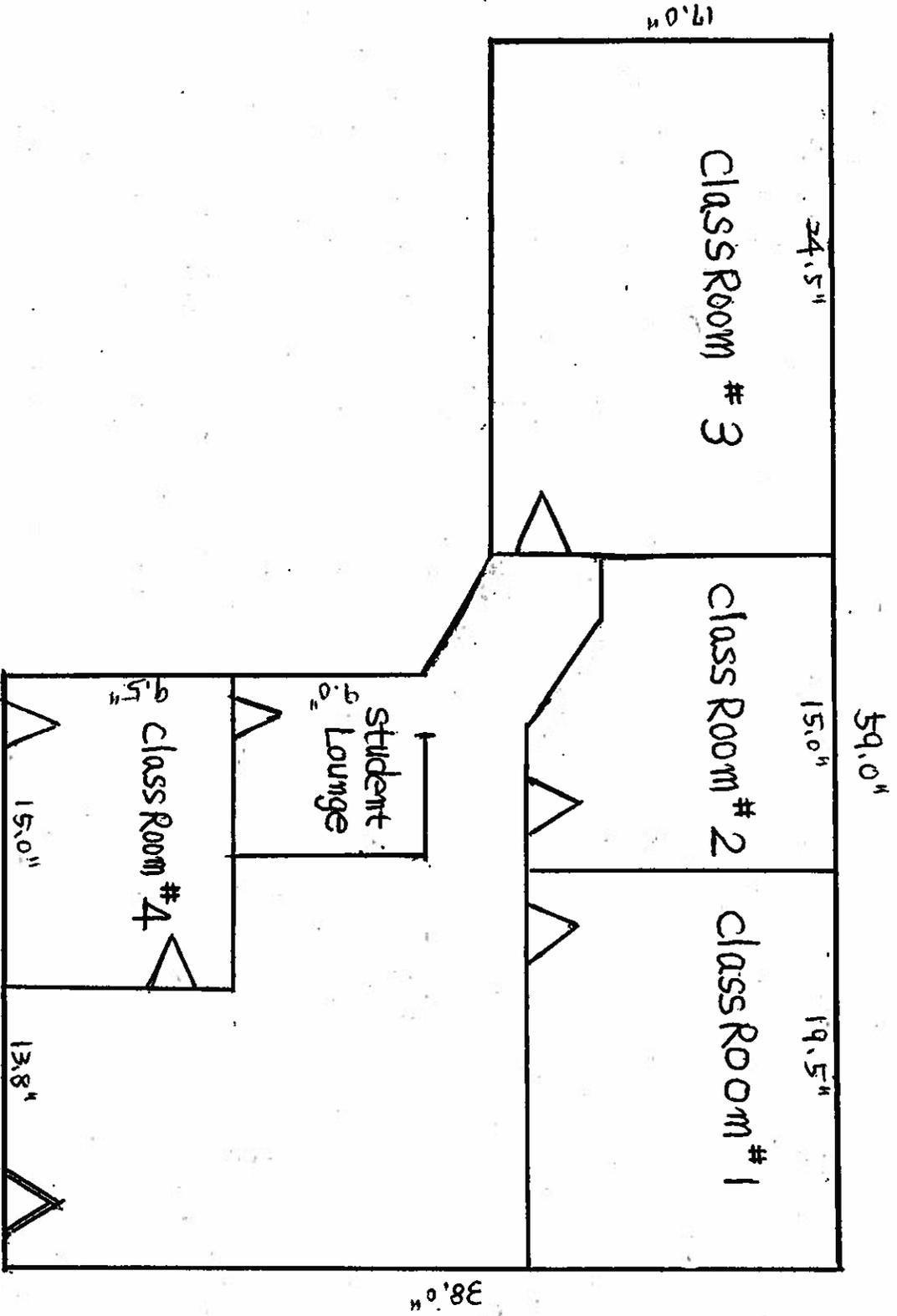
As a representative of American Chiropractic Association, I faithfully endorse "Minor Site Planning Amendments" at 1701 Clarendon Blvd. Arlington, VA. Furthermore, I fully recognize that the purpose of Amendments is to site a higher education facility of California University of Management and Sciences, Virginia Branch Campus (CalUMS VA Campus) in the above address. I have been also informed that a public hearing regarding this matter will be held on November 16th, 2011 at the same place.

Signature & Date: *William Kohl* *9/9/11*

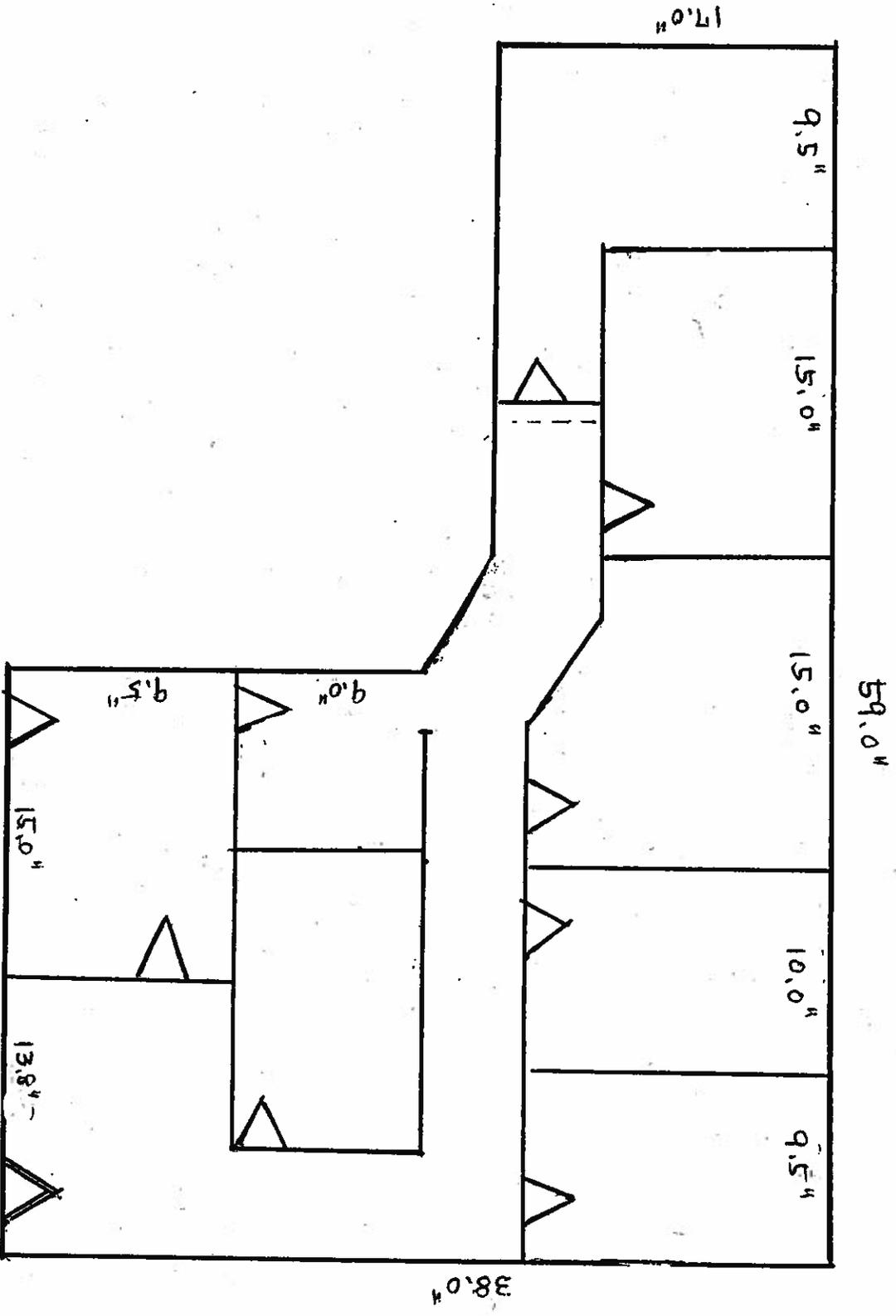
Name: *William Kohl*

Position: *E.V.P.*

future PLAN



AS - 15





8227 OLD COURTHOUSE ROAD
VIENNA, VA 22182
PHONE (703) 506-2850
FAX (703) 506-2195

August 23, 2011

Brian Choi
California University of Management & Sciences
400 N. Washington St. #200, Falls Church, VA 22046

Dear Mr. Choi:

RE: 1701 Clarendon Blvd., Arlington, VA 22209

Long & Foster is the representative for American Chiropractic Association, Inc. ("Landlord") from our discussions with California University of Management & Services ("Tenant") on what the Tenant will be willing to move forward with a Lease, we submit the following terms to be reviewed and approved by the Landlord. The Landlord reserves the right to reject, counter, or accept the following:

Premises: Approximately two thousand two hundred fifty two (2,252rsf) Rentable Square feet.

Property: 1701 Clarendon Blvd., Arlington, VA 22209.

Condition of Premises: "AS-IS".

Signage Subject to Landlord and subject to all municipal codes, covenants, restrictions, and approval of any applicable governmental entities, the Tenant may have the right to place signage on the building.

Use: A Non Profit Educational Facility, subject to all municipal codes, covenants, restrictions, and approval of any applicable governmental entities.

Rent: \$29.00 per rentable square foot per year full service for the first year.

County Use Permits/ Site Plan Amendments Both Tenant and Landlord are aware that the approval process with Arlington County for this use may take up to 90 days. Upon Lease execution, and at the sole cost of the Tenant, the Tenant shall obtain any necessary

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COMMERCIAL DIVISION



permits or amendments from the County with the cooperation of the Landlord. In regards to any documentation with the County, the Tenant shall present to the Landlord all documents prior to submitting for approval, and any documents received from the county within 24 hours of receiving them.

Rent Abatement (Free Rent) Should the Tenant secure an occupancy permit from the County the Landlord shall abate 50% of the permit (or amendment) by providing the equivalent amount in Rent Abatement. This credit shall be no more than \$1,000 from the Landlord.

Lease Commencement Date: Lease Commencement shall be October 1, 2011.

Rent Commencement Date: Rent Commencement shall begin November 1, 2011.

Lease Term and Commencement Date: (Five years from Rent Commencement).

Rent Schedule

Lease Year	Pay Period	Per SF Base Rent	Monthly Base Rent	Annual Base Rent
1	11/1/2011 – 10/31/2012	\$29.00	\$5,442.33	\$65,308.00
2	11/1/2012 – 10/31/2013	\$29.87	\$5,605.60	\$67,267.24
3	11/1/2013 – 10/31/2014	\$30.77	\$5,773.77	\$69,285.26
4	11/1/2014 – 10/31/2015	\$31.69	\$5,946.98	\$71,363.81
5	11/1/2015 – 10/31/2016	\$32.64	\$6,125.39	\$73,504.73

Annual Escalation Three (3.00%) annually as reflected in the Rent Schedule above.

Landlord Improvements/Specialty Items: Subject to Landlord's approval and at the Tenant's sole cost and expense, Tenant shall have the right to incorporate improvements/upgrades into the Property and Premises.

Financials

Tenant shall provide a complete and original set of audited, consolidated financial statements for the periods ending June 30, 2011 and 2010.

Personal Guarantee Mr. Moon S. Choi shall personally guarantee the lease.

Prepayment of Rent Upon Lease Execution, the Tenant shall pay the first month of rent in the amount of \$5,442.33.

Security Deposit Upon lease execution but not earlier than 9/15 Tenant shall pay



COMMERCIAL DIVISION



in an amount equal to three (3) months rent (\$16,327.00). ...If lease is fully executed before 9/15 then Tenant shall pay security deposit, in full...on 9/16. Provided Tenant does not enter a default of the lease, the amount of the Security Deposit shall be reduced by \$5,442.33 on the 13th month of the Lease.

Approval Period Should the Tenant not be approved for a site plan amendment within 90 days, the Landlord shall return the Security Deposit and Prepayment of Rent to the Tenant in full and the Lease Agreement shall become null and void, unless an extension document is agreed to by both Tenant and Landlord in writing.

Operating Hours: Landlord shall grant operating hours from 8am to 10:30pm excluding all federal holidays, except for purposes of Building Hours, holidays shall not include Columbus Day, Veteran's Day and President's Day.

Building Services: Landlord shall provide the following Building services: janitorial, utilities for normal office use; heating, ventilation, and air-conditioning ("HVAC"), when necessary for normal comfort for normal office use of the Premises during Property Operating Hours.

Renewal Option: Upon providing Landlord 120 days' advanced written notice, Tenant shall have one (1) 5-year Renewal Option.

Expansion Rights: Tenant shall have the Right of First Offer on the adjacent space, which is approximately 5,572sf, suite 110, which is to expire July 31, 2018 and 1,592 sf, suite 105 on the first floor where the lease is to expire on June 30, 2013. Upon Landlord's written notice of the available space, the Tenant shall have 30 calendar days to ratify an expansion addendum to the lease.

Parking: Tenant shall have 3 free parking spaces the max allowable per county code.

Non-Disturbance: Landlord will be obligated to obtain a subordination, non-disturbance and attornment agreement (which may be on lender's standard form subject to changes typically granted to tenants and provided such form is reasonably satisfactory to Tenant) from any current or future lenders or mortgagees in favor of the Tenant so that Tenant's occupancy will not be disturbed in the event of a sale, foreclosure or other event of transfer on Landlord's Lender's standard form.

Brokerage: Both Tenant and Landlord agree and approve that Long & Foster Real Estate, Inc (Commercial Divisions), is the representative for the Landlord, and is the sole agent in this transaction and hereby indemnify each other of any other claims by another agency.

Non-binding Declaration:



This letter is a Proposal to lease based on the general terms and conditions outlined herein. The execution of this Proposal does not create a contract or legal relationship between the parties hereto, but rather is intended to form the basis for the negotiation and execution of a lease. This Proposal is in no way a reservation by the Landlord to lease the Premises, or an agreement by the Tenant to lease the same. The terms hereof shall not be binding upon either party and no agreement to lease shall be final until the parties execute a lease. Landlord reserves the right to execute proposals to others, to lease the Premises, and to enter into negotiations with others for such lease in its sole discretion at any time until there is an executed lease between the parties hereto. Furthermore, this proposal may be modified or withdrawn in writing at any time prior to full execution of a lease. If the terms of this agreement are satisfactory, please sign and return it to us and we will begin drafting a lease.

Terms Negotiable:

As noted in the Non-Binding Declaration, all terms, conditions, pricing, factors and dates contained herein are negotiable between the Landlord and the Tenant (or the Tenant's representative(s)).

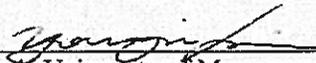
We appreciate you presenting this Letter of Intent and look forward to the successful conclusion of a Lease. If not accepted prior to the close of business on August 30, 2011 this offer will automatically be withdrawn. If these terms and conditions are acceptable, please indicate your acceptance by signing below and returning a copy to our attention at the address specified below:

Sincerely,

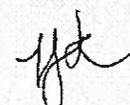
Erik Ulsaker

SEEN AND AGREED:

TENANT:


California University of Management & Sciences ("Tenant")

Date: 8/30/2011





COMMERCIAL DIVISION



LANDLORD:

William K. O'Connell
American Chiropractic Association, Inc.

Date: _____

A handwritten signature in black ink, appearing to be 'JL'.

Guarapo/Ft. Myer No Issues, CUMS

Marco Rivero

From: Dcstan@aol.com
Sent: Tuesday, October 11, 2011 3:23 PM
To: Marco Rivero
Subject: Re: U-2629-89-1 Use Permit Review, Guarapo

The RAFOM Board does not appear to have any problems with the two issues you sent me, either at 1701 Clarendon or at 2309 Wilson, which is not exactly in our civic association area. Thanks for letting us know.

Stan Karson
President, RAFOM

In a message dated 10/11/2011 11:16:11 A.M. Eastern Daylight Time, Mrivero@arlingtonva.us writes:

Hello,

I am currently reviewing U-2629-89-1, Guarapo Restaurant at 2039 Wilson Blvd for the County Board meeting on November 19, 2011. It is a five (5) year review for live entertainment and dancing, and I want to obtain input from you regarding this use permit. Are there any outstanding issues or concerns that you may have regarding this use? For your reference, attached is the staff report from November 2006.

Thank you for your cooperation!

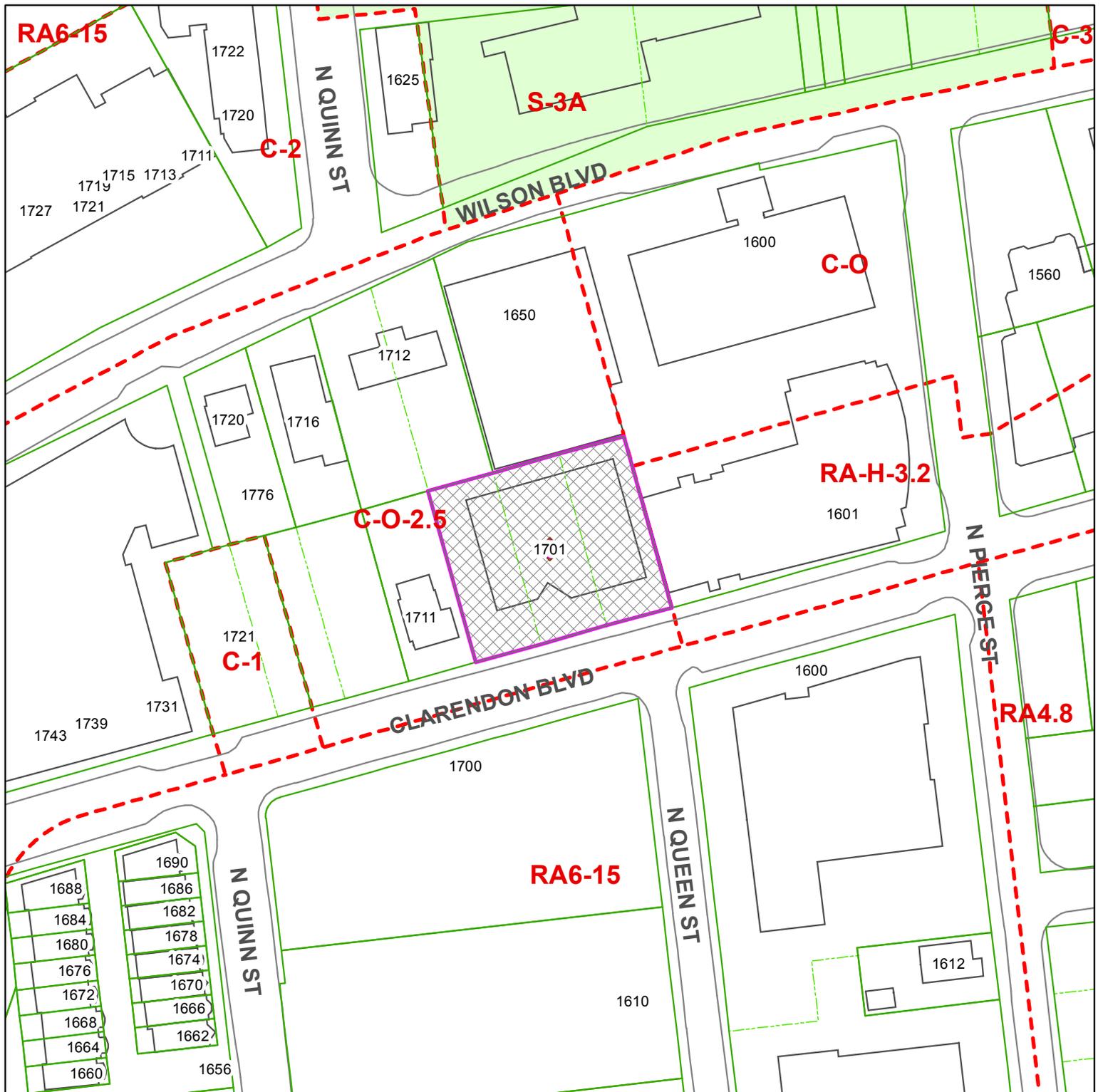
Best,

Marco A. Rivero

Marco Antonio Rivero | Associate Planner - DCPHD, Arlington County Government

2100 Clarendon Blvd, Suite 700, Arlington, Virginia 22201

Main: 703-228-3525 | Direct: 703-228-3572 | Fax: 703-228-3543 | mrivero@arlingtonva.us



SP# 227

1701 Clarendon Boulevard

RPC# 17-010-035



 Case
 Location(s)
 Scale: 1:1,200

Note: These maps are for property location assistance only.
 They may not represent the latest survey and other information.