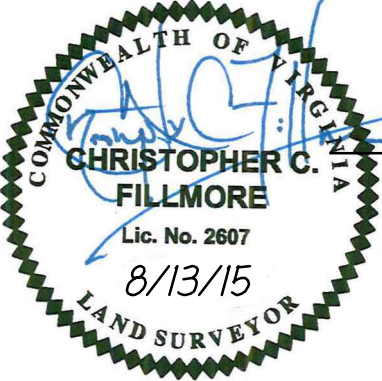


SURVEYOR'S CERTIFICATE

I, CHRISTOPHER C. FILLMORE, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS IS A STREET DEDICATION ON THE LANDS OF HOFFMAN BUILDINGS LIMITED PARTNERSHIP AS RECORDED IN INSTRUMENT NUMBER 140011841, HOFFMAN BUILDING II, LLC AS RECORDED IN INSTRUMENT NUMBER 140011841, HOFFMAN FAMILY LLC AS RECORDED IN INSTRUMENT NUMBER 140011841 AND INSTRUMENT NUMBER 990027955, USGBF NSF LLC AS RECORDED IN INSTRUMENT NUMBER 140004686, AND TOWN CENTER GARAGE LLC AS RECORDED IN INSTRUMENT NUMBER 060027132, ALL AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA, AND IS WITHIN THOSE BOUNDARIES.



CHRISTOPHER C. FILLMORE, LS
LICENSED LAND SURVEYOR NO. : 2607
COMMONWEALTH OF VIRGINIA

AREA TABULATION
BEFORE DEDICATION

TM# 072.04-03-28 (PARCEL 600) 166,104 SQ. FT. OR 3.81322 ACRES

AFTER DEDICATION

TM# 072.04-03-28 DEDICATION 16,366 SQ. FT. OR 0.37571 ACRES
TM# 072.04-03-28 RESIDUE 149,738 SQ. FT. OR 3.43751 ACRES

TOTAL 166,104 SQ. FT. OR 3.81322 ACRES

BEFORE DEDICATION

TM# 072.04-03-29 (PARCEL 601) 82,941 SQ. FT. OR 1.90406 ACRES

AFTER DEDICATION

TM# 072.04-03-29 DEDICATION 18,890 SQ. FT. OR 0.43365 ACRES
TM# 072.04-03-29 RESIDUE 64,051 SQ. FT. OR 1.47041 ACRES

TOTAL 82,941 SQ. FT. OR 1.90406 ACRES

BEFORE DEDICATION

TM# 072.04-03-30 (PARCEL 602) 125,640 SQ. FT. OR 2.88430 ACRES

AFTER DEDICATION

TM# 072.04-03-30 DEDICATION 5,260 SQ. FT. OR 0.12076 ACRES
TM# 072.04-03-30 RESIDUE 120,380 SQ. FT. OR 2.76354 ACRES

TOTAL 125,640 SQ. FT. OR 2.88430 ACRES

BEFORE DEDICATION

TM# 072.04-03-31 (PARCEL 603) 18,303 SQ. FT. OR 0.42018 ACRES

AFTER DEDICATION

TM# 072.04-03-31 DEDICATION 2,454 SQ. FT. OR 0.05634 ACRES
TM# 072.04-03-31 RESIDUE 15,849 SQ. FT. OR 0.36384 ACRES

TOTAL 18,303 SQ. FT. OR 0.42017 ACRES

BEFORE DEDICATION

TM# 072.04-03-25 (PARCEL 505) 96,503 SQ. FT. OR 2.21540 ACRES

AFTER DEDICATION

TM# 072.04-03-25 DEDICATION 25,003 SQ. FT. OR 0.57399 ACRES
TM# 072.04-03-25 RESIDUE 71,500 SQ. FT. OR 1.64141 ACRES

TOTAL 96,503 SQ. FT. OR 2.21540 ACRES

BEFORE DEDICATION

TM# 072.04-03-19 (PARCEL 504) 113,886 SQ. FT. OR 2.61446 ACRES

AFTER DEDICATION

TM# 072.04-03-19 DEDICATION 21,827 SQ. FT. OR 0.50108 ACRES
TM# 072.04-03-19 RESIDUE 92,059 SQ. FT. OR 2.11338 ACRES

TOTAL 113,886 SQ. FT. OR 2.61446 ACRES

BEFORE DEDICATION

TM# 072.04-03-27 (PARCEL 503) 84,632 SQ. FT. OR 1.94289 ACRES

AFTER DEDICATION

TM# 072.04-03-27 DEDICATION 7,133 SQ. FT. OR 0.16376 ACRES
TM# 072.04-03-27 RESIDUE 77,499 SQ. FT. OR 1.77913 ACRES

TOTAL 84,632 SQ. FT. OR 1.94289 ACRES

BEFORE DEDICATION

TM# 072.04-03-26 (PARCEL 506) 128,235 SQ. FT. OR 2.94387 ACRES

AFTER DEDICATION

TM# 072.04-03-26 DEDICATION 32 SQ. FT. OR 0.00073 ACRES
TM# 072.04-03-26 RESIDUE 128,203 SQ. FT. OR 2.94314 ACRES

TOTAL 128,235 SQ. FT. OR 2.94387 ACRES

APPROVED

CITY PLANNING COMMISSION

ALEXANDRIA, VA

CHAIRMAN

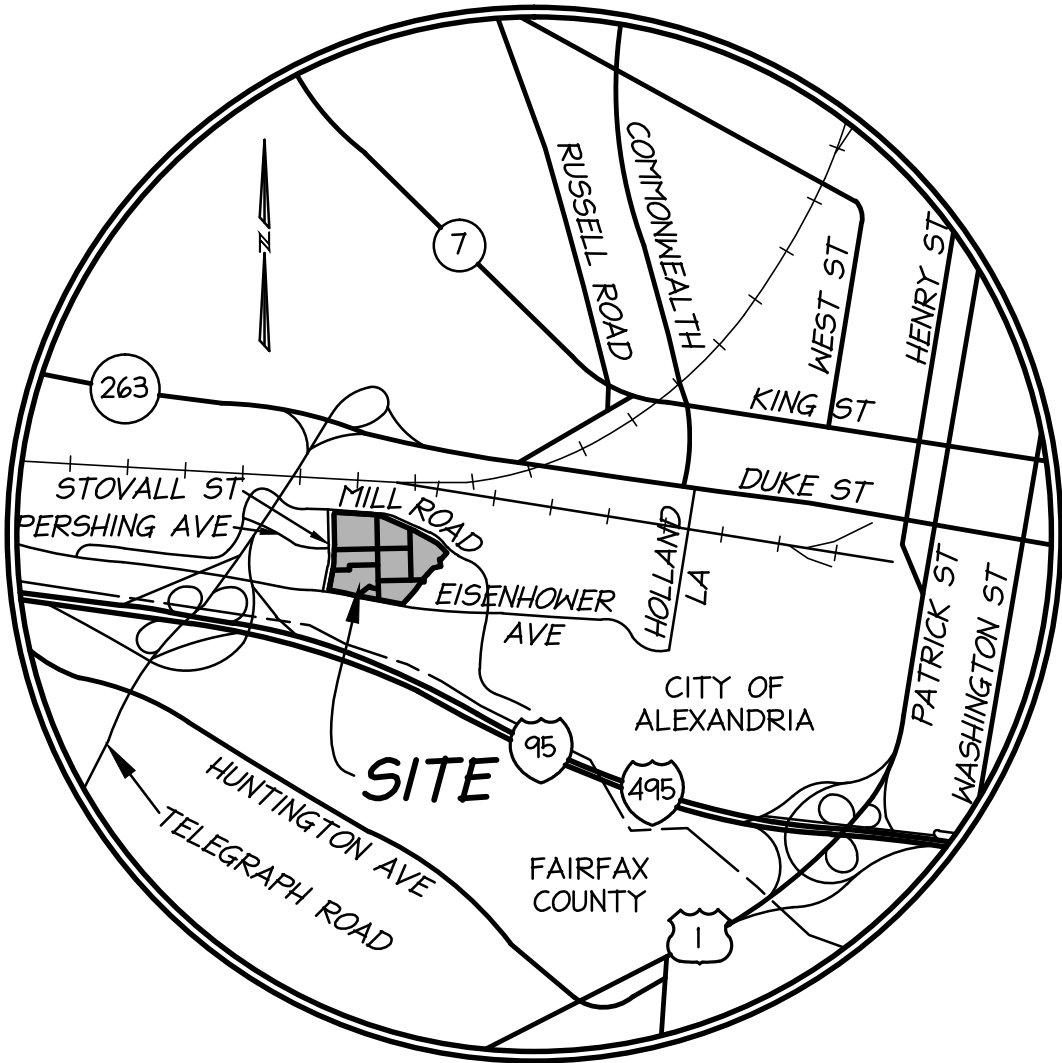
DATE

DIRECTOR OF PLANNING

PUBLIC IMPROVEMENT BOND(S) APPROVED

DATE

DIRECTOR T. & E.S.



VICINITY MAP

SCALE: 1" = 2000'

NOTES

1. THE PROPERTIES AND OWNERS SHOWN HEREON ARE AS FOLLOWS AND ARE ALL ZONED CDD#2:

TM# 072.04-03-28
HOFFMAN BUILDINGS LIMITED PARTNERSHIP
INSTRUMENT NUMBER 140011841

TM# 072.04-03-29
HOFFMAN BUILDING II, LLC
INSTRUMENT NUMBER 140011841

TM# 072.04-03-30
HOFFMAN BUILDINGS LIMITED PARTNERSHIP
INSTRUMENT NUMBER 140011841

TM# 072.04-03-31
HOFFMAN FAMILY LLC
INSTRUMENT NUMBER 140011841

TM# 072.04-03-25
HOFFMAN FAMILY LLC
INSTRUMENT NUMBER 990027955

TM# 072.04-03-19
HOFFMAN FAMILY LLC
INSTRUMENT NUMBER 990027955

TM# 072.04-03-27
USGBF NSF LLC
INSTRUMENT NUMBER 140004686

TM# 072.04-03-26
TOWN CENTER GARAGE LLC
INSTRUMENT NUMBER 060027132

2. NO TITLE REPORT FURNISHED. ALL UNDERLYING EASEMENTS ARE NOT INDICATED ON THIS PLAT.

3. THE PROPERTIES SHOWN HEREON ARE LOCATED ON F.E.M.A. MAP COMMUNITY PANEL NUMBER 5155190037 E, DATED JUNE 16, 2011, ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

4. BOUNDARY INFORMATION BASED ON DEEDS AND PLATS OF RECORD.

5. THE DEED OF CONSOLIDATION AND SUBDIVISION CREATING LOT 504, HOFFMAN CENTER IS RECORDED IN DEED BOOK 1690 AT PAGE 117 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA. THE DEED OF CONVEYANCE AND CONSOLIDATION CREATING PARCELS 505 & 506, HOFFMAN CENTER, IS RECORDED IN INSTRUMENT NO. 050042827 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA. THE DEED OF EASEMENT AND DEDICATION PARCEL 503, HOFFMAN CENTER, IS RECORDED IN INSTRUMENT NO. 140004397 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA. THE DEED OF SUBDIVISION, DEDICATION OF PUBLIC RIGHT-OF-WAY AND CONVEYANCE CREATING PARCELS 600 THRU 603, HOFFMAN CENTER, IS RECORDED IN INSTRUMENT NO. 140011841 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA. THE CORRECTIVE DEED OF SUBDIVISION CORRECTING THE LEGAL DESCRIPTION OF PARCELS 600 THRU 603, HOFFMAN CENTER, IS RECORDED IN INSTRUMENT NO. 150010851 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

PLAT SHOWING STREET DEDICATION

PARCELS 503-506 AND PARCELS 600-603
HOFFMAN CENTER

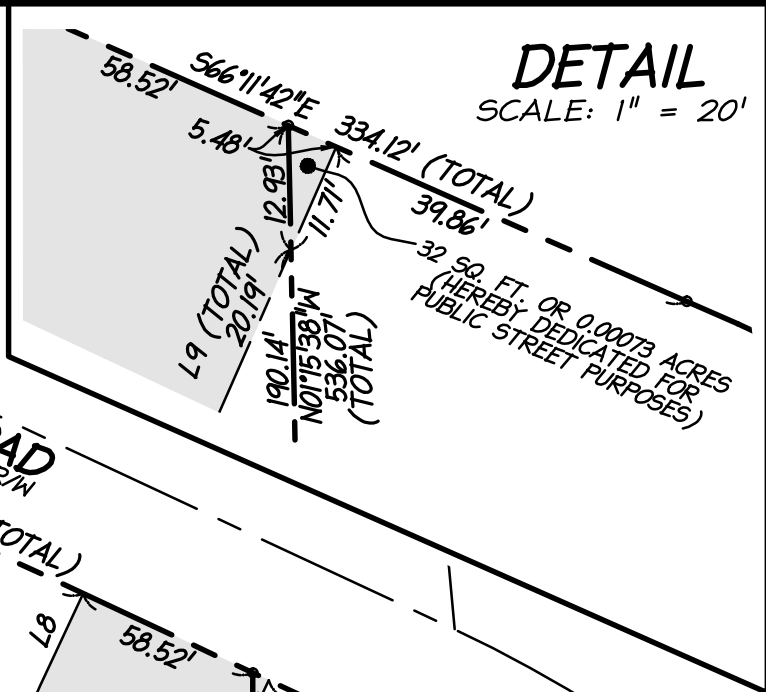
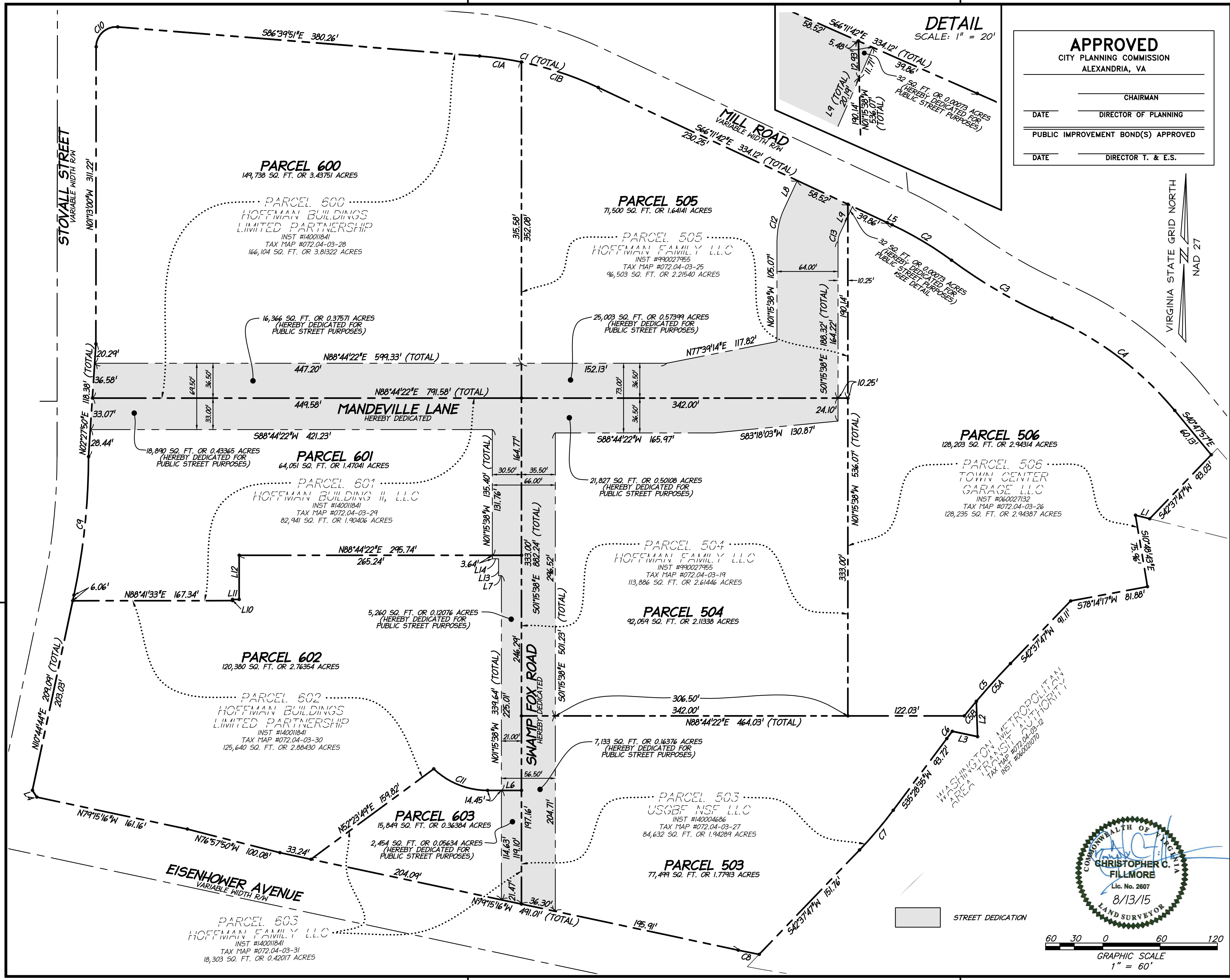
CITY OF ALEXANDRIA, VIRGINIA



SCALE: N/A

DATE: 03/31/15
REV: 05/08/15
REV: 08/13/15

DRAWN: MB
CHECKED: CCF
CHECKED:
SHEET NO.



APPROVED	
CITY PLANNING COMMISSION ALEXANDRIA, VA	
CHAIRMAN	
DATE	DIRECTOR OF PLANNING
PUBLIC IMPROVEMENT BOND(S) APPROVED	
DATE	DIRECTOR T. & E.S.



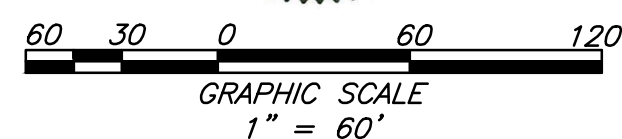
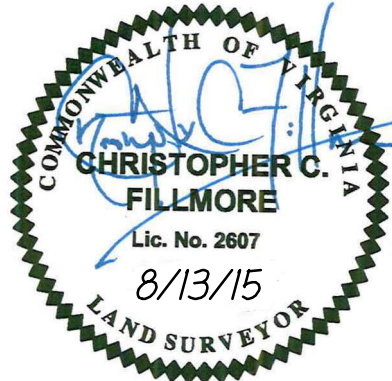
PLAT SHOWING STREET DEDICATION

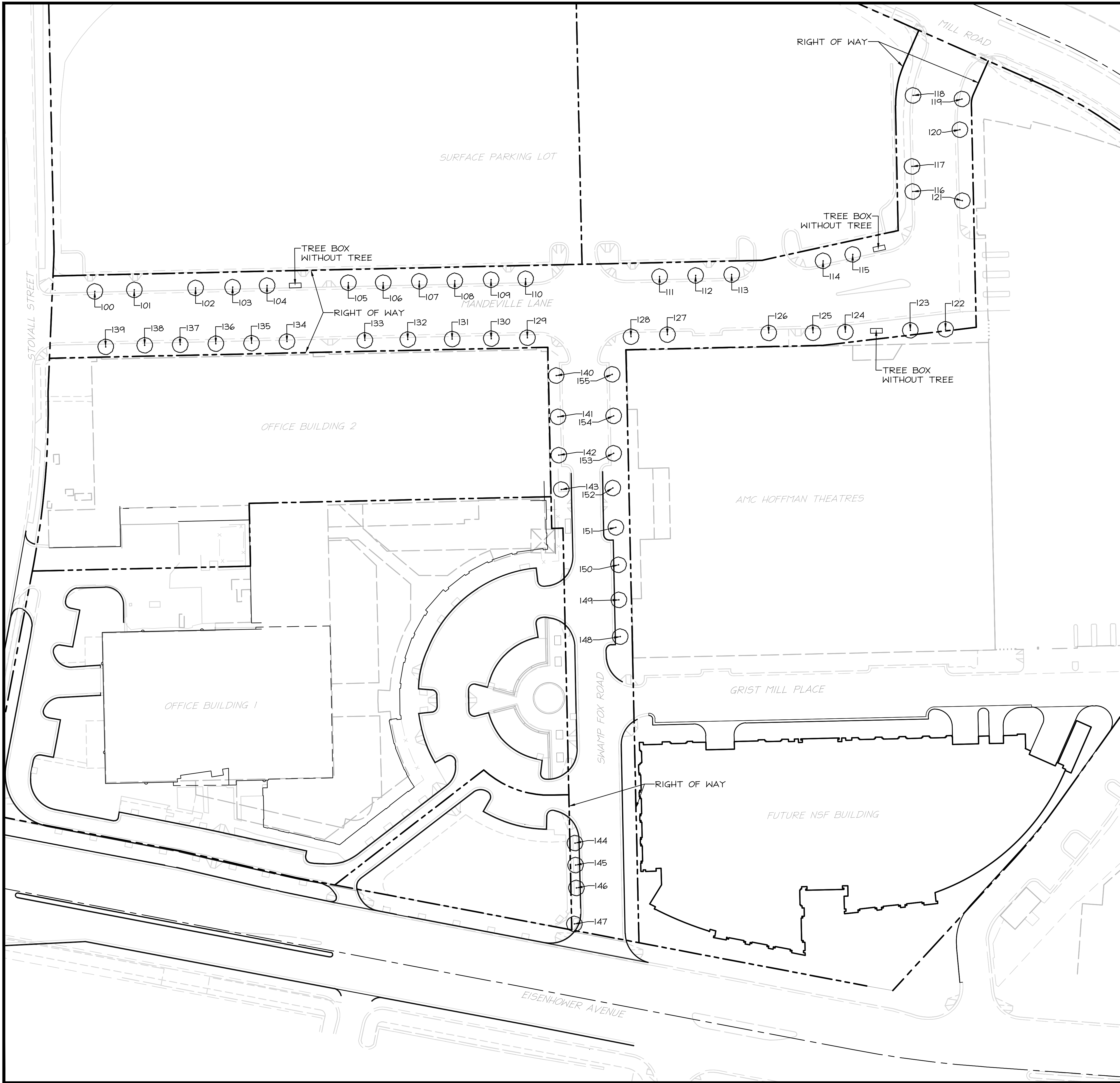
PARCELS 503-506 AND PARCELS 600-603 HOFFMAN CENTER

CITY OF ALEXANDRIA, VIRGINIA

christopher consultants
engineering • surveying • land planning
9900 main street (fourth floor) Fairfax, VA 22031-3907
703.273.6820 • fax 703.273.7636

SCALE: 1"=60'
DATE: 03/31/15
REV: 05/08/15
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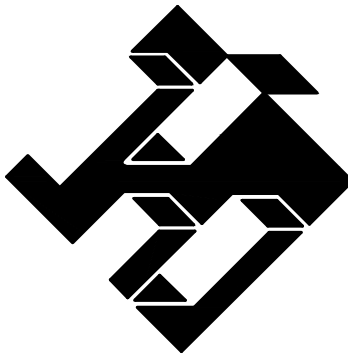
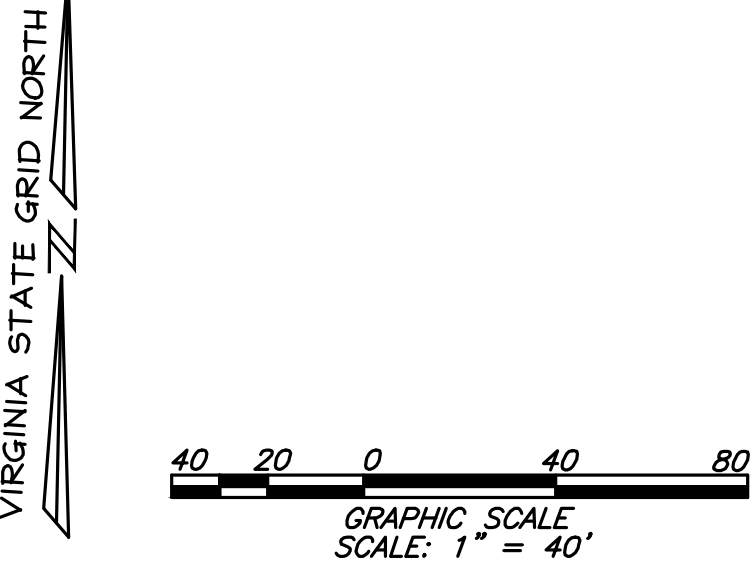
- NOTES:
1. THIS EXHIBIT IS IN RESPONSE TO COMMENT #13 RECEIVED FROM THE CITY OF ALEXANDRIA DEPARTMENT OF PLANNING AND ZONING ON JULY 2, 2015 FOR CDD#2014-0007 & SUBDIVISION #2015-0004 FOR THE DEDICATION OF HOFFMAN PRIVATE STREETS. COMMENT #13 WAS MADE BY THE DEPARTMENT OF RECREATION, PARKS & CULTURAL ACTIVITIES' AND READS:

• PROVIDE AN INVENTORY AND CONDITION ASSESSMENT OF THE STREET TREES (AND PLANTINGS) PERFORMED BY A CERTIFIED ARBORIST
 2. TREE LOCATIONS AND DATA ARE APPROXIMATELY SHOWN BASED ON A SITE VISIT 07-31-2015.

TREE INVENTORY DATA

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES)	CONDITION RATING	COMMENTS
100	ACER RUBRUM	RED MAPLE	5	69	
101	ACER RUBRUM	RED MAPLE	4.5	66	
102	ACER RUBRUM	RED MAPLE	5	57	CONTAINS DEAD BRANCHES
103	ACER RUBRUM	RED MAPLE	4.5	69	
104	ACER RUBRUM	RED MAPLE	4.5	59	CONTAINS DEAD BRANCHES
105	ACER RUBRUM	RED MAPLE	4.5	41	DEAD BRANCHES, TRUNK WOUND, GIRDLED ROOTS, HALF DEAD
106	ACER RUBRUM	RED MAPLE	4	63	2 VERTICAL TRUNK WOUNDS
107	ACER RUBRUM	RED MAPLE	5	48	TRUNK WOUNDS, GIRDLED ROOTS, BRANCH DIEBACK
108	ACER RUBRUM	RED MAPLE	4	50	YELLOW LEAVES
109	ACER RUBRUM	RED MAPLE	4	66	
110	ACER RUBRUM	RED MAPLE	4	53	YELLOW LEAVES
111	ACER RUBRUM	RED MAPLE	3.5	37	TRUNK WOUND, CROWN HALF DEAD
112	ACER RUBRUM	RED MAPLE	3.5	41	TRUNK AND BRANCHES DEAD
113	ACER RUBRUM	RED MAPLE	4	47	TRUNK WOUND, YELLOW LEAVES, DEAD BRANCHES
114	ACER RUBRUM	RED MAPLE	3.5	59	
115	ACER RUBRUM	RED MAPLE	3.5	66	
116	ACER RUBRUM	RED MAPLE	4	53	MECHANICAL DAMAGE TO TRUNK
117	ACER RUBRUM	RED MAPLE	5	41	TRUNK DAMAGED, DEAD BRANCHES
118	ACER RUBRUM	RED MAPLE	5	69	
119	ACER RUBRUM	RED MAPLE	5	57	TRUNK DAMAGED, CANOPY STRESS
120	ACER RUBRUM	RED MAPLE	5	47	CANOPY DIEBACK
121	ACER RUBRUM	RED MAPLE	5	57	
122	ACER RUBRUM	RED MAPLE	3.5	57	SPARSE CROWN (LACKS LIGHT)
123	ACER RUBRUM	RED MAPLE	5	35	TRUNK DAMAGED, HALF DEAD
124	ACER RUBRUM	RED MAPLE	5	59	SOME BRANCH DIEBACK
125	ACER RUBRUM	RED MAPLE	4	41	V SHAPE LEADERS, BRANCH DIEBACK, ONE LEADER DEAD
126	ACER RUBRUM	RED MAPLE	5	41	BRANCH DIEBACK, TRUNK WOUNDS, CODOMINANT LEADERS
127	ACER RUBRUM	RED MAPLE	4.5	48	3 LEADERS, DEAD BRANCHING, DEAD/DYING LEAVES
128	ACER RUBRUM	RED MAPLE	4	50	DEAD BRANCHES, CODOMINANT
129	ACER RUBRUM	RED MAPLE	3.5	40	TRUNK WOUNDS, DEAD BRANCHING
130	ACER RUBRUM	RED MAPLE	3.5	57	
131	ACER RUBRUM	RED MAPLE	4	69	
132	ACER RUBRUM	RED MAPLE	4	59	DEAD BRANCHING
133	ACER RUBRUM	RED MAPLE	4	66	DIRECTIONAL GROWTH, DEAD BRANCHING
134	ACER RUBRUM	RED MAPLE	5	66	
135	ACER RUBRUM	RED MAPLE	4.5	66	
136	ACER RUBRUM	RED MAPLE	4.5	63	PRUNING EVIDENCE
137	ACER RUBRUM	RED MAPLE	4.5	57	OPEN TRUNK WOUND
138	ACER RUBRUM	RED MAPLE	4.5	66	
139	ACER RUBRUM	RED MAPLE	4.5	35	OPEN TRUNK WOUND
140	ULMUS PARVIFOLIA	CHINESE ELM	10	68	SOME BROKEN SCAFFOLD BRANCHES
141	ULMUS PARVIFOLIA	CHINESE ELM	8.5	66	VERTICAL TRUNK WOUNDS
142	ULMUS PARVIFOLIA	CHINESE ELM	9	73	
143	ULMUS PARVIFOLIA	CHINESE ELM	10	75	
144	ACER RUBRUM	RED MAPLE	5	35	TRUNK WOUNDS, CROWN HALF DEAD
145	ACER RUBRUM	RED MAPLE	5	40	TRUNK WOUNDS
146	ACER RUBRUM	RED MAPLE	6	40	NEW TRUNK WOUNDS
147	ACER RUBRUM	RED MAPLE	5	38	TRUNK WOUNDS, DEAD BRANCHING
148	ACER RUBRUM	RED MAPLE	3	48	TRUNK WOUNDS
149	ULMUS AMERICANA VAR.	AMERICAN ELM VAR.	9.5	57	LEANING, DEAD BRANCHING
150	ULMUS AMERICANA VAR.	AMERICAN ELM VAR.	9	57	DEAD BRANCHING, LEAN DUE TO PROX. OF SEWER
151	ULMUS AMERICANA VAR.	AMERICAN ELM VAR.	12	50	DEAD BRANCHING, ROOT INFESTATION
152	ULMUS AMERICANA VAR.	AMERICAN ELM VAR.	9.5	50	GIRDLED ROOTS, DEAD BRANCHES, SPARSE CROWN
153	ULMUS AMERICANA VAR.	AMERICAN ELM VAR.	12	50	GIRDLED ROOTS, DEAD BRANCHES, DIRECTIONAL GROWTH
154	ULMUS AMERICANA VAR.	AMERICAN ELM VAR.	11	46	GIRDLED ROOTS, DEAD BRANCHES, DIRECTIONAL GROWTH
155	ULMUS AMERICANA VAR.	AMERICAN ELM VAR.	14	48	GIRDLED ROOTS, DEAD BRANCHES, DIRECTIONAL GROWTH

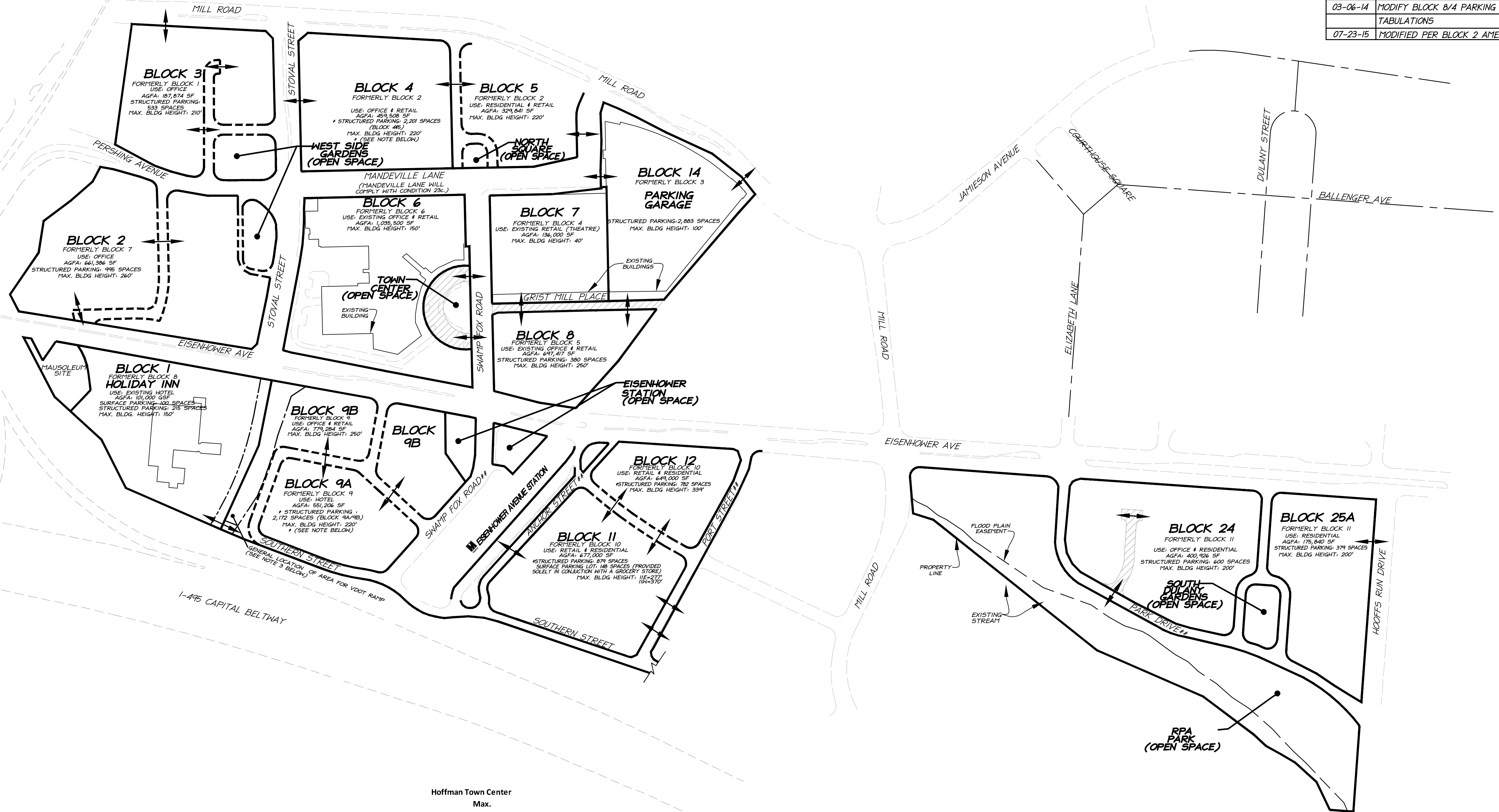
PLAN PREPARED BY: LINDSAY E. BURLEIGH, RLA
ISA CERTIFIED ARBORIST NO. 1A-4968A.
SIGNATURE: *[Signature]* DATE: 08-10-2015



TREE EVALUATION
EXHIBIT

HOFFMAN TOWN CENTER
ROAD DEDICATION
CITY OF ALEXANDRIA, VIRGINIA

VIRGINIA STATE GRID NORTH
(NAD 83)



LEGEND

- BLOCK BORDER
- PRIMARY ACCESS POINTS
- PUBLIC ACCESS EASEMENT ROAD
- PUBLIC RIGHT-OF-WAY ROAD
- PRIVATE ROAD

NOTE

- BLOCKS 6, 7, 8 AND 14 DO NOT CHANGE WITH THIS PLAN. BLOCK 1 CHANGES TO POSSIBLY PROVIDE FOR CONSTRUCTION OF VDOT GARAGE.
- * PARKING SHOWN FOR THESE TWO BLOCKS REPRESENT THE COMBINED TOTAL SPACES PROVIDED FOR THE TWO BLOCKS.
- AREA FOR VDOT RAMP IS A GENERAL LOCATION AND WAS TAKEN FROM PRELIMINARY PLANS PROVIDED BY VDOT. FUTURE CONSTRUCTION OF VDOT RAMP BY OTHERS.
- THE REMAINING 225 SPACES PREVIOUSLY ALLOCATED FOR BLOCK 8 WILL BE ALLOCATED TO BLOCKS 4 AND 5.

Hoffman Town Center

Block	Use	AGFA	Max. Bldg. Height	Parking Notes
1	Hotel	101,000	150'	315 100 Existing
2	Office	661,386	260'	995
3	Office	187,874	210'	533
4	Office/Retail	459,508	220'	2,201
5	Res/Retail	329,841	220'	0 With Block 4
6	Office/Retail	1,035,500	150'	0 Existing
7	Retail	136,000	40'	0 Blocks 4/5
8	Office/Retail	697,417	250'	380
9A	Hotel	551,206	220'	2,172
9B	Office/Retail	779,284	250'	0 With 9B
11	Res/Retail	677,000	277/370'	879
12	Res/Retail	649,000	339'	782
14	Parking		100'	2,883 Existing
24	Res/Office	400,926	200'	600
25A	Residential	175,840	200'	379

APPROVED
SPECIAL USE PERMIT NO. CDD#2011-0004
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

