

March 30, 2016

**METES AND BOUNDS DESCRIPTION
PROPOSED PARCEL A-1A
BEING A POPTION OF THE PROPERTY OF
CITY OF ALEXANDRIA
INST 040050111
INST 050027503
INST 050032730
(PARCEL A-1A, POTOMAC GREEN)
CITY OF ALEXANDRIA
INST 120019364
(PARCEL 519, POTOMAC YARDS)
CITY OF ALEXANDRIA
INST 110012415
(PARCEL 522, POTOMAC YARDS)
CITY OF ALEXANDRIA
INST 040050111
(PARCEL A-10, POTOMAC GREENS)
AND
CITY OF ALEXANDRIA
INST 040050111
(PARCEL A-9, POTOMAC GREENS)
CITY OF ALEXANDRIA, VIRGINIA**

Beginning at a point on the westerly right-of-way line of Potomac Greens Drive (variable width), said point also being a northerly corner of the now or formerly Potomac Greens Homeowners Association, Inc. property (Parcel A-7, Potomac Greens), thence departing the said right-of-way line of Potomac Greens Drive and running with the said Parcel A-7, Potomac Greens the following courses and distance:

S75°40'39"W 32.80' to a point;
Along the arc of a circle 31.00' in radius, curving to the left
an arc distance of 45.66', the chord of said arc running
S33°28'41"W 41.65' to a point;
S83°06'49"W 28.99' first running with

the said Potomac Greens Homeowners Association, Inc. property (Parcel A-7, Potomac Greens) and continuing by passing through the City of Alexandria property (Parcel A-10, Potomac Greens) to a point on the easterly line of the City of Alexandria property (Parcel A-9, Potomac Greens); thence running with the City of Alexandria property (Parcel A-9, Potomac Greens) the following courses and distances:

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MPA2016-0001
REZ2016-0001

S07°09'06"E 189.65' to a point;
S82°50'54"W 19.33' to a point;
N20°44'25"W 77.34' to a point;
N29°13'01"W 40.39' to a point;

thence N07°01'38"W 428.53' running through the City of Alexandria (Parcel A-9) to a point; thence S84°38'52"W 76.01' continuing to pass through Parcel A-9, Potomac Greens for 33.28' and continuing to pass through the City of Alexandria property (Parcel 522, Potomac Yards) and City of Alexandria property (Parcel 519, Potomac Yards) to a point on the easterly right-of-way of now or formerly Potomac Yards Development, LLC property "Railroad Corridor"; thence running with the easterly right-of-way of said Potomac Yards Development, LLC property the following courses and distances:

N02°08'28"W 142.71' to a point;
Along the arc of a circle 3,789.83' in radius, curving to the right
an arc distance of 96.68', the chord of said arc running
N01°24'37"W 96.68' to a point;
Along the arc of a circle 3,789.83' in radius, curving to the right
an arc distance of 3.42', the chord of said arc running
N00°39'13"W 3.42' to a point;
N07°01'11"W 53.59' to a point;
N82°58'49"E 6.39' to a point;
Along the arc of a circle 3,789.83' in radius, curving to the right
an arc distance of 338.28', the chord of said arc running
N02°44'43"W 338.17' to a point;
N05°18'09"E 551.65' to a point;

thence S81°56'48"E 130.79' departing the said easterly right-of-way line of the said Potomac Yards Development LLC property and running first through the aforementioned City of Alexandria (Parcel 522, Potomac Yards) and continuing with the southerly line of the now or formerly Washington Metropolitan Area Transit Authority property (Inst 770004826, Parcel E1) to a point on the northerly line of the City of Alexandria property (Parcel A-1, Potomac Greens); thence running through the said Parcel A-1, Potomac Greens the following courses and distances:

S19°43'04"E 72.83' to a point;
S01°08'30"W 800.65' to a point;
N88°52'10"W 12.52' to a point;
S01°07'50"W 222.83' to a point;
Along the arc of a circle 74.00' in radius, curving to the left
an arc distance of 101.22', the chord of said arc running

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S38°03'13"E 93.51' to a point;

S18°36'05"E 37.40' to a point

on the northerly right-of-way line of Carpenter Road; thence running with the northerly right-of-way line of Carpenter Road and continuing with the easterly right-of-way line of Potomac Greens Drive (variable width) the following courses and distances:

S71°23'55"W 40.22' to a point;

Along the arc of a circle 60.00' in radius, curving to the left
an arc distance of 26.43', the chord of said arc running

S26°59'28"W 26.22' to a point;

Along the arc of a circle 120.00' in radius, curving to the left
an arc distance of 70.18', the chord of said arc running

S02°22'56"E 69.18' to a point;

S19°08'12"E 156.97' to the point

of beginning and containing 268,169 square feet or 6.15631 acres of land.

(Note: the above description is based on WMATA LDP coordinate system.)

**METES AND BOUNDS DESCRIPTION
PROPOSED PARCEL 612 B1
POTOMAC YARDS
BEING A PORTION OF THE PROPERTY OF
CITY OF ALEXANDRIA
INST 130026978
(PARCEL 612 B, POTOMAC YARDS)
CITY OF ALEXANDRIA, VIRGINIA**

Beginning at a point at the southeasterly corner of the now or formerly Potomac Yard Development, LLC property (TM 016.02-03-01, Inst 110008657), said point being on the westerly right-of-way line of the now or formerly Potomac Yard Development, LLC property "Railroad Corridor" (Inst 060033375); thence S05°18'09"W 130.64' to the point of beginning of the herein described parcel; thence running with the westerly line of the said Potomac Yard Development, LLC property the following courses and distances:

S05°18'09"W 230.45' to a point;
Along the arc of a circle 3,864.83' in radius, curving to the left
an arc distance of 366.58', the chord of said arc running
S02°35'07"W 366.45' to a point;

thence N87°00'29"W 85.15' departing the westerly line of the said Potomac Yard Development, LLC property and passing through the City of Alexandria property (Inst 130026978), also known as Parcel 612 B Potomac Yards, to a point on the easterly right-of-way line of Potomac Avenue;
thence running with the said right-of-way line of Potomac Avenue the following courses and distances:

Along the arc of a circle 8,328.50' in radius, curving to the left
an arc distance of 182.29', the chord of said arc running
N02°06'40"E 182.29' to a point;
Along the arc of a circle 795.00' in radius, curving to the left
an arc distance of 153.04', the chord of said arc running
N04°01'50"W 152.80' to a point;

Thence departing the easterly right-of-way of Potomac Avenue and passing through the aforementioned City of Alexandria property (Inst 130026978), also known as Parcel 612 B Potomac Yards, the following courses and distances:

N88°12'28"E 75.31' (non-radial) to a point;
Along the arc of a circle 3,892.83' in radius, curving to the right
an arc distance of 27.38', the chord of said arc running
S05°06'03"W 27.38' to the point;
N05°18'09"E 230.45' to a point;
S84°41'51"E 28.00' to the point

of beginning of the herein described parcel and containing 36,276 square feet or 0.83278 acres of land.

(Note: the above description is based on WMATA LDP coordinate system.)