



**NOVEMBER 21, 2017
FEBRUARY 7, 2018
JANUARY 18, 2019
MAY 31, 2019**

**DESCRIPTION OF
A PORTION OF
THE PROPERTY OF
PS BUSINESS PARKS, L.P.
DEED BOOK 21446 PAGE 2013
DEED BOOK 21446 PAGE 1981
DEED BOOK 21446 PAGE 2008
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA**

Being a of the property of PS Business Parks, L.P. as recorded in Deed Book 21446 at Page 2013, Deed Book 21446 at Page 1981, and Deed Book 21446 Page 2008 all among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning for the same at a point marking the common westerly corner between the property of PS Business Parks, L.P. as recorded in Deed Book 21446 at Page 1994 among the aforesaid Land Records and the aforesaid property of PS Business Parks, L.P. (DB 21446 Pg 1981); thence running with said property of PS Business Parks, L.P. (DB 21446 Pg 1994)

1. South 53°15'01" East, 36.90 feet to a point; thence leaving the aforesaid property of PS Business Parks, L.P. (DB 21446 Pg 1994) and running so as to cross and include a portion of the aforesaid property of PS Business Parks, L.P. (DB 21446 Pg 1981) the following five (5) courses and distances
2. South 35°48'00" West, 12.81 feet to a point of curvature (tangent); thence
3. 58.60 feet along the arc of a curve to the left having a radius of 37.68 feet and a chord bearing and distance of South 08°45'32" East, 52.87 feet to a point of tangency; thence
4. South 53°19'03" East, 26.35 feet to a point; thence
5. South 36°45'44" West, 177.66 feet to a point; thence
6. North 53°15'01" West, 98.48 feet to a point lying on the northeasterly line of the aforesaid property of PS Business Parks, L.P. (DB 21446 Pg 2013); thence running with said northeasterly line
7. South 36°04'48" West, 383.26 feet to a point lying on the northwesterly right of way line of Maitland Street (47.5' wide public row) as recorded in Deed Book 24305 at Page 1527 among the aforesaid Land Records; thence running so as to cross and include a portion of the aforesaid property of PS Business Parks, L.P. (DB 21446 Pg 2013) and continuing to cross and include a portion of the aforesaid property of PS Business Parks, L.P. (DB 21446 Pg 2008) the following four (4) courses and distances
8. North 53°13'26" West, 64.01 feet to a point of curvature (non-tangent); thence

9. 93.29 feet along the arc of a curve to the left having a radius of 505.81 feet and a chord bearing and distance of North 58°36'49" West, 93.16 feet to a point; thence
10. North 63°56'02" West, 180.28 feet to a point; thence
11. North 64°39'24" West, 4.78 feet to a point of curvature (non-tangent) lying on the easterly right of way line of Westbranch Drive – Route 5457 (100' wide public ROW); thence running with a portion of said easterly right of way line of Westbranch Drive
12. 478.71 feet along the arc of a curve to the left having a radius of 1,106.11 feet and a chord bearing and distance of North 12°56'42" East, 474.98 feet, passing through an iron pipe found at 54.49 feet along said arc, to a point; thence running so as to cross and include a portion of the aforesaid property of PS Business Parks, L.P. (DB 21446 Pg 2013)
13. North 85°37'15" East, 362.74 feet to a point lying on the common line between the property of PS Business Parks, L.P. as recorded in Deed Book 21446 at Page 2048 among the aforesaid Land Records and the aforesaid property of PS Business Parks, L.P. (DB 21446 Pg 2013); thence running with said common line the following two (2) courses and distances
14. South 07°04'15" West, 34.76 feet to a point; thence
15. South 53°55'17" East, 5.41 feet to a point; thence running so as to cross and include a portion of the aforesaid property of PS Business Parks, L.P. (DB 21446 Pg 2013) the following ten (10) courses and distances
16. South 06°45'02" West, 73.58 feet to a point; thence
17. South 04°23'21" East, 104.70 feet to a point; thence
18. South 25°36'39" West, 121.33 feet to a point; thence
19. South 53°09'05" East, 12.01 feet to a point of curvature (tangent); thence
20. 37.40 feet along the arc of a curve to the right having a radius of 31.00 feet and a chord bearing and distance of South 18°35'38" East, 35.17 feet to a point of reverse curvature; thence
21. 30.67 feet along the arc of a curve to the left having a radius of 12.00 feet and a chord bearing and distance of South 57°15'42" East, 22.98 feet to a point of reverse curvature; thence
22. 33.74 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing and distance of North 88°10'50" East, 31.24 feet to a point of tangency; thence
23. South 53°09'05" East, 3.86 feet to a point; thence
24. North 36°45'47" East, 187.01 feet to a point; thence
25. South 53°55'12" East, 7.01 feet to a point lying on the westerly line of the aforesaid property of PS Business Parks, L.P. (DB 21446 Pg 1981); thence running with the property of PS Business Parks, L.P. (DB 21446 Pg 1981) and continuing with said property of PS Business Parks, L.P. as recorded in Deed Book 21446 at Page 2057 among the aforesaid Land Records
26. North 36°04'48" East, 84.20 feet to the point of beginning and containing 236,717 square feet or 5.43427 acres of land, more or less, and as shown on a Certified Plat prepared by VIKA Virginia, LLC dated November 21, 2017 (revised May 31, 2019).

