



**EXISTING ZONE: C-3
PROPOSED ZONE: PTC**

APRIL 21, 2017

MAY 16, 2017

**DESCRIPTION OF
ALL OF
THE PROPERTY OF
PS BUSINESS PARKS, L.P.
DEED BOOK 21446 PAGE 1994
DEED BOOK 21446 PAGE 2057
DEED BOOK 21446 PAGE 2013
DEED BOOK 21446 PAGE 2008
DEED BOOK 22197 PAGE 390
AND
A PORTION OF
THE PROPERTY OF
PS BUSINESS PARKS, L.P.
DEED BOOK 21446 PAGE 1981
AND
ALL OF
THE PROPERTY OF
PS BUSINESS PARKS, L.P.
(FORMERLY PSB LANCASTER LLC)
DEED BOOK 21446 PAGE 2048
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA**

PART ONE

Being all of the property of PS Business Parks, L.P. as recorded in Deed Book 21446 at Page 1994, Deed Book 21446 at Page 2057, Deed Book 21446 at Page 2013, and Deed Book 21446 Page 2008, and a portion of the property of PS Business Parks, L.P. as recorded in Deed Book 21446 at Page 1981, and all of the property of PS Business Parks, L.P. (formerly PSB Lancaster LLC) as recorded in Deed Book 21446 at Page 2048 all among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning for the same at a point of curvature marking the intersection of the easterly right of way line of Westbranch Drive – Route 5457 (100’ wide public ROW) and the northerly right of way line of Westpark Drive – Route 5061 (100’ wide public ROW), said point also marking the westerly corner of the aforesaid property of PS Business Parks, L.P. (DB 21446 Pg 2008); thence leaving said northerly right of way line of Westpark Drive – Route 5061 and running with a portion of said easterly right of way line of Westbranch Drive the following four (4) courses and distances



1. 348.91 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 31°42'45" East, 347.46 feet to an iron pipe found marking a point of compound curvature, said iron pipe found also marking the common westerly corner between the aforesaid property of PS Business Parks, L.P. (DB 21446 Pg 2008) and the aforesaid property of PS Business Parks, L.P. (DB 21446 Pg 2013); thence leaving said property of PS Business Parks, L.P. (DB 21446 Pg 2008) and running with said property of PS Business Parks, L.P. (DB 21446 Pg 2013)
2. 500.52 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 09°42'47" East, 496.26 feet to a point of tangency; thence
3. North 03°15'01" West, 205.98 feet to an iron pipe found marking the common westerly corner between the aforesaid property of PS Business Parks, L.P. (DB 21446 Pg 2013) and the aforesaid property of PBS Lancaster, LLC (DB 21446 Pg 2048); thence
4. North 03°15'01" West, 504.64 feet to a point of curvature (tangent) marking the intersection of the aforesaid easterly right of way line of Westbranch Drive – Route 5457 (100' wide public ROW) and the southerly right of way line of Jones Branch Drive – Route 5062 (100' wide public ROW); thence leaving said easterly right of way line of Westbranch Drive – Route 5457 and running with a portion of said southerly right of way line of Jones Branch Drive – Route 5062 the following nine (9) courses and distances
5. 39.27 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 41°44'59" East, 35.36 feet to an iron pipe found marking the point of tangency; thence
6. North 86°44'59" East, 422.00 feet to an iron pipe found marking the point of curvature (tangent); thence
7. 61.14 feet along the arc of a curve to the right having a radius of 553.42 feet and a chord bearing and distance of North 89°54'53" East, 61.11 feet to a point of compound curvature, said point also marking the common northerly corner between the aforesaid property of PS Business Parks, L.P. (formerly PSB Lancaster LLC) (DB 21446 Pg 2048) and the aforesaid property of PS Business Parks, L.P. (DB 21446 Pg 2057); thence leaving said property of PS Business Parks, L.P. (formerly PSB Lancaster LLC) (DB 21446 Pg 2048) and running with said property of PS Business Parks, L.P. (DB 21446 Pg 2057)
8. 769.54 feet along the arc of a curve to the right having a radius of 553.42 feet and a chord bearing and distance of South 47°05'07" East. 709.02 feet to a point of tangency; thence
9. South 07°15'01" East, 173.57 feet to a point marking the common easterly corner between the aforesaid property of PS Business Parks, L.P. (DB 21446 Pg 2057) and the aforesaid property of PS Business Parks, L.P. (DB 21446 Pg 1994); thence leaving said property of PS Business Parks, L.P. (DB 21446 Pg 2057) and running with said property of PS Business Parks, L.P. (DB 21446 Pg 1994)
10. South 07°15'01" East, 465.66 feet to an iron pipe found marking a point of curvature (tangent); thence
11. 165.90 feet along the arc of a curve to the right having a radius of 360.00 feet and a chord bearing and distance of South 05°57'07" West, 164.44 feet to an iron pipe found marking the point of compound curvature, said iron pipe found also marking the common easterly corner between the aforesaid property of PS Business Parks, L.P. (DB 21446 Pg 1994) and the aforesaid property of PS Business Parks, L.P. (DB 21446 Pg 1981); thence leaving said property of PS Business Parks, L.P. (DB 21446 Pg 1994) and running with said property of PS Business Parks, L.P. (DB 21446 Pg 1981)
12. 110.56 feet along the arc of a curve to the right having a radius of 360.00 feet and a chord bearing and distance of South 27°57'09" West, 110.12 feet to a point of tangency; thence
13. South 36°44'59" West, 167.41 feet to a point; thence leaving the aforesaid southerly right of way line of Jones Branch Drive – Route 5062 (100' wide public ROW) and running so as to cross and include a portion of the aforesaid property of PS Business Parks, L.P. (DB 21446 Pg 1981)
14. North 53°15'01" West, 597.43 feet to a point lying on the southeasterly line of the aforesaid property of PS Business Parks, L.P. (DB 21446 Pg 2013); thence running with the common line between the aforesaid



Description of
PS Business Parks, L.P.
Providence District
Fairfax County, Virginia
May 16, 2017
Sheet 3 of 4

- property of PS Business Parks, L.P. (DB 21446 Pg 1981) and said property of PS Business Parks, L.P. (DB 21446 Pg 2013)
15. South 36°04'48" West, 55.00 feet to a point; thence leaving the aforesaid common line between the property of PS Business Parks, L.P. (DB 21446 Pg 1981) and the property of PS Business Parks, L.P. (DB 21446 Pg 2013) and continuing with the aforesaid southeasterly line of said property of PS Business Parks, L.P. (DB 21446 Pg 2013)
 16. South 36°04'48" West, 345.57 feet to an iron pipe found marking the common corner between the aforesaid property of PS Business Parks, L.P. (DB 21446 Pg 2013), the aforesaid property of PS Business Parks, L.P. (DB 21446 Pg 2008), and the property of C-T Shenandoah, LLC as recorded in Deed Book 16778 at Page 1329 among the aforesaid Land Records; thence leaving said property of PS Business Parks, L.P. (DB 21446 Pg 2013) and running with the common line between said property of PS Business Parks, L.P. (DB 21446 Pg 2008) and said property of C-T Shenandoah, LLC (DB 16778 Pg 1329)
 17. South 36°04'48" West, 369.38 feet to an iron pipe found lying on the aforesaid northerly right of way line of Westpark Drive – Route 5061 (100' wide public ROW); thence leaving the aforesaid common line between the property of PS Business Parks, L.P. (DB 21446 Pg 2008) and the property of C-T Shenandoah, LLC (DB 16778 Pg 1329) and running with a portion of said northerly right of way line of Westpark Drive – Route 5061 the following two (2) courses and distances
 18. North 49°15'01" West, 301.50 feet to a point of curvature (non-tangent); thence
 19. 39.28 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 04°15'01" West, 35.36 feet to the point of beginning and containing 1,456,648 square feet or 33.44004 acres of land, more or less

PART TWO

Being all of the property of PS Business Parks, L.P. as recorded in Deed Book 22197 at Page 390 among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning for the same at a point of curvature marking the intersection of the westerly right of way line of Westbranch Drive – Route 5457 (100' wide public ROW) and the northerly right of way line of Westpark Drive – Route 5061 (100' wide public ROW), said point also marking the easterly corner of the aforesaid property of PS Business Parks, L.P. (DB 22197 Pg 390); thence running along a portion of said northerly right of way line of Westpark Drive the following three (3) courses and distances

1. 39.28 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing and distance of South 85°44'59" West, 35.36 feet to a point of tangency; thence
2. North 49°15'01" West, 341.35 feet to an iron pipe found marking a point of curvature (non-tangent); thence
3. 297.41 feet along the arc of a curve to the left having a radius of 1,546.21 feet and a chord bearing and distance of North 54°45'39" West, 296.95 feet to an iron pipe found marking the common southerly corner of the aforesaid property of PS Business Parks, L.P. (DB 22197 Pg 390) and the property of Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc. as recorded in Deed Book 20892 at Page 728 among the aforesaid Land Records; thence leaving the aforesaid northerly right of way line of Westpark Drive – Route 5061 (100' wide public ROW) and running with said property of Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc. (DB 20892 Pg 728) and continuing with the property of the Fairfax County Board of Supervisors as recorded in Deed Book 24088 at Page 178 among the aforesaid Land Records



4. North 29°58'44" East, 290.08 feet to an iron pipe found marking the common westerly corner between the aforesaid property of PS Business Parks, L.P. (DB 22197 Pg 390) and the property of 1550 West Branch Acquisitions, LLC as recorded in Deed Book 24225 at Page 1628 among the aforesaid Land Records; thence leaving the aforesaid property of the Fairfax County Board of Supervisors (DB 24088 Pg 178) and running with said property of 1550 West Branch Acquisitions, LLC (DB 24225 Pg 1628) the following seventeen (17) courses and distances
5. North 76°51'26" East, 154.07 feet to a point; thence
6. South 51°43'23" East, 118.92 feet to a point; thence
7. South 47°14'02" East, 85.34 feet to a point; thence
8. South 51°43'23" East, 34.42 feet to a point; thence
9. South 29°53'07" West, 60.75 feet to a point; thence
10. South 51°43'23" East, 6.06 feet to a point; thence
11. South 29°53'07" West, 47.73 feet to a point of curvature (tangent); thence
12. 6.96 feet along the arc of a curve to the right having a radius of 1,018.00 feet and a chord bearing of South 30°04'52" West, 6.96 feet to a point; thence
13. South 51°43'22" East, 20.17 feet to a point; thence
14. North 83°16'38" East, 9.05 feet to a point; thence
15. North 38°16'38" East, 4.00 feet to a point; thence
16. South 51°43'22" East, 38.38 feet to a point; thence
17. South 38°16'38" West, 15.09 feet to a point; thence
18. South 51°43'27" East, 132.25 feet to a point of curvature (non-tangent); thence
19. 100.35 feet along the arc of a curve to the right having a radius of 107.02 feet and a chord bearing and distance of North 71°44'42" East, 96.71 feet to a point of curvature (non-tangent); thence
20. 72.67 feet along the arc of a curve to the left having a radius of 954.11 feet and a chord bearing and distance of North 18°07'53" East, 72.65 feet to a point (non-tangent); thence
21. South 74°03'02" East, 52.00 feet to a point of curvature (non-tangent) lying on the aforesaid the westerly right of way line of Westbranch Drive – Route 5457 (100' wide public ROW), said point of curvature also marking the common easterly corner of the aforesaid property of PS Business Parks, L.P. (DB 22197 Pg 390) and the aforesaid property of 1550 West Branch Acquisitions, LLC (DB 24225 Pg 1628); thence leaving the aforesaid property of 1550 West Branch Acquisitions, LLC (DB 24225 Pg 1628) and running with a portion of said westerly right of way line of Westbranch Drive
22. 435.49 feet along the arc of a curve to the right having a radius of 1,006.11 feet and a chord bearing and distance of South 28°20'58" West, 432.10 feet to the point of beginning and containing 235,057 square feet or 5.39616 acres of land, more or less.

THE OVERALL TOTAL OF THE APPLICATION AREA (PART ONE AND PART TWO) IS 1,691,705 SQUARE FEET OR 38.83620 ACRES OF LAND, MORE OR LESS.

