



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

July 13, 2016

G. Evan Pritchard  
Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, VA 22201

RE: Proffered Condition Amendment Application PCA 92-P-001-12  
(Concurrent with Rezoning Application RZ 2014-PR-021)

Dear Mr. Pritchard:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 12, 2016, approving Proffered Condition Amendment Application PCA 92-P-001-12 in the name of Bit Investment Fifty-Two, LLC. The Board's action amends the proffers for Rezoning Application RZ 92-P-001 previously approved for office development with an overall Floor Area Ratio (FAR) of 0.65 to permit deletion of land area. The subject property is located on the E. and W. sides of Old Meadow Road, approximately 1,500 feet S. of its intersection with Dolley Madison Boulevard on approximately 16.74 acres of land zoned C-3 and HC, [Tax Map 29-4 ((6)) A, B, 95C, 97C, 105, and 106], in the Providence District.

Sincerely,

Catherine A. Chianese  
Clerk to the Board of Supervisors

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**Office of the Clerk to the Board of Supervisors**  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

Cc: Chairman Sharon Bulova  
Supervisor Linda Smyth, Providence District  
Howard Goodie, Director, Real Estate Division, Dept. of Tax Administration  
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Michael Davis, Section Chief, Transportation Planning Division  
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay  
Donald Stephens, Transportation Planning Division  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Abdi Hamud, Development Officer, DHCD/Design Development Division  
Jill Cooper, Executive Director, Planning Commission  
Greg Bokan, Coordinator, Facilities Planning/Fairfax County Public Schools  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 12th day of July 2016, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROFFERED CONDITION AMENDMENT APPLICATION PCA 92-P-001-12  
(Concurrent with Rezoning Application 2014-PR-021)**

**WHEREAS**, Bit Investment Fifty-Two, LLC, filed in the proper form an application to amend the proffers for RZ 92-P-001 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

**WHEREAS**, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

**WHEREAS**, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

**NOW, THEREFORE, BE IT ORDAINED**, that that certain parcel of land situated in the Providence District, and more particularly described as follows (see attached legal description): Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

**BE IT FURTHER ENACTED**, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 12th day of July 2016.



Catherine A. Chianese  
Clerk to the Board of Supervisors

**Supervisor Smyth  
Providence District**

*Board of Supervisors Public Hearing: July 12, 2016  
PCA 92-P-001-12  
RZ 2014-PR-021  
(FDP 2014-PR-021/FDP 2014-PR-021-2)  
BIT Investments Fifty-Two, LLC*

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**MOTIONS TO APPROVE**

I move that the Board of Supervisors approve PCA 92-P-001-012.

I move that the Board of Supervisors approve RZ 2014-PR-021 subject to the executed proffers dated July 6, 2016.

I further move that the Board of Supervisors approve the waivers and modifications as listed in the staff report addendum dated June 10, 2016.

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**MOTION TO DEFER**

I move that Board of Supervisors defer the decision only for PCA 92-P-001-12 and RZ 2014-PR-021 to date certain of ...

**MOTIONS to DENY**

I move that the Board of Supervisors deny PCA 92-P-001-12 and RZ 2014-PR-021.

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**COUNTY OF FAIRFAX**  
**Department of Planning and Zoning**  
**Zoning Evaluation Division**  
 12055 Government Center Parkway, Suite 801  
 Fairfax, VA 22035 (703) 324-1290, TTY 711  
[www.fairfaxcounty.gov/dpz/zoning/applications](http://www.fairfaxcounty.gov/dpz/zoning/applications)

APPLICATION No: PCA 92-P-001-12  
 (Assigned by staff)

Concurrent with  
 RZ 2014-PR-021

RECEIVED  
 Department of Planning & Zoning

AUG 25 2014

Zoning Evaluation Division

**APPLICATION FOR A REZONING**  
 (PLEASE TYPE or PRINT IN BLACK INK)

**PETITION**

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), BIT Investment Fifty-Two, LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the n/a District to the n/a District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S): PCA (  ) CDP ( ) FDP ( ) CDPA ( ) FDPA ( )

**LEGAL DESCRIPTION:**

See attached				
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

**TAX MAP DESCRIPTION:**

29-4	((6))		A, B, 95C, 97C, 105, 106	16.74 acres
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

**POSTAL ADDRESS OF PROPERTY:**

Old Meadow Road, 1768, 1764 Old Meadow Lane, N/A, 1761 Old Meadow Road

**ADVERTISING DISCRPTION:** (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

On the east and west side of Old Meadow Road (Rte. 3543), approximately 1,500 feet south of its intersection with Dolley Madison Boulevard (Rte. 123)

PRESENT USE: commercial office      PROPOSED USE: Residential mixed-use  
 MAGISTERIAL DISTRICT: Providence      OVERLAY DISTRICT (S): HC

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

G. Evan Pritchard, attorney/agent

**Type or Print Name**

Walsh, Colucci, Lubeley & Walsh, P.C.  
 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201

**Address**

**Signature of Applicant or Agent**

(Work) (703) 528-4700      (Mobile)

**Telephone Number**

Please provide name and telephone number of contact if different from above:

**DO NOT WRITE BELOW THIS SPACE**

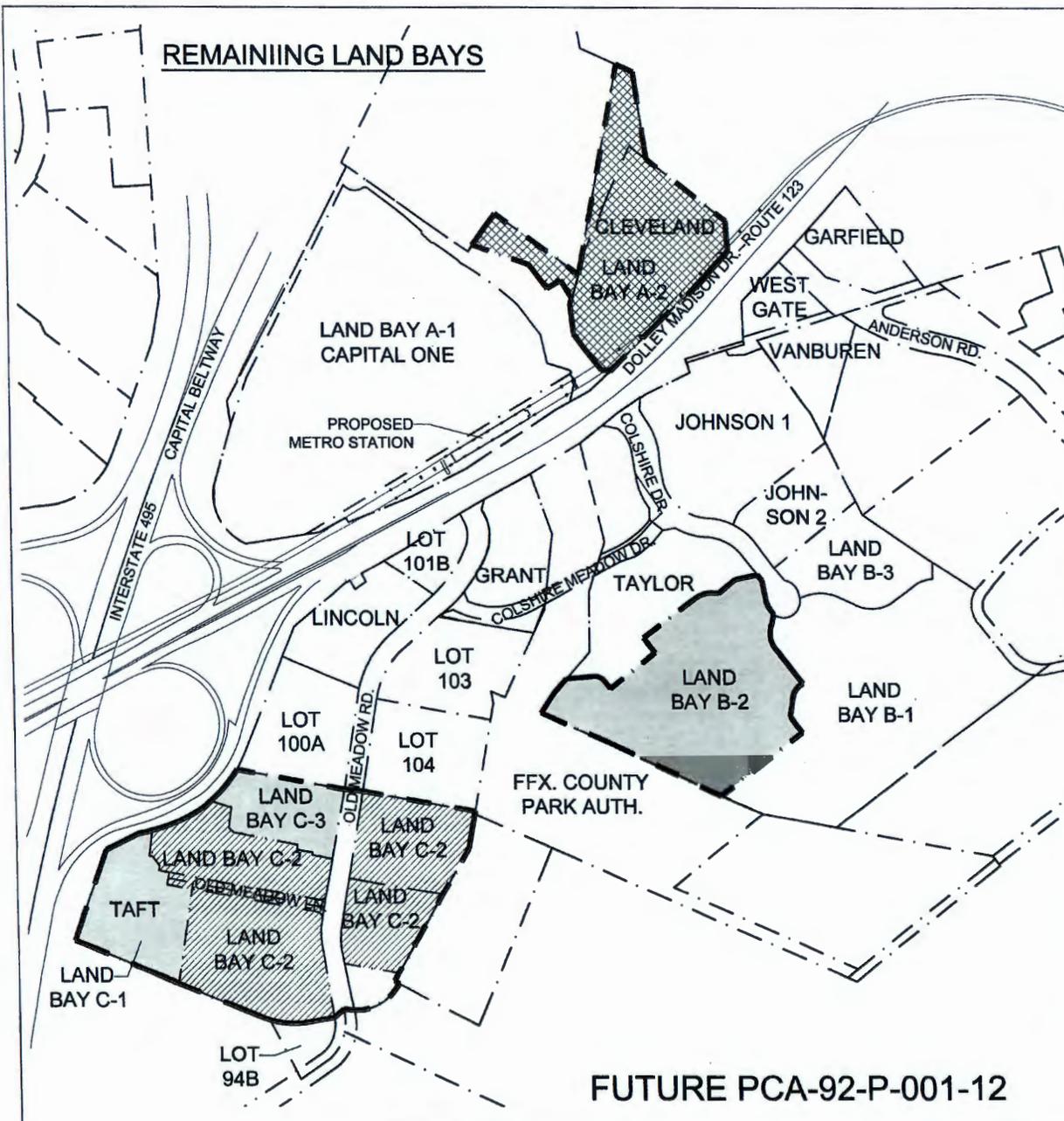
Date application accepted: October 8, 2014

PCA 2014-0422

mpc  
10/8/14

Fee Paid \$ 29,110.00

**REMAINING LAND BAYS**



**WestGate Partial PCA Test Per Article 18-204 - Exhibit 3 of 3**

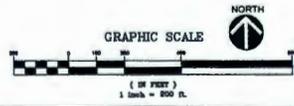
Site	Site Area (Ac)	Total Area (SF)	Existing Pre-Rail	
			Building (GFA)	FAR
<b>LAND BAY B-2</b>				
McKley-Pierce	11.8700	617,008	579,853	1.12
Clarford Drive	0.50801	22,155	0	0
Colshire Meadow Drive Previous Street Dedication	1.02353	44,585		
Part 1 (PORTION OF DB 11772 PG 983)		(1,322)		
Part 2 (DB 15915 PG 1019)		(18,253)		
Part 3 (DB 15915 PG 1276)		(22,496)		
Part 4 (DB 11772 PG 1927)		(1,749)		
Part 5 (DB 11772 PG 2007)		(2,785)		
<b>SUBTOTAL</b>	<b>15.90304</b>	<b>683,836</b>	<b>579,853</b>	<b>0.918</b>
*** Meets Colshire Land Bay 1.0 FAR Limit Per Proffer 1.A.2				
<b>LAND BAY C-1</b>				
Taft (Honeywell)	4.21722	183,702	19,154	0.10
<b>C-1 SUBTOTAL</b>	<b>4.21722</b>	<b>183,702</b>	<b>19,154</b>	<b>0.104</b>
<b>LAND BAY C-3</b>				
Harrison	2.68500	116,959	104,275	0.89
<b>C-3 SUBTOTAL</b>	<b>2.68500</b>	<b>116,959</b>	<b>104,275</b>	<b>0.819</b>
<b>SUBTOTAL LAND BAYS C1 and C3 ***</b>	<b>6.90222</b>	<b>300,661</b>	<b>123,429</b>	<b>0.411</b>
*** Meets Old Meadow Land Bay 0.7 FAR Limit Per Proffer 1.A.3				
<b>GRAND TOTAL COMBINED</b>	<b>20.30526</b>	<b>884,497</b>	<b>703,082</b>	<b>0.718</b>

Meets individual Land Bay 1.0 FAR limit.

Scale: 6000-8889/1627/14 Density Chart/PCA Test Option/Westgate Partial PCA Test Per Article 18-204 (Option w\_A-2 and C-2 Removed) (2015-10-17).sh

**LEGEND**

- REMAINING INDIVIDUAL BUILDING SITE AREAS = 20.30526 ACRES
- AREAS TO BE DELETED
- AREAS PROPOSED TO BE DELETED BY PCA-92-P-001-11



**FUTURE PCA-92-P-001-12**

**VIVA**  
 FOUNDATION PLANNING & LANDSCAPE ARCHITECTS & MANUFACTURERS SERVICES  
 1000 BRIDGESIDE DRIVE, SUITE 200 B, WILMINGTON, MARYLAND 21102  
 TEL: 410-686-1100 FAX: 410-686-1101  
 WWW.VIVAFIRM.COM

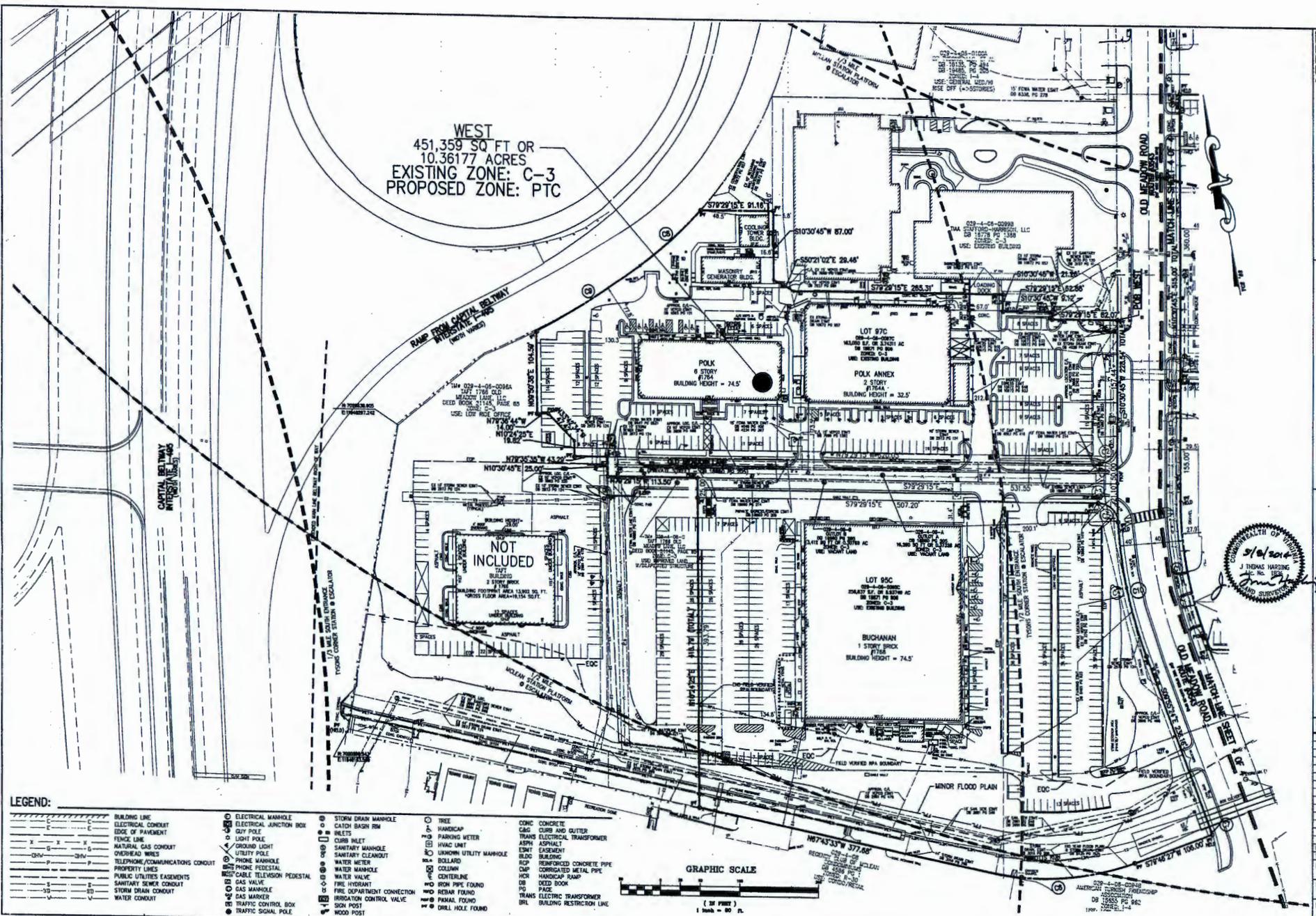
**TYSONS EAST**  
 OLD MEADOW ROAD  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

**OVERALL PCA EXHIBIT**  
**WESTGATE SITES**

SUBMITTAL TYPE  
 DATE: OCT. 23, 2013  
 DES. RRC DWG. RRC  
 SCALE: AS SHOWN  
 PROJECT/FILE NO. 5927-F  
 SHEET NO. 927-F  
 PCA SHEET 1 OF 4

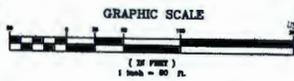


WEST  
451,359 SQ FT OR  
10.36177 ACRES  
EXISTING ZONE: C-3  
PROPOSED ZONE: PTC



**LEGEND:**

<ul style="list-style-type: none"> <li>— BUILDING LINE</li> <li>— ELECTRICAL CONDUIT</li> <li>— EDGE OF PAVEMENT</li> <li>— FENCE LINE</li> <li>— NATURAL GAS CONDUIT</li> <li>— OVERHEAD WIRE</li> <li>— TELEPHONE/COMMUNICATIONS CONDUIT</li> <li>— PROPERTY LINES</li> <li>— PUBLIC UTILITIES EASEMENTS</li> <li>— SANITARY SEWER CONDUIT</li> <li>— STORM DRAIN CONDUIT</li> <li>— WATER CONDUIT</li> </ul>	<ul style="list-style-type: none"> <li>○ ELECTRICAL MANHOLE</li> <li>□ ELECTRICAL JUNCTION BOX</li> <li>○ LIGHT POLE</li> <li>○ GROUND LIGHT</li> <li>○ UTILITY POLE</li> <li>○ PHONE MANHOLE</li> <li>○ PHONE PEDESTAL</li> <li>○ CABLE TELEVISION PEDESTAL</li> <li>○ GAS VALVE</li> <li>○ GAS MANHOLE</li> <li>○ GAS MARKER</li> <li>○ TRAFFIC CONTROL BOX</li> <li>○ TRAFFIC SIGNAL BOX</li> <li>○ STORM DRAIN MANHOLE</li> <li>○ CATCH BASIN RIM</li> <li>○ INLETS</li> <li>○ CURB INLET</li> <li>○ SANITARY MANHOLE</li> <li>○ SANITARY CLEANOUT</li> <li>○ WATER METER</li> <li>○ WATER MANHOLE</li> <li>○ WATER VALVE</li> <li>○ FIRE HYDRANT</li> <li>○ FIRE DEPARTMENT CONNECTION</li> <li>○ IRRIGATION CONTROL VALVE</li> <li>○ SIGN POST</li> <li>○ WOOD POST</li> <li>○ TREE</li> <li>○ HANDICAP</li> <li>○ PARKING METER</li> <li>○ HVAC UNIT</li> <li>○ UNKNOWN UTILITY MANHOLE</li> <li>○ BOLLARD</li> <li>○ COLUMN</li> <li>○ CENTERLINE</li> <li>○ IRON PIPE FOUND</li> <li>○ REBAR FOUND</li> <li>○ PIVAL FOUND</li> <li>○ DRILL HOLE FOUND</li> </ul>	<ul style="list-style-type: none"> <li>CONC CONCRETE</li> <li>CAG CURB AND GUTTER</li> <li>TRANS ELECTRICAL TRANSFORMER</li> <li>ASPH ASPHALT</li> <li>ESMT EASEMENT</li> <li>BLDG BUILDING</li> <li>RCP REINFORCED CONCRETE PIPE</li> <li>CMP CORRUGATED METAL PIPE</li> <li>HCR HANDICAP RAMP</li> <li>DB DEED BOOK</li> <li>PG PAVE</li> <li>TRANS ELECTRIC TRANSFORMER</li> <li>BRL BUILDING RESTRICTION LINE</li> </ul>
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**VIVA**  
 ENGINEERS & PLANNERS IN LANDSCAPE ARCHITECTURE & SURVEYING & SUSTAINABLE DESIGN  
 1000 W. VIRGINIA BLVD.  
 SUITE 200  
 CHARLOTTE, NC 28202  
 PHONE: 704-375-7000  
 FAX: 704-375-7001  
 WWW.VIVA-USA.COM

**THE HIGHLAND DISTRICT**  
 1000 W. VIRGINIA BLVD.  
 SUITE 200  
 CHARLOTTE, NC 28202  
 PHONE: 704-375-7000  
 FAX: 704-375-7001  
 WWW.VIVA-USA.COM

**CERTIFIED PLAT**

**VIVA REVISIONS**

REV.	DATE	BY	CHKD.
1	08/26/2014	JTH	JTH
2	07/15/14	JTH	JTH

SCALE: 1"=50'  
 PROJECT/FILE NO. 8594K-SV  
 SHEET NO. PCA 3 OF 4  
 8/27/2014





RECEIVED  
Department of Planning & Zoning

OCT 07 2014

Zoning Evaluation Division

JULY 14, 2014

**DESCRIPTION OF  
ALL OF THE PROPERTY OF  
BIT INVESTMENT FIFTY-THREE, LLC  
DEED BOOK 21794, PAGE 222  
BIT INVESTMENT FIFTY-FOUR, LLC  
DEED BOOK 21794, PAGE 214  
BIT INVESTMENT FIFTY-FIVE, LLC  
DEED BOOK 21794, PAGE 194  
AND  
BIT INVESTMENT FIFTY-SIX, LLC  
DEED BOOK 21794, PAGE 204  
PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA**

Being all of the property BIT Investment Fifty-Three, LLC as recorded in Deed Book 21794 at Page 222; BIT Investment Fifty-Four, LLC as recorded in Deed Book 21794 at Page 214; BIT Investment Fifty-Five, LLC as recorded in Deed Book 21794 at Page 194; and BIT Investment Fifty-Six, LLC as recorded in Deed Book 21794 at Page 204 all among the Land Records of Fairfax County, Virginia and being more particularly described in six (6) parts and tied to and running in the meridian of the Virginia Coordinate System of 1983 (VCS 83 – North Zone) as follows:

**PART 1 – Parcel A, Vacation of Old Meadow Lane**

Beginning at a PK Nail Found marking the intersection of the westerly right of way line of Old Meadow Road (80' wide) and the former centerline of Old Meadow Lane, said point also being shown on a plat entitled "Vacation of Old Meadow Lane and Ingress-Egress and Storm Drainage Easements on the Land of Westgate Industrial Park" and recorded in Deed Book 18660 at Page 205 among the aforesaid Land Records, said point also having a coordinate value of North 7,020,412.4528 and East 11,849,181.7786; thence leaving said westerly right of way line of Old Meadow Road and running with a portion of said former centerline of Old Meadow Lane the following two (2) courses and distances

- 1.) North 79°29'15" West, 531.55 feet to a PK nail Found marking the northeasterly corner of Outlot C, Vacation of Old Meadow Lane (DB 18660 Pg 205); thence running with the northerly line of said Outlot C
- 2.) North 79°29'15" West, 113.50 feet to a point lying on the easterly line of Lot 96A, Westgate Industrial Park and being the property of Taft 1766 Old Meadow Lane, LLC as recorded in Deed Book 21145 at Page 85 among the aforesaid Land Records; thence leaving the aforesaid former centerline of Old Meadow Lane and running with a portion of said Lot 96A
- 3.) North 10°30'45" East, 25.00 feet to an iron pipe found on the former northerly right of way line of Old Meadow Lane; thence running with said former northerly right of way line the following two (2) courses and distances:

**VIKA Virginia, LLC**

- 4.) South 79°29'15" East, 620.05 feet to a point of curvature; thence
- 5.) 39.27 feet along the arc of the tangent curve to the left having a radius of 25.00 feet and a chord bearing and distance of North 55°30'45" East, 35.36 feet to a point lying on the aforesaid westerly right of way line of Old Meadow Road; thence running with a portion of said Old Meadow Road
- 6.) South 10°30'45" West, 50.00 feet to the point of beginning containing 16,260 or 0.37328 acres of land.

**PART 2 – Parcel B, Vacation of Old Meadow Lane**

Beginning at a PK nail found marking the intersection of the westerly right of way line of Old Meadow Road (80' wide) and the former centerline of Old Meadow Lane, said point also being shown on a plat entitled "Vacation of Old Meadow Lane and Ingress-Egress and Storm Drainage Easements on the Land of Westgate Industrial Park" and recorded in Deed Book 18660 at Page 205 among the aforesaid Land Records, said point also having a coordinate value of North 7,020,412.4528 and East 11,849,181.7786; thence running with a portion of said westerly right of way line of Old Meadow Road the following two (2) courses and distances:

- 1.) South 10°30'45" West, 21.10 feet to a point of curvature; thence
- 2.) 27.69 feet along the arc of the tangent curve to the left having a radius of 567.05 feet and a chord bearing and distance of South 09°06'49" West, 27.69 feet to an iron pipe found (held) marking the intersection of the former southerly right of way line of Old Meadow Lane and the aforesaid westerly right of way line of Old Meadow Road; thence leaving said westerly right of way line of Old Meadow Road and running with a portion of said former southerly right of way line of Old Meadow Lane, the following two (2) courses and distances:
- 3.) 38.05 feet along the arc of the non-tangent curve to the left having a radius of 25.00 feet and a chord bearing and distance of North 35°53'11" East, 34.48 feet to iron pipe found (held); thence
- 4.) North 79°29'15" West, 507.20 feet to iron pipe found; thence leaving the aforesaid former southerly right of way line of Old Meadow Lane and running so as to cross and include a portion of said former Old Meadow Lane
- 5.) North 10°24'25" East, 25.00 feet to a PK nail found lying on the former centerline of said Old Meadow Lane; thence running with a portion of said former centerline of Old Meadow lane
- 6.) South 79°29'15" East, 531.55 feet to the point of beginning containing 13,412 square feet or 0.30789 acres of land.

**PART 3 – Lot 95B, Westgate Industrial Park (Buchanan & Coolidge Buildings)**

Beginning at an iron pipe found (held) marking the intersection of the westerly right of way line of Old Meadow Road and the former southerly right of way line of Old Meadow Lane as shown on a plat entitled "Vacation of Old Meadow Lane and Ingress-Egress and Storm Drainage Easements on the Land of Westgate Industrial Park" and recorded in Deed Book 18660 at Page 205 among the aforesaid Land Records, said point also having a coordinate value of North 7,020,364.3684 and East 11,849,173.5432;



thence leaving said intersection and running with a portion of said westerly right of way line Old Meadow Road the following three (3) courses and distances:

- 1.) 174.56 feet along the arc of the curve to the left having a radius of 567.05 feet and a chord bearing and distance of South 01°06'15" East, 173.87 feet to an iron pipe found; thence
- 2.) South 09°55'24" East, 236.16 feet to a point of curvature; thence
- 3.) 3.84 feet along the arc of the tangent curve to the left having a radius of 147.00 feet and a chord bearing and distance of South 09°10'31" East, 3.84 feet to iron pipe found (held) marking the northeasterly corner of the property of American Turkish Friendship Association as recorded in Deed Book 15655 at Page 962 among the aforesaid Land Records; thence leaving the aforesaid westerly right of way line of Old Meadow Road and running with a portion of said property of American Turkish Friendship Association and continuing with a portion of the property of the Regency Club of McLean Condominium as recorded in Deed Book 4586 at Page 1 among the aforesaid Land Records the following three (3) courses and distances:
  - 4.) South 79°46'27" West, 106.00 feet to iron pipe found marking a point of curvature; thence
  - 5.) 184.35 feet along the arc of the tangent curve to the right having a radius of 325.00 feet and a chord bearing and distance of North 83°58'33" West, 181.89 feet to iron pipe found; thence
  - 6.) North 67°43'33" West, 377.68 feet to iron pipe found marking the southeasterly corner of Lot 96A, Westgate Industrial Park and being the property of Taft 1766 Old Meadow Lane, LLC as recorded in Deed Book 21145 at Page 85 among the aforesaid Land Records; thence leaving the aforesaid property of Regency Club of McLean Condominium and running with a portion of the easterly line of said Lot 96A
- 7.) North 10°24'25" East, 393.79 feet to iron pipe found lying on the former southerly right of way line of Old Meadow Lane; thence leaving the aforesaid parcel 96A and running with a portion of said former southerly right of way line of Old Meadow Lane the following two (2) courses and distances:
  - 8.) South 79°29'15" East, 507.20 feet to iron pipe found (held) marking a point of curvature; thence
  - 9.) 38.05 feet along the arc of the tangent curve to the right having a radius of 25.00 feet and a chord bearing and distance of South 35°53'11" East, 34.48 feet to the point of beginning containing 258,637 square feet or 5.93749 acres of land.

#### **PART 4 – Lot 97C, Westgate Industrial Park (Polk Building)**

Beginning at an iron pipe found (held) marking the southeasterly corner of Lot 99B, Westgate Industrial Park, said being the property of TIAA Stafford-Harrison, LLC as recorded in Deed Book 16778 at Page 1368 among the aforesaid Land Records; said point also lying on the westerly right of way line of Old Meadow Road (80' wide), said point also having a coordinate value of North 7,020,616.4109 and East 11,849.219.6259; thence leaving said intersection and running with a portion of said westerly right of way line of Old Meadow Road



- 1.) South 10°30'45" West, 157.44 feet to a point of curvature marking the intersection of the aforesaid westerly right of way line of Old Meadow Road and the former northerly right of way line of Old Meadow Lane as shown on a plat entitled "Vacation of Old Meadow Lane and Ingress-Egress and Storm Drainage Easements on the Land of Westgate Industrial Park" and recorded in Deed Book 18660 at Page 205 among the aforesaid Land Records; thence leaving said westerly right of way line of Old Meadow Road and running with a portion of said former northerly right of way line of Old Meadow Lane the following two (2) courses and distances:
  - 2.) 39.27 feet along the arc of the curve to the right having a radius of 25.00 feet and a chord bearing and distance of South 55°30'45" West, 35.36 feet to a point; thence
  - 3.) North 79°29'15" West, 620.05 feet to iron pipe found in the easterly line of Lot 96A, Westgate Industrial Park and being the property of Taft 1766 Old Meadow Lane, LLC as recorded in Deed Book 21145 at Page 85 among the aforesaid Land Records; thence leaving the aforesaid former right of way of Old Meadow Lane and running with a portion of the easterly lines of said Lot 96A the following five (5) courses and distances:
    - 4.) North 79°35'35" West, 43.29 feet to iron pipe found; thence
    - 5.) North 10°24'25" East, 19.82 feet to a point; thence
    - 6.) North 33°42'34" West, 47.42 feet to a PK nail found; thence
    - 7.) North 79°36'44" West, 14.00 feet to iron pipe found; thence
    - 8.) North 09°50'38" East, 104.59 feet to iron pipe found (held) marking a point of curvature lying on the easterly right of way line of Interstate 495 – The Capital Beltway (width varies); thence leaving the aforesaid line of Lot 96A and running with a portion of said easterly right of way line of Interstate 495 the following two (2) courses and distances:
      - 9.) 157.54 feet along the arc of the non-tangent curve to the left having a radius of 1,015.46 feet and a chord bearing and distance of North 68°00'05" East, 157.38 feet to a point; thence
      - 10.) 104.97 feet along the arc of the compound curve to the left having a radius of 514.00 feet and a chord bearing and distance of North 57°38'04" East, 104.79 feet to iron pipe found marking the southwesterly corner of the aforesaid Lot 99B; thence leaving the aforesaid easterly right of way line of Interstate 495 and running with a portion of the southerly line of said Lot 99B the following eight (8) courses and distances:
        - 11.) South 79°29'15" East, 91.16 feet to iron pipe found; thence
        - 12.) South 10°30'45" West, 87.00 feet to a point; thence
        - 13.) South 50°21'02" East, 29.46 feet to a point; thence
        - 14.) South 79°29'15" East, 265.31 feet to iron pipe found (held); thence
        - 15.) South 10°30'45" West, 21.26 feet to iron pipe found (held); thence
        - 16.) South 79°29'15" East, 62.88 feet to iron pipe found (held); thence
        - 17.) South 10°30'45" West, 9.12 feet to iron pipe found (held); thence
        - 18.) South 79°29'15" East, 82.07 feet to the point of beginning containing 163,050 square feet or 3.74311 acres of land.

**PART 5 – Lot 105, Westgate Industrial Park (Roosevelt Building)**

Beginning at an iron pipe found (held) at the intersection of the easterly right of way line of Old Meadow Road (80' Wide) and the southwesterly corner of the property of Seventeen Fifty One Old



Meadow Associates, LP as recorded in Deed Book 7216 at Page 1805 of the aforesaid Land Records, said point also having a coordinate value of North 7,020,883.4627 and East 11,849,350.5468 thence leaving said easterly right of way line of Old Meadow Road and running with the southerly line of said property of Seventeen Fifty One Old Meadow Associates, LP

- 1.) South 79°29'15" East, 475.00 feet to iron pipe found (held) lying in the westerly line of the property of Fairfax County Park Authority as recorded in Deed Book 2685 at Page 31 among the aforesaid Land Records; thence leaving the aforesaid southerly line of the property of Seventeen Fifty One Old Meadow Associates, LP and running with a portion of said Fairfax County Park Authority the following two (2) courses and distances:
- 2.) South 10°30'45" West, 156.98 feet to iron pipe found (held); thence
- 3.) South 30°19'47" West, 215.80 feet to iron pipe found (held) marking the northeasterly corner of Lot 106, Westgate Industrial Park, said being a portion of the aforesaid property of BIT Investment Fifty-Four, LLC as recorded in Deed Book 21794 at page 214 among the aforesaid Land Records; thence leaving the aforesaid westerly line of the Fairfax County Park Authority and running with the northerly line of said Lot 106
- 4.) North 79°29'15" West, 401.84 feet to iron pipe found lying on the aforesaid easterly right of way line of old Meadow Road; thence leaving the aforesaid northerly line of Lot 106 and running with a portion of said easterly right of way line of Old meadow Road
- 5.) North 10°30'45" East, 360.00 feet to the point of beginning containing 163,573 square feet or 3.75512 acres of land.

#### **PART 6 – Lot 106, Westgate Industrial Park (Tyler Building)**

Beginning at an iron pipe found (held) marking the intersection of the easterly right of way line of Old Meadow Road (80' wide) and the northerly line of Lot 107, Westgate Industrial Park, being the property of the Board of Supervisors of Fairfax County, Virginia as recorded in Deed Book 19017 at Page 346 among the aforesaid Land Records, said point also having a coordinate value of North 7,020,185.6758 and East 11,849,258.9577; thence leaving said northerly line of the Board of Supervisors of Fairfax County, Virginia and running with a portion of said easterly right of way line of Old Meadow Road the following three (3) courses and distances:

- 1.) North 09°55'24" West, 18.92 feet to a PK nail found marking a point of curvature; thence
- 2.) 173.72 feet along the arc of the non-tangent curve to the right having a radius of 487.05 feet and a chord bearing and distance of North 00°17'40" East, 172.80 feet to iron pipe found (held); thence
- 3.) North 10°30'45" East, 155.00 feet to iron pipe found marking the intersection of the aforesaid easterly right of way line of Old Meadow Road and the southwesterly line of Lot 105, Westgate Industrial Park, said being a portion of the aforesaid property of BIT Investment Fifty-Four, LLC as recorded in Deed Book 21794 at page 214 among the aforesaid Land Records; thence leaving said easterly right of way line of Old Meadow Lane and running with a portion of said southerly line of said Lot 105
- 4.) South 79°29'15" East, 401.84 feet to iron pipe found (held) lying in the westerly line of the property of Fairfax County Park Authority as recorded in Deed Book 2685 at Page 31



- among the aforesaid Land Records; thence leaving the southerly line of Lot 105 and running with a portion of said westerly line of the Fairfax County Park Authority
- 5.) South  $30^{\circ}19'47''$  West, 364.36 feet to iron pipe found (held) marking the northeasterly corner of the aforesaid Lot 107; thence leaving the aforesaid property of the Fairfax County Park Authority and running with said northerly line of Lot 107
  - 6.) North  $79^{\circ}29'15''$  West, 241.05 feet to the point of beginning containing 114,256 square feet or 2.62296 acres of land.

**THE TOTAL AREA OF PARTS 1 THROUGH 6 IS 729,188 SQUARE FEET OR 16.73985 ACRES OF LAND.**

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