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**Description of a Portion of the Property Of
EB Albemarle, LLC
Limits of CDP/FDP Area
Deed Book 25152 at Page 2135
Fairfax County, Virginia**

Beginning at a point on the northeasterly corner of the land of Headquarters 2, LLC, as recorded in Deed Book 19899 at Page 1566 among the land records of Fairfax County, Virginia; Said point also being on the westerly right-of-way line of Sully Road, Virginia State Route 28, a variable width right-of-way; Thence departing the westerly right-of-way line of said Sully Road and running with the land of said Headquarters 2, LLC;

North 82°12'58" West a distance of 302.61 feet to a point;

Thence running through property of EB Albemarle, LLC, as recorded in Deed Book 25152 at Page 2135 among the land records of Fairfax County, Virginia, the following courses and distances;

North 22°41'18" West a distance of 45.58 feet to a point;

North 67°18'42" East a distance of 5.90 feet to a point;

North 57°07'56" West a distance of 37.64 feet to a point;

2.18 feet along the arc of a curve to the left having a radius of 5.00 feet and chord bearing and distance of North 69°37'56" West 2.16 feet to a point;

North 82°07'56" West a distance of 1.48 feet to a point;

South 52°52'04" West a distance of 11.31 feet to a point;

North 82°07'56" West a distance of 286.00 feet to a point;

North 37°07'56" West a distance of 11.23 feet to a point;

North 81°49'09" West a distance of 67.85 feet to a point;

South 52°52'04" West a distance of 21.37 feet to a point;

North 82°07'56" West a distance of 3.02 feet to a point;

23.40 feet along the arc of a curve to the left having a radius of 50.00 feet and chord bearing and distance of South 84°27'32" West 23.19 feet to a point;



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South 71°03'00" West a distance of 17.63 feet to a point;

North 63°57'00" West a distance of 11.31 feet to a point;

South 71°03'00" West a distance of 10.95 feet to a point;

South 79°28'37" West a distance of 48.36 feet to a point;

8.93 feet along the arc of a curve to the right having a radius of 100.00 feet and chord bearing and distance of North 84°41'27" West 8.93 feet to a point;

North 82°07'56" West a distance of 3.47 feet to a point;

South 52°52'04" West a distance of 11.31 feet to a point;

North 82°07'57" West a distance of 198.00 feet to a point;

North 37°07'56" West a distance of 11.31 feet to a point;

North 82°07'56" West a distance of 23.19 feet to a point;

25.98 feet along the arc of a curve to the left having a radius of 20.00 feet and chord bearing and distance of South 60°39'33" West 24.19 feet to a point, said point being along the aforementioned land of Headquarters 2, LLC;

Thence running with said land of Headquarters 2, LLC, North 82°12'58" West a distance of 436.93 feet to a point, said point being on the easterly right-of-way line of Lee Road, Virginia State Route 661, a variable width right-of-way; Thence running with the easterly right-of-way line of said Lee Road;

North 22°18'57" East a distance of 94.63 feet to a point;

117.57 feet along the arc of a tangent curve to the left having a radius of 5786.58 feet and subtended by a chord bearing North 21°44'01" East a distance of 117.56 feet to a point;

North 68°50'54" West a distance of 12.00 feet to a point;

47.76 feet along the arc of a non-tangent curve to the left having a radius of 5774.58 feet and subtended by a chord bearing North 20°54'53" East 47.76 feet to a point;

South 69°19'20" East a distance of 3.41 feet to a point;

North 19°36'07" East a distance of 170.51 feet to a point;



198.97 feet along the arc of a curve to the left having a radius of 10044.08 feet and chord bearing and distance of North 19°02'04" East 198.96 feet to a point;

North 18°28'01" East a distance of 110.53 feet to a point;

South 71°17'03" East a distance of 18.72 feet to a point;;

North 18°42'57" East a distance of 45.01 feet to a point;

North 71°10'13" West a distance of 19.00 feet to a point;

North 24°38'45" East a distance of 36.76 feet to a point on the southwesterly corner of the land of Southgate Owner III, LLC, as recorded in Deed Book 21501 at Page 511 among the land records of Fairfax County, Virginia; Thence departing the easterly right-of-way line of said Lee Road and running with the land of said Southgate Owner III, LLC;

South 82°24'05" East a distance of 1075.04 feet to a point on the southwesterly corner of the land of Sterling Center LC, as recorded in Deed Book 15258 at Page 1510 among the land records of Fairfax County, Virginia; Thence departing the land of said Southgate Owner III LLC and running with the land of said Sterling Center LC;

South 62°26'47" East a distance of 559.57 feet to a point on the westerly right-of-way line of the aforementioned Sully Road; Thence departing the land of said Sterling Center LC and running with the westerly right-of-way line of said Sully Road;

South 31°20'34" West a distance of 91.70 feet to a point;

South 22°45'54" West a distance of 180.62 feet to a point;

South 27°31'43" West a distance of 382.50 feet to the point of beginning and containing an area of 1,214,449 square feet or 27.8799 acres, more or less.