

Area: 2.19, acres more or less

Interest: Scenic Easement

Date: June 29, 2015

Revised March 29, 2017

Revised September 12, 2017

Revised October 5, 2017

Revised January 17, 2020 to modify Derivation Clause

Revised May 24, 2022 to update plat date reference

Purported Owner: To City of Alexandria

George Washington Memorial Parkway (GWMP)

### GWMP Tract 108-028A

All that certain land or interest in land lying and being situated in the City of Alexandria, Virginia and being more particularly described as follows:

Commencing at a point to the Westerly Side of the George Washington Memorial Parkway, said point being Offset Reference Point (#A1-3) to the property to be described. Said point being marked by an iron pipe set at WMATA LDP Coordinate N: 150428.71, E: 196457.11); thence,

N 81°56'48" W a distance of 102.00 feet to a point, said point also being the Northeasterly corner of the land known as Parcel A-1, Potomac Greens, Property of the City of Alexandria (Tax Map 025.02-01-36, Instr. #040050111) and being marked by a concrete monument found at WMATA LDP Coordinate N:150443.04, E:196356.09; thence,

N 81°56'48" W, a distance of 22.60 feet to the true place and point of beginning and also being an iron rod set; thence and running through the land of the City of Alexandria (Parcel A-1, Potomac Greens) the following courses and distances,

S 19° 43' 04" E a distance of 72.83 feet to a point to an iron rod set; thence,  
S 01° 08' 30" W a distance of 800.65 feet to point to an iron rod set; thence,  
N 88° 52' 10" W a distance of 12.52 feet to a point to an iron rod set; thence,  
S 01° 07' 50" W a distance of 76.84 feet to a point to an iron rod set; thence,  
S 66° 51' 42" W a distance of 37.91 feet to a point to an iron rod set; thence,  
S 19° 22' 38" W a distance of 20.30 feet to a point to an iron rod set; thence,  
S 64° 44' 43" W a distance of 27.08' feet to an "X" mark on stone at WMATA LDP Coordinate N: 149455.04, E: 196262.20; thence,  
N 03° 26' 40" W a distance of 86.16 feet to a point; thence,  
N 10° 34' 07" E a distance of 25.50 feet to a point; thence,  
N 06° 57' 12" W a distance of 169.89 feet to a point; thence,  
N 02° 42' 56" W a distance of 209.50 feet to a point; thence,  
N 19° 07' 30" E a distance of 20.41 feet to a point; thence,

N 00° 23' 05" E a distance of 59.31 feet to a point; thence,  
N 28° 43' 15" E a distance of 36.92 feet to a point; thence,  
N 26° 12' 12" W a distance of 29.36 feet to a point; thence,  
N 07° 26' 09" E a distance of 64.05 feet to a point; thence,  
N 17° 32' 31" W a distance of 24.41 feet to a point; thence,  
N 06° 33' 37" E a distance of 288.08 feet to a point at WMATA LDP Coordinate N:  
150454.24, E: 196276.92; thence,  
S 81° 56' 48" E a distance of 57.36 feet to an iron rod set and back to the true place and  
point of beginning.

Containing 2.19 acres, more or less.

The above description is based on the Washington Metropolitan Area Transit Authority  
(WMATA) Low Distortion Projection (LDP) Coordinate System.

The above described interest in land is a portion of the 15.27 acre Greens Scenic Area as depicted on Exhibit D of the Release Agreement and Scenic Easement recorded in Clerk's Office of Alexandria, Virginia as Instrument #000005037 on March 24, 2000 and re-recorded in Clerk's Office of Alexandria, Virginia as Instrument 000005341 on March 30, 2000. The above described land or interest in land is also a portion of that same land dedicated "for public park and or open space purposes" in that certain Deed of Supplementary Declaration, Dedication, Subdivision, Easements, and Release that was recorded in the Clerk's Office of Alexandria as Instrument #040050111 on December 28, 2004 (the "Deed"). The said Deed was subsequently corrected by the Corrected Deed Supplementary Declaration, Dedication, Subdivision, Easements, and Release that was recorded in the Clerk's Office of Alexandria as Instruments #050027503 on August 12, 2005.

The above boundary description is based on a survey plat, sheet 1 of 1, prepared by RC Fields & Associates Inc. for the City of Alexandria, Virginia as File No. 17-131, dated 8/25/2017 and entitled "Boundary Survey on a Portion of Parcel A-1, Potomac Greens Instrument #040050111 City of Alexandria, Virginia" and designated by the National Park Service as Map # 850\_167183.