

EXHIBIT "A"

*from ground
lease*

LEGAL DESCRIPTION OF THE "PROPERTY"

All that certain parcel of land with all improvements thereon and all appurtenances thereunto belonging, situate in the City of Alexandria, Virginia, at the northeast corner of Pendleton Street and North Royal Street described as Mortgage Parcel "A" on a plat of survey by Holland Engineering, dated January 18, 1982, recertified correct on June 29, 1982, and entitled, "Plat Showing The Land of Alexandria Redevelopment and Housing Authority - City of Alexandria, Va.", a copy of which is attached hereto, according to which is described as follows:

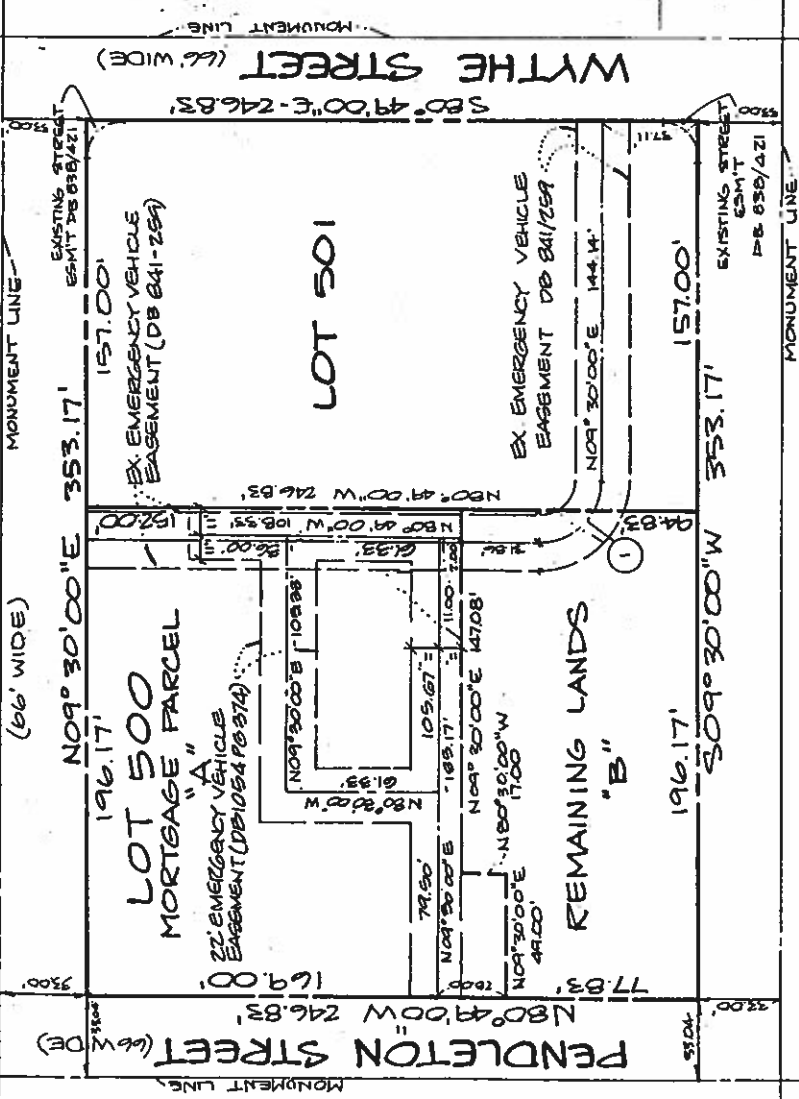
BEGINNING AT A POINT, said point being the northeast corner of Pendleton and North Royal Streets, thence along North Royal Street N 09° 30' 00" E 196.17' to a point, thence S 80° 49' 00" E 152.00' to a point, thence S 09° 30' 00" W 147.08' to a point, thence S 80° 30' 00" E 17.00' to a point, thence S 09° 30' 00" W 49.00' to the northerly side of Pendleton Street, thence N 80° 49' 00" W 169.00' along Pendleton Street to the point of beginning.



PLAT SHOWING
THE LAND OF

**ALEXANDRIA REDEVELOPMENT
AND HOUSING AUTHORITY**
CITY OF ALEXANDRIA, VA.

N. ROYAL STREET
(66' WIDE)



LOT 500
MORTGAGE PARCEL
EX EMERGENCY VEHICLE
EASEMENT (DB 841-259)

**REMAINING LANDS
"A"**
EX EMERGENCY VEHICLE
EASEMENT (DB 1054 PB 374)

**REMAINING LANDS
"B"**
EX EMERGENCY VEHICLE
EASEMENT DB 841/259

LOT 501

- AREA TABULATION -
MORTGAGE PARCEL "A" 10,152 OR 0.7037 AC
REMAINING LANDS 17,768 OR 0.9407 AC

LOT 500	48,420 OR 1,1116 AC
LOT 501	38,752 OR 0.8816 AC
	87,172 OR 2.0012 AC

NOTES

1. THE PROPERTY DELINEATED BY THIS PLAT IS SHOWN ON ASSESSMENT MAP 65.01 AND IS ZONED C-O
2. NO TITLE REPORT FURNISHED
3. ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF ALEXANDRIA, VIRGINIA, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

CERTIFIED CORRECT
Thomas G. Gilbert 1/18/82
THOMAS G. GILBERT, VA. NO. 1280
CERTIFIED LAND SURVEYOR



FAIRFAX STREET
(66' WIDE)

CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN.	CHORD	CH. BEARING
1	2400	87°41'00"	40.70	25.86	34.67'	N54°20'30"E

APPROVED
CITY PLANNING COMMISSION
ALEXANDRIA, VA.
James L. ...
vice chairman

TRANSPORTATION & ENVIRONMENTAL SERVICES
By *James L. ...* DIRECTOR
DATE 7/18/82

HOLLAND ENGINEERING
Professional Civil Engineer
Certified Land Surveyor
110 N. Royal Street, Alexandria, Va.

Drawn By	MS	Date	1-17-82	Revision	REV. 1-18-82
Checked By	ERB	Date	1-18-82	APP	NOTE 5-26-82
Field Bk/Pg	Hand Copy	ES&T	7-19-82		