

NOTES

- THE PROPERTY SHOWN HEREON IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP 0391-06-A1 AND IS ZONED C-3 (OFFICE) PER THE FAIRFAX COUNTY ZONING ORDINANCE.
- THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF THOSE LISTED BELOW AS FOUND AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
TYCON ONE INC.
C/O WOODMARK REAL ESTATE SERVICES INC.
1025 THOMAS JEFFERSON STREET, NW
WASHINGTON, DC 20007
- BOUNDARY AND NORTH MERIDIAN INFORMATION SHOWN HEREON IS BASED ON EXISTING LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND A FIELD RUN SURVEY PERFORMED BY BOWMAN CONSULTING GROUP LTD.
- THE SURVEYED PROPERTY SHOWN HEREON LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 51059C 0165 E DATED SEPTEMBER 17, 2010.
- THERE ARE NO VISIBLE ENCROACHMENTS ONTO THE ADJOINING PREMISES, STREETS OR EASEMENTS BY BUILDINGS OR OTHER IMPROVEMENTS EXCEPT AS SHOWN.
- THERE WAS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES OR SIDEWALK CONSTRUCTION/REPAIRS.
- THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED DURING THE SURVEY OF THIS PROPERTY.
- IN REFERENCE TO ITEM 6 OF ALTA/NSPS LAND TITLE SURVEY TABLE A, A ZONING AND SITE REQUIREMENTS SUMMARY, FOR TYCON I BUILDING 8320 OLD COURTHOUSE ROAD, VIENNA, VIRGINIA WAS PROVIDED BY THE PLANNING & ZONING RESOURCE COMPANY, DATED 04/16/2018, PZR SITE NUMBER: 111761-1.
- BEARING IN BRACKETS [] IS RECORD LEGAL DESCRIPTION BEARING AND AS-SURVEYED LEGAL DESCRIPTION BEARING AS REPORTED IN TITLE REPORT, WHICH DOES NOT MATCH THE RECORDED BEARING IN DEED BOOK 5988 AT PAGE 1256.

ZONING REQUIREMENTS

C-3 OFFICE DISTRICT, HC HIGHWAY COMMERCIAL, SC SIGN CONTROL OVERLAY DISTRICT

BUILDING SETBACK LINES:
 A) FRONT/STREET : CONTROLLED BY A 25° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET.
 B) SIDE : NONE
 C) REAR : CONTROLLED BY A 20% ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FEET.

BUILDING SIZE:
 A) MAXIMUM BUILDING HEIGHT OR STORIES: PER SITE PLAN: 90 FEET
 B) BUILDING SITE AREA REQUIREMENTS:
 a) MINIMUM LOT SIZE : 20,000 SQUARE FEET
 b) MINIMUM LOT WIDTH : 100 FEET
 c) MINIMUM OPEN SPACE: 15%

DENSITY:
 BUILDING DENSITY FORMULA:
 MAXIMUM FLOOR AREA RATION (FAR) : 1.00

PARKING:
 PARKING SPACE FORMULA: OFFICE: GREATER THAN 50,000 BUT LESS THAN 125,000 SQUARE FEET OF GROSS FLOOR AREA: 3 SPACES / 1,000 SQUARE FEET OF GFA (89,557 / 1,000 = 90 x 3 = 270)

PARKING SPACE REQUIRED: 270

PARKING TABULATION

REGULAR SPACES = 282
 HANDICAP SPACES = 11
 TOTAL SPACES = 293

LEGEND

- BNF BRICK NAIL FOUND
- DHF DRILL HOLE FOUND
- DHS DRILL HOLE SET
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- PKF PK NAIL FOUND
- PKS PK NAIL SET
- CB CABLE BOX
- CL CLEAN OUT
- FS FIRE SERVICE
- GV GAS VALVE
- GW GUY WIRE
- HP HANDICAP PARKING STALL
- HY HYDRANT
- LAMP POST
- LIGHT
- MISCELLANEOUS MANHOLE
- PLANTER
- SIGN
- SIGNAL POLE
- STORM GRATE
- STORM MANHOLE
- TELEPHONE PEDESTAL
- UTILITY POLE
- WATER METER
- WATER VALVE
- OHE OVERHEAD ELECTRIC WIRE
- OHU OVERHEAD UTILITY WIRE

CURRENT RECORD DESCRIPTION OF THE SURVEYED PROPERTY

FREEDOM HILL FARM
 PARCEL A
 DEED BOOK 5988, PAGE 1256
 PROVIDENCE DULLES EAST TRANS TYSONS DISTRICT
 FAIRFAX COUNTY, VIRGINIA

PARCEL A, AS THE SAME APPEARS DULY DEDICATED, PLATTED AND RECORDED BY DEED OF RESUBDIVISION IN DEED BOOK 5988 AT PAGE 1256, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

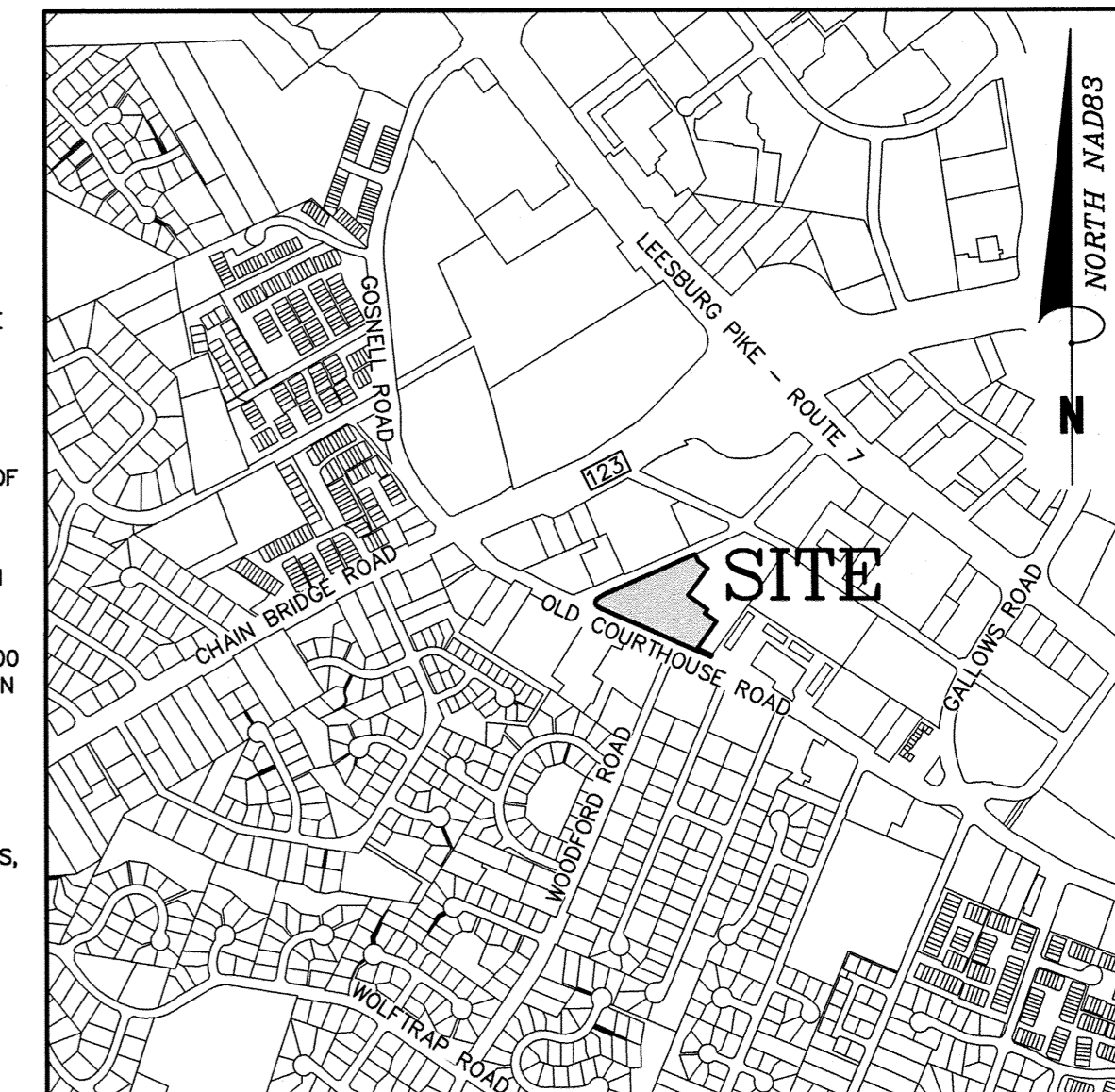
BEGINNING AT A POINT IN THE NORTH LINE OF OLD COURTHOUSE ROAD, ROUTE 677, AS WIDENED, SAID POINT BEING IN THE WEST LINE OF LOT 70, FREEDOM HILL FARM; THENCE WITH THE NORTH LINE OF OLD COURTHOUSE ROAD, ROUTE 677, AS WIDENED, N 59° 02' 08" W, 883.55 FEET TO A POINT OF CURVATURE; THENCE 50.59 FEET WITH THE ARC OF A CURVE BEARING TO THE RIGHT AND HAVING A RADIUS OF 25.00 FEET (TANGENT LENGTH 39.97 FEET, CHORD LENGTH 42.39 FEET, CHORD BEARING N 01° 03' 48" W) TO A POINT OF COMPOUND CURVATURE IN THE EAST LANE OF HOWARD AVENUE, ROUTE 786, AS WIDENED; THENCE 52.37 FEET WITH THE ARC OF A CURVE BEARING TO THE RIGHT AND HAVING A RADIUS OF 185.00 FEET (TANGENT LENGTH 26.36 FEET, CHORD LENGTH 52.20 FEET, CHORD BEARING N 65° 01' 08" E) TO THE POINT OF TANGENCY OF SAID CURVE;

THENCE CONTINUING WITH THE EAST RIGHT-OF-WAY LINE OF HOWARD AVENUE, ROUTE 786, AS WIDENED, N 73° 07' 45" E, 550.33 FEET TO A POINT; THENCE DEPARTING THE SAID EAST RIGHT-OF-WAY LINE OF HOWARD AVENUE AND RUNNING WITH THE LINE OF H&B ASSOCIATES, PHASE II, THE FOLLOWING COURSES AND DISTANCES: S 16° 52' 15" E, 36.24 FEET TO A POINT; THENCE S 01° 23' 15" E, 70.00 FEET TO A POINT; THENCE S 42° 35' 45" W, 192.00 FEET TO A POINT; THENCE S 47° 23' 15" E, 132.00 FEET TO A POINT; THENCE S 42° 36' 45" W, 30.00 FEET TO A POINT; THENCE S 47° 23' 15" E, 80.00 FEET TO A POINT; THENCE S 42° 36' 45" W, 182.00 FEET TO A POINT; THENCE S 59° 02' 08" E, 88.00 FEET TO A POINT IN THE WEST LINE OF LOT 70, FREEDOM HILL FARM;

THENCE WITH THE WEST LINE OF LOT 70, FREEDOM HILL FARM, S 42° 36' 45" W, 10.37 FEET TO THE BEGINNING AND CONTAINING 4.12801 ACRES, MORE OR LESS.

TOGETHER WITH THOSE PERPETUAL, NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS OVER AND RIGHTS OF REASONABLE USE OF THOSE PERPETUAL SPACES, AS WELL AS THE RIGHT TO USE AND MAINTAIN PIPES, WIRES, DUCTS, CABLES, CONDUITS, PUBLIC UTILITY LINES, DRAINAGE FACILITIES, STORM SEWERS AND SANITARY SEWERS AND OTHER UTILITIES APPROPRIATE AS SET FORTH IN THAT CROSS-USE EASEMENT AGREEMENT RECORDED IN DEED BOOK 5988 AT PAGE 1221, AS AFFECTED BY STIPULATION AND SETTLEMENT AGREEMENT RECORDED IN DEED BOOK 19613 AT PAGE 1889.

LESS AND EXCEPT THAT PORTION OF THE PROPERTY CONTAINING 1,167 SQUARE FEET OF LAND DEDICATED FOR PUBLIC STREET PURPOSES, BY DEED OF DEDICATION AND CONVEYANCE AND GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT RECORDED IN DEED BOOK 24542 AT PAGE 836, AMONG THE AFORESAID LAND RECORDS.

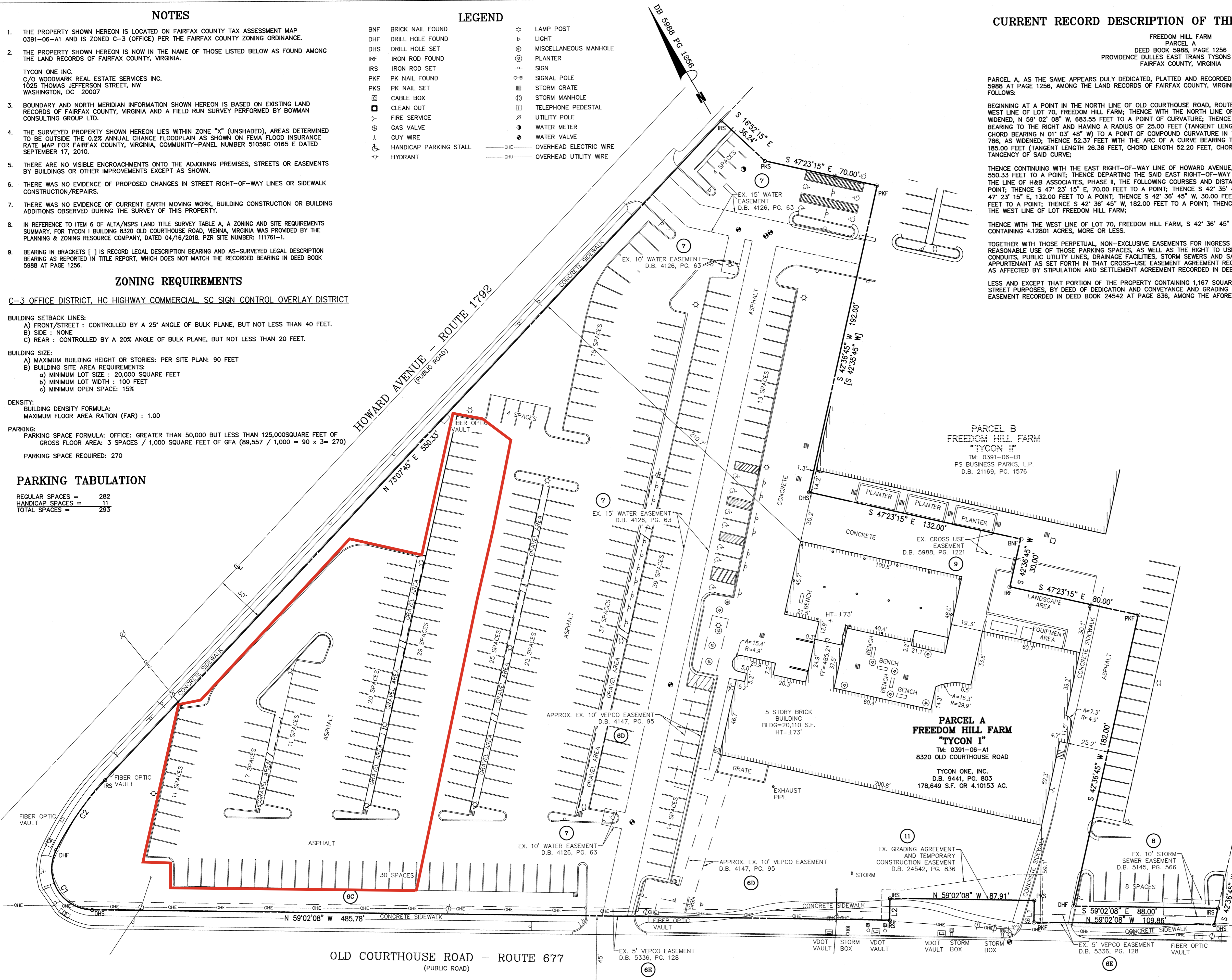


VICINITY MAP
 SCALE: 1" = 1000'

TITLE COMMITMENT SCHEDULE B-SECTION II

THE TITLE DOCUMENTS FOR THE SURVEYED PROPERTY HEREIN DESCRIBED PROVIDED BY STEWART TITLE GUARANTY COMPANY FILE NO.: 1800022004, WITH AN EFFECTIVE DATE OF: JANUARY 12, 2018, AND WITH RESPECT TO THE ITEMS IDENTIFIED AS EXCEPTIONS ON SCHEDULE B SECTION II OF THE TITLE INSURANCE COMMITMENT AS PERTAINING TO THE SURVEYED PROPERTY.

- TAXES, STATE, COUNTY AND MUNICIPAL AND OTHER CHARGES (INCLUDING, BUT NOT LIMITED TO, ASSESSMENTS BY ANY STATE, COUNTY, MUNICIPALITY, METROPOLITAN DISTRICT OR COMMISSION) SUBSEQUENT TO DECEMBER 31, 2017, NOT YET DUE AND PAYABLE, IN ADDITION TO THIS POLICY OF TITLE INSURANCE DOES NOT INSURE AGAINST POSSIBLE FUTURE TAX LEVIES AND/OR FRONT FOOT BENEFIT ASSESSMENTS, NOR AGAINST SUCH PUBLIC CHARGES AND ASSESSMENTS, OR THE BALANCE THEREOF FOR EXISTING OR PROPOSED IMPROVEMENTS, WHICH MAY HAVE BEEN LEVIED OR ASSESSED, OR TO BE LEVIED OR ASSESSED, BUT WHICH ARE NOT NOW DUE AND PAYABLE TO SAID STATE, COUNTY, MUNICIPALITY, METROPOLITAN DISTRICT OF COMMISSION. NOT A SURVEY MATTER.
- RIGHTS OF TENANTS, AS TENANTS ONLY, WITH NO RIGHT OF FIRST REFUSAL OR OPTION TO PURCHASE, AS SET FORTH ON THE RENT ROLL ATTACHED HERETO. NOT A SURVEY MATTER.
- INTENTIONALLY DELETED.
- EASEMENT GRANTED THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA BY INSTRUMENT RECORDED IN LIBER F, NO. 8 AT PAGE 127. MAY AFFECT THE PROPERTY, HOWEVER, THE DESCRIPTION IS AMBIGUOUS AND THE EXACT LOCATION CAN NOT BE DETERMINED.
- EASEMENTS GRANTED TO THE VIRGINIA PUBLIC SERVICE COMPANY BY INSTRUMENTS RECORDED IN LIBER Z, NO. 11 AT PAGE 278; IN LIBER O, NO. 13 AT PAGE 83; IN LIBER P, NO. 13 AT PAGE 553; IN LIBER D, NO. 14 AT PAGE 399; AND IN LIBER M, NO. 14 AT PAGE 298. MAY AFFECT THE PROPERTY, HOWEVER, THE DESCRIPTION OF EASEMENTS ARE AMBIGUOUS AND EXACT LOCATION CAN NOT BE DETERMINED. SOME EASEMENTS DESCRIBED RUN ALONG HOWARD AVENUE, HOWEVER NO OVERHEAD UTILITIES RUN ADJACENT TO HOWARD AVENUE ON SUBJECT PROPERTY.
- EASEMENTS GRANTED VIRGINIA ELECTRIC AND POWER COMPANY BY INSTRUMENTS RECORDED IN DEED BOOK 611 AT PAGE 47; IN DEED BOOK 765 AT PAGE 531; IN DEED BOOK 4138 AT PAGE 700; IN DEED BOOK 4147 AT PAGE 95; AND IN DEED BOOK 5336 AT PAGE 128.
- DEED BOOK 111 AT PAGE 47 AND DEED BOOK 785 AT PAGE 531 MAY AFFECT THE PROPERTY, HOWEVER, THE EASEMENTS ARE AMBIGUOUS AND EXACT LOCATION CAN NOT BE DETERMINED. DEED BOOK 4138 AT PAGE 700 AND DEED BOOK 5336 AT PAGE 128 AFFECTS THE PROPERTY AND IS SHOWN ON SURVEY; DEED BOOK 4147 AT PAGE 95 AFFECTS THE PROPERTY AND IS SHOWN APPROXIMATELY ON SURVEY.
- EASEMENT AGREEMENT WITH THE CITY OF FALLS CHURCH, VIRGINIA, RECORDED IN DEED BOOK 4126 AT PAGE 63. AFFECTS THE PROPERTY AND IS SHOWN ON SURVEY.
- STORM SEWER EASEMENT AGREEMENT WITH THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, RECORDED IN DEED BOOK 5145 AT PAGE 566. AFFECTS THE PROPERTY AND IS SHOWN ON SURVEY.
- CROSS-USE EASEMENT AGREEMENT RECORDED IN DEED BOOK 5988 AT PAGE 1221, AS AFFECTED BY STIPULATION AND SETTLEMENT AGREEMENT RECORDED IN DEED BOOK 19613 AT PAGE 1889. AFFECTS THE PROPERTY AND SHOWN APPROXIMATELY ON SURVEY. OWNERS ALSO GRANTED PERPETUAL EASEMENTS FOR INGRESS AND EGRESS OVER PARKINGS SPACES, WALKWAYS, THOROUGHFARES AND OPEN SPACES BETWEEN THE TYCON I AND TYCON II BUILDINGS.
- TEMPORARY EASEMENTS GRANTED AGREEMENT WITH THE COMMONWEALTH OF VIRGINIA RECORDED IN DEED BOOK 21800 AT PAGE 345. NOTE: THIS EXCEPTION TO BE INTENTIONALLY DELETED UPON RECEIPT OF AN OWNER'S AFFIDAVIT FROM SELLER CONFIRMING COMPLETION OF THE CONSTRUCTION PROJECT. THE HIGHWAY PLAT BOOK 52 PAGE 98 LISTED IN DEED WAS NOT PROVIDED IN ORDER TO CONFIRM EASEMENT LOCATION.
- EASEMENTS GRANTED BY DEED OF DEDICATION AND CONVEYANCE AND GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT WITH THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, RECORDED IN DEED BOOK 24542 AT PAGE 836, AND AS SHOWN ON THE SURVEY NOTES; THIS EXCEPTION TO BE INTENTIONALLY DELETED UPON RECEIPT OF AN OWNER'S AFFIDAVIT FROM SELLER CONFIRMING COMPLETION OF THE CONSTRUCTION PROJECT. AFFECTS THE PROPERTY AND SHOWN ON SURVEY.



**PARCEL A
 FREEDOM HILL FARM
 "TYCON I"**
 TM: 0391-06-A1
 8320 OLD COURTHOUSE ROAD
 TYCON ONE, INC.
 D.B. 9441, PG. 803
 178,649 S.F. OR 4.10153 AC.

**PARCEL B
 FREEDOM HILL FARM
 "TYCON II"**
 TM: 0391-06-B1
 PS BUSINESS PARKS, L.P.
 D.B. 21169, PG. 1576

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 30°57'52" E	13.27'
L2	S 30°57'52" W	13.27'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	25.00'	50.59'	N 01°03'48" W	42.39'	115°56'40"	39.97'
C2	185.00'	52.37'	N 65°01'08" E	52.20'	161°13'12"	26.36'

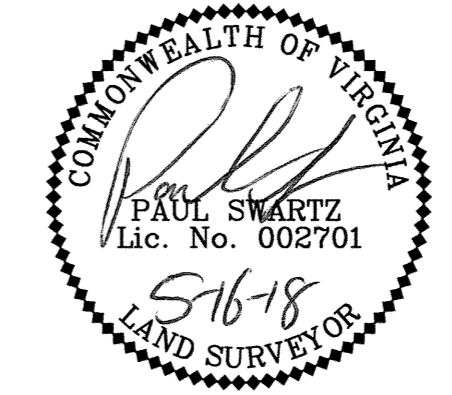
SURVEYOR'S CERTIFICATE

TO STEWART TITLE GUARANTY COMPANY, CARDEROCK TYCON I, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND TYCON ONE, INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6A, 6B, 7A, 7B1, 8, 9, 11, 13, 16, 17 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 9, 2018.

DATE OF PLAT OR MAP: MAY 16, 2018

PAUL SWARTZ, LS#002701
 PSWARTZ@BOWMANCONSULTING.COM



SCALE: 1" = 30' DATE: MAY 16, 2018

REVISION	

Bowman CONSULTING
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o Bowman Consulting Group, Ltd.
 DWG: P:\030011 - Tycon I\030011-01-001 (SUR) - ALTA\Survey\Plots\Alta\030011-D-BP-001.dwg BY: PFM CHK: PS CC:
 BCG PROJECT NO: 030011-01-001 TASK: 00001 COUNTY REF NO: N/A SHEET 1 OF 1



030011-D-BP-001