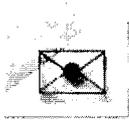


4  
12-12-09



**Rich Baier/Alex**  
12/10/2009 10:26 AM

To william.euille@alexandriava.gov, frank.fannon@alexandriava.gov,  
kerry.donley@alexandriava.gov, alicia.hughes@alexandriava.gov,  
council@krupicka.com, delpepper@aol.com,  
cc Jim Hartmann/Alex@Alex, Mark Jinks/Alex@Alex, Michele  
Evans/Alex@Alex, Tony Castrilli/Alex@Alex, Bob  
Garbacz/Alex@Alex, Abraham Lerner/Alex@ALEX, William  
bcc  
Subject DoD BRAC 133 Preliminary Interchange Justification Report (IJR)

Mayor and Council,

The Mayor had received the attached letter dated December 9 from Nick Nicholson, VDOT Regional Transportation Program Manager, yesterday. This email is being sent to you to transmit this VDOT letter and summarize its contents---

1. VDOT will be moving ahead with preliminary analysis on Alternative "A-1" (provision of a right in and right out access from I 395 to the South DoD Garage) and Alternative "D" (provision of a right in right out as well as a flyover beginning from the HOV lanes south of the Seminary Road interchange and connects to the Mark Ctr. Dr. by passing next to the IDA building along the northern property boundary of the Winkler Botanical Preserve).
2. The letter restated that VDOT will still accept the City's Proposed Alternative(s) for analysis within this preliminary study
3. Nick Nicholson committed to a VDOT sponsored Preliminary IJR Public Informational Meeting in February of 2011 to receive input based upon data known at that time.

While the City staff was quite surprised by the letter coming before its public hearing on Saturday (for which staff has just recently received a confirmation of attendance by Nick and his consultant team), it is all the more important that the City's input on the Alternatives be conveyed to VDOT subsequent to the public hearing.

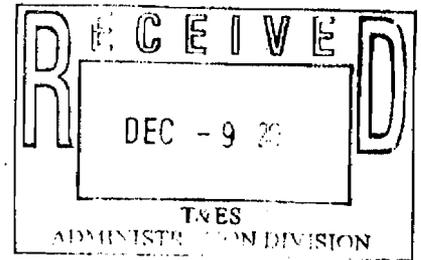
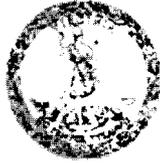
If you have any questions please feel free to give me a call. Rich



VDOT to Mayor Interchange Justification Report for Mark Ctr 12-4-09.pdf

Richard J. Baier, P.E. LEED AP

Director  
Transportation and Environmental Services  
City of Alexandria  
301 King Street  
Alexandria, VA 22314  
(703) 746.4025  
FAX (703)519.3356  
CITY OF ALEXANDRIA-- DESIGNATED AS AN ECO CITY



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

DAVID S. EKERN, P.E.  
COMMISSIONER

14685 Avion Parkway  
Chantilly, Virginia 20151-1104  
703-383-VDOT (8368)

December 4, 2009

The Honorable William Euille  
Mayor City of Alexandria  
Alexandria City Hall  
301 King Street  
Alexandria, Virginia 22314

Subject: Interchange Justification Report for the Mark Center

Dear Mayor Euille:

At the request of the City of Alexandria, the Virginia Department of Transportation (VDOT) agreed to fund and perform an Interchange Justification Report (IJR) to determine if direct access from I-395 can be provided into the Mark Center to lessen the predicted traffic impacts of BRAC 133. I am writing to provide an update on the status of the IJR.

On December 30, 2008, VDOT assembled a team of consultants and met with stakeholders, including city staff, to discuss the scope of work and potential access alternatives that would be studied in the IJR. VDOT refined the scope of work and alternatives based upon comments received at the meeting. VDOT finalized its scope of work and proceeded with the IJR in the spring of 2009. Since then, VDOT's consultant has been gathering data and analyzing existing traffic conditions, developing access alternatives and performing traffic operational analyses.

VDOT also conducted a traffic study to determine the impacts of the BRAC 133 on the road network adjacent to the Mark Center. The study concluded that significant delays and poor levels of service will result at multiple intersections in 2011, even with the planned Army turn lane improvements on Seminary Road and Beauregard Street. Additionally, the study recommended that direct access into the Mark Center be analyzed to provide an alternate access route for the 13,000 ± employees that will occupy the Mark Center in 2011.

On June 23, 2009, the Alexandria City Council directed the City Manager to undertake a transportation analysis of: 1) the potential impact of the provision of a direct access ramp from I-395 onto the Mark Center site; and 2) the impact of not building the Seminary Road and Beauregard Street turn lane improvements by September 2011. This study found that in addition to the planned turn lanes, a direct access ramp from I-395 into Mark Center may be necessary to accommodate all of the future traffic generated by the BRAC 133.

Mayor William Euille  
December 4, 2009  
Page 2 of 2

On October 1, 2009, VDOT again met with city staff and other stakeholders to present seven preliminary access alternatives to determine if there were any "fatal flaws." VDOT received comments from the Army, but received no official comments from city staff.

In order to meet the expedited schedule for this study, VDOT has determined Alternatives A1 and D (attached) warrant more detailed analyses to determine if either meet the requirements set forth in the Federal Highway Administration's (FHWA) policy on Additional Interchanges to the Interstate System.

**Alternative "A1"** provides access to the Army garage only from the I-395 southbound on-ramp and would be restricted to cars destined for the garage only. This ramp starts at the intersection of Seminary Road and the I-395 southbound on-ramp. The proposed ramp begins in the left lane of the on-ramp and then elevates up and over the on-ramp to connect to the Army garage on the P5 floor level. This ramp configuration will allow traffic to both enter and exit the garage. Exiting traffic can only travel southbound on I-395 and no buses would be allowed.

**Alternative "D"** provides access to Mark Center from the I-395 HOV lanes and would be open to the public, not just Army employees. This ramp configuration begins from the HOV lanes just south of the Seminary Road interchange and travels over the southbound general purpose lanes and then travels along the Winkler Preserve and touches down at Mark Center Drive. This configuration will provide a reversible flow ramp, which will allow traffic to enter the site only in the morning and exit only in the afternoons. Buses would be allowed in this configuration. In addition to the above, an auto-only southbound exit movement would be allowed from the Army garage in this alternative.

VDOT understands the city is currently soliciting formal public opinion on the preliminary alternatives. I want to ensure you that VDOT will continue to consider all suggestions and opinions of the stakeholders throughout the IJR process. Once more detailed analysis of the two alternatives is performed, a public information meeting will be held in February 2010 in order for VDOT to receive public input.

If you have any questions concerning the aforementioned information, please do not hesitate to contact this office.

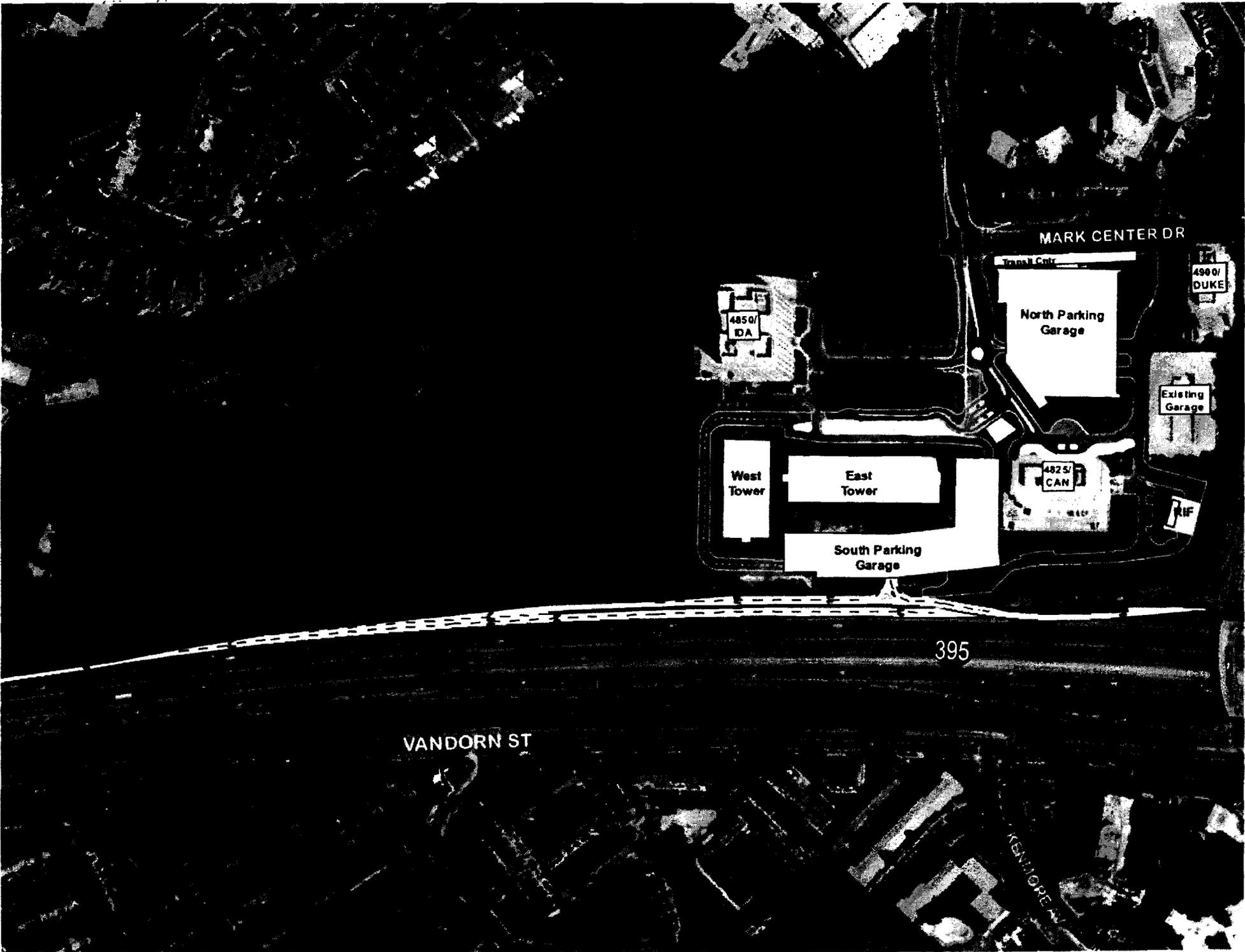
Sincerely,



Ronaldo T. Nicholson, P.E.  
Regional Transportation Program Director

Copy: Mr. Morteza Salehi  
Col. Jerry Blixt, U.S. Army  
Ms. Kathy Ichter, FFC  
Mr. Chet Humberd, IDA  
Mr. Jim Turkel, USACE  
✓ Mr. Rich Baier  
Mr. Tom Fahrney, VDOT

Attachments: Mark Center IJR: Alternate 1A  
Mark Center IJR: Alternate D



MARK CENTER DR

4850/  
DA

North Parking  
Garage

4900/  
DUKE

Existing  
Garage

West  
Tower

East  
Tower

4825/  
CAN

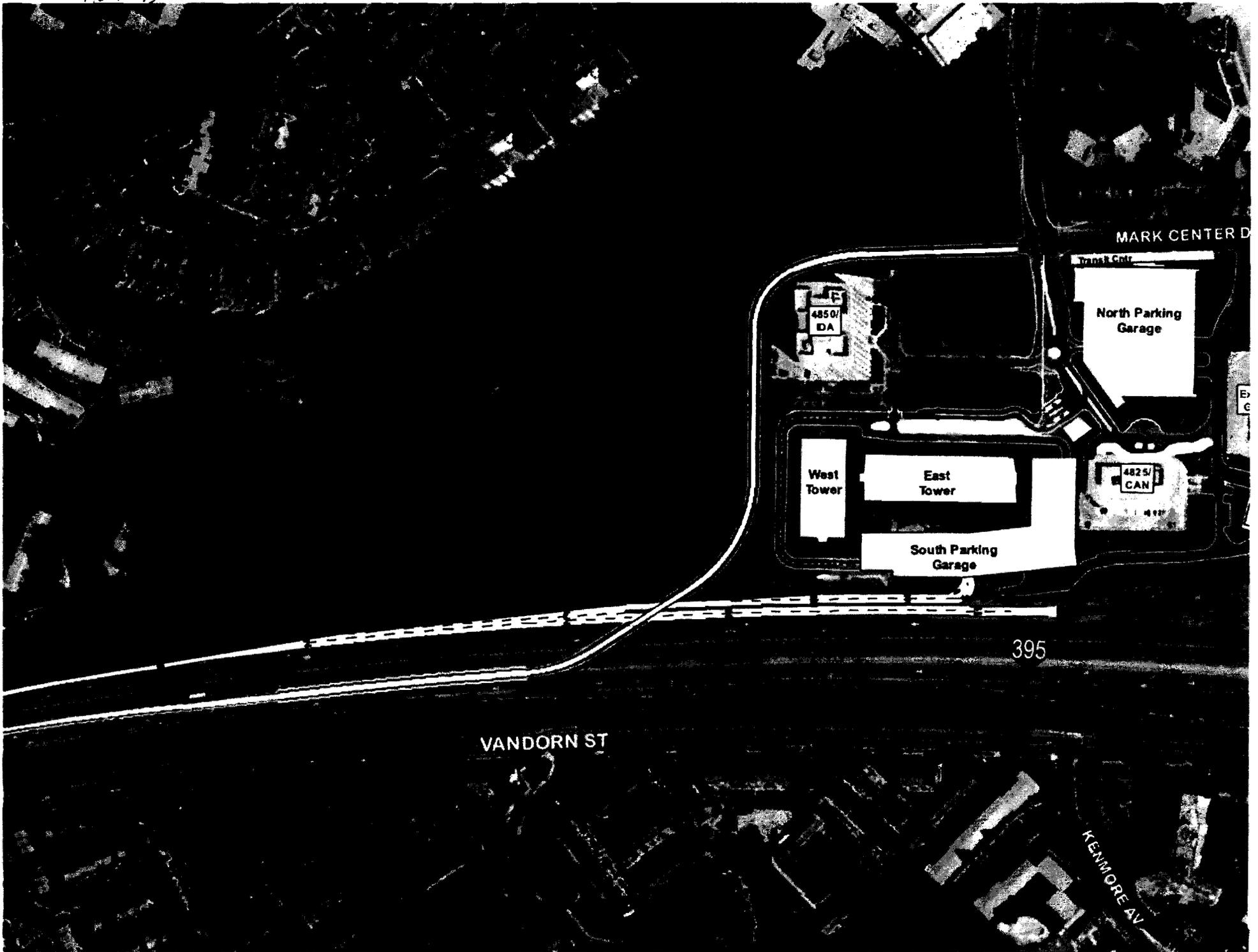
RIF

South Parking  
Garage

395

VANDORN ST

KENMORE AVE



MARK CENTER D

Transit Center

485 01  
DA

North Parking  
Garage

West  
Tower

East  
Tower

4825  
CAN

South Parking  
Garage

395

VANDORN ST

KENMORE AV

Katherine McGrady

#4

**Alexandria City Council Meeting**  
**Saturday, Dec. 12, 2009**  
**BRAC 133 Construction/Traffic Mitigation**

- Good morning Council members. I'm Katherine McGrady, chief operating officer of CNA
- CNA is a not-for-profit research organization serving government leaders
  - 4<sup>th</sup> largest employer in Alexandria
  - \$125 million in funding with 750 employees. We've been located in Western Alexandria for over 25 years. Many of our employees both live and work in Alexandria.
  - At present, we are leasing space at 4825 and 4900 Mark Center Drive from Duke Realty.
  - Our building is used by senior Pentagon officials for high-level meetings and seminars due to its security and proximity to the Pentagon.
- Although we were disappointed at not having been included in the planning process for the use of the Mark Center space from the beginning, we are now in better contact with the City.
  - One area of concern is the proximity of DoD's Remote Inspection Facility (RIF) at the corner of the property adjacent to I-395. This facility will serve as a vehicle inspection point to prevent damage to the DoD facility caused by an explosion or hazard material release. Unfortunately, both I-395 and the CNA building and the people on the highway and in our building are buffers for that possible event.
    - The safety and security of our employees and gov't employees who visit our facility is paramount. We believe the RIF's location puts our safety and security and theirs in jeopardy.
    - The traffic associated with the RIF will also cause a significant bottleneck, thus impeding our access either into or out of the complex.
  - Traffic issues within the Mark Center square are also concerns for both our employees and our Pentagon customers
    - The City and VDOT have looked at ingress and egress to/from I-395 and the traffic patterns on Beaugard and

Seminary Roads – studies are ongoing. CNA does not have an official position on these alternatives.

- What we are concerned about is a lack of a plan to address the ramifications of funneling thousands of cars into the narrow roads in the square within Mark Center. And we worry about pedestrian traffic as well.
  - Previous studies did not address recent authorizations for more building in the square or the planned bus and transportation hub to be built around the DoD parking garage immediately opposite CNA.
  - We ask the City Council to authorize the transportation department to conduct a study of how future traffic will flow during peak and non-peak hours in the Mark Center square – and authorize whatever work is necessary to be done to the roads to enable ingress and egress to the area and protect pedestrians who are going to be using these same byways.
- CNA would like to thank the mayor, City Council, Councilwoman Dell Pepper and Transportation & Environmental Services Director, Rich Baier for their attention to the problems we face. We'd like to help the City in any way we can to address these issues and work out a traffic mitigation plan BEFORE the 6400 DoD personnel move into the new buildings in Sept 2011.

December 12, 2009 (Krupicka)

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12-12-09

- 1) (same) Direct staff to prepare a letter to Duke Realty encouraging Duke Realty to move with all speed to complete the local roadway improvements as approved by Council;
- 2) (same) Direct VDOT to retain Alternatives A1 and A2 which provide direct access from I-395 to the Department of Defense (DOD) garage;
- 3) (amended) Direct VDOT to work with city staff to evaluate additional alternatives to relieve traffic pressures on Seminary Road and to address traffic impacts from BRAC provided that such alternatives meet the following criteria:
  - A. Do not harm the integrity of the Winkler Preserve
  - B. Minimize disruption to all local residents from BRAC-133 traffic as well as from any potential solutions to such traffic.
  - C. Take into consideration a broader view of transportation issues in the corridor, specifically by coordinating the study of alternatives with the ongoing Beauregard Planning effort
  - D. Take into consideration the guiding principles of Alexandria's BRAC-133 when
- 4) (same) Instruct VDOT to eliminate from consideration any access alternatives within their preliminary interchange justification report which would impact the land area of the Winkler Botanical Preserve; and
- 5) (moved into 3 D above)



Duncan Blair

4  
12-12-09

DEPARTMENT OF REAL ESTATE ASSESSMENTS

ci.alexandria.va.us

P. O. Box 178, City Hall  
Alexandria, Virginia 22313

Phone (703) 838-4646  
Fax (703) 706-3979

November 30, 2004

William C. Nussbaum, Esq.  
The Mark Winkler Company  
4900 Seminary Road  
Alexandria, VA 22311-1811

Re: Winkler Botanical Preserve Property Tax Exemption

Dear Bill:

The Department of Real Estate Assessments has recently received an opinion from the City Attorney stating their findings related to the review of the application for tax exemption filed by the Mark Winkler Company for the property located at 1397 North Beauregard Street, Alexandria, Virginia. As a result of this review it is my earnest opinion that the Preserve satisfies all of the requirements of Sec. 58.1-3606(A)(4), and therefore qualifies for tax exemption.

The City Attorney's Office stated in their review "Clearly, the Preserve can be classified as an institution of learning." The Preserve is not operated for profit, and the Preserve is primarily used for educational purposes. Since the Preserve satisfies all of the requirements it is our conclusion that the property is exempt from taxation by classification pursuant to Virginia Code effective January 1, 2003.

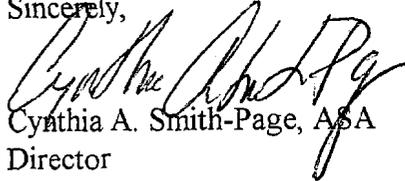
In the event of any change in the ownership, use or occupancy of this property, you must notify the Department of Real Estate Assessments as soon as possible. Additionally, you may be required to file an application to retain exempt status. You will be notified in writing in advance of this required filing.

We have forwarded all tax adjustments for the property to the Treasury Division, and any taxes that have been paid for tax years 2003 and 2004 will be refunded. I have also enclosed a copy of the memorandum from the City Attorney regarding their analysis of the qualifications leading to the exemption. If you have any questions feel free to give me a call.

Nov. 30, 2004  
Page 2 of 2

Thank you for your patience and for working with us through this process.

Sincerely,



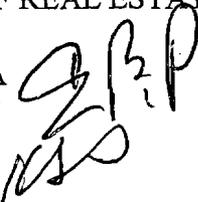
Cyathia A. Smith-Page, ASA  
Director

Enclosure

cc: Karen Snow, Asst. City Attorney

## MEMORANDUM

TO: CINDY SMITH-PAGE, DIRECTOR  
DEPARTMENT OF REAL ESTATE ASSESSMENTS

FROM: IGNACIO PESSOA  
CITY ATTORNEY   
KAREN S. SNOW   
ASSISTANT CITY ATTORNEY

DATE: OCTOBER 5, 2004

SUBJECT: TAX EXEMPTION OF THE WINKLER BOTANICAL PRESERVE  
REFERENCE NO. 03-225

Inquiry

Your office has asked that we review the tax-exempt status of certain real property owned by the Winkler Botanical Preserve (the "Preserve"), located at 1397 North Beauregard Street, Alexandria, Virginia. The property is the subject of an application for exemption by classification submitted to the City by the Preserve seeking exemption as of January 1, 2003.<sup>1</sup>

AnalysisA. Facts.

The Preserve was created in 1979. It consists of approximately 44 acres of unimproved land and the Catherine Lodge (the "Lodge"). The Lodge is a wood-framed building which is comprised of a visitor center, classrooms and meeting rooms. Since 1998, the Preserve developed and conducts educational programs in environmental sciences and other interdisciplinary studies for the Alexandria City Public Schools ("ACPS"), the citizens of Alexandria and neighboring communities.

The Preserve currently exists under the Virginia Nonstock Corporation Act. The purposes of the Preserve are expressly stated in its Articles of Incorporation ("Articles"), as amended:

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<sup>1</sup> Property may be exempt by classification, under Virginia Code §§ 58.1-3606 and 58.1-3609, as part of a broadly defined class of exempt property established by the General Assembly.

The purposes for which the corporation is formed are:

To receive and administer funds and property, real, personal or mixed, for scientific, educational and charitable purposes, all for the public welfare, and more specifically for the purpose of acquiring by gift, bequest, devise, purchase or lease *real and/or personal property to be used as an institution of learning to educate the general public in environmental science and other interdisciplinary studies; and incidentally thereto to purchase or lease real and/or personal property to be used as a nature and recreational park for the benefit of the public generally;* to make any and all improvements, changes and/or additions in and to such property in order to facilitate access to and use of the property as a public park; to operate the park as a public park and, in connection therewith, conduct and administer such programs relating to the education of the public with respect to the environmental aspects of the park, including its history, ecology and other attributes of nature. And, in general to exercise any power which a corporation organized in the State of Virginia for scientific, educational and charitable purposes, all for the public welfare, can be authorized to exercise, but not any other power.

Articles, Art. 3.<sup>2</sup> Emphasis added. The Articles further provide that “No part of the net earnings of the corporation shall inure to the benefit of any individual.. “ Articles, Art. 4.

Consistent with its purpose to be used as an institution of learning, the Preserve offers an environmental education program in partnership with the Alexandria City Public Schools (“ACPS”). The Preserve also offers professional development courses for teachers. From October through June, Monday through Friday, from 9 am until 5 pm, classes are offered free of charge to all ACPS elementary and middle school students. The Preserve offers fourteen (14) different courses of study for grades first through seventh, including but not limited to science topics, such as ecosystems, life cycles and plants. In addition, these programs offered by the Preserve are interdisciplinary, and integrate other aspects of elementary and middle school curriculum such as mathematics, history, science, English and the arts. The Preserve’s educational staff works with Dr. Clenton Blount , ACPS Curriculum Specialist for Sciences and other educators to review textbooks and lesson plans to fulfill supplemental curriculum needs for the ACPS. The courses taught at the Preserve are based on the Virginia Standards of Learning curriculum and are utilized by the ACPS as a supplement to the ACPS curriculum. In fact, as of

---

<sup>2</sup> Consistent with its stated purposes, the Preserve has been determined to be a qualified organization under § 501(c)(3) of the Internal Revenue Code of 1986, as amended, and is therefore exempt from federal income taxation. This is not, however, determinative of the tax-exempt status of property owned by the university. See 1981-82 Att’y Gen. Ann. Rep. 353, 353 (“exemption from income tax does not carry with it an exemption from real or tangible personal property taxes”). See also 1989 Att’y Gen. Ann. Rep. 342, 345; and 1981-82 Att’y Gen. Ann. Rep. 373, 374.

October 2003, the Preserve's staff is assisting Maury Elementary School to meet the Virginia Standards of Learning.

The Preserve has a staff of four, which includes an executive director and three environmental educators. The staff all have college degrees and have been certified to teach state sponsored training programs.

In addition, the Preserve offers an after school program for children enrolled in after school care at the Campagna Center. The Preserve also works with the City's Mount Vernon Recreation Center and offers science education to the children enrolled in or participating in this recreation center's activities.

B. Statutory Exemption.

In its application, the Preserve asserts that the Property is exempt from taxation pursuant to Virginia Code § 58.1-3606(A)(4).<sup>3</sup> This section exempts:

Property owned by public libraries, law libraries of local bar associations when the same are used or available for use by a state court or courts or the judge or judges thereof, medical libraries of local medical associations when the same are used or available for use by state health officials, incorporated colleges or other institutions of learning not conducted for profit. This paragraph shall apply only to property primarily used for literary, scientific or educational purposes or purposes incidental thereto and shall not apply to industrial schools which sell their products to other than their own employees or students. [emphasis added]

Exemption under this section requires a determination that (a) the Preserve is an "other institution of learning," (b) that the Preserve is not conducted for profit, and (c) that the Property is primarily used for literary, scientific or educational purposes or purposes incidental thereto.

---

<sup>3</sup> This exemption is self executing in accordance with the powers granted to the General Assembly under Article X, § (6)(a)(4) of the Constitution of Virginia. Article X, § provides in pertinent part:

(a) [T]he following property and no other shall be exempt from taxation, State and local ..

(4) Property owned by .. institutions of learning not conducted for profit, so long as such property is primarily used for literary, scientific, or educational purposes or purposes incidental thereto.

With respect to the first requirement, in order to qualify as an “institution of learning,” the university must have a faculty, a student body, and a prescribed course of study. Dept. of Taxation v. Progressive Community Club, 215 Va. 732, 737, 213 S.E.2d 759, 762 (1975). In addition, “the proper level of education at which to commence the exemption is that accepted as the first level in the public school system.” Progressive, 215 Va. at 739, 213 S.E.2d at 763. See Close Up Foundation v. Board of Supervisors, 39 Va. Cir. 490, 499 (Arlington Cir. Ct. 1996) (tax exemption denied, based on determination that “Close Up Foundation not an “institution of learning ... no regular student body, no regular course of study, no permanent educational facilities or classroom space.”)

Clearly, the Preserve can be classified as an institution of learning. As noted above, the Preserve has a faculty, a student body and an interdisciplinary curriculum which has been incorporated into the ACPS elementary and middle school curriculum. More importantly, the course study offered by the Preserve is used as a supplement to the ACPS’ curriculum in order to meet the state-mandated Standards of Learning.

As to the second requirement the Preserve is not operated for profit. As to the third requirement, the Preserve is primarily used for educational purposes. As stated above, it operates eight months a year, five days a week as a scientific and environmental education center for the ACPS. Part of its mission, is to assist the ACPS with the Standards of Learning curriculum imposed by the Commonwealth of Virginia. In addition, the Preserve offers workshops for the ACPS teachers. It also offers an “after school” curriculum and additional educational courses in conjunction with the City’s recreation centers. From the end of the school year through August, the Preserve runs a summer camp primarily for Alexandria youths ages 7 through 11.

Since the Preserve satisfies all of the requirements of § 58.1-3606(A)(4), we conclude that the Property should be exempt from taxation effective as of January 1, 2003.

#### Conclusion

For the reasons stated above, we conclude that the Property is exempt from taxation by classification, pursuant to Virginia Code § 58.1-3606(A)(4), effective as of January 1, 2003.

cc: Philip Sunderland  
City Manager

Michele Evans  
Assistant City Manager

Daniel A. Neckel, Director  
Department of Finance

G:\DOCUMENT\DATA\MEMS\03-225.kss.wpd

**CITY OF ALEXANDRIA ASSESSOR  
PROPERTY PROFILE**

Account #: 50686170

Parcel #: 019020213

Local #: 780-PRIVATE ED INSTS.

MH Seq #: MH Space:

**Appr Year:** 2009      **Levy:** 1      **# of Bldgs:** 1      **Active On:** 12/11/2009  
**Tax Dist:** 001      **Map #:** 019.02-02-13      **LEA:** 0183      **InactiveOn:**  
**Assign To:** TFrancis      **Initials:** BLINNENBER      **Acct Type:** Tax Ex Non-Gov      **Last Updated:** 12/11/2009  
**New Growth:** 0

**Owner's Name and Address:**

**Property Address:**

WINKLER BOTANICAL PRESERVE THE  
  
MARK WINKLER CO  
101 N UNION ST STE 300  
ALEXANDRIA VA 223143231

**Street:** 1397 N BEAUREGARD ST  
**City:** ALEXANDRIA

**Business/Complex:**

**Sales Summary**

**Legal Description**

PCL 1202 RESUB PCL 1100 MARK CENTER PROPERTIES ETC (D-391)

**Land Valuation Summary**

Land Type	Ag Code	Abst Code	Square Feet	Unit of Measure	Number Of Units	Value Per Unit	Actual Value	Assmt Percent	*Assessed Value
Exempt	P	780L	1,944,125	Square Feet	1944125	\$1	\$2,215,521.00	1	\$2,215,521
<b>Land Subtotal:</b>					<b>1944125</b>		<b>\$2,215,521.00</b>		<b>\$2,215,521</b>

**Buildings Valuation Summary**

Bldg #	Property Type	Abst Code	Occupancy	Actual Value	Assmt Percent	*Assessed Value
1	Commercial	780I	9780 - PRIVATE ED INSTS.	\$1,575,000	1	\$1,575,000
<b>Improvements Subtotal:</b>				<b>\$1,575,000</b>		<b>\$1,575,000</b>

**Total Property Value** **\$3,790,521** **\$3,790,521**

\*Approximate Assessed Value



01-1000Q (SLT)  
1 OF 1  
CITY OF ALEXANDRIA, VA.

TAX ID NOS.  
010025286

019.00-02-~~00~~154  
019.00-02-04

DEED OF CONSOLIDATION  
AND SPECIAL WARRANTY DEED

THIS DEED OF CONSOLIDATION AND SPECIAL WARRANTY DEED is made as of this 13<sup>th</sup> day of September, 2001, by and among COROLYN W. THOMAS, HARRIS S. RICHARDSON, JR., AND ROBERT A. BLAIR, AS TRUSTEES OF THE MARITAL DEDUCTION TRUST UNDER THE LAST WILL AND TESTAMENT OF MARK WINKLER, DECEASED, (the "Marital Deduction Trust" and sometimes referenced herein as "Grantor"), and MARK CENTER PROPERTIES LIMITED PARTNERSHIP, a Virginia Limited Partnership ("MCP", and sometimes referenced herein as "Grantee") and THE WINKLER BOTANICAL PRESERVE ("WBP") (the Marital Deduction Trust, MCP and WBP are sometimes collectively referenced herein as "Owners").

WITNESSETH:

WHEREAS, MCP is the owner of a fee simple interest in certain real property (the "Property") located in the City of Alexandria, Virginia, which Property is generally known as (i) Parcel 1100, as the same is duly dedicated, platted and recorded in Instrument No. 990025090 among the land records of the City of Alexandria, Virginia, and (ii) a portion of Parcel F-2, as the same is duly dedicated, platted and recorded in Instrument No. 990025090 among the land records of the City of Alexandria, Virginia, and which is more particularly described on that certain Plat prepared by Walter L. Phillips, Incorporated, dated May 10, 2001, revised June 25, 2001, entitled "Plat Showing the Resubdivision of Parcel 1100 Mark Center Properties Limited Partnership Parcel 'F-2', Catherine W. Herman and Winkler Botanical Preserve" (the "Consolidation Plat"), which Consolidation Plat is attached hereto as Exhibit A and by this reference made a part hereof; and

WHEREAS, the Marital Deduction Trust is the owner of a fee simple interest in certain real property which it acquired in Deed Book 1076 at Page 474, recorded among the land records of the City of Alexandria, Virginia, and which is described in Exhibit B attached hereto and hereby made a part hereof, and which is also shown on the Consolidation Plat; and

WHEREAS, WBP is the Owner of a fee simple interest in certain real property which it acquired in Deed Book 1076, Page 474; Deed Book 1078 Page 187; Deed Book 1166 Page 1008; Deed Book 1623 Page 1737; Instrument No. 990025092; and Instrument No. 990025093 (all of the foregoing having been recorded among the land records of the City of Alexandria, Virginia), which properties are also shown on the Consolidation Plat (all of the real property

VALUE OF PROP. BEING TRANSF.  
@ 18¢ PER S.F.  
= \$766,281.88

RETURN TO: WILLIAM C. NUSSBAUM, ESQ.  
THE MARK WINKLER COMPANY  
4900 SEMINARY ROAD  
ALEXANDRIA, VA. 22311-1811

described in this, and the foregoing, Recital Paragraphs is, collectively, sometimes referenced herein as the "Property"); and

WHEREAS, Owners desire to consolidate the Property in accordance with the Consolidation Plat.

NOW, THEREFORE, in consideration of the Property and the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Owners do hereby consolidate the Property into Parcels 1200, 1201 and 1202, all in accordance with the Consolidation Plat.

The platting and dedication of the foregoing described land are made with the free consent of Owners in accordance with the desire of the undersigned Owners and in accordance with the statutes made and provided in such cases, and with the approval of the proper authorities of the City of Alexandria, Virginia, as evidenced by their signatures on the Consolidation Plat.

FURTHER, in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in an effort to consolidate the Ownership of Parcel 1200, the Marital Deduction Trust as Grantor, does GRANT, BARGAIN, SELL AND CONVEY, with Special Warranty to MCP, as Grantee, its successors and assigns, in fee simple, all of that certain real property situated, lying and being in the City of Alexandria, Virginia, being more particularly described on Exhibit B attached hereto.

TOGETHER with all buildings, fixtures, and other implements located in or on said land; and

TOGETHER with all water rights, sewer rights and other utilities located on said Property; and any easements, licenses, appurtenances and privileges belonging or appurtenant thereto, including specifically any land located in the right of way of adjacent roads.

TO HAVE AND TO HOLD the above described property unto the use and benefit of Grantee, its successors and assigns, in fee simple forever.

[SIGNATURES APPEAR ON FOLLOWING PAGES]

---







*Harris S. Richardson, Jr.*  
HARRIS S. RICHARDSON, JR., Trustee  
Under the Marital Deduction Trust Under  
the Last Will and Testament of Mark  
Winkler, deceased

STATE OF Virginia )  
 )  
COUNTY/CITY OF Alexandria ) ss.

I, the undersigned Notary Public in and for the jurisdiction aforesaid, do hereby certify that Harris S. Richardson, Jr., Trustee Under the Marital Deduction Trust Under the Last Will and Testament of Mark Winkler, deceased, whose name is signed to the foregoing Deed of Consolidation and Special Warranty Deed, has acknowledged the same before me as his free act and deed, in the jurisdiction aforesaid.

GIVEN under my hand and seal this 24th day of August, 2001.

*Ann Penley*  
\_\_\_\_\_  
Notary Public

My Commission Expires: December 31, 2005

[SIGNATURE PAGE TO DEED OF CONSOLIDATION AND SPECIAL WARRANTY DEED BETWEEN MARK CENTER PROPERTIES LIMITED PARTNERSHIP AND THE MARITAL DEDUCTION TRUST AND WBP]

Robert A. Blair  
ROBERT A. BLAIR, Trustee Under the  
Marital Deduction Trust Under the Last Will  
and Testament of Mark Winkler, deceased

STATE OF Virginia )  
 )  
COUNTY/CITY OF Alexandria ) ss.

I, the undersigned Notary Public in and for the jurisdiction aforesaid, do hereby certify that Robert A. Blair, Trustee Under the Marital Deduction Trust Under the Last Will and Testament of Mark Winkler, deceased, whose name is signed to the foregoing Deed of Consolidation and Special Warranty Deed, has acknowledged the same before me as his free act and deed, in the jurisdiction aforesaid.

GIVEN under my hand and seal this 24th day of August, 2001.

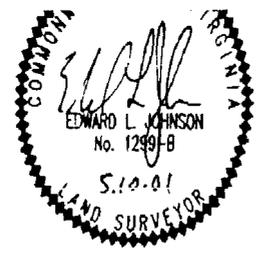
Ann O'Leary  
Notary Public

My Commission Expires: December 31, 2005

[SIGNATURE PAGE TO DEED OF CONSOLIDATION AND SPECIAL WARRANTY DEED BETWEEN MARK CENTER PROPERTIES LIMITED PARTNERSHIP AND THE MARITAL DEDUCTION TRUST AND WBP]

**AREA TABULATION**

PARCEL 1200	873,573 SF
PARCEL 1201	80,437 SF
<u>PARCEL 1202</u>	<u>1,903,372 SF</u>
TOTAL	2,857,382 SF



**NOTES**

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 19 00-2-4, 6, 7, AND 8, AND 29 00-1-3, ALL ZONED CDD-4.
2. PARCEL 1100 WAS CREATED IN INSTRUMENT NUMBER 000011012. PARCEL "F-2" WAS CREATED IN INSTRUMENT NUMBER 990025088.
3. THIS PLAT IS SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS WHICH EXIST IN THE CHAIN OF TITLE. NO TITLE REPORT FURNISHED.

PG0161

**CURVE DATA (SHEET 2)**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
73	41.50'	70.97'	47.72'	62.63'	S20°57'42"E	97°58'36"
74	110.00'	59.49'	30.49'	58.77'	S43°31'13"W	30°59'13"
75	110.50'	29.56'	14.87'	29.47'	S66°40'41"W	15°19'44"
99	47.00'	123.80	181.22'	90.99'	S40°05'56"W	150°55'14"
100	16.00'	26.67'	17.62'	23.69'	S67°48'17"W	95°30'33"

SHOWING T  
PAF  
MARK CENTER PROP  
PARI  
CATHI  
AND, WINKLER E  
CITY OF A



**WALTER L.**  
INCORPORATED  
CIVIL ENGINEERS  
LAND SURVEYORS  
PLANNERS  
LANDSCAPE ARCHITECTS  
207 PARK AVENUE FALLS CHURCH, VIRGINIA  
(703) 532-8163 FAX (703) 533-1301

REVISED JUNE 25, 2001

SCALE: 1" = 100'      DATE: MAY 10, 2001

REFERENCE:

## SURVEYOR'S CERTIFICATE

I, EDWARD L. JOHNSON, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE LAND SHOWN HEREON IS NOW IN THE NAME OF:

(PARCEL 1100) MARK CENTER PROPERTIES LIMITED PARTNERSHIP AS RECORDED IN DEED BOOK 976 AT PAGE 399, DEED BOOK 976 AT PAGE 402, DEED BOOK 976 AT PAGE 405, DEED BOOK 1050 AT PAGE 817, DEED BOOK 1067 AT PAGE 510, AND DEED BOOK 1067 AT PAGE 512;

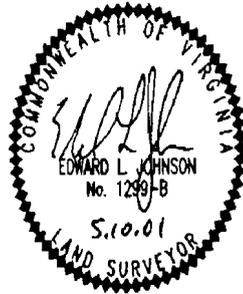
(PORTION OF PARCEL "F-2") THE MARITAL DEDUCTION TRUST AS RECORDED IN DEED BOOK 1076 AT PAGE 474;

THE WINKLER BOTANICAL PRESERVE (FORMERLY KNOWN AS THE WINKLER NATURE PARK, INC.), AS RECORDED IN DEED BOOK 1076 AT PAGE 474, DEED BOOK 1166 AT PAGE 1008, DEED BOOK 1623 AT PAGE 1737, INSTRUMENT NUMBER 990025092, AND INSTRUMENT NUMBER 990025093.

ALL AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

I FURTHER CERTIFY THAT THE BEARINGS SHOWN REFER TO VIRGINIA STATE GRID NORTH.

GIVEN UNDER MY HAND THIS 10TH DAY OF MAY, 2001



## NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 19.00-2-4, 6, 7, AND 8, AND 29 00-1-3, ALL ZONED CDD-4

## OWNER'S CERTIFICATE

THE PLATTING OR DEDICATION OF THE PROPERTY SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY. IT IS FURTHER AGREED TH IRON PIPE WILL BE SET AT ALL PROPERTY CORNERS AS REQUIRED BY STATE LOCAL ORDINANCES AND REGULATIONS UNDER THE SUPERVISION OF A VIRGINIA LAND SURVEYOR

*[Signature]*  
FOR MARK CENTER PROPERTIES LIMITED PARTNERSHIP DAT

*[Signature]*  
FOR THE MARITAL DEDUCTION TRUST DAT

*[Signature]*  
FOR THE WINKLER BOTANICAL PRESERVE DAT

## AREA TABULATION

PARCEL 1200	.....	873.57
PARCEL 1201	.....	80.43
PARCEL 1202	.....	1,903.37
TOTAL	.....	2,857.38



PG0162

**CERTIFICATE**

LAND SURVEYOR IN THE  
CERTIFY, TO THE BEST OF MY  
SHOWN HEREON IS NOW IN THE NAME

LIMITED PARTNERSHIP AS RECORDED  
BOOK 976 AT PAGE 402, DEED BOOK 976  
817, DEED BOOK 1067 AT PAGE 510,

EDUCTION TRUST AS RECORDED IN

ERLY KNOWN AS THE WINKLER NATURE  
BOOK 1076 AT PAGE 474, DEED BOOK 1166  
1737, INSTRUMENT NUMBER  
025093.

CITY OF ALEXANDRIA, VIRGINIA.

SHOWN REFER TO VIRGINIA STATE GRID

MAY, 2001



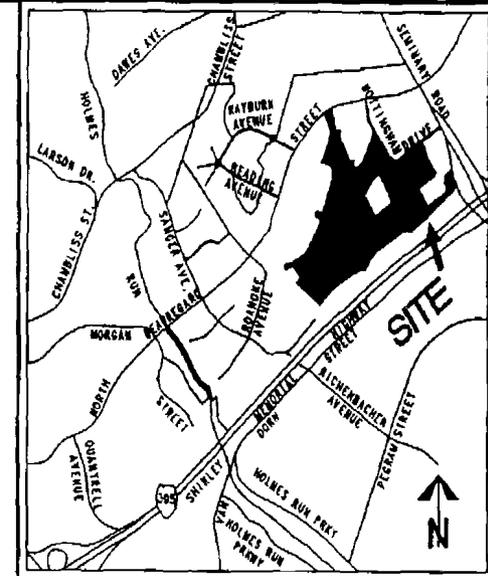
**OWNER'S CERTIFICATE**

THE PLATTING OR DEDICATION OF THE PROPERTY SHOWN ON THIS PLAT IS WITH  
THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED  
OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY. IT IS FURTHER AGREED THAT  
IRON PIPE WILL BE SET AT ALL PROPERTY CORNERS AS REQUIRED BY STATE AND  
LOCAL ORDINANCES AND REGULATIONS UNDER THE SUPERVISION OF A VIRGINIA  
LAND SURVEYOR.

*[Signature]*  
FOR MARK CENTER PROPERTIES LIMITED PARTNERSHIP DATE

*[Signature]*  
FOR THE MARITAL DEDUCTION TRUST DATE

*[Signature]*  
FOR THE WINKLER BOTANICAL PRESERVE DATE



VICINITY MAP

SCALE: 1"=2000'

**AREA TABULATION**

PARCEL 1200	873,573 SF OR 20.0545 ACRES
PARCEL 1201	80,437 SF OR 1.8465 ACRES
PARCEL 1202	1,903,372 SF OR 43.6954 ACRES
TOTAL	2,857,382 SF OR 65.5964 ACRES

PG 163

VIRGINIA  
ON  
UP

### AREA TABULATION

PARCEL 1200	873,573 SF	OR	20.0545 ACRES
PARCEL 1201	80,437 SF	OR	1.8465 ACRES
<u>PARCEL 1202</u>	<u>1,903,372 SF</u>	<u>OR</u>	<u>43.6954 ACRES</u>
TOTAL	2,857,382 SF	OR	65.5964 ACRES



IS LOCATED ON ASSESSMENT MAP  
ALL ZONED CDD-4.

NUMBER 00011012.  
IT NUMBER 990025088

RESTRICTIONS AND EASEMENTS  
TITLE REPORT FURNISHED.

FLAT  
SHOWING THE RESUBDIVISION OF  
**PARCEL 100,**  
MARK CENTER PROPERTIES LIMITED PARTNERSHIP  
**PARCEL 'F-2',**  
CATHERINE W. HERMAN  
AND, WINKLER BOTANICAL PRESERVE  
CITY OF ALEXANDRIA, VIRGINIA

SHEET 2)

CHORD	BEARING	DELTA
2.63'	S20°57'42"E	97°58'36"
8.77'	S43°31'13"W	30°59'13"
9.47'	S66°40'41"W	15°19'44"
0.99'	S40°05'56"W	150°55'14"
3.69'	S67°48'17"W	95°30'33"

REVISED JUNE 25, 2001

	<h2>WALTER L. PHILLIPS</h2>	
	INCORPORATED CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046 (703) 532-8183 FAX (703) 533-1301	
SCALE: 1" = 100'	DATE: MAY 10, 2001	SHEET: 1 OF: 4

PG 0164

**PARCEL 1202**  
 (WINKLER BOTANICAL PRESERVE)  
 1,903,372 SF OR 43.6954 ACRES

WINKLER BOTANICAL PRESERVE

INST NO. 9900250093

INST. NO. 9900250092

HAMLET EAST

S70°58'10"W  
139.28'

N42°42'30"W 185.76'

N40°03'20"E  
102.56'

N53°19'00"W 161.63'

WINKLER BOTANICAL PRESERVE  
 DB 1076 PG 474

WINKLER BOTANICAL PRESERVE  
 CULTURE

SHIRLEY MEMORIAL HIGHWAY - ROUTE 395

RIGHT-OF-WAY VARIES

91.34' S44°01'22"W 121.27' S49°04'35"W 302.50' S54°09'56"W 201.14' 109.53' S68°10'00"W S79°34'58"W 107.44' S29°29'

FLAT  
 SHOWING THE RESUBMISSION OF  
**PARCEL 1100,**  
 MARK CENTER PROPERTIES LIMITED PARTNERSHIP  
**PARCEL 'F-2',**  
 CATHERINE W. HERMAN  
**AND, WINKLER BOTANICAL PRESERVE**  
 CITY OF ALEXANDRIA, VIRGINIA

	<b>WALTER L. F</b>
	INCORPORATED
	CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
	207 PARK AVENUE FALLS CHURCH, VIRGINIA 22048 (703) 532-6163 FAX (703) 533-1301

SCALE: 1" = 100' DATE: MAY 10, 2001

REVISED JUNE 25, 2001

REFERENCE:

PG0165

NORTH BEAUREGARD STREET  
RIGHT-OF-WAY VARIES

ROANOKE AVENUE

50' RIGHT-OF-WAY

HAMLET EAST

HAMLET EAST

PARCEL 701  
DB 1567 PG 1590

WINKLER BOTANICAL PRESERVE  
DB 1623 PG 1737

PARCEL 1202  
(WINKLER BOTANICAL PRESERVE)  
1,903,372 SF OR 43.6954 ACRES

PARCEL "F-2"  
INST. NO. 990025088

PARCEL 1001  
INST. NO. 990025088

N11°00'00"W 74.71'  
N74°20'33"E 128.61'  
S70°58'10"W 139.28'

N59°00'49"E 223.26'

N28°01'36"E 437.29'

S69°57'00"E 52.21'

N64°26'27"W 44.16'

N20°03'00"E 468.33'

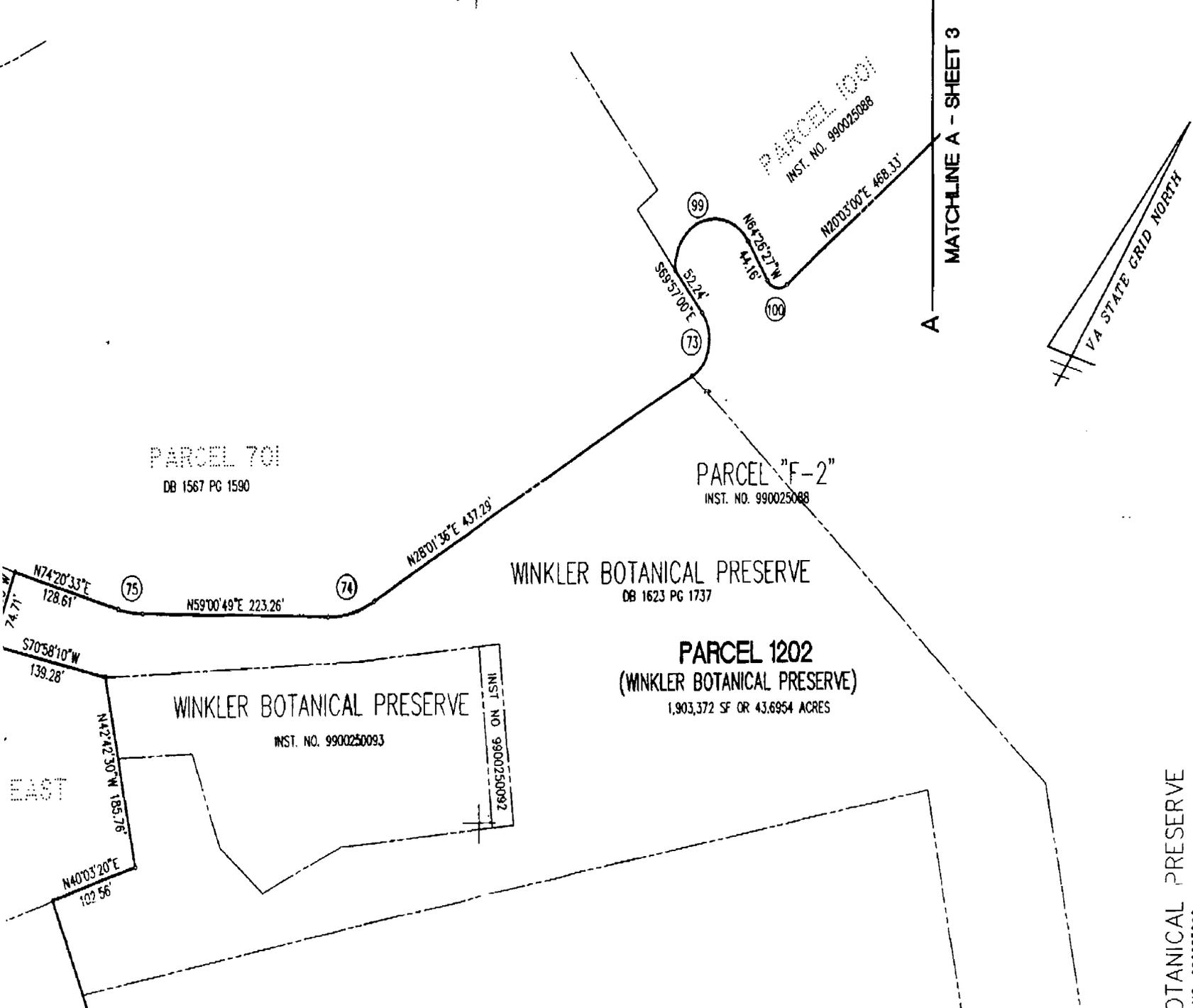
N40°03'20"E 102.56'

N51°37'14"

INST. NO. 9900250092

INST. NO. 9900250093

A MATCHLINE A - SHEET 3



PARCEL 701  
DB 1567 PG 1590

PARCEL "F-2"  
INST. NO. 9900250088

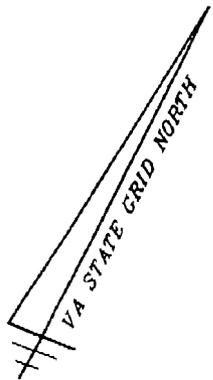
WINKLER BOTANICAL PRESERVE  
DB 1623 PG 1737

PARCEL 1202  
(WINKLER BOTANICAL PRESERVE)  
1,903,372 SF OR 43.6954 ACRES

WINKLER BOTANICAL PRESERVE  
INST. NO. 9900250092

OTANICAL PRESERVE  
NO. 9900250092

A  
MATCHLINE A - SHEET 3



14.71' (75) 128.61' N59°00'49"E 223.26' (74)

WINKLER BOTANICAL PRESERVE DB 1623 PG 1737

**PARCEL 1202**  
**(WINKLER BOTANICAL PRESERVE)**  
1,903,372 SF OR 43,6954 ACRES

WINKLER BOTANICAL PRESERVE  
INST. NO. 9900250093

INST. NO. 9900250092

WINKLER BOTANICAL PRESERVE  
INST. NO. 990025092

WINKLER BOTANICAL PRESERVE  
DB 1076 PG 474

MATCHLINE B - SHEET 4

EAST

CUTURE HIGHWAY

91.34' S44°01'22"W 121.27' S49°04'35"W 554°09'56"W 302.50' S59°24'15"W 201.14' 109.53' S68°10'00"W S79°34'58"W 107.44' S29°29'08"W 149.23' 541°29'49"W 160.28' 234.75' S58°05'42"W 529.95'

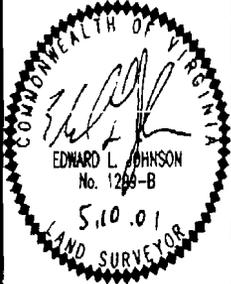
**SHIRLEY MEMORIAL HIGHWAY - ROUTE 395**

RIGHT-OF-WAY VARIES

P60168

INERSHIP  
ESERVE

REVISED JUNE 25, 2001

	<b>WALTER L. PHILLIPS</b> INCORPORATED CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046 (703) 532-6163 FAX (703) 533-1301		
	SCALE: 1" = 100'	DATE: MAY 10, 2001	

PG0169

MATCHLINE A - SHEET 2

PARCEL "F-2"

PARCEL 1201  
INST. NO. 990025088

PARCEL 1202  
(WINKLER BOTANICAL PRESERVE)  
1,903,372 SF OR 43.6954 ACRES

WINKLER BOTANICAL PRESERVE  
DB 1166 PG 1008  
DB 1078 PG 187

PARCEL 1100  
(WINKLER BOTANICAL PRESERVE)  
INST. NO. 990025092

PARCEL 602  
DB 1265 PG 360

PARCEL 603  
DB 1265 PG 360

WINKLER BOTANICAL PRESERVE  
INST. NO. 990025092

MARK CENTER DRIVE  
RIGHT-OF-WAY VARIES  
DB 1076 PG 474

MATCHLINE A - SHEET 4

SHOWING THE  
PARCEL  
MARK CENTER PROPERTY  
PARCEL  
CATHER  
AND, WINKLER BOTANICAL PRESERVE  
CITY OF ALEXANDRIA



**WALTER L.**  
INCORPORATED  
CIVIL ENGINEERS  
LAND SURVEYORS  
PLANNERS  
LANDSCAPE ARCHITECTS  
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22024  
(703) 532-6153 FAX (703) 533-1301

SCALE: 1" = 100'      DATE: MAY 10, 2001

REVISED JUNE 25, 2001

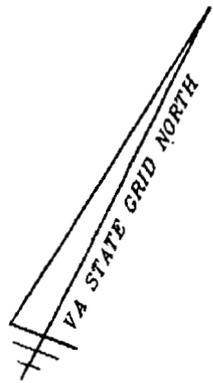
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TAX MAP NO.: 19.00

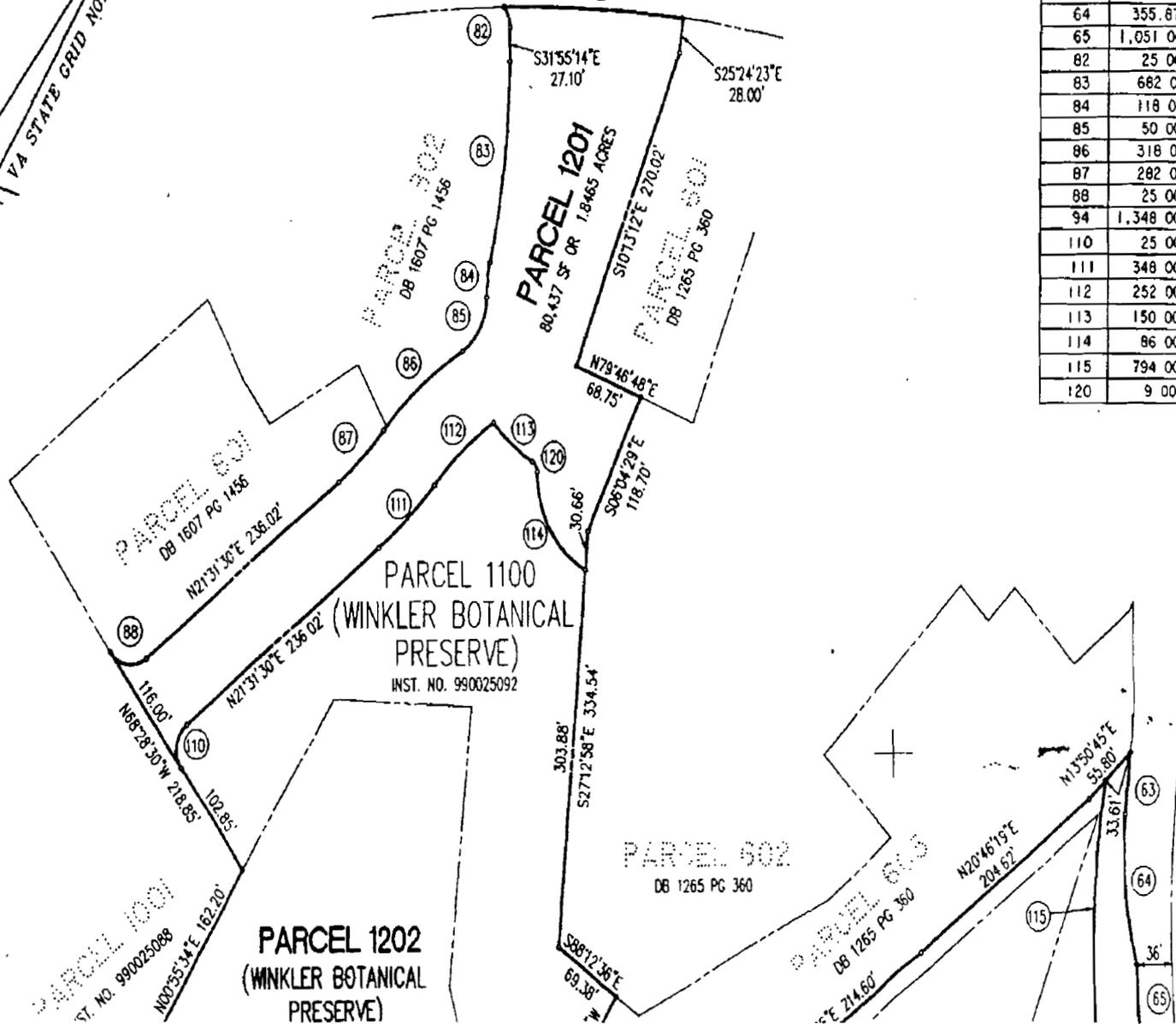
JOB NO.: 90018

REFERENCE:

PG0170



NORTH BEAUREGARD STREET  
RIGHT-OF-WAY VARIES

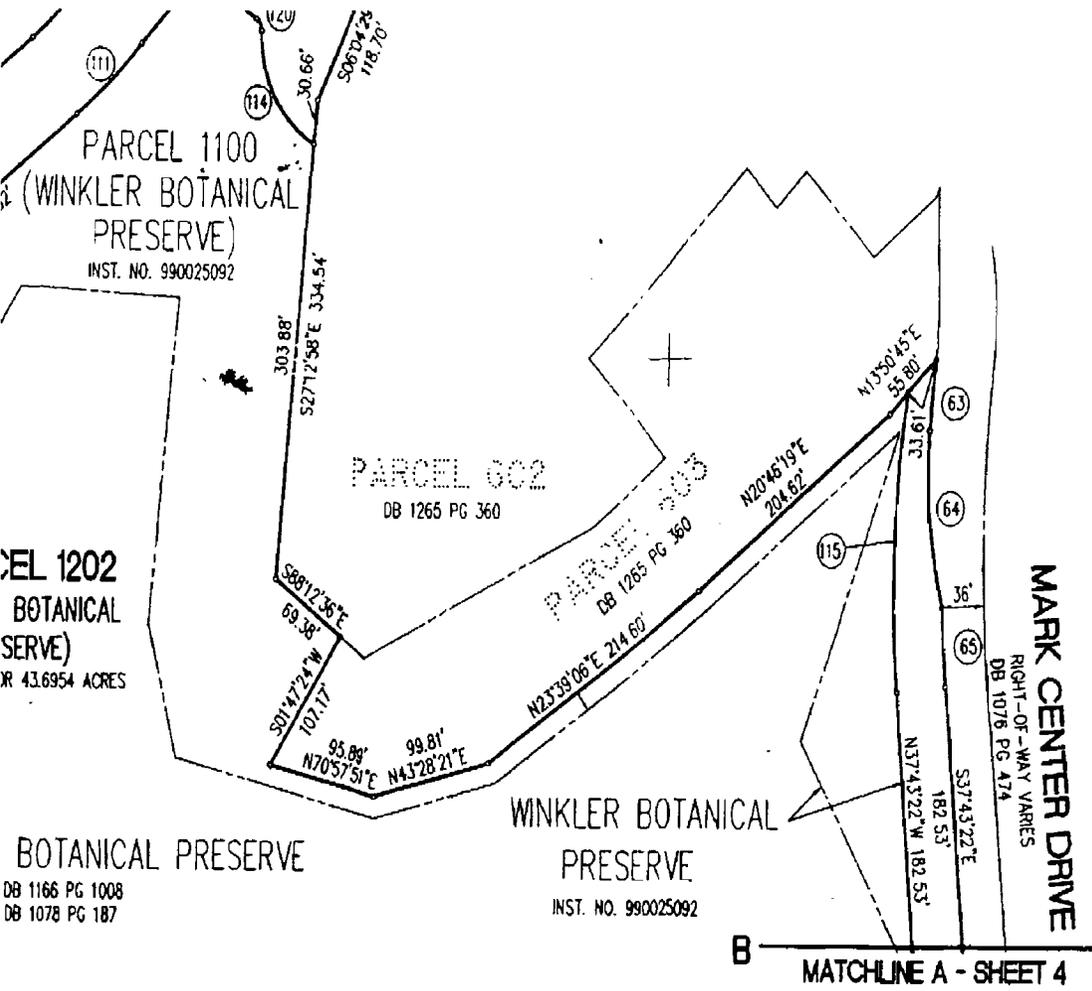


CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CI
63	1,065.00'	50.32'	25.17'	50
64	355.87'	122.53'	61.88'	121
65	1,051.00'	54.23'	27.12'	54
82	25.00'	17.99'	9.40'	17
83	682.00'	162.16'	81.46'	161
84	118.00'	28.51'	14.33'	28
85	50.00'	51.96'	28.60'	49
86	318.00'	100.28'	50.56'	99
87	282.00'	60.01'	30.12'	59
88	25.00'	39.27'	25.00'	35
94	1,348.00'	177.42'	88.84'	177
110	25.00'	39.27'	25.00'	35
111	348.00'	74.06'	37.17'	73
112	252.00'	77.48'	39.05'	77
113	150.00'	50.36'	25.43'	50
114	86.00'	96.49'	54.03'	91
115	794.00'	206.99'	104.09'	206
120	9.00'	9.77'	5.43'	9

MARK





PLAT  
 SHOWING THE RESUBDIVISION OF  
**PARCEL 1100,**  
 MARK CENTER PROPERTIES LIMITED PARTNERSHIP  
**PARCEL 'F-2',**  
 CATHERINE W. HERMAN  
**AND, WINKLER BOTANICAL PRESERVE**  
 CITY OF ALEXANDRIA, VIRGINIA

PG 0172

BOTANICAL PRESERVE  
 DB 1166 PG 1008  
 DB 1078 PG 187

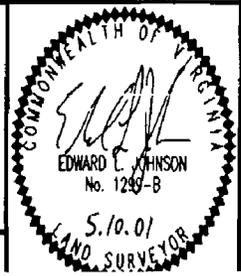
WINKLER BOTANICAL PRESERVE  
 INST. NO. 990025092

B  
 MATCHLINE A - SHEET 4



**WALTER L. PHILLIPS**

INCORPORATED  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 PLANNERS  
 LANDSCAPE ARCHITECTS  
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046  
 (703) 532-6163 FAX (703) 533-1301



REVISED JUNE 25, 2001

SCALE: 1" = 100'    DATE: MAY 10, 2001    SHEET: 3 OF: 4

MATCHLINE B - SHEET 2

PARCEL "F-2"  
INST NO 990025088  
WINKLER BOTANICAL  
INST NO. 990025092  
N32°35'26"W 671.64'

342.22'

S57°24'34"W 341.18'

PARCEL 1200  
873,573 SF OR 20.0545 ACRES

PARCEL "F-2"

MARK CENTER PROPERTIES  
INST NO 990025090

MARITAL DEDUCTION TRUST  
DB 1076 PG 474

234.75'

N31°54'18"W 91.56'

295.20'

S58°05'42"W 529.95'

N87°56'23"W 126.77'

S54°09'38"W 289.83'

S50°19'34"W 244.28'

S53°02'38"W 334.46'

SHIRLEY MEMORIAL HIGHWAY - ROUTE 395  
RIGHT-OF-WAY VARIES

S32°35'26"E 274.12'

S57°24'34"W 274.70'

S57°24'34"W 26.35'

S26°E 221.53'

PARCEL 901  
DB 1699 PG 1786

N12°24'34"E 49.50'

N57°24'34"E 167.20'

N32°35'26"W 40.00'

N57°24'34"E 364.45'

N32°35'26"W 89.50'

N57°24'34"E 18.20'

N12°24'34"E 36.04'

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	103.00'	56.43'	28.94'	55.72'	S41°42'54"W	31°23'21"
66	341.00'	121.02'	61.16'	120.39'	S47°53'24"E	20°20'05"
67	264.00'	92.04'	46.49'	91.57'	S48°04'12"E	19°58'30"
68	1,545.24'	97.14'	48.59'	97.12'	N55°36'31"E	03°36'07"
69	125.00'	155.92'	89.94'	146.01'	S17°47'11"W	71°28'12"
116	384.00'	116.71'	58.81'	116.26'	N46°25'47"W	17°24'51"
117	38.00'	73.31'	54.81'	62.46'	N00°07'48"E	110°32'02"

SHOWING THE  
PARC  
MARK CENTER PROPERTY  
PARCE  
CATHEDRA  
AND, WINKLER BOTANICAL  
CITY OF ALEXANDRIA

**WALTER L. I.**  
INCORPORATED  
CIVIL ENGINEERS  
LAND SURVEYORS  
PLANNERS  
LANDSCAPE ARCHITECTS  
207 PARK AVENUE FALLS CHURCH, VIRGINIA 2204  
(703) 532-6163 FAX (703) 533-1301

REVISED JUNE 25, 2001

SCALE: 1" = 100'

DATE: MAY 10, 2001

MATCHLINE B - SHEET 3

A

WINKLER BOTANICAL PRESERVE

INST. NO. 990025092

PARCEL 1202  
(WINKLER BOTANICAL PRESERVE)

1,903,372 SF OR 43.6954 ACRES

MARK CENTER DRIVE

RIGHT-OF-WAY VARIES  
DB 1076 PG. 474

PG. 0174

SHEET 2 - B

PARCEL "F-2"

INST. NO. 990025088

WINKLER BOTANICAL PRESERVE

INST. NO. 990025092

N32°35'26"W 671.64'

342.22'

328.42'

PARCEL 1101

S57°24'34"W 341.18'

S32°35'26"E 431.02'

N55°23'49"E 371.23'

117.80'

253.43'

N33°50'37"E 243.78'

PARCEL 1100

PARCEL 1200

873,573 SF OR 20.0545 ACRES

(116)

(117)

(66)

36'

(67)

(68)

(69)

N54°18'45"E 293.27'

N57°24'34"E

114.00'

S24°25'11"E 277.49'

PARCEL 1102

DB 1178 PG 935

S32°35'26"E 221.53'

S57°24'34"W 26.35'

(1)

S57°24'34"W

274.70'

S32°35'26"E 274.12'

PARCEL 1103

DB 1699 PG 1786

N12°24'34"E 49.50'

N32°35'26"W 89.50'

N57°24'34"E

N57°24'34"E

167'

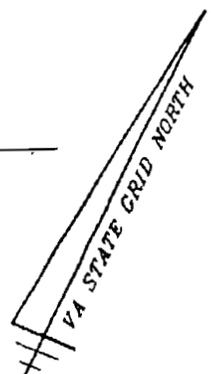
N32°35'26"W 40.00'

N57°24'34"E 18.20'

MATCHLINE B - SHEET 3

R BOTANICAL PRESERVE  
INST. NO. 990025092

MARK CENTER DRIVE  
RIGHT-OF-WAY VARIES  
DB 1076 PG 474



VE)

N55°23'49"E 371.23'

N54°18'45"E 293.27'

N57°24'34"E

117.80'

253.43'

114.00'

S32°35'26"E 431.02'

S44°25'11"E 277.49'

S32°35'26"E 221.53'

PARCEL 501  
DB 1178 PG 935

PARCEL 1100

PARCEL 1200  
873,573 SF OR 20.0545 ACRES

S57°24'34"W  
26.35'

S57°24'34"W  
274.70'

N57°24'34"E

167.20'

N32°35'26"W  
40.00'

N12°24'34"E  
19.50'

N57°24'34"E  
18.20'

N32°35'26"W  
89.50'

S32°35'26"E  
274.12'

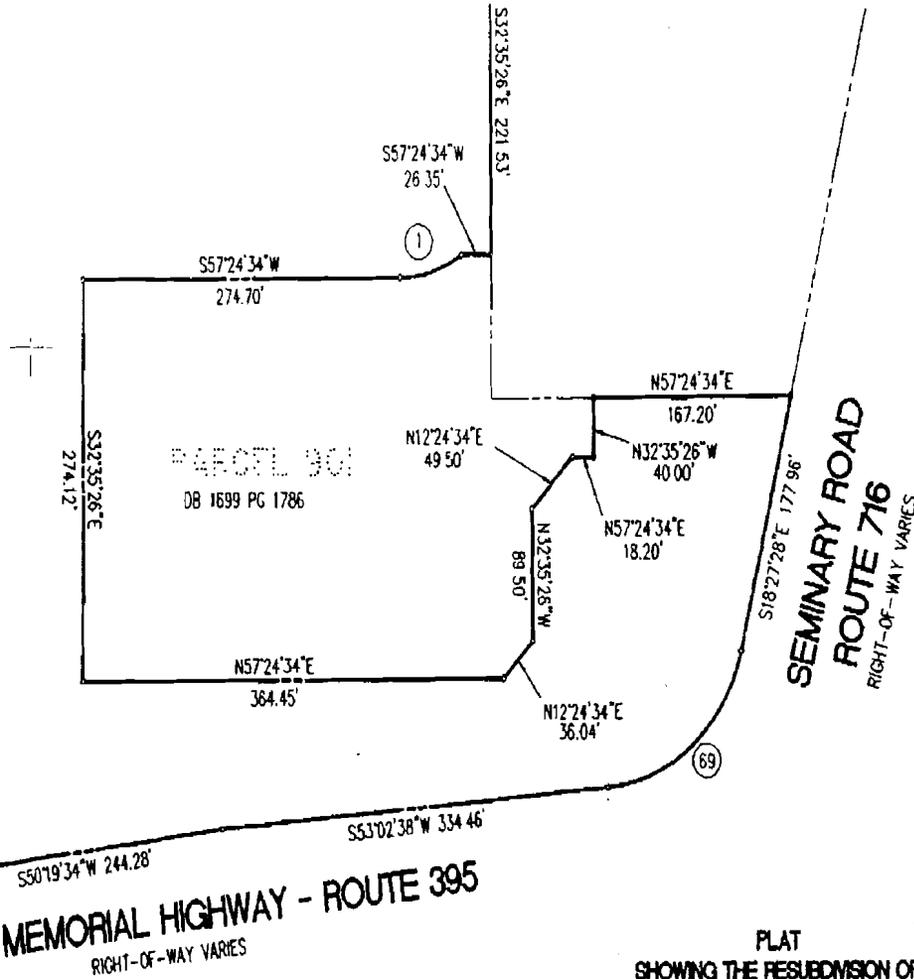
PARCEL 101  
DB 1699 PG 1786

S18°27'28"E 177.96'

MINARY ROAD  
DUTE 716  
OF-WAY VARIES

**PARCEL 1200**  
873,573 SF OR 20.0545 ACRES

341.18'



**SEMINARY ROAD**  
**ROUTE 716**  
RIGHT-OF-WAY VARIES

**SHIRLEY MEMORIAL HIGHWAY - ROUTE 395**  
RIGHT-OF-WAY VARIES

"F-2"

MARK CENTER PROPERTIES  
INST. NO. 990025090

MARITAL DEDUCTION TRUST  
DB 1076 PG 474

**PARCEL 901**  
DB 1699 PG 1786

PLAT  
SHOWING THE RESUBDIVISION OF  
**PARCEL 1100,**  
MARK CENTER PROPERTIES LIMITED PARTNERSHIP  
**PARCEL 'F-2',**  
CATHERINE W. HERMAN  
**AND, WINKLER BOTANICAL PRESERVE**  
CITY OF ALEXANDRIA, VIRGINIA

PG 0176

**DATA**

CHORD	BEARING	DELTA
55.72'	S41°42'54"W	31°23'21"
120.39'	S47°53'24"E	20°20'05"
91.57'	S48°04'12"E	19°58'30"
97.12'	N55°36'31"E	03°36'07"
146.01'	S17°47'11"W	71°28'12"
116.26'	N46°25'47"W	17°24'51"
62.46'	N00°07'48"E	110°32'02"

REVISED JUNE 25, 2001

	<p><b>WALTER L. PHILLIPS</b> INCORPORATED CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046 (703) 532-6183 FAX (703) 533-1301</p>		
	<p>SCALE: 1" = 100'</p>	<p>DATE: MAY 10, 2001</p>	

EXHIBIT "B"  
WALTER L. PHILLIPS, INCORPORATED  
Founded 1945

PG 0177

Description of a portion of the land of Marital Deduction Trust as recorded in Deed Book 1076 at Page 474 to be conveyed to Mark Center Properties Limited Partnership, City of Alexandria, Virginia:

"Beginning at a point, said point being the intersection of the west line of Seminary Road – Route 716 and the north line of Shirley Memorial Highway – Route 395; thence with the north line of Shirley Memorial Highway – Route 395, S 53° 02' 38" W, 334.46 feet to a point; thence S 50° 19' 34" W, 244.28 feet to a point; thence S 54° 09' 38" W, 10.91 feet to the TRUE POINT OF BEGINNING; thence continuing with the north line of Shirley Memorial Highway – Route 395, S 54° 09' 38" W, 278.92 feet to a point; thence N 87° 56' 23" W, 126.77 feet to a point; thence S 58° 05' 42" W, 295.20 feet to a point; thence through Parcel "F-2", Catherine W. Herman, as recorded in Instrument Number 990025088, N 31° 54' 18" W, 32.50 feet to a point; thence N 58° 05' 42" E, 672.63 feet to a point; thence S 35° 57' 38" E, 84.40 feet to the point of beginning and containing an area of 42,572 square feet or 0.9773 acres, more or less."



Edward L. Johnson, L.S.

September 8, 2000

INSTRUMENT #010025286  
RECORDED IN THE CLERK'S OFFICE OF  
ALEXANDRIA ON  
OCTOBER 17, 2001 AT 12:36PM  
\$766.50 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$383.25 LOCAL: \$383.25  
EDWARD SEMONIAN, CLERK

BY:  (DC)



**City of Alexandria, Virginia**  
 Department of Real Estate Assessments

301 King Street, City Hall, Room 2600  
 Alexandria, VA 22314  
 Tel: 703.838.4646  
 Fax: 703.706.3979  
 realestate@alexandriava.gov

**Detailed Property Description**

**1397 N BEAUREGARD ST,  
 ALEXANDRIA, VA**

**Account Number:** 50686170

**Map-Block-Lot Number:** 019.02-02-13

**Primary Property Class:** PRIVATE ED INSTS. (780) **Study Group:** 0183

**General Information & Description**

**Owner Name:**

**Mailing Address:**

WINKLER BOTANICAL PRESERVE THE

MARK WINKLER CO 101 N UNION ST STE  
 300  
 ALEXANDRIA VA 223143231

**Census Tract:**

**Census Block:**

**Legal Description:**

PCL 1202 RESUB PCL 1100 MARK CENTER  
 PROPERTIES ETC (D-391)

**Assessment Information**

**Tax Status:** EXEMPT

Assessment Date	Land Value	Building Value	Total Value
01/2009	\$2,215,521	\$1,575,000	\$3,790,521
01/2008	\$2,215,521	\$1,575,000	\$3,790,521
01/2007	\$2,014,110	\$1,575,000	\$3,589,110
01/2006	\$1,918,200	\$1,500,000	\$3,418,200
01/2005	\$1,475,500	\$1,500,000	\$2,975,500
01/2004	\$1,283,000	\$1,500,000	\$2,783,000
01/2003	\$1,069,200	\$1,500,000	\$2,569,200
01/2002	\$972,000	\$1,500,000	\$2,472,000
01/2001	\$0	\$0	\$0
01/2000	\$0	\$0	\$0

**Sales Information**

Sale Date	Sale Price	Grantor	Sale Code	Sale Ref. ID
09/13/2001	\$0		I	010025286

**Land Description**

**Lot Size (Sq. Ft.):** 1,944,125

**Zoning:** CDD#4

**Building Description**

**Year Built:**

**Construction Quality:** UNKNOWN

**Building Condition:** UNKNOWN

**HVAC:**

**Building Type:**

**Gross Building Area (Sq. Ft.):** 0

**Net Leaseable Area (Sq. Ft.):** 0

There may be additional data for this property; contact Department of Real Estate Assessments for more information.

**NOTE: Building area is above grade and does not include basement area.**

Document generated for printing on 12/11/2009.

PHP Notice: Undefined index: search in G:\realestate\_alexandriava\_gov\detail.php on line 65

## SPEAKER'S FORM

DOCKET ITEM NO. 4

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK  
BEFORE YOU SPEAK ON A DOCKET ITEM.**

**PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.**

1. **NAME:** Duncan W. Blair
2. **ADDRESS:** 524 King Street  
**TELEPHONE NO.** 703 836-1000 **E-MAIL:** dblair@landclark.com
3. **WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF?**  
Winkler Botanical Preserve
4. **WHAT IS YOUR POSITION ON THE ITEM?**  
For
5. **NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY,  
LOBBYIST, CIVIC INTEREST, ETC.):**  
Attorney
6. **ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE  
COUNCIL?**  
Yes

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation, except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard on a docket item shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.