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City of Alexandria, Virginia

## MEMORANDUM

**DATE:** October 20, 2011

**TO:** THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

**FROM:** BRUCE JOHNSON, ACTING CITY MANAGER  
JAMES BANKS, CITY ATTORNEY *by CBS*

**SUBJECT:** A RESOLUTION TO AUTHORIZE THE ACQUISITION BY EMINENT DOMAIN OF REAL PROPERTY AND CERTAIN EASEMENTS ON REAL PROPERTY OWNED BY EISENHOWER LANE CFRI VENTURE, LLC AND EISENHOWER LANE CFRI VENTURE II, LLC NECESSARY FOR THE CONSTRUCTION OF PORT STREET, A PLANNED PUBLIC STREET WITHIN THE EISENHOWER EAST SMALL AREA PLAN.

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**ISSUE:**

The City Manager proposes to acquire via the "quick take" eminent domain process set forth in Section 13.03 of the City Charter certain real property within Blocks 19 and 20 of the Eisenhower East Small Area Plan ("EESAP") for the construction of Port Street, a planned public street.

**RECOMMENDATION:**

That City Council adopt the attached resolution authorizing the quick take and related actions by the City Manager and the City Attorney.

**DISCUSSION:**

The Eisenhower East Small Area Plan ("EESAP") includes property located at 2200A Mill Road (Block 20, EESAP) and 2250 Mill Road (Block 19, EESAP) – the old American Trucking Association site - which is currently owned by Eisenhower Lane CFRI Venture II, LLC and Eisenhower Lane CFRI Venture, LLC, respectively. The EESAP and related DSUP's required, among other things, cooperation by the owners of Blocks 19 and 20 with the adjoining

property owner, Hoffman Properties, owners of Blocks 11 and 12, in the construction of a public street in the Eisenhower East plan area to be known as Port Street (see attached plats). The owners were to jointly contribute land and resources, construct the street and dedicate it after completion to the City.

Due to financial difficulties on the part of the owners of Blocks 19 and 20, the owners of Blocks 11 and 12 have been unable to secure their cooperation in getting the land transfers and easements necessary to construct Port Street. Blocks 11 and 12 are ready to commence construction but they cannot comply with the Port Street requirement of their development approvals because of the situation with Blocks 19 and 20. Accordingly, in order to facilitate the construction of Port Street, a public street, the City has agreed to take over responsibility for construction of Port Street and acquire the necessary property, rather than wait and accept dedication of the completed street from the property owners. The City will receive contribution of resources from the owners of Blocks 11 and 12 in lieu of their obligation to complete and dedicate Port Street. There should be no net cost to the City under this alternative arrangement.

By letters dated October 6, 2011, the City Attorney's Office advised the owners of Block 19 and 20 of its intent to acquire the subject parcels and offered to purchase them at the values set forth below. The owners' representative contacted the City Attorney's Office in response and stated that due to complications related to financial difficulties associated with the properties, they were not able to work with the owners of Blocks 11 and 12 or agree to voluntarily convey to the City the real property and easements required. This correspondence was only sent after multiple conversations over an extended period between the property owners and among staff and the property owners, during which we sought to find a way to get the necessary conveyances and consents worked out between the property owners.

The City is empowered by Charter Section 13.03 to acquire property for public purpose by the exercise of eminent domain in a so-called "quick take"; upon the passage of a resolution by City Council and the filing of a petition and deposit of lump sum compensation with the Circuit Court, title to the subject property vests absolutely with the City. Staff proposes to use this "quick take" process to obtain the land and easements necessary for the construction of Port Street, a public street, from the owners of Blocks 19 and 20.

With respect to compensation, it is staff's view that the City is taking land and easements that would have been conveyed at no cost to the City had the owners of Blocks 19 and 20 cooperated with the adjoining property owner (Blocks 11 and 12) in the private construction and subsequent public dedication to the City of Port Street. Since the loss of this real property and easements is a required term and condition of the Block 19 and 20 development approvals, the value of the land and easements is nominal, given that it should have been conveyed at no cost as a necessary element of those approvals. Accordingly, we have assigned a value of \$1 per square foot to the land that is being acquired in fee and \$2000 per required easement. These are nominal values designed to satisfy the compensation requirements set forth in the quick take

procedure. The property owner has the right to challenge that valuation in the course of the court proceeding, but title (or use rights, in the case of the temporary easements) immediately vests with the City, which prevents any delay related to ownership of the land or use rights.

The legal descriptions and plats depicting the fee simple and easement interests to be acquired are set forth in the attachments hereto. Based on the valuation methodology described above, the total compensation staff proposes to deposit with the Circuit Court upon the filing of the quick take petition is the sum of Thirty Six Thousand Forty Eight Dollars (\$36,048) calculated as follows:

1. Required Right of Way – 2200A Mill Road	
a. 2,166 sq. ft. x \$1.00	= \$ 2,166
b. 15,922 sq. ft. x \$1.00	= \$15,922
2. Tie Back Easement – 2200A Mill Road	= \$ 2,000
3. Temporary Construction Easement – 2200A Mill Road	= \$ 2,000
4. Temporary Crane Easement – 2200A Mill Road	= \$ 2,000
5. Required Right of Way – 2250 Mill Road	
5,960 sq. ft. x \$1.00	= \$ 5,960
6. Tie Back Easement – 2250 Mill Road	= \$ 2,000
7. Temporary Construction Easement – 2250 Mill Road	= \$ 2,000
8. Temporary Crane Easement – 2250 Mill Road	= \$ 2,000
TOTAL	\$36,048

Staff would certainly prefer to have cooperation between owners and compliance with approved development terms and conditions in lieu of the City taking over responsibility for construction, but staff has come up with this plan as a way to avoid any additional delay with respect to the construction of Port Street. Accordingly, we ask that Council adopt the attached resolution authorizing the quick take as described herein.

**ATTACHMENTS:**

Proposed Resolution, attached legal descriptions and plats

**STAFF:**

Mark Jinks, Deputy City Manager  
 Faroll Hamer, Director, Planning & Zoning  
 Rich Baier, Director, T&ES  
 Christopher Spera, Deputy City Attorney

RESOLUTION NO. \_\_\_\_\_

RESOLUTION TO DIRECT ACQUISITION  
OF PROPERTY FOR PUBLIC PURPOSE

WHEREAS, the City of Alexandria, Virginia approved the Eisenhower East Small Area Plan (“EESAP”), that included property located at 2200A Mill Road (Block 20, EESAP) and 2250 Mill Road (Block 19, EESAP), owned by Eisenhower Lane CFRI Venture II, LLC and Eisenhower Lane CFRI Venture, LLC, respectively, which required, among other things, cooperation by the owners of Blocks 19 and 20, EESAP with the adjoining property owner, Hoffman Properties, owners of Blocks 11 and 12, EESAP, in the construction of a public street in the Eisenhower East plan area to be known as Port Street; and

WHEREAS, among other things, the construction of Port Street required dedication of certain real property and the granting of certain easements by the owners of EESAP Blocks 19 and 20, at no cost to the City, as required in the EESAP and related DSUP’s;

WHEREAS, the City is empowered by Charter Section 13.03 to acquire property for public purpose by the exercise of eminent domain; and

WHEREAS, Eisenhower Lane CFRI Venture II, LLC and Eisenhower Lane CFRI Venture, LLC have not cooperated in providing the real property and easements necessary for the construction of Port Street, and construction of Port Street is an important element of the grid system of streets which is necessary to the Eisenhower East Small Area Plan before development can begin in EESAP Blocks 11, 12, 19 or 20; and

WHEREAS, the City Council finds and determines that a public necessity exists for the acquisition of the land and easements required for the construction of Port Street that otherwise would have been dedicated to the City or otherwise provided pursuant to the EESAP and related DSUP’s and is otherwise necessary and proper at this time; and

WHEREAS, The City Council finds that the lump sum necessary to compensate Eisenhower Lane CFRI Venture II, LLC and Eisenhower Lane CFRI Venture, LLC as the respective owners of EESAP Blocks 19 and 20 for the real property and easements identified in the attachments hereto, taking into account that such real property and interests should have been provided to the City by the owners pursuant to the EESAP and related DSUP’s, is the sum of Thirty Six Thousand Forty Eight Dollars (\$36,048) calculated as follows:

- |  |            |
|--|------------|
| 1. Required Right of Way – 2200A Mill Road           |            |
| a. 2,166 sq. ft. x \$1.00                            | = \$ 2,166 |
| b. 15,922 sq. ft. x \$1.00                           | = \$15,922 |
| 2. Tie Back Easement – 2200A Mill Road               | = \$ 2,000 |
| 3. Temporary Construction Easement – 2200A Mill Road | = \$ 2,000 |

4. Temporary Crane Easement – 2200A Mill Road	= \$ 2,000
5. Required Right of Way – 2250 Mill Road 5,960 sq. ft. x \$1.00	= \$ 5,960
6. Tie Back Easement – 2250 Mill Road	= \$ 2,000
7. Temporary Construction Easement – 2250 Mill Road	= \$ 2,000
8. Temporary Crane Easement – 2250 Mill Road	= \$ 2,000
TOTAL	<u>\$36,048</u>

WHEREAS, the City Council wishes to authorize the City Manager and the City Attorney to proceed with all steps necessary to acquire the real property and easements set forth more specifically in the attachments hereto;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALEXANDRIA, VIRGINIA:

1. That the City Attorney be authorized to file a petition in the Circuit Court for the City of Alexandria pursuant to Charter Section 13.03 to acquire from Eisenhower Lane CFRI Venture II, LLC and Eisenhower Lane CFRI Venture, LLC the real property and easements identified in the attachments hereto; and
2. That the City Manager be, and hereby is, authorized and directed to take such additional actions as may be necessary or convenient to complete the acquisition, including, without limitation, depositing the lump sum referenced above with the Circuit Court for the City of Alexandria; and
3. That the City Clerk be, and hereby is, authorized and directed to affix the seal of the City to such documents as may be necessary or convenient implement this Resolution; and
4. That this Resolution shall be effective immediately.

ADOPTED: \_\_\_\_\_

\_\_\_\_\_  
WILLIAM D. EUILLE, MAYOR

ATTEST:

\_\_\_\_\_  
Jacqueline M. Henderson, CMC City Clerk



**Description of Public Street Dedication  
on the Land of  
Eisenhower-Lane-CFRI Venture, LLC  
Instrument Number 030052308  
City of Alexandria, Virginia  
September 20, 2011**

Commencing at a point on the westerly right-of-way line of Mill Road a 60 foot public right-of-way also being the southeasterly corner of the land of the City of Alexandria and the northeasterly corner of the subject property;

Thence, departing the westerly right-of-way line of Mill Road and with the southerly line of the land of the City of Alexandria and continuing with the southerly line of Hoffman Center Parcel "B" the following two (2) courses:

1. N 72°28'22" W, a distance of 271.34 feet to a point;
2. S 52°58'03" W, a distance of 178.88 feet to the southwesterly corner of Hoffman Center Parcel "B" and a corner in the easterly line of Hoffman Center Parcel "A", being the point of beginning;

Thence, departing Hoffman Center Parcel "A" and Hoffman Center Parcel "B" and through the subject property the following two (2) courses:

1. S 28°59'05" W, a distance of 109.14 feet to a point;
2. S 29°44'21" W, a distance of 71.62 feet to a point on the northerly line of the land of Eisenhower-Lane-CFRI Venture II, LLC;

Thence, with the northerly line of the land of Eisenhower-Lane-CFRI Venture II, LLC N 64°25'56" W, a distance of 31.32 feet to a point on the easterly line of the aforementioned Hoffman Center Parcel "A";

Thence, departing the northerly line of the land of Eisenhower-Lane-CFRI Venture II, LLC and with the easterly line of Hoffman Center Parcel "A" the following two (2) courses:

1. N 06°18'30" E, a distance of 61.60 feet to a point;
2. N 52°58'03" E, a distance of 137.66 feet to the point of beginning,

**Containing 5,960 square feet or 0.13682 acres more or less.**



**Description of  
Underground Tieback Easement  
on the land of  
Eisenhower-Lane-CFRI Venture, LLC  
Instrument Number 030052308  
City of Alexandria, Virginia  
September 20, 2011**

Commencing at a point on the westerly right-of-way line of Mill Road a 60 foot public right-of-way also being the southeasterly corner of the land of the City of Alexandria and the northeasterly corner of the subject property;

Thence, departing the westerly right-of-way line of Mill Road and with the southerly line of the land of the City of Alexandria and continuing with the southerly line of Hoffman Center Parcel "B" the following two (2) courses:

1. N 72°28'22" W, a distance of 271.34 feet to a point;
2. S 52°58'03" W, a distance of 12.15 feet, being the point of beginning;

Thence, departing Hoffman Center Parcel "B" and through the subject property S 28°59'56" W, a distance of 328.99 feet to a point on the northerly line of the land of Eisenhower-Lane-CFRI Venture II, LLC;

Thence, with the northerly line of the land of Eisenhower-Lane-CFRI Venture II, LLC N 64°25'56" W, a distance of 100.07 feet to a point on the easterly line of Hoffman Center Parcel "A";

Thence, with the easterly line of Hoffman Center Parcel "A" and continuing with the aforementioned southerly line of Hoffman Center Parcel "B" the following two (2) courses:

1. N 06°18'30" E, a distance of 61.60 feet to a point;
2. N 52°58'03" E, a distance of 304.39 feet to the point of beginning,

**Containing 23,250 square feet or 0.53375 acres more or less,  
with an upper limit of +20.0' and a lower limit of -65.0'.  
Vertical datum is NAVD 1988.**



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**Description of  
Temporary Construction Easement  
on the land of  
Eisenhower-Lane-CFRI Venture, LLC  
Instrument Number 030052808  
City of Alexandria, Virginia  
September 20, 2011**

Commencing at a point on the westerly right-of-way line of Mill Road a 60 foot public right-of-way also being the southeasterly corner of the land of the City of Alexandria and the northeasterly corner of the subject property;

Thence, departing the westerly right-of-way line of Mill Road and with the southerly line of the land of the City of Alexandria and continuing with the southerly line of Hoffman Center Parcel "B" the following two (2) courses:

1. N 72°28'22" W a distance of 271.34 feet to a point;
2. S 52°58'03" W a distance of 159.50 feet, being the point of beginning;

Thence, departing Hoffman Center Parcel "B" and through the subject property S 28°12'03" W, a distance of 197.79 feet to a point on the northerly line of the land of Eisenhower-Lane-CFRI Venture II, LLC;

Thence, with the northerly line of the land of Eisenhower-Lane-CFRI Venture II, LLC N 64°25'56" W, a distance of 42.87 feet to a point on the easterly line of Hoffman Center Parcel "A";

Thence, departing the northerly line of the land of Eisenhower-Lane-CFRI Venture II, LLC and with the easterly line of Hoffman Center Parcel "A" and continuing with the aforementioned southerly line of Hoffman Center Parcel "B" the following two (2) courses:

1. N 06°18'30" E, a distance of 61.60 feet to a point;
2. N 52°58'03" E, a distance of 157.04 feet to the point of beginning,

**Containing 7,753 square feet or 0.17798 acres more or less.**

christopher consultants, ltd.  
9417 innovation drive  
manassas, virginia 20110

voice 703.393.9887  
fax 703.393.9078  
web site www.christopherconsultants.com





**Description of  
Temporary Crane Easement  
on the land of  
Eisenhower-Lane-CFRI Venture, LLC  
Instrument Number 030052308  
City of Alexandria, Virginia  
September 20, 2011**

Commencing at a point on the westerly right-of-way line of Mill Road a 60 foot public right-of-way also being the southeasterly corner of the land of the City of Alexandria and the northeasterly corner of the subject property;

Thence, departing the westerly right-of-way line of Mill Road and with the southerly line of the land of the City of Alexandria and continuing with the southerly line of Hoffman Center Parcel "B" the following two (2) courses:

1. N 72°28'22" W, a distance of 271.34 feet to a point;
2. S 52°58'03" W, a distance of 43.58 feet, being the point of beginning;

Thence, departing the southerly line of Hoffman Center Parcel "B" and through the subject property the following two (2) courses:

1. with a curve to the right having a central angle of 44°24'16", a radius of 195.00 feet, an arc distance of 151.13 feet, and a chord length of 147.37 feet, which bears S 10°52'53" W to a point;
2. with a compound curve to the right having a central angle of 43°37'34", a radius of 235.00 feet, an arc distance of 178.93 feet, and a chord length of 174.64 feet, which bears S 00°18'03" E to a point on the northerly line of the land of Eisenhower-Lane-CFRI Venture II, LLC;

Thence, with the northerly line of the land of Eisenhower-Lane-CFRI Venture II, LLC N 64°25'56" W, a distance of 217.20 feet to a point on the easterly line of Hoffman Center Parcel "A";

Thence, departing the northerly line of the land of Eisenhower-Lane-CFRI Venture II, LLC and with the easterly line of Hoffman Center Parcel "A" and continuing with the aforementioned southerly line of Hoffman Center Parcel "B" the following two (2) courses:

1. N 06°18'30" E a distance of 61.60 feet to a point;
2. N 52°58'03" E a distance of 272.96 feet to the point of beginning,

**Containing 39,790 square feet or 0.91345 acres more or less,  
with an upper limit of +530' and a lower limit of +110'  
Vertical datum is NAVD 1988.**



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**Description of  
a portion of the land of  
Eisenhower-Lane-CFRI Venture II, LLC  
Instrument Number 050010061  
City of Alexandria, Virginia  
September 20, 2011**

Commencing at a point on the northerly right-of-way line of Interstate 95/495 also being the southwesterly corner of the subject property;

Thence, with the northerly right-of-way line of Interstate 95/495 and continuing with an easterly line of Hoffman Center Parcel "A", N 49°00'10" E, a distance of 44.04 feet to the southerly corner of Hoffman Center Block 11, being the point of beginning;

Thence, departing the easterly line of Hoffman Center Parcel "A" and with the easterly line of Hoffman Center Block 11, N 49°00'10" E, a distance of 122.96 feet to a common corner with Hoffman Center Parcel "A";

Thence, departing Hoffman Center Parcel "A" and Hoffman Center Block 11 and through the subject property the following four (4) courses:

1. S 28°59'05" W, a distance of 96.40 to a point;
2. with a curve to the right having a central angle of 72°41'40", a radius of 9.00 feet, an arc distance of 11.42 feet, and a chord length of 10.67 feet, which bears S 65°19'55" W to a point;
3. with a compound curve to the right having a central angle of 00°58'05", a radius of 1481.00 feet, an arc distance of 25.02 feet, and a chord length of 25.02 feet, which bears N 77°50'12" W to a point;
4. with a compound curve to the right having a central angle of 01°27'41", a radius of 481.00 feet, an arc distance of 12.27 feet, and a chord length of 12.27 feet, which bears N 76°37'19" W to the point of beginning,

**Containing 2,166 square feet or 0.04972 acres more or less.**

christopher consultants, ltd.  
9417 innovation drive  
manassas, virginia 20110

voice 703.393.9887  
fax 703.393.9076  
web site www.christopherconsultants.com



**Description of Public Street Dedication  
 on the Land of  
 Eisenhower-Lane-CFRI Venture II, LLC  
 Instrument Number 050010061  
 City of Alexandria, Virginia  
 September 20, 2011**

Commencing at a point on the northerly right-of-way line of Interstate 95/495 also being the southwesterly corner of the subject property;

Thence, with the northerly right-of-way line of Interstate 95/495 N 49°00'10" E, a distance of 20.53 feet, being the point of beginning;

Thence, with the northerly right-of-way line of Interstate 95/495 and continuing with an easterly line of Hoffman Center Parcel "A", N 49°00'10" E, a distance of 44.04 feet to the southerly corner of Hoffman Center Block 11;

Thence, departing Hoffman Center Parcel "A" and Hoffman Center Block 11 and through the subject property the following four (4) courses:

1. with a curve to the left having a central angle of 01°27'41", a radius of 481.00 feet, an arc distance of 12.27 feet, and a chord length of 12.27 feet, which bears S 76°37'19" E to a point;
2. with a compound curve to the left having a central angle of 00°58'05", a radius of 1481.00 feet, an arc distance of 25.02 feet, and a chord length of 25.02 feet, which bears S 77°50'12" E to a point;
3. with a compound curve to the left having a central angle of 72°41'40", a radius of 9.00 feet, an arc distance of 11.42 feet, and a chord length of 10.67 feet, which bears
4. N 65°19'55" E to a point;
5. N 28°59'05" E, a distance of 96.40 feet to a corner on the easterly line of Hoffman Center Block 11 and a common corner with Hoffman Center Parcel "A";

Thence, with the easterly line of Hoffman Center Parcel "A" the following two (2) courses:

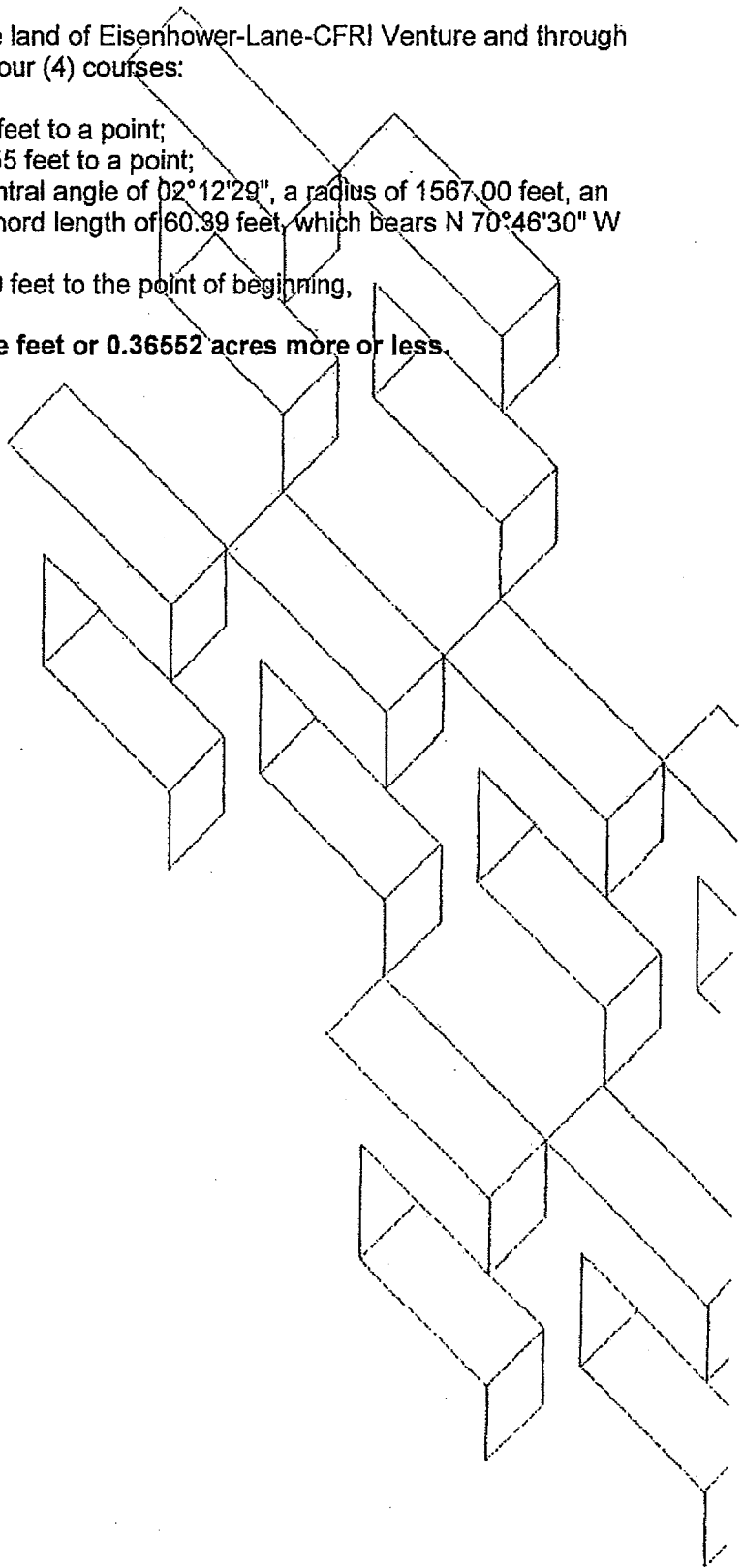
1. N 49°00'10" E, a distance of 138.00 feet to a point;
2. N 06°18'30" E, a distance of 50.44 feet to the southwesterly corner of the land of Eisenhower-Lane-CFRI Venture, LLC;

Thence, departing the easterly line of Hoffman Center Parcel "A" and with the southerly line of the land of Eisenhower-Lane-CFRI Venture, LLC S 64°25'56" E, a distance of 31.32 feet to a point;

Thence, departing the southerly line of the land of Eisenhower-Lane-CFRI Venture and through the subject property the following four (4) courses:

1. S 29°44'21" W, a distance of 4.32 feet to a point;
2. S 28°59'05" W, a distance of 309.55 feet to a point;
3. with a curve to the left having a central angle of 02°12'29", a radius of 1567.00 feet, an arc distance of 60.39 feet, and a chord length of 60.39 feet, which bears N 70°46'30" W to a point;
4. N 71°52'44" W, a distance of 57.69 feet to the point of beginning,

**Containing 15,922 square feet or 0.36552 acres more or less.**





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**Description of  
Underground Tieback Easement  
on the land of  
Eisenhower-Lane-CFRI Venture II, LLC  
Instrument Number 050010061  
City of Alexandria, Virginia  
September 20, 2011**

Commencing at a point on the northerly right-of-way line of Interstate 95/495 also being the southwesterly corner of the subject property;

Thence, with the northerly right-of-way line of Interstate 95/495 and continuing with an easterly line of Hoffman Center Parcel "A" and the easterly line of Hoffman Center Block 11 N 49°00'10" E, a distance of 77.70 feet, being the point of beginning;

Thence, with the easterly line of Hoffman Center Block 11 and continuing with the easterly line of Hoffman Center Parcel "A" the following two (2) courses:

1. N 49°00'10" E, a distance of 247.83 feet to a point;
2. N 06°18'30" E, a distance of 50.44 feet to the southwesterly corner of the land of Eisenhower-Lane-CFRI Venture, LLC;

Thence, departing the easterly line of Hoffman Center Parcel "A" and with the southerly line of the land of Eisenhower-Lane-CFRI Venture, LLC S 64°25'56" E, a distance of 100.07 feet to a point;

Thence, departing the southerly line of the land of Eisenhower-Lane-CFRI Venture, LLC and through the subject property the following two (2) courses:

1. S 28°59'56" W, a distance of 276.75 feet to a point;
2. N 64°00'03" W, a distance of 165.44 feet to the point of beginning,

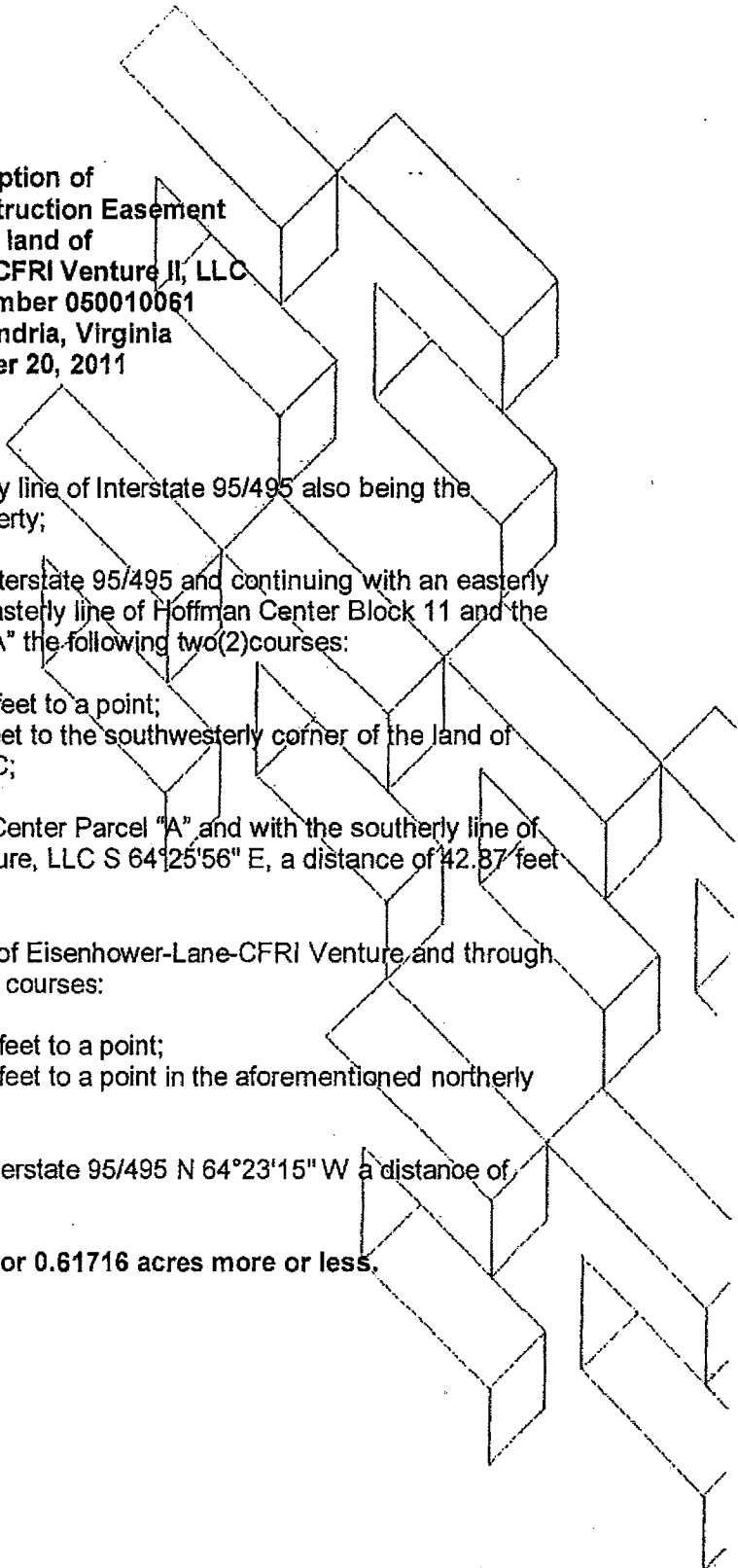
**Containing 32,384 square feet or 0.74343 acres more or less,  
with an upper limit of +20.0' and a lower limit of -65.0'.  
Vertical datum is NAVD 1988.**

christopher consultants, ltd.  
9417 innovation drive  
manassas, virginia 20110

voice 703.393.9887  
fax 703.393.9076  
web site [www.christopherconsultants.com](http://www.christopherconsultants.com)



**Description of  
 Temporary Construction Easement  
 on the land of  
 Eisenhower-Lane-CFRI Venture II, LLC  
 Instrument Number 050010061  
 City of Alexandria, Virginia  
 September 20, 2011**



Beginning at a point on the northerly right-of-way line of Interstate 95/495 also being the southwesterly corner of the subject property;

Thence, with the northerly right-of-way line of Interstate 95/495 and continuing with an easterly line of Hoffman Center Parcel "A", the easterly line of Hoffman Center Block 11 and the easterly line of Hoffman Center Parcel "A" the following two(2)courses:

1. N 49°00'10" E, a distance of 325.53 feet to a point;
2. N 06°18'30" E, a distance of 50.44 feet to the southwesterly corner of the land of Eisenhower-Lane-CFRI Venture, LLC;

Thence, departing the easterly line of Hoffman Center Parcel "A", and with the southerly line of the land of Eisenhower-Lane-CFRI Venture, LLC S 64°25'56" E, a distance of 42.87 feet to a point;

Thence, departing the southerly line of the land of Eisenhower-Lane-CFRI Venture and through the subject property the following two (2) courses:

1. S 28°12'03" W, a distance of 206.24 feet to a point;
2. S 23°26'06" W, a distance of 140.48 feet to a point in the aforementioned northerly right-of-way line of Interstate 95/495;

Thence, with the northerly right-of-way line of Interstate 95/495 N 64°23'15" W a distance of 151.45 feet to the point of beginning,

**Containing 26,884 square feet or 0.61716 acres more or less.**



**Description of  
Temporary Crane Easement  
on the land of  
Eisenhower-Lane-CFRI Venture II, LLC  
Instrument Number 050010061  
City of Alexandria, Virginia  
September 20, 2011**

Commencing at a point on the northerly right-of-way line of Interstate 95/495 also being the southwesterly corner of the subject property;

Thence, with the northerly right-of-way line of Interstate 95/495 and continuing with an easterly line of Hoffman Center Parcel "A" and the easterly line of Hoffman Center Block 11, N 49°00'10" E, a distance of 111.96 feet, being the point of beginning;

Thence, with the easterly line of Hoffman Center Block 11 and continuing with the easterly line of Hoffman Center Parcel "A" the following two (2) courses:

1. N 49°00'10" E, a distance of 213.57 feet to a point;
2. N 06°18'30" E, a distance of 50.44 feet to the southwesterly corner of the land of Eisenhower-Lane-CFRI Venture, LLC;

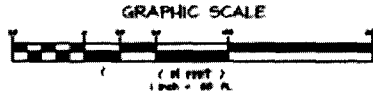
Thence, departing the easterly line of Hoffman Center Parcel "A" and with the southerly line of the land of Eisenhower-Lane-CFRI Venture, LLC S 64°25'56" E, a distance of 217.20 feet to a point;

Thence, departing the southerly line of the land of Eisenhower-Lane-CFRI Venture, LLC and through the subject property with a curve to the right having a central angle of 105°58'15", a radius of 235.00 feet, an arc distance of 434.64 feet, and a chord length of 375.29 feet, which bears S 75°05'58" W to the point of beginning.

**Containing 47,324 square feet or 1.08641 acres more or less,  
with an upper limit of +530' and a lower limit of +110'.  
Vertical datum is NAVD 1988.**

**SURVEYOR'S CERTIFICATE**

I, JEFFREY S. SMITH, A DAILY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DESCRIBED BY THIS PLAT, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS IS A STREET DEDICATION ON THE LAND CONVEYED BY AMERICAN TRUCKING ASSOCIATIONS, INC. TO EISENHOWER-LANE-CFRI VENTURE I, L.L.C., BY DEED DATED SEPTEMBER 24, 2010, AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA, IN INSTRUMENT NUMBER 8888888888, AND ON THE LAND CONVEYED BY AMERICAN TRUCKING ASSOCIATIONS, INC. TO EISENHOWER-LANE-CFRI VENTURE II, L.L.C., BY DEED DATED MARCH 21, 2010, AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA, IN INSTRUMENT NUMBER 8888888888, AND 4 OTHER TRACTS BOUNDARIES, AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED AS INDICATED, EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE COMPLETION OF THE PROJECT.

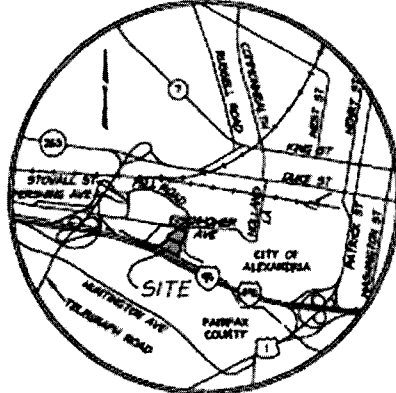


**APPROVED**  
CITY PLANNING COMMISSION  
ALEXANDRIA, VA

DATE: \_\_\_\_\_

PUBLIC UTILITIES DEPARTMENT APPROVED

DATE: \_\_\_\_\_



**VICINITY MAP**  
SCALE: 1" = 2000'

**NOTES**

- THE PROPERTIES SHOWN HEREON ARE LOCATED ON CITY OF ALEXANDRIA TAX ASSESSMENT MAP NUMBERS 0418-0-06, ZONED OCFYB1, AND 0418-0-06, ZONED COB1.
- CURRENT GRANTS: THE 0418-0-06 EISENHOWER-LANE-CFRI VENTURE I, L.L.C. INSTRUMENT NUMBER 8888888888; THE 0418-0-06 EISENHOWER-LANE-CFRI VENTURE II, L.L.C. INSTRUMENT NUMBER 8888888888.
- NO TITLE REPORT FURNISHED. ALL UNDERLYING ENCUMBRANCES MAY NOT BE INDICATED ON THIS PLAT.
- THE PROPERTY SHOWN HEREON IS LOCATED ON F.P.L.A. MAP COPY NUMBER DEDICATED E, DATED JUNE 16, 2010, ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.5% ANNUAL CHANCE FLOODPLAIN, ZONE X (SHADED) AREAS OF 0.5% ANNUAL CHANCE FLOOD, AND ZONE AE, SPECIAL FLOOD HAZARD AREAS SUBJECT TO MODIFICATION BY THE 0.5% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED.
- BOUNDARY INFORMATION BASED ON DEEDS AND PLATS OF RECORD.
- THE DEED OF REDEVELOPMENT CREATING PARCELS 0418-0-06 AND 0418-0-06 IS RECORDED IN DEED BOOK 1916 AT PAGE 608 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA. PARCELS 0418-0-06 HAS LATER REVEALED FOR A CERTIFICATE OF TITLE RECORDED IN INSTRUMENT NO. 8888888888 AND IS MORE ACCURATELY DESCRIBED IN A LEGAL DESCRIPTION ATTACHED TO A DEED RECORDED IN INSTRUMENT NO. 8888888888 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA. THE PLAT SHOWING BOUNDARY LINE ADJUSTMENT ON THE LANDS OF EISENHOWER-LANE-CFRI VENTURE I, L.L.C. AND BLOCK 4, HOFFMAN CENTER IS RECORDED INSTRUMENT NO. \_\_\_\_\_ AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

**AREA TABULATION**

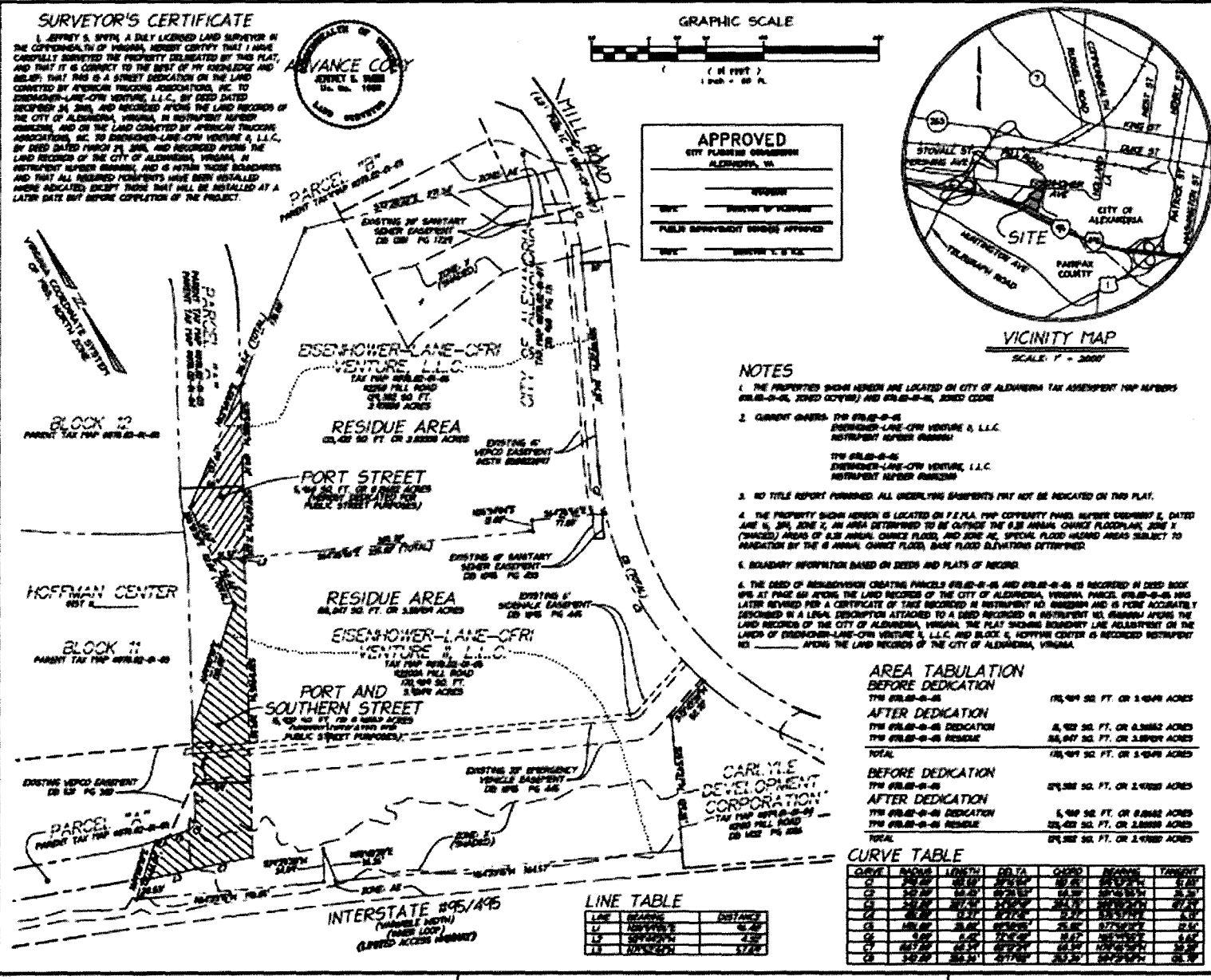
<b>BEFORE DEDICATION</b>	
THE 0418-0-06	176,497 SQ. FT. OR 4.0266 ACRES
<b>AFTER DEDICATION</b>	
THE 0418-0-06 DEDICATION	4,182 SQ. FT. OR 0.0952 ACRES
THE 0418-0-06 RESIDUE	18,047 SQ. FT. OR 0.4139 ACRES
<b>TOTAL</b>	178,462 SQ. FT. OR 4.0266 ACRES
<b>BEFORE DEDICATION</b>	
THE 0418-0-06	27,382 SQ. FT. OR 0.6262 ACRES
<b>AFTER DEDICATION</b>	
THE 0418-0-06 DEDICATION	5,180 SQ. FT. OR 0.1184 ACRES
THE 0418-0-06 RESIDUE	22,202 SQ. FT. OR 0.5078 ACRES
<b>TOTAL</b>	27,382 SQ. FT. OR 0.6262 ACRES

**CURVE TABLE**

CURVE	BEARING	LENGTH	DELTA	CHORD	BEARING	TANGENT
C1	120.00°	100.00'	120.00°	100.00'	120.00°	0.00'
C2	120.00°	100.00'	120.00°	100.00'	120.00°	0.00'
C3	120.00°	100.00'	120.00°	100.00'	120.00°	0.00'
C4	120.00°	100.00'	120.00°	100.00'	120.00°	0.00'
C5	120.00°	100.00'	120.00°	100.00'	120.00°	0.00'
C6	120.00°	100.00'	120.00°	100.00'	120.00°	0.00'
C7	120.00°	100.00'	120.00°	100.00'	120.00°	0.00'
C8	120.00°	100.00'	120.00°	100.00'	120.00°	0.00'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1 <td>120.00°</td> <td>100.00'</td>	120.00°	100.00'
L2 <td>120.00°</td> <td>100.00'</td>	120.00°	100.00'
L3 <td>120.00°</td> <td>100.00'</td>	120.00°	100.00'
L4 <td>120.00°</td> <td>100.00'</td>	120.00°	100.00'



christopher consultants  
1000 North 1st Street, Suite 100  
Alexandria, VA 22304  
Tel: 703.839.1111  
Fax: 703.839.1112  
www.christopherconsultants.com



PLAT IS FOR THE STREET DEDICATION  
**EISENHOWER-LANE-CFRI VENTURE I, L.L.C.**  
AND  
**EISENHOWER-LANE-CFRI VENTURE II, L.L.C.**  
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=40'  
DATE: 9/26/11  
REV: \_\_\_\_\_  
DRAWN: PLS  
CHECKED: BMS  
CHECKED: \_\_\_\_\_  
SHEET NO. \_\_\_\_\_  
OF \_\_\_\_\_

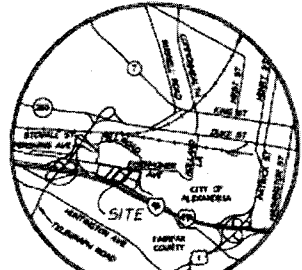
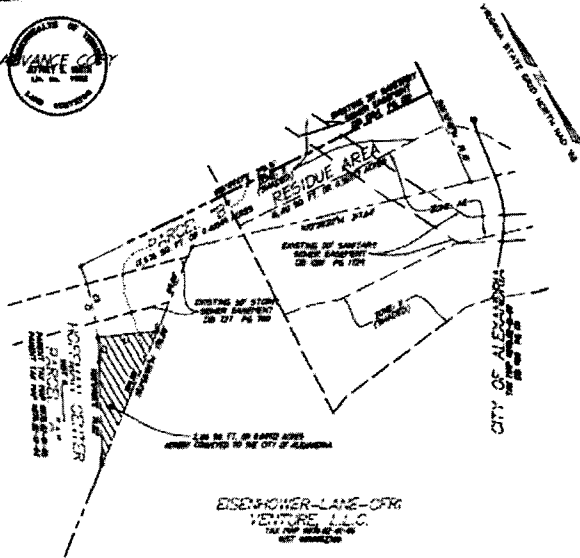
16





**SURVEYOR'S CERTIFICATE**

I, JAMES S. BYRNE, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY RECONSIDERED THE PROPERTY DESCRIBED BY THIS PLAN, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS IS A SUBDIVISION OF THE LAND OWNED BY HOFFMAN FAMILY LIMITED PARTNERSHIP TO HOFFMAN PARTNERSHIP, L.L.C. BY DEED DATED AUGUST 14, 1997 IN DEED BOOK 548 AT PAGE 508, ACCORDING TO HOFFMAN FAMILY LIMITED PARTNERSHIP PLAT DEED BOOK 479 PAGE 80, INCORPORATING THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA, AND TO AFFIRM THESE BOUNDARIES, AND THAT ALL REQUIRED PROVISIONS HAVE BEEN INCULCATED HEREIN INDICATED EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE COMPLETION OF THE PROJECT.



VICINITY MAP  
SCALE: 1" = 200'

**NOTES**

1. THE PROPERTY SHOWN HEREIN IS LOCATED IN CITY OF ALEXANDRIA TAX DISTRICT 100-00-00-00 (PARCEL 100), ZONED CODE.
2. CURRENT OWNER: HOFFMAN CENTER PARTNERSHIP (PLAT 100-00-00-00) HOFFMAN PARTNERSHIP, L.L.C. DEED BOOK 479 PAGE 80.
3. NO TITLE REPORT FURNISHED. ALL UNDER THE SURVEYOR'S KEY NOT BE INDICATED ON THIS PLAN.
4. THE PROPERTY SHOWN HEREIN IS LOCATED IN F.L.P.A. MAP COUNTY MAPLE RIDGE SUBDIVISION 2, DATED JUNE 4, 1998, ZONE 2. AN AREA DETERMINED TO BE OUTSIDE THE A.B.E. AREA. CHANGE FLOORPLAN, ZONE 2 (FURNISH) AREAS OF A.B.E. AREA, CHANGE FLOOR AND ZONE 2C, SPECIAL FLOOR WAREHOUSE AREAS SUBJECT TO PERMITS BY THE A.B.E. AREA, CHANGE FLOOR, BASE FLOOR SUBDIVISION DETERMINED.
5. BOUNDARY INFORMATION BASED ON A FIELD SURVEY PERFORMED BY THIS FIRM DATED 8/2018.
6. THE CODE OF SUBDIVISION CHARTER, PARCEL 100, HOFFMAN CENTER, IS RECORDED IN INSTRUMENT 8-1-2018 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

**AREA TABULATION**

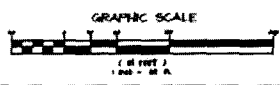
BEFORE SUBDIVISION	
PARCEL BY HOFFMAN CENTER	
PARCEL 100-00-00-00	15.63 AC FT OR 0.3584 ACRES
AFTER SUBDIVISION	
PARCEL BY HOFFMAN CENTER	
PARCEL 100-00-00-00	0.46 AC FT OR 0.0104 ACRES
PORTION CONVEYED TO CITY OF ALEXANDRIA	2.00 AC FT OR 0.0455 ACRES
TOTAL	2.46 AC FT OR 0.0559 ACRES

**LINE TABLE**

LINE	BEARING	DISTANCE
1-2	N 89° 52' 00" W	66.32'

**CURVE TABLE**

CHORD	BEARING	PERCENT	DELTA	TANGENT	SECANT	CHORD
1-2	N 89° 52' 00" W	100%	0° 00' 00"	0.00'	0.00'	0.00'
2-3	S 89° 52' 00" W	100%	0° 00' 00"	0.00'	0.00'	0.00'
3-4	S 89° 52' 00" W	100%	0° 00' 00"	0.00'	0.00'	0.00'



PLAT 100-00-00-00  
**PARCEL "B"**  
**HOFFMAN CENTER**  
 CITY OF ALEXANDRIA, VIRGINIA  
 christopher consultants  
 1000 MARKET STREET, SUITE 200  
 ALEXANDRIA, VA 22304  
 (703) 836-8800  
 SCALE: 1"=40'  
 DATE: 07/16/21  
 REV:  
 DRAWN BY: [blank]  
 CHECKED: [blank]  
 SHEET NO.: [blank]  
 OF [blank]







**RESOLUTION NO. 2478**

**WHEREAS**, the City of Alexandria, Virginia approved the Eisenhower East Small Area Plan (“EESAP”), that included property located at 2200A Mill Road (Block 20, EESAP) and 2250 Mill Road (Block 19, EESAP), owned by Eisenhower Lane CFRI Venture II, LLC and Eisenhower Lane CFRI Venture, LLC, respectively, which required, among other things, cooperation by the owners of Blocks 19 and 20, EESAP with the adjoining property owner, Hoffman Properties, owners of Blocks 11 and 12, EESAP, in the construction of a public street in the Eisenhower East plan area to be known as Port Street; and

**WHEREAS**, among other things, the construction of Port Street required dedication of certain real property and the granting of certain easements by the owners of EESAP Blocks 19 and 20, at no cost to the City, as required in the EESAP and related DSUP’s;

**WHEREAS**, the City is empowered by Charter Section 13.03 to acquire property for public purpose by the exercise of eminent domain; and

**WHEREAS**, Eisenhower Lane CFRI Venture II, LLC and Eisenhower Lane CFRI Venture, LLC have not cooperated in providing the real property and easements necessary for the construction of Port Street, and construction of Port Street is an important element of the grid system of streets which is necessary to the Eisenhower East Small Area Plan before development can begin in EESAP Blocks 11, 12, 19 or 20; and

**WHEREAS**, the City Council finds and determines that a public necessity exists for the acquisition of the land and easements required for the construction of Port Street that otherwise would have been dedicated to the City or otherwise provided pursuant to the EESAP and related DSUP’s and is otherwise necessary and proper at this time; and

**WHEREAS**, The City Council finds that the lump sum necessary to compensate Eisenhower Lane CFRI Venture II, LLC and Eisenhower Lane CFRI Venture, LLC as the respective owners of EESAP Blocks 19 and 20 for the real property and easements identified in the attachments hereto, taking into account that such real property and interests should have been provided to the City by the owners pursuant to the EESAP and related DSUP’s, is the sum of Thirty Six Thousand Forty Eight Dollars (\$36,048) calculated as follows:

1. Required Right of Way – 2200A Mill Road	
a. 2,166 sq. ft. x \$1.00	= \$ 2,166
b. 15,922 sq. ft. x \$1.00	= \$15,922
2. Tie Back Easement – 2200A Mill Road	= \$ 2,000
3. Temporary Construction Easement – 2200A Mill Road	= \$ 2,000
4. Temporary Crane Easement – 2200A Mill Road	= \$ 2,000
5. Required Right of Way – 2250 Mill Road	
5,960 sq. ft. x \$1.00	= \$ 5,960
6. Tie Back Easement – 2250 Mill Road	= \$ 2,000
7. Temporary Construction Easement – 2250 Mill Road	= \$ 2,000
8. Temporary Crane Easement – 2250 Mill Road	= \$ 2,000
TOTAL	\$36,048

**WHEREAS**, the City Council wishes to authorize the City Manager and the City Attorney to proceed with all steps necessary to acquire the real property and easements set forth more specifically in the attachments hereto;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALEXANDRIA, VIRGINIA:**

1. That the City Attorney be authorized to file a petition in the Circuit Court for the City of Alexandria pursuant to Charter Section 13.03 to acquire from Eisenhower Lane CFRI Venture II,

LLC and Eisenhower Lane CFRI Venture, LLC the real property and easements identified in the attachments hereto; and

2. That the City Manager be, and hereby is, authorized and directed to take such additional actions as may be necessary or convenient to complete the acquisition, including, without limitation, depositing the lump sum referenced above with the Circuit Court for the City of Alexandria; and

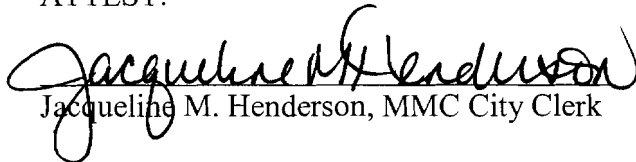
3. That the City Clerk be, and hereby is, authorized and directed to affix the seal of the City to such documents as may be necessary or convenient implement this Resolution; and

4. That this Resolution shall be effective immediately.

Adopted: October 25, 2011

  
WILLIAM D. EUILLE MAYOR

ATTEST:

  
Jacqueline M. Henderson, MMC City Clerk

17.1  
-----  
10-25-11

**Jackie Henderson**

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**From:** Christopher Spera  
**Sent:** Thursday, October 20, 2011 4:57 PM  
**To:** Alicia Hughes; Del Pepper; Frank Fannon; Jackie Henderson; Kerry Donley; Paul Smedberg; Rob Krupicka; William Euille  
**Cc:** James Banks; Mark Jinks; Bruce Johnson  
**Subject:** Supplemental Docket Item for 10/25

Mr. Mayor and Members of Council –

Jim asked me to touch base with you to let you know that you will receive from Jackie later today/early tomorrow a supplemental docket item for next Tuesday’s legislative session. The item is for a resolution approving the quick take of land for the construction of Port Street within the Eisenhower East Small Area Plan. We believe this action is required as Hoffman (the owners of Blocks 11 and 12) cannot proceed with construction of this public street because they cannot secure the cooperation of the adjoining owners of Blocks 19 and 20, who have experienced financial problems and cannot convey the required land and easements for the construction of the public road due to constraints placed on them by their lenders. You will recall that we have briefed you on this twice in executive session; the supplemental docket item is consistent with what you have previously authorized us to go forward with.

Please let me know if you have any questions.

Chris

\*\*\*\*\*

Christopher P. Spera, Esq.  
Deputy City Attorney  
301 King Street, Suite 1300  
Alexandria, VA 22314  
(703) 746-3750