

RECORDING REQUESTED BY)
WHEN RECORDED MAIL TO:)
)
The Bralove Group)
4550 Montgomery Avenue)
Suite 230N)
Bethesda, MD 20814)
Attention: David H. Bralove)

Above Space for Recorder's Use

CALL AGREEMENT

This CALL AGREEMENT ("Agreement") is made effective as of June 5, 2008 (the "Effective Date") by and between B&B Alexandria Corporate Park Management, LLC, a Delaware limited liability company (the "Property Manager") and between the tenants in common who execute a counterpart of this Agreement (together with such parties who join in the execution of, or agree to be bound by the terms and provisions of this Agreement pursuant to an accession agreement, by acceptance of a deed conveying title to any Interest (defined below) or otherwise, referred to individually as a "Tenant in Common" and collectively as "Tenants in Common").

RECITALS

A. The Tenants in Common own a single two-story building located in Fairfax County, Alexandria, Virginia at 6315 Bren Mar Drive and known as Alexandria Corporate Park, situated on approximately 16.0675 acres and zoned I-4, Medium Density District that permits various industrial uses, R&D, light to medium manufacturing, distribution/warehouse, general office and accessory uses, more completely described on Exhibit A attached hereto and incorporated herein (the "Property").

B. Notwithstanding any restrictions on transfer contained in the Tenants in Common Agreement of even date herewith and encumbering the Property (the "Tenants in Common Agreement"), this Agreement grants to the Property Manager and the Tenants in Common, the right, but not the obligation, to purchase any Interests of (i) any Tenant in Common who fails to pay its share of Property Expenses (as that term is defined in the Tenants in Common Agreement) pursuant to Section 4.2 of the Tenants in Common Agreement within the time periods set forth therein, regardless of whether the Property Manager or any other Tenant in Common funds such payment pursuant to Section 4.2 of the Tenants in Common Agreement or otherwise (such Tenant in Common, a "Defaulting Tenant in Common" and collectively the "Defaulting Tenants in Common") and (ii), subject to satisfaction of the Voting Condition (hereinafter defined), any Tenant in Common who does not consent to or approve of (or is deemed to have not consented to or approved of) (1) a sale, lease or other occupancy agreement (including amendments thereto and modifications or terminations thereof) or refinancing of the Property (or any portion thereof), or (2) any other action that requires the unanimous consent or approval of the Tenants in Common, including an action requiring unanimous consent to prevent or cure an event of default under any loan documents relating to the Property (such Tenant in Common, a "Dissenting Tenant in Common" and collectively the "Dissenting Tenants in Common"); and (iii) any Tenant in Common who seeks to exercise its right of partition against the Property or any portion thereof (a "Partitioning Tenant in Common"). For purposes hereof, the term "Voting Condition" shall mean that Tenants in Common owning, in the aggregate, a "Super Majority" or more of the Interests in the Property do consent to or approve (or are deemed to have consented to or approved of) such a sale, lease or other occupancy agreement (including amendments thereto and modifications or terminations thereof) or refinancing, or to take an action requiring unanimous consent or approval of the Tenants in Common, including an action requiring unanimous consent to prevent or cure an event of default under any loan documents relating to the Property (such Tenant in Common a "Consenting Tenant in Common" and collectively, the "Consenting Tenants in Common"). For purposes of this Agreement, the term "Super Majority" means 65% so long as that certain mezzanine loan from 1031 Alexandria Corporate Park, LLC to Alexandria Corporate Park Mezz Borrower, LLC is outstanding, and thereafter 80%. Initially capitalized terms used but not defined in this Agreement, but defined in the Tenants in Common Agreement, shall have the meanings given to them in the Tenants in Common Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Grant of Call Rights. Each of the Tenants in Common who at any time is a Dissenting Tenant in Common, a Defaulting Tenant in Common or a Partitioning Tenant in Common hereby irrevocably grants to the Property Manager, its successors or assigns, and any of their respective affiliates, and to each of the other Tenants in Common that is not, at the time of the exercise of such Call Rights (hereinafter defined), a Dissenting Tenant in Common, a Defaulting Tenant in Common or a Partitioning Tenant in Common, as the case may be (the "Other Tenants in Common"), the right, but not the obligation, to purchase such Dissenting Tenant in Common's, Defaulting Tenant in Common's or Partitioning Tenant in Common's, as the case may be, Interest pursuant to the terms and conditions of this Agreement (the "Call Rights") upon the occurrence of any of the following:

1.1 (a) the expiration of the 15-day period following written notice of delinquency in the payment of Property Expenses has been given by the Property Manager to the Defaulting Tenant in Common pursuant to Section 4.2 of the Tenants in Common Agreement (the "Notice Period"), and (b) the Defaulting Tenant in Common fails to pay its share of all such delinquent Property Expenses, together with any late fees, additional interest and other charges resulting from the delinquency, within two (2) business days following additional written notice after the expiration of the Notice Period (the "Additional Payment Period"); or

1.2 subject to the Voting Conditions, there is a bona fide offer to purchase, lease or occupy (including any amendment, termination or modification thereof) or refinance the Property or any portion thereof, or proposal to take any other action that requires the unanimous approval of the Tenants in Common, and the Dissenting Tenant in Common fails to grant its consent to or approval of the same within the time period prescribed by Section 5 of the Tenants in Common Agreement; or

1.3 subject to the Voting Conditions, there is a proposal to prevent or cure an imminent or actual default under any loan secured by the Property (as determined by the Property Manager in its sole and absolute discretion) and such proposal requires the unanimous consent of the Tenants in Common and the Dissenting Tenant in Common fails to grant its consent to or approval of the same within the time period necessary to cure the imminent or actual default; or

1.4 the affirmative action by a Partitioning Tenant in Common to seek to partition the Property or any portion thereof.

A Dissenting Tenant in Common, Defaulting Tenant in Common or a Partitioning Tenant in Common that is subject to the Call Rights is referred to herein as a "Selling Tenant in Common."

2. Exercise of Call Rights; Term. The Call Rights may be exercised only by the Property Manager, but the Interests of the Selling Tenant in Common may be purchased by the Property Manager or by the Other Tenants Common pursuant to Section 2.1 below. The Call Rights can be exercised by the Property Manager providing written notice of exercise at any time during the term of this Agreement to the Selling Tenant in Common prior to such time that the Selling Tenant in Common is no longer a Defaulting Tenant in Common or a Dissenting Tenant in Common (i.e., the Selling Tenant in Common has cured its default or has approved the issue to which it was dissenting). A copy of such notice shall be provided by the Property Manager to all of the Other Tenants in Common. The term of this Agreement shall commence as of the Effective Date and shall terminate at such time as the Tenants in Common Agreement shall terminate. The bankruptcy, death, dissolution, liquidation, termination, incapacity or incompetency of a Tenant Common shall not cause the termination of this Agreement.

2.1 The other Tenants in Common may purchase the Interests subject to this Agreement by giving the Property Manager written notice within thirty (30) days of the Property Manager's exercise of the Call Rights. The Interests to be purchased under this Agreement will be offered to the Other Tenants in Common by the Property Manager on a pro rata basis according to their Interests. Thereafter, the closing of such Interests shall occur on terms as reasonably determined by Property Manager. If less than all of the Other Tenants in Common elect to purchase such Interest, or portion thereof, then the amount of such Interest to be acquired by each such other Tenant in Common shall be allocated based on the percentage ownership of each purchasing Other Tenant in Common in

the Property divided by the percentage ownership of all of the purchasing Other Tenants in Common in the Property. The foregoing allocation may be adjusted by the Property Manger in its sole reasonable discretion.

2.2 Any of the Interests not purchased by the Other Tenants in Common may be purchased by the Property Manager.

2.3 The Property Manager shall have the right, without any liability to the Selling Tenant in Common, to revoke the Property Manager's exercise of any Call Right at any time prior to the closing thereof for any reason whatsoever, including, without limitation, its dissatisfaction with the Purchase Price (as defined in Section 3 below) or otherwise.

3. Determination of Value and Payment. The purchase price for the Selling Tenant in Common's Interests under this Agreement (the "Purchase Price") shall be the greater of (i) the Fair Market Value of the Property as determined below, and (ii) the value of the Property determined by any bona fide written offer to buy the Property from a person or party unrelated to the Selling Tenant in Common in existence at the time of exercise, in each case multiplied by the percentage of the Property represented by such Interest and reduced by (a) the same percentage of any debt encumbering the Property and (b) all costs associated with the sale of such Interests.

3.1 "Fair Market Value" shall mean the fair market value of Property. The Property Manager and the Selling Tenant in Common shall attempt to negotiate the Fair Market Value. If the parties do not agree on Fair Market Value, after good faith negotiations, within ten (10) days after the date the Property Manager exercises the Call Rights, then each party shall, within five (5) business days after the expiration of such ten (10) day period, exchange with each other a proposal ("Proposal") containing the Fair Market Value that the submitting party believes to be correct. If either party fails or refuses to exchange such a Proposal then the other party's Proposal shall conclusively determine the Fair Market Value.

3.2 If both parties timely submit Proposals, then the Fair Market Value shall be determined by final and binding arbitration in accordance with the procedures set forth in Section 6 of this Agreement; provided that the Arbitrator shall be an MAI certified real estate appraiser.

3.3 All costs and expenses relating to the closing of any transaction pursuant to this Agreement, including, but not limited to, customary brokerage commissions, title insurance premiums, transfer taxes, and any other fees set forth in the Property Management Agreement shall be paid by the Selling Tenant in Common and shall be deducted from the Purchase Price. All property expenses and rental or other income shall be prorated as of the date of closing. To the extent the Selling Tenant in Common is responsible for any unpaid share of the taxes, operating or other expenses attributable to the Property that it had previously failed to pay, one hundred percent (100%) of such amounts plus any interest due as provided herein or in the Tenants in Common Agreement together with all costs and damages incurred due to the Selling Tenant in Common's failure to pay such expenses shall also be deducted from the Purchase Price.

3.4 Payment of the Purchase Price to the Selling Tenant in Common shall occur at the earlier of (i) the closing of the sale or refinancing of the Property by the Property Manager or Consenting Tenant in Common if the Call Rights arise pursuant to Section 1.2 above, or (ii) such other date within one hundred and eighty (180) days after exercise of the Call Rights as determined by the Property Manager upon giving ten (10) days written notice to the Selling Tenant in Common.

4. Closing. Upon receipt of the written notice of exercise of the Call Rights, the Selling Tenant in Common shall deliver to the Property Manager all required signatures and documentation requested by the Property Manager. The Property Manager shall deliver to the Selling Tenant in Common the net proceeds from the Purchase Price upon completion of the Closing. Neither the Property Manager nor any Other Tenant in Common shall have any liability or obligation to the Selling Tenant in Common should Property Manager or any Other Tenant in Common fail to close upon its exercise of the Call Rights. All of the Tenants in Common hereby agree that the Call Rights are beneficial rights of the Property Manager and the Other Tenants in Common and are waivable or revocable at Property Manager's or any such Other Tenant in Common's election. If the Property Manager or any Other Tenant in Common does not close on the date specified by Property Manager, the Other Tenants in Common or the Property Manager, as the case may be, may purchase the Interest that such party would have purchased by

paying the share of the Purchase Price such Other Tenant in Common or the Property Manager, as the case may be, had agreed to pay by making such election within five (5) days following notice from the Property Manager of such opportunity. If more than one Tenant in Common elects to purchase the Interest, such Interest shall be distributed among the Tenants in Common, pro-rata, based upon their respective proportionate ownership of all of the Interests.

5. Power of Attorney. The Property Manager shall at all times during the term of this Agreement have a special and limited power of attorney as the attorney-in-fact (which such power of attorney is coupled with interest) for each Selling Tenant in Common, with power and authority to act in the name and on behalf of each such Selling Tenant in Common to (i) upon exercise of the Call Rights, vote the Interests of any Selling Tenant in Common in the Property Manager's sole discretion until completion of the sale of the Interests of such Selling Tenant in Common including, without limitation, the power to vote to consent to any proposal, the opposition to which caused the Selling Tenant in Common to become a Selling Tenant in Common, and (ii) execute, acknowledge and swear to in the execution, acknowledgment and filing of documents that are not inconsistent with the provisions of this Agreement and which may include by way of illustration but not by limitation, any contract for purchase, lease or sale of real estate, and any deed, deed of trust, mortgage or other instrument of conveyance or encumbrance, with respect to the Selling Tenant in Common's Interests and/or the Property or any other instrument or document that may be required to effectuate the sale of the Property. For the avoidance of doubt, the parties hereto acknowledge and agree that the Property Manager may exercise its power and authority under this limited power of attorney immediately upon providing the Selling Tenant in Common written notice pursuant to Section 2 of this Agreement.

5.1 This power of attorney may be exercised by the Property Manager for the Selling Tenant in Common by the signature of the Property Manager acting as agent and attorney-in-fact for such Selling Tenant in Common or by such method as may be required or requested in connection with the recording or filing of any instrument or other document so executed.

5.2 This power of attorney shall be irrevocable and shall survive an assignment by a Selling Tenant in Common of all or any portion of its Interest. Furthermore, this power of attorney shall survive the bankruptcy, death, dissolution, liquidation, termination, incapacity or incompetency of the granting Selling Tenant in Common.

5.3 The Property Manager shall promptly furnish to a Selling Tenant in Common a copy of any document executed by the Property Manager pursuant to the power of attorney.

6. Arbitration. Any dispute, claim or controversy arising out of or related to this Agreement, the breach hereof, the termination, enforcement, interpretation or validity hereof, or an investment in the Interests that is not resolved within thirty (30) days of the giving of notice of such dispute, shall be settled by arbitration and the parties shall proceed to binding arbitration pursuant to the following procedures:

6.1 Any party may send another party written notice identifying the matter in dispute and invoking the procedures of this Section (a "Notice of Arbitration"). Within fourteen (14) days, each party involved in the dispute shall meet at a mutually agreed location for the purpose of determining whether they can resolve the dispute themselves by written agreement, and, if not, whether they can agree upon a third-party arbitrator to whom to submit the matter in dispute for final and binding arbitration.

6.2 If the parties fail to resolve the dispute by written agreement or agree on the arbitrator within said fourteen (14) day period, any such party may make written application to the American Arbitration Association ("AAA") for the appointment of a single arbitrator (the "Arbitrator") to resolve the dispute by arbitration. The Arbitrator shall be appointed by mutual consent of the parties in accordance with the rules for commercial arbitration of the AAA then in effect.

6.3 Within thirty (30) days of the selection of the Arbitrator, the parties involved in the dispute shall meet in Montgomery County, Maryland with the Arbitrator at a place and time designated by the Arbitrator after consultation with such parties and present their respective positions on the dispute. The arbitration proceeding shall be held in accordance with the rules for commercial arbitration of the AAA in effect on the date of the initial request for appointment of the Arbitrator that gave rise to the dispute to be arbitrated (as such rules are

modified by the terms of this Agreement or may be further modified by mutual agreement of the parties). Each party shall have no longer than five (5) days to present its position, the entire proceedings before the Arbitrator shall be no more than ten consecutive days, and the decision of the Arbitrator shall be made in writing no more than thirty (30) days following the end of the proceeding. The Arbitrator shall determine any prehearing procedures or further procedures necessary for the arbitration to proceed, including interrogatories or other discovery. Such an award shall be a final and binding determination of the dispute and shall be fully enforceable as an arbitration decision in any court having jurisdiction and venue over such parties. The prevailing party (as determined by the Arbitrator) shall in addition be awarded by the Arbitrator such party's own reasonable attorneys' fees and expenses in connection with such proceeding. The non-prevailing party (as determined by the Arbitrator) shall pay the Arbitrator's fees and expenses.

7. Notices and Payment. Any notice and/or payment to be given by any party to any other party under this Agreement may be delivered in person, or may be deposited in the United States mail, duly certified or registered, return receipt requested, with postage prepaid, or by Federal Express or other similar overnight delivery service, and addressed to the party for whom intended at the addresses set forth in the Tenants in Common Agreement. Unless otherwise specifically provided for herein, all notices, payments, demands or other communications given hereunder shall be in writing and shall be deemed to have been duly given upon receipt (or refusal of acceptance of receipt).

8. General Provisions.

8.1 Attorneys' Fees. If any arbitration, action or proceeding is instituted between all or any of the parties to this Agreement arising from or related to or with this Agreement, the prevailing party or parties in such arbitration, action or proceeding shall be entitled to recover from the non-prevailing party or parties all of its or their costs of arbitration, action or proceeding, including, without limitation, reasonable attorneys' fees and costs as fixed by the court or arbitrator therein.

8.2 Modification. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless (i) the same is in writing and signed by all the parties to this Agreement and (ii) the consent of the Lender (as defined in the Tenants in Common Agreement) is obtained.

8.3 Governing Law and Venue. This Agreement shall be governed by and construed under the internal laws of the Commonwealth of Virginia without regard to choice of law rules. Any action relating to or arising out of this Agreement shall be brought only in a court of competent jurisdiction located in Virginia.

8.4 Headings. The section and other headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

8.5 Successors in Interest. All provisions of this Agreement shall inure to the benefit of and shall be binding upon the successors-in-interest, and legal representatives of the parties hereto.

8.6 No Waiver. All rights and remedies under this Agreement shall be cumulative and shall not be exclusive of any other right or remedy herein or in any other document between or among any of the parties hereto unless such right or remedy set forth herein explicitly provides that it is an exclusive remedy. No act of the Property Manager shall be construed to be a waiver of any provision of this Agreement, any Loan Document or other document unless such waiver is in writing and signed by the Property Manager.

8.7 Counterparts. This Agreement may be executed in counterparts, each of which, when taken together, shall be deemed one fully executed original.

8.8 Facsimile Signature. This Agreement may be executed by a party's signature transmitted by facsimile, copies of this Agreement executed and delivered by means of facsimile signatures shall have the same force and effect as copies hereof executed and delivered with original signatures. The parties may rely upon facsimile signatures as if such signatures were originals. A party executing and delivering this Agreement by

facsimile shall promptly thereafter deliver a counterpart signature page of this Agreement containing said party's original signature.

8.9 Equitable Relief. Each Selling Tenant in Common acknowledges and agrees that the remedies at law of the Property Manager and the Other Tenants in Common for a breach or threatened breach of any of the provisions of this Agreement may be inadequate and, in recognition of this fact, each Selling Tenant in Common agrees that in the event of such a breach or threatened breach, in addition to any remedies at law (including, without limitation, damages), the Property Manager and Other Tenants in Common, without posting any bond, shall be entitled to obtain equitable relief in the form of specific performance, temporary restraining order, temporary or permanent injunction or any other equitable remedy which may then be available.

8.10 Time is of the Essence. Time is of the essence for each and every provision of this Agreement.

8.11 Subordination; Third Party Beneficiary. This Agreement and all of the terms and provisions hereof shall in all respects be subject to and subordinate to the terms of any loan documents (including, without limitation, the Loan Documents) evidencing and secured by a mortgage or deed of trust on the Property (including, without limitation, any restrictions therein with respect to transfers of the Property or any interests in the Property). Any holder of any such mortgage or deed of trust (including, without limitation, Lender) shall be an express third-party beneficiary of this Agreement.

8.12 Mutuality, Reciprocity and Runs with the Land. All provisions, conditions, covenants, restrictions, limitations, rights, burdens, obligations and agreements contained in this Agreement: are made for the direct, mutual and reciprocal benefit of each and every part of the Property; shall be binding upon and shall inure to the benefit of each of the Tenants in Common and their respective heirs, executors, administrators, successors, assigns, devisees, representatives, lessees and all other persons acquiring any undivided Interest in the Property or any portion thereof whether by operation of law or any manner whatsoever (collectively, "Successors"); shall create mutual, equitable servitudes and burdens upon the Interest of each Tenant in Common in favor of the Interest of every other Tenant in Common; shall create reciprocal rights and obligations between the respective Tenants in Common, their Interests and their Successors; and shall, as to each of the Tenants in Common and their Successors, operate as covenants running with the land for the benefit of the other Tenants in Common pursuant to applicable law. It is expressly agreed that each covenant contained in this Agreement (i) is for the benefit of and is a burden upon the Interests of each of the Tenants in Common, (ii) runs with the undivided Interest of each Tenant in Common, and (iii) benefits and is binding upon each Successor owner during its ownership of any Interest, each owner having any interest therein derived in any manner through any Tenant in Common or Successor. Every person or entity who now or hereafter owns or acquires any right, title or interest in or to any portion of the Property is and shall be conclusively deemed to have joined in the execution of this Agreement (effective as of the date of such acquisition) and consented and agreed to, and assumed, every restriction, burden, obligation, provision, covenant, right and limitation contained in this Agreement, whether or not such person or entity expressly assumes such obligations or whether or not any reference to this Agreement is contained in the instrument conveying such interest in the Property to such person or entity. The Tenants in Common agree that, subject to the restrictions on transfer contained in the Tenants in Common Agreement, any Successor shall become a party to this Agreement upon acquisition of an undivided Interest in the Property as if such person was a Tenant in Common initially executing this Agreement.

8.13 Severability. If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstances, shall to any extent be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Agreement; and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

8.14 Estoppel. Each Tenant in Common shall, from time to time, but not more than twice in any calendar year within twenty (20) days after written request from the Property Manager, execute, acknowledge and deliver to the Property Manager a certificate ("Estoppel Certificate") certifying (to the Property Manager and any other parties requested by Property Manager):

(i) That the terms and provisions of this Agreement are unmodified and are in full force and effect or, if modified, identifying such modifications;

(ii) Whether, to the actual knowledge of the Tenant in Common executing the Estoppel Certificate, there is any existing default under this Agreement (or grounds therefore after giving the requisite notice hereunder) by the Tenant in Common or any other Tenant in Common and the Property Manager and, if so, specifying the nature and extent thereof;

(iii) The current address or addresses to which notices given to the Tenant in Common executing such Estoppel Certificates are required to be mailed under this Agreement; and

(iv) Such other facts or conclusions as may be reasonably requested.

Any Tenant in Common failing to provide an Estoppel Certificate within the period specified herein shall, in addition to any other remedies available to the Property Manager, be estopped from asserting any claims which are contrary to the statements contained in the form of estoppel certificate submitted to it under this Agreement.

8.15 No Partnership. Neither anything in this Agreement nor any acts of the Tenants in Common or the Property Manager performed pursuant to this Agreement shall be deemed or construed to create the relationship of principal and agent, or of partnership, or of joint venture, or of any association between the Tenants in Common or the Property Manager.

8.16 Incorporation of Recitals. The Recitals set forth on page one of this Agreement are hereby incorporated in this Agreement.

Signature Pages Follow]

EXHIBIT A

PROPERTY DESCRIPTION

METES AND BOUNDS DESCRIPTION OF PARCEL 9B ACCORDING TO PLAT OF BOUNDARY LINE ADJUSTMENT AS ATTACHED TO DEED OF CONSOLIDATION AND RESUBDIVISION RECORDED IN DEED BOOK 15449 AT PAGE 232 AMONG THE LAND RECORDS OF FAIRFAX COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK F, SECTION TWO BREN MAR PARK AS RECORDED IN DEED BOOK 1256 AT PAGE 0319, AMONG THE LAND RECORDS OF SAID FAIRFAX COUNTY; THENCE CONTINUING EASTERLY WITH THE SOUTH LINE OF SAID LOT 2 AND LOT 1, BLOCK F, SECTION TWO BREN MAR PARK, THE SOUTHERLY TERMINUS OF BERYL ROAD (60' RIGHT-OF-WAY), AND THE SOUTHERLY LINE OF LOTS 10 THROUGH 15 BLOCK E SECTION TWO BREN MAR PARK;

N 70° 18' 15" E 648.72 FEET TO A POINT, SAID POINT MARKING THE NORTHEASTERLY CORNER OF A NEW DIVISION LINE BETWEEN PARCEL 9B AND 9C ACCORDING TO PLAT OF BOUNDARY LINE ADJUSTMENT AS ATTACHED TO DEED OF CONSOLIDATION AND RESUBDIVISION RECORDED IN DEED BOOK 15449 PAGE 232 AMONG SAID LAND RECORDS OF FAIRFAX COUNTY; THENCE WITH SAID NEW DIVISION LINE THE FOLLOWING TWENTY FOUR (24) COURSES AND DISTANCES:

S 39° 27' 05" W 44.71 FEET TO A POINT; THENCE
S 26° 29' 44" E 36.30 FEET TO A POINT; THENCE
S 81° 05' 30" W 32.15 FEET TO A POINT; THENCE
S 44° 26' 37" E 28.82 FEET TO A POINT; THENCE
S 59° 00' 41" E 15.57 FEET TO A POINT; THENCE
S 79° 26' 26" E 32.08 FEET TO A POINT; THENCE
S 22° 21' 44" E 36.89 FEET TO A POINT; THENCE
S 25° 52' 59" W 22.83 FEET TO A POINT; THENCE
S 01° 34' 14" E 45.45 FEET TO A POINT; THENCE
S 11° 16' 06" W 41.44 FEET TO A POINT; THENCE
S 20° 34' 12" W 21.27 FEET TO A POINT; THENCE
S 64° 28' 29" W 77.99 FEET TO A POINT; THENCE
N 75° 23' 23" W 14.80 FEET TO A POINT; THENCE
N 34° 31' 42" W 12.09 FEET TO A POINT; THENCE
N 39° 18' 38" E 26.55 FEET TO A POINT; THENCE
N 76° 30' 50" W 16.01 FEET TO A POINT; THENCE
S 76° 22' 44" W 43.07 FEET TO A POINT; THENCE
S 60° 30' 25" W 113.78 FEET TO A POINT; THENCE
N 70° 34' 24" W 33.20 FEET TO A POINT; THENCE
S 63° 24' 20" W 17.33 FEET TO A POINT; THENCE
S 20° 54' 00" W 88.79 FEET TO A POINT; THENCE
S 09° 39' 18" W 63.13 FEET TO A POINT; THENCE
N 83° 05' 38" W 20.70 FEET TO A POINT; THENCE
S 09° 37' 29" E 58.39 FEET TO A POINT INTERSECTING THE NORTHERLY RIGHT OF WAY LINE OF SOUTHERN RAILROAD; THENCE WESTERLY WITH SAID RIGHT OF WAY LINE

S 70° 12' 00" W 1406.16 FEET TO A POINT; SAID POINT BEING THE SOUTHEASTERLY CORNER OF PARCEL "A" OF PLAT SHOWING PARCELS "A" AND "B" BEING A SUBDIVISION OF THE PROPERTY CONTINENTAL BREN MAR ASSOCIATES AS RECORDED IN DEED BOOK 7466 AT PAGE 0211, ALSO BEING THE SOUTHWESTERLY CORNER OF PARCEL 9B PER AFORESAID DEED OF THE CONSOLIDATION AND RESUBDIVISION, AMONG SAID LAND RECORDS; THENCE DEPARTING THE NORTHERLY LINE OF SAID SOUTHERN RAILROAD AND WITH THE EASTERLY LINE OF SAID

PARCEL "A" ALSO BEING THE WESTERLY LINE OF THE HEREIN DESCRIBED PARCEL 9B THE FOLLOWING TWO (2) COURSES AND DISTANCES

N 22° 00' 41" W 369.58 FEET TO A POINT; THENCE
N 64° 29' 45" W 215.71 FEET TO A POINT INTERSECTING THE SOUTHERLY RIGHT OF WAY LINE OF BREN MAR DRIVE ALSO KNOWN AS STATE ROUTE 1292 (A 60 FOOT WIDE RIGHT OF WAY), SAID POINT BEING THE CUSP OF A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 630.00 FEET; THENCE DEPARTING SAID PARCEL "A" AND WITH SAID SOUTHERLY RIGHT-OF-WAY FOR BREN MAR DRIVE IN A NORTHEASTERLY DIRECTION THE FOLLOWING THREE (3) COURSES AND DISTANCES:

649.47 FEET ALONG AN ARC SAID CURVE DEFLECTING TO THE LEFT, A CENTRAL ANGLE OF 59° 04'00", A CHORD BEARING AND DISTANCE OF

N 85° 42' 00" E 621.09 FEET TO A POINT OF TANGENCY; THENCE CONTINUE
N 56° 10' 00" E 585.09 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 970.00 FEET;

THENCE CONTINUE 239.34 FEET ALONG AN ARC OF A CURVE DEFLECTING TO THE RIGHT, A CENTRAL ANGLE OF 14° 08' 14", A CHORD BEARING AND DISTANCE OF

N 63° 14' 07" E 238.73 FEET TO A POINT, SAID POINT BEING THE NORTHWESTERLY CORNER OF LOT 2, BLOCK F, SECTION TWO BREN MAR PARK AS RECORDED IN AFORESAID DEED BOOK 1256 AT PAGE 0319, AMONG SAID LAND RECORDS OF FAIRFAX COUNTY, THENCE DEPARTING THE SOUTHERLY LINE OF SAID RIGHT-OF-WAY FOR BREN MAR DRIVE;

S 19° 41' 45" E 139.99 FEET TO A POINT BEGINNING OF THE HEREIN DESCRIBED PARCEL 9B AND CONTAINING 699,900 SQUARE FEET OR 16.0675 ACRES OF LAND MORE OR LESS.