

EXHIBIT B

PURSUANT TO THE APPLICATION AND AGREEMENT FOR INFORMATIONAL REPORT ATTACHED HERETO AND MADE A PART HEREOF, THE LIMITED SEARCH DISCLOSED THE FOLLOWING MATTERS:

1. Plat attached to and made a part of a deed from Melvin O. Bradford and wife to Claude E. Wheeler, dated January 2, 1925, and recorded in Deed Book (Liber) K, No.9, at Page 501, which plat reflects Lots 1 through 9 and a 15 foot alley. No formal dedication of said alley was found of record.
2. Right of Way Agreement dated August 23, 1972, by and between Hugh Dixon and Violet Dixon, and Raymond L. Thompson and Sandra Ann Thompson, and the Town of Vienna, for an easement and right of way for alley, street or road purposes, over and across a strip of land running along an existing 15 foot alley and being a part of Lot 1, as shown on plat attached to deed recorded in Deed Book K9, Page 501, recorded August 24, 1972, in Deed Book 3680, Page 55.

EXHIBIT C
LEGAL DESCRIPTIONS

Lot 93
A. Tax ID No. 0383 02 0093

Address per Tax Records: 425 Maple Ave., West, Vienna, VA

ALL THAT CERTAIN tract or parcel located in the Town of Vienna, Fairfax County, Virginia, known as Lot 1 on the plat and Subdivision of that certain tract of land containing 3.999 acres, more or less, said plat and subdivision being attached to and made a part of that certain Deed from Melvin O. Bradford and wife to Claude E. Wheeler, dated January 2, 1925 and recorded in Deed Book K- 9 at Page 501, of the land records of Fairfax County, Virginia.

LESS AND EXCEPT that portion conveyed to the Town of Vienna recorded in Deed Book 2316 at Page 201 consisting of 144 square feet, more or less.

Lot 96
B. Tax ID No. 0383 02 0096

Address per Tax Records: 431 Maple Ave., West, Vienna, VA

All that certain land situate in the Town of Vienna, Fairfax County, Virginia, located on Maple Avenue, known as Lot No.2 on the plat and subdivision of a certain tract of land containing 3.999 acres, which plat is attached to and made a part of a deed from Melvin O. Bradford and wife to Claude E. Wheeler, dated January 2, 1925, and recorded in Liber K, No. 9, at Page 501, said lot No. 2 being bounded and described as follows, to-wit:

Beginning at a pipe on the northwest side of Maple Avenue, corner of Wheeler, said pipe bears N. 49° 40' E. 272.25 feet from the intersection of northeast side of Nutley Street; thence with the line of now or formerly Wheeler, N. 40° 20' W. 240.1 feet to a pipe on the southeast side of said alley, N. 49° 40' E. 80.00 feet to a pipe, corner of now or formerly Fonda; thence, with the line of Fonda, S. 40° 20'E. 240.1 feet to a pipe on the northwest side of Maple Avenue; thence, with the northwest side of said Avenue, S. 49° 40' W. 80.00 feet to the beginning, containing .441 acres, more or less; LESS AND EXCEPT that portion of land conveyed to the Town of Vienna in Deed Book 2267, at Page 316.

Lot 97
C. Tax ID No. 0383 02 0097

Address per Tax Records: 435 Maple Ave., West, Vienna, VA

All of Lot Three (3), containing 19,200 square feet, as shown on a plat attached to a deed from Melvin O. Bradford, et ux., to Claude E. Wheeler, dated January 2, 1925, and recorded in Deed Book K No. 9, at page 501, among the land records of Fairfax County, Virginia.

Less and Except that portion conveyed to The Town of Vienna, Fairfax County, Virginia, by deed duly recorded in Deed Book 2250 at page 464, among the said land records, the amount of land hereby conveyed being 19,046 square feet or 0.43225 acres.

D. Tax ID No. 0383 02 0100
Address per Tax Records: 465 Maple Ave., West, Vienna, VA

Lot 100
All of Lots numbered Four (4) and Five (5), on the Plat and Subdivision which is attached to and made a part of that certain Deed from Melvin O. Bradford and wife to Claude E. Wheeler, dated January 2, 1925, and recorded in Liber K. No. 9 and Page 501, among the Land Records of Fairfax County, Virginia.

LESS AND EXCEPT the conveyance to the Town of Vienna, Fairfax County, Virginia by deed duly recorded in Deed Book 2239, page 593, among the aforesaid Land Records.

More particularly described according to a survey and description prepared by B.C. Consultants, dated January 18, 2008, as follows:

Beginning at an iron pipe found being on the northerly right-of-way line of Maple Avenue Route 123 (variable width) said pipe also being the southwesterly corner of Leopard Equities, LLC as recorded in Deed Book 17762 at Page 213 also known as the southwesterly corner of Lot 3 of the aforesaid subdivision among said Land Records, thence running with the said northerly right-of-way line the following two (2) courses and distances;

- 1) South 43° 42' 04" West 161.88 feet to a drill hole set in sidewalk, thence
- 2) 28.04 feet along an arc of a non-tangent curve deflecting to the right having a radius of 40.00 feet, central angle of 40° 09' 58" and chord bearing and distance of North 78° 55' 13" West 27.47 feet to a drill hole set in sidewalk being on the easterly right-of-way line of Nutley Street Route 243 (variable width) thence running with said easterly right-of-way line the following three (3) courses and distances;
- 3) North 32° 53' 56" West 78.00 feet to an iron pipe set, thence
- 4) South 57° 06' 04" West 8.50 feet to a nail set, thence
- 5) North 32° 53' 56" West 140.63 feet to a nail set being on the southerly line of a 15' Alley as recorded in Deed Book K-9 at Page 501 among said Land Records, thence running with the southerly line of said 15' Alley
- 6) North 43° 38' 10" East 134.02 feet to an iron pipe set being the Northwesterly corner of the aforementioned Lot 3, thence running with the westerly line of said Lot 3;
- 7) South 46° 21' 50" East 237.94 feet to the point of beginning containing 37,582 square feet or 0.86275 acres of land.

E. Tax ID No. 0383 13 0004
Address per Tax Records: NONE (located on Lewis Street), Vienna, VA

Lot 4
NO ALLEY
CONVEYANCE, GRANT,
ETC. TO TOWN
Beginning for the same at a point on the southwesterly right-of-way line of Lewis Street (33 feet wide), said point being South 37° 48' 00" East 256.60 feet from the southeasterly right-of-way line of Windover Avenue (33 feet wide), thence running with said right-of-way line of Lewis Street.

1. South 37° 48' 00" East 109.86 feet to a point being the northerly corner of the property of W.J. Jennings (Deed Book 1871, Page 446), thence leaving said right-of-way line and running with the northwesterly line of said Jennings
2. South 50° 41' 17" West 123.11 feet to a point on the northeasterly line of the property of First Virginia Bank (Deed Book 4195, Page 555), thence running with said northwesterly line

3. North 40° 20' 00" West 107.55 feet to a point on the southeasterly line of Lot 3 of said subdivision, thence running with said southeasterly line

4. North 49° 40' 00" East 127.90 feet to the point of beginning containing 13,640 square feet of land.

F. Tax ID No. 0383 02 0091

Address per Tax Records: 401 Maple Ave., West, Vienna, VA

The land hereby conveyed being more particularly described in a survey by Berry Engineers, dated March 28, 1960, as follows:

BEGINNING at a pipe the intersection of the southwesterly side of Lewis Street, which is 33' wide, and the northwesterly side of Maple Avenue; thence with the side of the Avenue S 49 degrees 41' 55" W 116.19 feet to a point, a corner to Phillips; thence departing from the road and running with Phillips N 40 degrees 20' 30" W 162.45 feet to an old pipe a corner to Dimsey, and being S 40 degrees 20' 30" E 107.42 feet from an old pipe another corner to Dimsey; thence with his line N 50 degrees 43' E 123.32 feet to a pipe found on the said side of Lewis Street and being S 37 degrees 48' E 109.86 feet from an old pipe on the said side of said street another corner to Dimsey; thence with the side of the street S 37 degrees 48' E 160.41 feet to the beginning. Containing 19,324 square feet.

public auction, upon such terms and conditions, and at such time and place, and after such previous public advertisement as the said party of the second part, his heirs, or the trustee acting in the execution of this trust, shall deem advantageous and proper; and to convey the same in fee simple to, and at the cost of the purchaser or purchasers thereof, who shall not be required to see to the application of the purchase money; and of the proceeds of said sale or sales, first, to pay all proper costs, charges and expenses, all taxes and insurance premiums paid by any party secured hereby or that may be unpaid, and to retain as compensation a commission of five per cent upon the amount of said sale or sales; secondly, to pay whatever may then remain unpaid of the said note and the interest thereon, whether the same shall be due or not; and lastly, to pay the remainder, if any, to said parties of the first part, their executors, administrators or assigns or those legally entitled. And it is expressly provided that if the said property shall be advertised for sale under the provisions of this deed and not sold, then the said trustee shall be entitled to one-half of the commission above provided, to be computed on the amount of the debt hereby secured, and the same is hereby secured, in like manner as other charges or expenses. The said parties of the first part hereby waive homestead exemption as to the debt hereby secured.

Witness the following signatures and seals.

William H. Berkley. (Seal)

Clara Berkley. (Seal)

State of Virginia City of Alexandria, to wit:

I, Charles A. Davis, a Notary Public for the City of Alexandria aforesaid in the State of Virginia, do certify that William H. Berkley and Clara Berkley, his wife, whose names are signed to the writing hereto annexed, bearing date on the 4th day of February, 1925, have acknowledged the same before me in my City aforesaid.

Given under my hand, this 4th day of February 1925.

My Commission expires on the 5th day of November 1925.

Charles A. Davis.
Notary Public.

In the Clerk's Office of the Circuit Court of Fairfax County, Va., Feby. 5th 1925

This deed was received, duly authenticated and admitted to record.

Tests.

W. H. Richardson
Clerk.

This Deed made and entered into this 2nd day of January, 1925, by and between Melvin O. Bradford and Harriette B. Bradford, his wife, parties of the first part, and Claude E. Wheeler, party of the second part.

Witnesseth:- that the parties of the first part for and in consideration of the sum of \$10.00, receipt of which is hereby acknowledged, do grant, bargain, sell and convey, with general warranty of title, unto the party of the second part, with all rights, ways, easements and improvements thereunto belonging, that certain lot or parcel of land in the Town of Vienna, Fairfax County, Virginia, on Maple Avenue, known as Lot No. 2, on the plat and sub-division hereto attached and made a part hereof, of that certain tract or parcel of land containing 3.999 acres,

*Dep. to F. O.
Richardson
vol. 26, 25*

which was conveyed to the said Melvin O. Bradford by G. F. Beach, unmarried, by deed dated the 23rd of September, 1924, and recorded in Liber K, No. 9, page 301, of the land records of said County.

The parties of the first part covenant that they have the right to convey said land; that they have done no act to encumber same; that the party of the second part shall have quiet and peaceable possession thereof, free from defect or encumbrance; and that they will execute such other and further assurances thereof as may be necessary or requisite.

Witness the following signatures and seals:

Melvin O. Bradford. (Seal)

Harriette B. Bradford. (Seal)

State of Virginia.

County of Fairfax, to-wit:-

I, P. D. Richardson, a Commissioner in Chancery for the Circuit Court of the County of Fairfax, Virginia, do hereby certify that this day personally appeared before me in my County and State aforesaid, Melvin O. Bradford and Harriette B. Bradford, his wife, whose names are signed to the foregoing and hereunto annexed deed bearing date of the 2nd day of January, 1925, and acknowledged the same before me.

Given under my hand this 7th day of January, 1925.

P. D. Richardson.

Commissioner in Chancery as aforesaid.

In the Clerk's Office of the Circuit Court of Fairfax County, Va., Feby. 5, 1925.

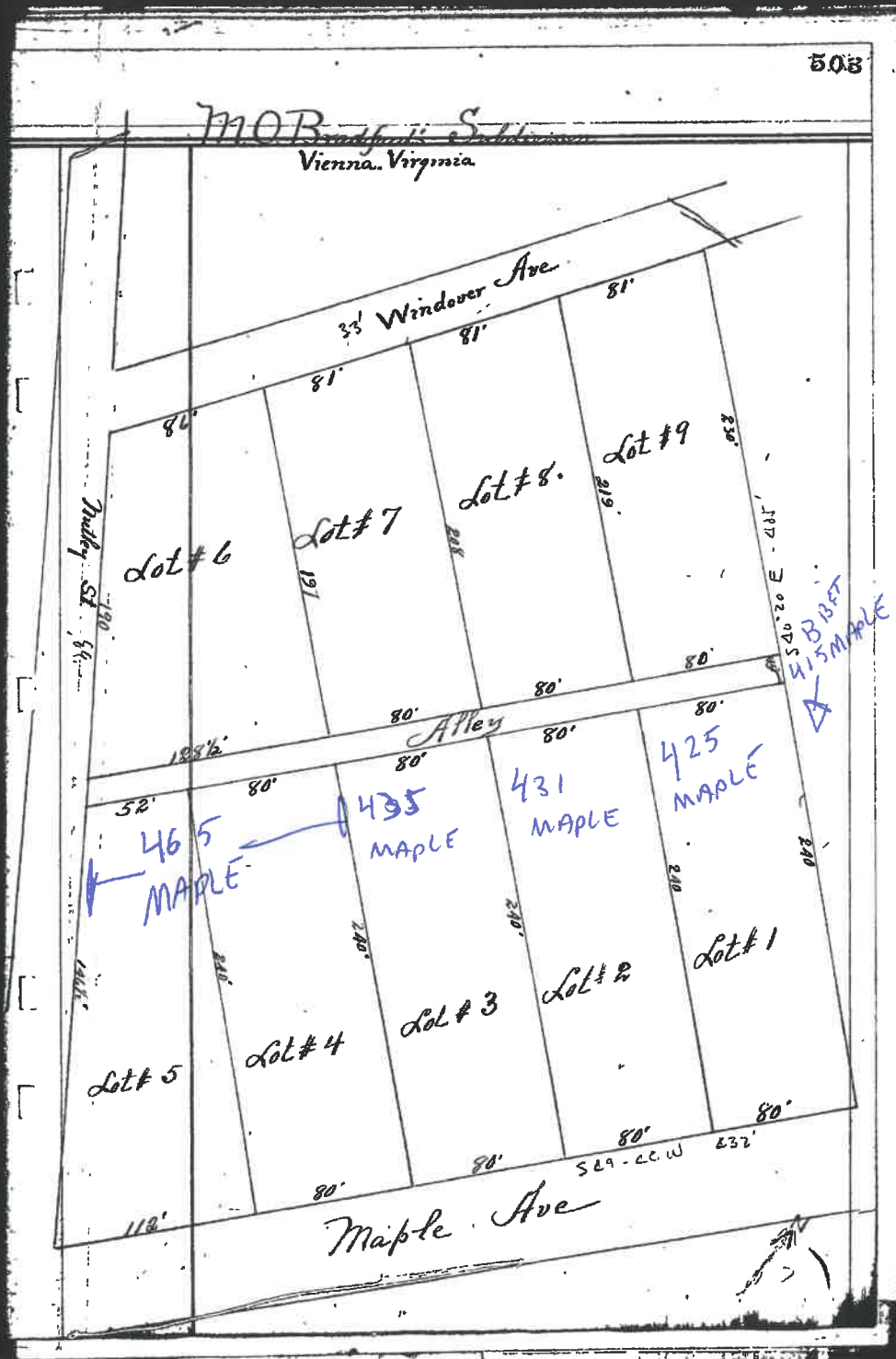
This deed (with plat attached) was received, duly authenticated and admitted to record.
(Stamped 50¢ U. S. S. & C.)

Tento.

P. D. Richardson

Clerk.

Over for plat.



33654

33650 WE 55

RIGHT OF WAY AGREEMENT

This Right of Way Agreement, made and entered into this 23 day of August, 1972, by and between Hugh Dixon and Violet Dixon, his wife, and Raymond L. Thompson and Sandra Ann Thompson, his wife, parties of the first part, and The Town of Vienna, Virginia, a body corporate, party of the second part;

W I T N E S S E T H:

For and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt of which is hereby acknowledged the parties of the first part do hereby grant and convey unto the party of the second part a perpetual easement and right of way for alley, street, or road purposes over and across that certain strip of land lying situate and being in The Town of Vienna, Virginia, and more particularly described as follows:

Beginning at a point in the line now or formerly Phillips, a corner to the property of the parties of the first part and an existing 15' alley; thence with the line of the said alley S. 49° 40" W. 80.00' to a point, a corner to Lot 2; thence with Lot 2, S. 40° 20" E. 6.00' to a point in the line common to Lot 2 and the property of the parties of the first part, thence running through the tract of the parties of the first part N. 49° 40", E. 80.00' to a point in the line of the property now or formerly Phillips; thence with the said line of Phillips N. 40° 20" W. 6.00' to the point of beginning, containing 480 square feet of land.

The above described strip of land is a part of Lot 1 on the plat and subdivision on a certain tract of land containing 3.999 acres, which plat is attached to a certain deed dated January 2, 1925, and recorded in Deed Book K9 at page 501 of the land records of Fairfax County, Virginia, and is a part of the property acquired by the parties of the first part by deed recorded in Deed Book 3179 at page 443 among the said County land records.

It is the intention of this right of way agreement to grant and convey to the party of the second part an easement and right of way for road, street, or alley purposes only, and the ownership of

Ret to James J. Conroy

and title to the said property shall remain in the parties of the first part, their heirs, personal representatives and assigns, subject to the limited right of the said Town of Vienna in and to the said strip of land for road, street, and alley purposes, as hereinbefore stated.

Witness the following signatures and seals.

Hugh Dixon
HUGH DIXON

Violet Dixon
VIOLET DIXON

Raymond L. Thompson
RAYMOND L. THOMPSON

Sandra Ann Thompson
SANDRA ANN THOMPSON

STATE OF VIRGINIA: to wit:
COUNTY OF FAIRFAX:

I, Savittar S. Schneider, a Notary Public, in and for the State and County aforesaid, whose commission expires on the 3 day of October, 19 73, do hereby certify that HUGH DIXON and VIOLET DIXON, his wife, and RAYMOND L. THOMPSON and SANDRA ANN THOMPSON, his wife, whose names are signed to the foregoing Right of Way Agreement, bearing date on the 23 day of August, 1972, have acknowledged the same before me in the State and County aforesaid.

GIVEN under my hand and seal this 23 day of August, 1972.

Savittar S. Schneider
Notary Public

In the Clerk's Office of the Circuit Court of Fairfax County, Virginia AUG 24 1972 at 10:44 AM
This instrument was received and, with the certificate annexed, admitted to record
Teste:

Marion C. Fordney
Clerk

415 MAPLE (BBET)

LOT 92

15331

BOOK 3444 PAGE 345

THIS DEED, made this eighth day of June, 1971, by and between FIRST VIRGINIA PROPERTIES, INC., Grantor; and THE TOWN OF VIENNA, VIRGINIA, a municipal corporation, Grantee;

W I T N E S S E T H

That the Grantor hereby grants and dedicates, for exclusively public purposes, unto the said Grantee, its successors and assigns, all of the Grantor's right, title and interest in and to that strip or parcel of land in Vienna, Virginia, containing 3,285 square feet, more or less, located substantially as shown designated "Hereby Dedicated For Public Use" on a plat prepared by Walter L. Phillips, dated May 18, 1971, marked Exhibit "A" annexed hereto and made a part hereof.

TO HAVE AND TO HOLD the property hereby dedicated, unto the Grantee, their successors in office or assigns, so long as it or they may require the same; provided, however, and this conveyance is made upon the condition, that in the event the Grantee shall at any time hereafter discontinue use of the property hereby dedicated for exclusively public purposes, then and in such event the property hereby dedicated and all rights incident or appurtenant thereto shall revert to the Grantor, its successors or assigns, without necessity of re-entry or any other act or deed.

IN WITNESS WHEREOF, First Virginia Properties, Inc., Grantor, has caused these presents to be executed and attested as of the day and year first above written.

FIRST VIRGINIA PROPERTIES, INC.

BY Ronald L. Kahn
VICE PRESIDENT

ATTEST:
Walter L. Phillips
SECRETARY

STATE OF VIRGINIA,
COUNTY OF ARLINGTON,

The foregoing instrument was acknowledged before me this 8th day of June, 1971, by Ronald L. Kahn and Walter L. Phillips, of First Virginia Properties, Inc., a Virginia corporation, on behalf of the corporation.

Notary Public

In the Clerk's Office of the Circuit Court of Fairfax County, Virginia JUN 8 1971
This instrument was received and, with the certificate annexed, admitted to record

Teste:

with plat attached

Clerk

June 21, 1971 - Return To: Director of Public Works

Town of Vienna
66127 Center Street, S.
Vienna, Virginia 22180



Walter L. Phillips

