

**LEGAL DESCRIPTION
Of
NEIGHBORHOOD RETAIL CENTER
GPIN 7696-29-1199**

All that certain parcel of land as described herein below and shown on a plat hereinafter referred to and being a portion of that certain piece or parcel of land owned by Paradise Developers, a Virginia Limited Partnership, by an instrument recorded among the Land Records of Prince William County, Virginia in Liber 1412 at Folio 213. Said land of Paradise Developers being situated on the southwesterly side of Ashton Avenue, Route 1600, a 110' wide right of way, and the northwesterly side of Sudley Manor Drive, Route 1565, a 110' wide right of way, in the Gainesville Magisterial District of Prince William County, Virginia, described as being Tract 2, Parcel 2, GPIN # 7696-29-1199 and being more particularly bounded and described as follows:

The point and place of beginning for the Neighborhood Retail Center being an Iron Rod Set in the northwesterly line of Sudley Manor Drive, Route 1565, a 110' wide right of way as now laid out and existing. Said point being the southeasterly corner of the Neighborhood Retail Area and being the northeasterly corner of land now or formerly of Stonebridge Townhomes Association as described in a deed recorded among the Land Records of Prince William County, Virginia, in Liber 1554 at Folio 118;

- (1) Thence, running with the northeasterly line of land now or formerly of said Stonebridge Townhomes Association, N48° 47' 15"W a distance of 342.14' to an Iron Pipe Found;
- (2) Thence, continuing with the northeasterly line of land now or formerly of said Stonebridge Townhomes Association, N 09° 46' 43"W a distance of 173.79' to an Iron Pipe Found;
- (3) Thence, continuing with the northeasterly line of land now or formerly of said Stonebridge Townhomes Association, N26° 32' 44"W a distance of 470.38' to an Iron Pipe Found at the southwesterly corner of land of said Stonebridge Townhomes Association being the northeasterly corner of land now or formerly of Bull Run Swim and Racquet Club, Inc. as described in a deed recorded among the aforesaid Land Records in Liber 1593 at Folio 1434;
- (4) Thence, leaving said northeasterly line of land now or formerly of said Stonebridge Townhomes Association, and with the westerly line of the Neighborhood Retail Center, N37° 05' 47"E a distance of 409.29' to an Iron Rod Set in the southwesterly line of the aforesaid Ashton Avenue, Route 1600, a 110' wide right of way as now laid out and existing;

(5) Thence, leaving the westerly line of the Neighborhood Retail Center and running with the southwesterly line of said Ashton Avenue, Route 1600, a 110' wide right of way as now laid out and existing, along a curve to the left of radius 855.00' an arc distance of 323.49' and a delta of 21° 40' 41" with a chord bearing of S33° 27' 14"E a distance of 321.56' to an Iron Rod Set;

(6) Thence, continuing with the southwesterly line of said Ashton Avenue, Route 1600, a 110' right of way as now laid out and existing, S44° 17' 35"E a distance of 504.60', passing over in transit an Iron Pipe Found in said line, to an Iron Rod Set at the fillet curve at Sudley Manor Drive, Route 1565, a 110' wide right of way as now laid out and existing;

(7) Thence, leaving the southwesterly line of said Ashton Avenue, Route 1600, a 110' right of way as now laid out and existing, and running with said fillet, along a curve to the right of radius 140.00' an arc distance of 209.07' and a delta of 85° 33' 50" with a chord bearing of S01° 30' 40"E a distance of 190.18' to an Iron Pipe Found in the northwesterly line of said Sudley Manor Drive, Route 1565, a 110' wide right of way as now laid out and existing;

(8) Thence, leaving said fillet and running with the northwesterly line of said Sudley Manor Drive, Route 1565, a 110' wide right of way as now laid out and existing, S41° 16' 15"W a distance of 292.45' to an Iron Rod Set;

(9) Thence, continuing with the northwesterly line of said Sudley Manor Drive, Route 1565, a 110' wide right of way as now laid out and existing, along a curve to the left of radius 10,055.00' an arc distance of 14.05' and a delta of 0° 04' 48" with a chord bearing of S41° 13' 52"W a distance of 14.05' to an Iron Pipe Found;

(10) Thence, continuing with the northwesterly line of said Sudley Manor Drive, Route 1565, a 110' wide right of way as now laid out and existing, S41° 11' 27"W a distance of 124.89' to the point and place of beginning.

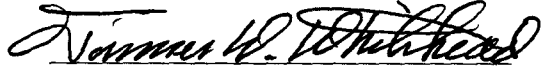
Containing; 457,763.4937 Square Feet or 10.5088 Acres of land.

Subject to the easements as shown on a plat hereinafter referred to.

Being shown as Neighborhood Retail Center on a plat prepared by ATCS, PLC entitled "ALTA/ACSM Survey, Tract 2, Parcel 2, Neighborhood Retail Center, Paradise Developers, A Virginia Limited Partnership, Located In, Gainesville Magisterial District, Prince William County, Virginia", dated February 16, 2011.

I, James W. Whitehead, a Registered Professional Land Surveyor in the Commonwealth of Virginia, do hereby certify to Paradise Developers Limited Partnership, a Virginia Limited Partnership, Citizens Bank of Pennsylvania, a savings bank chartered by the Commonwealth of Pennsylvania, its successors and/or assigns as their interests may appear and Windsor Realty Corp., a Delaware Corporation, and its successors and/or assigns as their interests may appear, and First American Title Insurance Company; that the foregoing is a true and accurate metes and bounds description.

The above description was prepared under my direct supervision.


James W. Whitehead
Registered Professional Land Surveyor
Virginia Registration No. 1438 B

