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**Description of
Proposed Parcel
The Garrison at Stafford
Stafford County, Virginia**

Beginning at a point on the southerly right-of-way line of Garrisonville Road, Virginia State Route 610, a variable width right-of-way; Said point also being on the northeasterly corner of the land of Stafford 12Acres LLC, as recorded in Instrument 160004162 among the land records of Stafford County, Virginia; Thence running with the southerly right-of-way line of said Garrisonville Road;

14.10 feet along the arc of a curve to the left having a radius of 1847.00 feet and subtended by a chord bearing North 79°52'31" East a distance of 14.10 feet to a point;

North 78°54'28" East a distance of 48.68 feet to a point;

North 78°00'37" East a distance of 150.48 feet to a point;

9.37 feet along the arc of a curve to the left having a radius of 1056.50 feet and subtended by a chord bearing North 77°45'31" East a distance of 9.37 feet to a point; Thence departing the southerly right-of-way line of said Garrisonville Road and running through Parcel 1, The Garrison at Stafford, as recorded in Instrument 190000090 among the land records of Stafford County, Virginia;

South 13°08'18" East a distance of 207.70 feet to a point;

South 76°50'04" West a distance of 227.08 feet to a point within Parcel 13, The Garrison at Stafford, as recorded in Instrument 190000090 among the land records of Stafford County, Virginia; Thence running through said Parcel 13, The Garrison at Stafford;

38.75 feet along the arc of a curve to the right having a radius of 24.50 feet and subtended by a chord bearing North 57°51'39" West a distance of 34.83 feet to a point;

North 13°05'57" West a distance of 50.38 feet to a point on the easterly line of the land of said Stafford 12Acres LLC; Thence running with the land of said Stafford 12Acres LLC;

North 01°17'34" West a distance of 141.34 feet to the point of beginning and containing an area of 50,813 square feet or 1.16651 acres, more or less.