



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of October 15, 2011**

**DATE:** September 19, 2011

**SUBJECT:** Adoption of proposed ordinance amending boundaries of the Ballston Business Improvement Service District.

**C. M. RECOMMENDATION:** Adoption of a proposed ordinance (Attachment I) to amend the boundaries of the Ballston Business Improvement Service District effective January 1, 2012.

**ISSUES:** The proposed ordinance will amend the boundaries of the Ballston Business Improvement Service District to exclude a residential parcel. No issues have been identified.

**SUMMARY:** The Ballston Business Service Improvement Service District (the "District") was established by Ordinance by the County Board in December 2010. The District boundaries are proposed to be amended to exclude a parcel which has changed uses from commercial to residential. The parcel was formerly the WMATA Bus Garage in Ballston and is now being redeveloped into residential condominiums. This boundary change will be effective January 1, 2012.

**BACKGROUND:** At its December 11, 2010 meeting, the County Board adopted an ordinance establishing the Ballston Business Improvement Service District to provide a range of services, events, and activities that promote and enhance the commercial properties in the Ballston area --- these services, events, and activities are in addition to those already provided by Arlington County government. Enhanced services to be provided for the benefit of commercial properties include: 1) marketing, branding and promotion; 2) physical enhancements; 3) transportation enhancements; 4) supplemental beautification; and any other services deemed desirable by the Board of Directors and approved by Arlington County.

The District is funded from an additional real estate tax levy on commercial properties located within the Ballston Business Improvement Service District. The County Board approved rate for CY 2011 is \$0.045 per \$100 of assessment. Residential properties are excluded from the District.

County Manager:

*BMD/mjs*

County Attorney:

*[Signature]*

Staff: Krista Bourgon, DMF; George Parr, AED

21.

**DISCUSSION:** The ordinance establishing the District states that the District shall only encompass commercial properties and exclude residential parcels. The District comprises 130 parcels in the Rosslyn-Ballston Metro corridor. By amending the boundaries (Exhibit IA Map), this would exclude a property which has changed use from commercial to residential since the District's establishment on January 1, 2011. The property, RPC# 14-060-069, is located at the southwest corner of Wilson Boulevard and North Quincy Street and is part of the Founders Square site plan project. The District boundary line is proposed to be modified to exclude this parcel from the District. In order to exclude residential property RPC # 14-060-069 from the District, the boundary line is being extended south across Wilson Boulevard so that it runs along the western and southern property lines of RPC # 14-060-009. From there the boundary line returns north along Quincy Street and back across to the north side of Wilson Boulevard where it includes commercial property RPC # 14-043-028. A revised listing of commercial properties which will be subject to the additional real estate tax levy is included as part of the proposed Ordinance as Exhibit IB. The District only contains commercial properties and excludes residential condominiums and high rise apartment buildings. This change will be effective as of January 1, 2012 for the 2012 tax year.

**FISCAL IMPACT:** The County receives 1% of the District's supplemental tax rate revenue to off-set the costs of administering the Ballston Business Improvement Service District. These funds are included in the annual General Fund appropriation by the County Board. The boundary change in the District will not affect real estate tax revenue for the 2011 tax year; the change will be effective as of January 1, 2012.

ATTACHMENT I

ORDINANCE AMENDING AND REESTABLISHING THE BALLSTON BUSINESS IMPROVEMENT SERVICE DISTRICT

WHEREAS, pursuant to §15.2-2400 et seq. Va. Code Ann., the County Board is authorized to establish service districts for the purpose of providing additional, more complete or more timely governmental services than may be needed or desired in the remainder of the County; and

WHEREAS, based upon the request of, and a demonstration of support from commercial property owners affected thereby, the County Board ~~has~~ determined a need exists to provide some of the services authorized by law for service districts that promote economic development and benefit commercial properties through the establishment of a service district within the area of Arlington County known as Ballston, such service district to be called the Ballston Business Improvement Service District (the “Ballston BID”); and

WHEREAS, the County Board approved the establishment of the Ballston Business Improvement Service District on December 11, 2010, with an effective date of establishment of January 1, 2011 ; and

WHEREAS, an amendment to the Ballston BID boundaries has become necessary to remove a residential parcel.

NOW, THEREFORE, be it ordained as follows:

1. The Ballston BID is hereby re-established and its boundary is hereby ~~amended-established, the~~ the amended boundaries of which shall be as depicted on the map attached hereto and incorporated herein as Exhibit ~~IA~~, and ~~which~~ shall encompass those parcels included on the list attached hereto and incorporated herein as Exhibit ~~IB~~, and which shall exclude all residential properties.

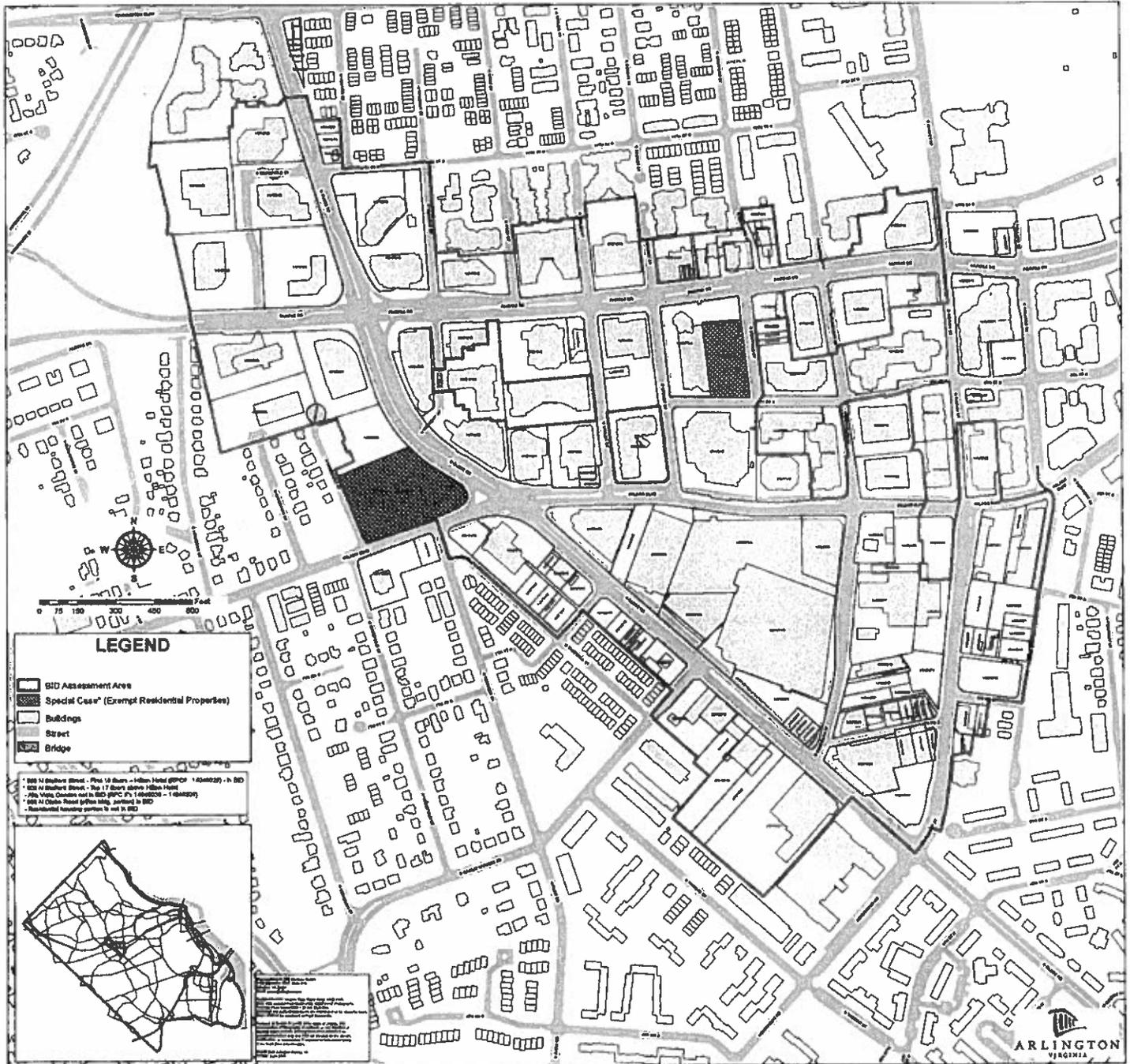
2. The purposes of the Ballston BID are to promote the competitive success of the commercial properties in the district by providing services and facilities that enhance the economic activities and services of those properties. The services and facilities provided in the Ballston BID are those authorized by law that facilitate the aforesaid purposes including, but not limited to, economic development services, promotion of business and retail development services, marketing , sponsorship and promotion of recreational and cultural activities , signage (e.g., banners, wayfinding), beautification and landscaping, public parking, street and sidewalk cleaning, snow removal, and public transportation system related improvements (e.g., bus shelters), transportation management services, and transportation related enhancements (e.g., bike racks).

3. The plan for providing facilities and services within the Ballston BID is either or both for the County Board to provide the services and facilities directly using County personnel and contractors, and/or for the County Board to contract with a nonprofit corporation which shall be responsible for the provision of specific services and facilities within the Ballston BID identified in an annual work plan subject to annual approval and funding by the County Board, and management and oversight by the County Board pursuant to appropriate governing contracts, leases, and other documents.

4. The benefits to be expected from the creation of the Ballston BID include economic development within the Ballston BID, competitive commercial success of existing and future commercial properties, increased employment, and generally the preservation and enhancement of the Ballston BID as a safe, secure, and attractive area in which businesses and the community generally can thrive through the provision of additional, more complete and more timely governmental services.

5. This Ordinance and the Ballston BID ~~re~~-established hereby shall be effective as of January 1, 201~~2~~<sup>4</sup> and shall remain in effect until June 30, 2016.

### Ballston BID Assessment Area Properties and Boundaries



## EXHIBIT IB

## BALLSTON BUSINESS IMPROVEMENT DISTRICT - June 2011 - Commerical Properties located within BID boundaries - RPC #, Address, Owner, Tax Map, Type of Property

| RPC Web Link | Notes         | Property Address   | Owner Line 1                     | Owner Line 2                         | Map    | Property Class                 |
|--------------|---------------|--------------------|----------------------------------|--------------------------------------|--------|--------------------------------|
| 13017001     |               | N TAZEWELL ST      | CAPITAL AUTOMOTIVE LP            |                                      | 052-16 | 201-GenCom VacLand-siteplan    |
| 13017002     |               | N TAZEWELL ST      | CARS-DB1 LLC                     |                                      | 052-16 | 201-GenCom VacLand-siteplan    |
| 13017003     |               | N TAZEWELL ST      | CARS-DB1 LLC                     |                                      | 052-16 | 210-General Comm Parking       |
| 13017009     |               | 4444 WILSON BLVD   | ROSENTHAL ROBERT M TR            |                                      | 052-16 | 201-GenCom VacLand-siteplan    |
| 13017010     |               | 750 N GLEBE RD     | CARS-DB1 LLC                     |                                      | 052-16 | 254-Auto dealership            |
| 13017012     |               | 730 N GLEBE RD     | MILLAR PROPERTIES LLC            | David Shurtz bought property         | 052-16 | 211-Retail strip               |
| 13017014     |               | 726 N GLEBE RD     | COLLINS STORE ASSOC              | LIMITED PARTNERSHIP %KINCO LC        | 052-16 | 211-Retail strip               |
| 13017015     |               | 700 N GLEBE RD     | BUCKINGHAM JENCO LP              | %THE JENCO GROUP                     | 052-16 | 200-GenCom VacLand-no siteplan |
| 13017016     |               | N TAZEWELL ST      | CAPITAL AUTOMOTIVE LP            |                                      | 052-16 | 200-GenCom VacLand-no siteplan |
| 13017017     |               | N TAZEWELL ST      | CARS-DB1 LLC                     |                                      | 052-16 | 200-GenCom VacLand-no siteplan |
| 13018009     |               | 660 N GLEBE RD     | MOUNT VERNON PETROLEUM           | REALTY LLC                           | 052-16 | 253-Service station            |
| 13018012     |               | N GLEBE RD         | THE MAY DEPARTMENT STORES        | MACY'S % TAX DEPT                    | 052-16 | 210-General Comm Parking       |
| 13018013     |               | N GLEBE RD         | THE MAY DEPARTMENT STORES        | MACY'S % TAX DEPT                    | 052-16 | 210-General Comm Parking       |
| 13018014     |               | N GLEBE RD         | THE MAY DEPARTMENT STORES        | MACY'S % TAX DEPT                    | 052-16 | 210-General Comm Parking       |
| 13018016     |               | 670 N GLEBE RD     | NEZAM ALISINA                    |                                      | 052-16 | 215-Gen Comm - other           |
| 13018017     |               | N GLEBE RD         | THE MAY DEPARTMENT STORES        | MACY'S % TAX DEPT                    | 052-16 | 210-General Comm Parking       |
| 14013022     |               | 4601 FAIRFAX DR    | 4601 NORTH FAIRFAX DRIVE         | INVESTORS LLC %UBS REALTY LLC        | 052-11 | 112-Off bldg 7+ stories        |
| 14013024     | exempt parcel | 1000 N GLEBE RD    | MARYMOUNT UNIVERSITY             |                                      | 052-11 | 112-Off bldg 7+ stories        |
| 14013046     |               | 1010 N GLEBE RD    | TAWESTERN LLC                    | %CUSHMAN & WAKEFIELD                 | 052-07 | 112-Off bldg 7+ stories        |
| 14013048     |               | 1110 N GLEBE RD    | TRIZECHAHN BALLSTON PLAZA II LLC | %ePROPERTY TAX-DEPT 113              | 052-07 | 112-Off bldg 7+ stories        |
| 14013049     |               | 1100 N GLEBE RD    | CPT FAIRFAX GLEBE LLC            | %AEW CAPITAL MGMT LP                 | 052-07 | 112-Off bldg 7+ stories        |
| 14014003     |               | 1100 N VERNON ST   | K-F ASSOCIATES                   |                                      | 052-07 | 253-Service station            |
| 14014004     |               | 1105 N GLEBE RD    | K-F ASSOCIATES                   |                                      | 052-07 | 201-GenCom VacLand-siteplan    |
| 14014005     |               | 1110 N VERNON ST   | K F ASSOCIATES                   |                                      | 052-07 | 201-GenCom VacLand-siteplan    |
| 14016018     |               | 4501 FAIRFAX DR    | JOHN HANCOCK LIFE INSURANCE CO   | % MANULIFE FINANCIAL CORP            | 052-12 | 112-Off bldg 7+ stories        |
| 14016019     |               | 1005 N GLEBE RD    | REALTY ASSOCIATES FUND VIII LP   | % JONES LONGLASALLE                  | 052-12 | 112-Off bldg 7+ stories        |
| 14017016     |               | 4401 FAIRFAX DR    | FAP-ARLINGTON SQUARE LLC         | % JONES LANG LASALLE                 | 052-12 | 112-Off bldg 7+ stories        |
| 14020019     |               | 4301 FAIRFAX DR    | OTR                              | %DELOITTE & TOUCHE                   | 052-12 | 112-Off bldg 7+ stories        |
| 14021022     |               | 4245 FAIRFAX DR    | NATURE CONSERVANCY               | %FOULGER PRATT MGMT INC ATTN C STEVE | 052-12 | 112-Off bldg 7+ stories        |
| 14024001     |               | 4213 FAIRFAX DR    | KVALE PAUL ARTHUR                | ARMSTRONG SUSANNA                    | 052-12 | 211-Retail strip               |
| 14024004     |               | 4223 FAIRFAX DR    | MONTICELLO PARTNERS LLC          | % WINFIELD GROUP                     | 052-12 | 211-Retail strip               |
| 14024017     |               | 4201 FAIRFAX DR    | LADIES AID METHODIST             | EPISCOPAL CHURCH ATTN WM CLEVELAND E | 052-12 | 215-Gen Comm - other           |
| 14024018     |               | 4219 FAIRFAX DR    | MONTICELLO PARTNERS LLC          | C/O WINFIELD GROUP                   | 052-12 | 212-Restaurant/eating facility |
| 14024019     |               | 4215 FAIRFAX DR    | PETROSKY JOSEPH F                | PETROSKY ANDREW ET AL                | 052-12 | 212-Restaurant/eating facility |
| 14025001     |               | 4117 FAIRFAX DR    | FIRST AMERICAN BANK OF VA        | % WACHOVIA BANK                      | 053-09 | 210-General Comm Parking       |
| 14025003     |               | N STAFFORD ST      | LONG MILDRED R TRUSTEE           |                                      | 052-12 | 210-General Comm Parking       |
| 14025019     |               | 1011 N STAFFORD ST | LONG MILDRED R TRUSTEE           |                                      | 053-09 | 217-Bank                       |
| 14025020     |               | N STAFFORD ST      | LONG MILDRED R TRUSTEE           |                                      | 052-12 | 200-GenCom VacLand-no siteplan |
| 14029014     |               | 4001 FAIRFAX DR    | QUINCY STREET STATION            | ASSOCIATES LTD PRTRNSHP              | 053-09 | 112-Off bldg 7+ stories        |
| 14043011     | exempt parcel | FAIRFAX DR         | WMATA                            | ATTN: PROPERTY MANG                  | 053-09 | 215-Gen Comm - other           |
| 14043028     |               | 801 N QUINCY ST    | GUARDIAN QUINCY LLC              | %GUARDIAN LIFE INSURANCE CO          | 053-13 | 112-Off bldg 7+ stories        |
| 14044018     |               | 875 N RANDOLPH ST  | BALLSTON INVESTOR GROUP I        | LLC %MARTIN SCHNIDER                 | 053-09 | 112-Off bldg 7+ stories        |
| 14044022     |               | 4075 WILSON BLVD   | BALLSTON INVESTOR GROUP IV       | LLC                                  | 053-09 | 112-Off bldg 7+ stories        |
| 14045002     |               | 4040 FAIRFAX DR    | JJ&M SPEC LLC                    |                                      | 053-09 | 112-Off bldg 7+ stories        |
| 14045003     |               | 4000 FAIRFAX DR    | CARPOOL INVESTORS LP             |                                      | 053-09 | 254-Auto dealership            |
| 14046018     |               | 935 N STAFFORD ST  | SMITH RICHARD S TR               |                                      | 053-09 | 212-Restaurant/eating facility |
| 14046021     |               | N STAFFORD ST      | SMITH RICHARD S TR               |                                      | 053-09 | 200-GenCom VacLand-no siteplan |
| 14046025     |               | 4100 FAIRFAX DR    | JAMES CAMPBELL COMPANY LLC       |                                      | 053-09 | 112-Off bldg 7+ stories        |
| 14047017     |               | 4121 WILSON BLVD   | STAFFORD CIRCLE ASSOCIATES, LLC  | C/O GATES HUDSON & ASSOCIATES        | 053-13 | 112-Off bldg 7+ stories        |
| 14048012     |               | 4201 WILSON BLVD   | STAFFORD EQUITY STRATFORD LLC    | STAFFORD DATA LLC ET AL              | 052-12 | 112-Off bldg 7+ stories        |
| 14050009     |               | 909 N TAYLOR ST    | 4250 N FAIRFAX OWNER LLC         | %THOMSON REUTERS                     | 052-12 | 101-Off Bldg-VacLand-site plan |
| 14050031     |               | 4250 FAIRFAX DR    | 4250 N FAIRFAX OWNER LLC         | %THOMAS REUTERS PROP TAX SERV        | 052-12 | 112-Off bldg 7+ stories        |
| 14051004     |               | 920 N TAYLOR ST    | FIRST VIRGINIA BANK              | % BB&T PROP TAX DEPT                 | 052-12 | 217-Bank                       |
| 14051016     |               | 4350 FAIRFAX DR    | TEACHERS INSURANCE AND           | ANNUITY ASSOCIATION OF AMERICA       | 052-12 | 112-Off bldg 7+ stories        |

EXHIBIT IB

BALLSTON BUSINESS IMPROVEMENT DISTRICT - June 2011 - Commerical Properties located within BID boundaries - RPC #, Address, Owner, Tax Map, Type of Property

| RPC Web Link | Notes         | Property Address  | Owner Line 1                    | Owner Line 2                         | Map    | Property Class                 |
|--------------|---------------|-------------------|---------------------------------|--------------------------------------|--------|--------------------------------|
| 14051019     |               | 4420 FAIRFAX DR   | JBG/FAIRFAX DR LLC              |                                      | 052-12 | 112-Off bldg 7+ stories        |
| 14051351     |               | 4401 WILSON BLVD  | NATIONAL RURAL ELECTRIC         | COOPERATIVE ASSOC                    | 052-12 | 112-Off bldg 7+ stories        |
| 14051352     |               | 4301 WILSON BLVD  | NATIONAL RURAL ELECTRIC         | COOPERATIVE ASSOC                    | 052-12 | 112-Off bldg 7+ stories        |
| 14051353     |               | N TAYLOR ST       | NATIONAL RURAL ELECTRIC         | COOPERATIVE ASSOC                    | 052-16 | 101-Off Bldg-VacLand-site plan |
| 14051354     | exempt parcel | WILSON BLVD       | ARLINGTON COUNTY BOARD          |                                      | 052-16 | 200-GenCom VacLand-no siteplan |
| 14051356     |               | 801 N GLEBE RD    | ARLINGTON GATEWAY HOTEL LLC     | %JBG COMPANIES                       | 052-12 | 411-Hotel - Full service       |
| 14051358     |               | 901 N GLEBE RD    | ARLINGTON GATEWAY INVESTORS LLC | C/O GATES HUDSON & ASSOCIATES        | 052-12 | 112-Off bldg 7+ stories        |
| 14053023     |               | N WAKEFIELD ST    | CARUTHERS STEPHEN P &           | CARUTHERS PRESTON C TR ET %VA MGMT I | 052-11 | 200-GenCom VacLand-no siteplan |
| 14053055     |               | 4600 FAIRFAX DR   | CARUTHERS INVESTMENT            | ASSOCIATES ET AL %VA MGMT INC #1002  | 052-11 | 112-Off bldg 7+ stories        |
| 14053056     |               | 4610 FAIRFAX DR   | BALLSTON HOTEL ASSOCIATES       |                                      | 052-11 | 412-Hotel - Limited Service    |
| 14053057     |               | 950 N GLEBE RD    | PPF OFF 950 N GLEBE ROAD LLC    | %MORGAN STANLEY RE ADVISOR INC       | 052-11 | 112-Off bldg 7+ stories        |
| 14053058     |               | 900 N GLEBE RD    | VIRGINIA TECH RESEARCH          | INSTITUTE LLC                        | 052-11 | 101-Off Bldg-VacLand-site plan |
| 14059001     | exempt parcel | 603 N GLEBE RD    | COUNTY BOARD OF ARLINGTON       |                                      | 063-01 | 200-GenCom VacLand-no siteplan |
| 14059002     | exempt parcel | N GLEBE RD        | COUNTY BOARD OF ARLINGTON       | 1400 N COURT HOUSE RD                | 063-01 | 210-General Comm Parking       |
| 14059003     | exempt parcel | 615 N GLEBE RD    | COUNTY BOARD OF ARLINGTON       | COUNTY VIRGINIA THE                  | 063-01 | 200-GenCom VacLand-no siteplan |
| 14059004     | exempt parcel | 625 N GLEBE RD    | COUNTY BOARD OF ARLINGTON       |                                      | 063-01 | 200-GenCom VacLand-no siteplan |
| 14059028     |               | 4100 WILSON BLVD  | THE MAY DEPARTMENT STORES CO    | MACY'S % TAX DEPT                    | 053-13 | 215-Gen Comm - other           |
| 14059029     |               | N GLEBE RD        | THE MAY DEPARTMENT STORES       | MACY'S %PROP TAX                     | 052-16 | 200-GenCom VacLand-no siteplan |
| 14059030     |               | 701 N GLEBE RD    | THE MAY DEPARTMENT STORES       | MACY'S % TAX DEPT                    | 052-16 | 215-Gen Comm - other           |
| 14059040     |               | 4300 WILSON BLVD  | NDH II POINT LLC                | 7TH FLOOR                            | 052-16 | 112-Off bldg 7+ stories        |
| 14060001     |               | 501 N RANDOLPH ST | ESPOSITO SALVATORE & JOAN M     | % TUTTO BENE RISTORANTE              | 063-01 | 212-Restaurant/eating facility |
| 14060002     |               | 4019 5th RD N     | THE 4019 LLC                    |                                      | 063-01 | 251-Warehouse                  |
| 14060003     |               | 4013 5th RD N     | LAVEZZO DAVID J JR AND          | JEAN M TRUSTEES                      | 063-01 | 251-Warehouse                  |
| 14060004     |               | 4011 5th RD N     | LAVEZZO DAVID J JR AND          | JEAN M TRUSTEES                      | 063-01 | 251-Warehouse                  |
| 14060005     |               | 4011 5th RD N     | THE 2501 LLC                    |                                      | 063-01 | 210-General Comm Parking       |
| 14060012     |               | 601 N RANDOLPH ST | ASC-ARLINGTON                   | REAL ESTATE LLC                      | 053-13 | 251-Warehouse                  |
| 14060016     | exempt parcel | 5th PL N          | COUNTY BOARD OF ARLINGTON       |                                      | 053-13 | 210-General Comm Parking       |
| 14060017     |               | 3929 5th PL N     | MARSHALL AL                     | GINIUNANS JUAN TR                    | 053-13 | 253-Service station            |
| 14060021     |               | N POLLARD ST      | AL'S MOTORS INC                 | HEALTH CLUB INVESTORS LLC            | 053-13 | 210-General Comm Parking       |
| 14060022     |               | N POLLARD ST      | AL'S MOTORS INC                 | HEALTH CLUB INVESTORS LLC            | 053-13 | 215-Gen Comm - other           |
| 14060023     |               | WILSON BLVD       | AL'S MOTORS INC                 | HEALTH CLUB INVESTORS LLC            | 053-13 | 210-General Comm Parking       |
| 14060024     |               | 3924 WILSON BLVD  | AL'S MOTORS INC                 | HEALTH CLUB INVESTORS LLC            | 053-13 | 215-Gen Comm - other           |
| 14060028     |               | 3910 WILSON BLVD  | AL'S MOTORS INC                 | HEALTH CLUB INVESTORS LLC            | 053-13 | 215-Gen Comm - other           |
| 14060036     |               | 4030 WILSON BLVD  | NEHOSO INC                      |                                      | 053-13 | 101-Off Bldg-VacLand-site plan |
| 14060037     | exempt parcel | 5th PL N          | ARLINGTON COUNTY BOARD          |                                      | 053-13 | 210-General Comm Parking       |
| 14060040     |               | 5th RD N          | THE 2501 LLC                    |                                      | 063-01 | 210-General Comm Parking       |
| 14060041     |               | 5th RD N          | THE 2501 LLC                    |                                      | 063-01 | 210-General Comm Parking       |
| 14060042     | exempt parcel | WILSON BLVD       | ARLINGTON COUNTY BOARD          |                                      | 053-13 | 210-General Comm Parking       |
| 14060054     |               | N RANDOLPH ST     | AMERICAN SERVICE CENTER         | ASSOCIATES                           | 053-13 | 200-GenCom VacLand-no siteplan |
| 14060055     |               | 505 N RANDOLPH ST | AMERICAN SERVICE CENTER         | ASSOCIATES                           | 053-13 | 200-GenCom VacLand-no siteplan |
| 14060056     |               | 5th RD N          | AMERICAN SERVICE CENTER         | ASSOCIATES                           | 053-13 | 200-GenCom VacLand-no siteplan |
| 14060057     |               | N RANDOLPH ST     | AMERICAN SERVICE CENTER         | ASSOCIATES                           | 053-13 | 200-GenCom VacLand-no siteplan |
| 14060060     | exempt parcel | 538 N POLLARD ST  | ARLINGTON COUNTY BOARD          |                                      | 053-13 | 200-GenCom VacLand-no siteplan |
| 14061006     |               | 4012 5th RD N     | AMERICAN SERVICE CENTER         | ASSOCIATES                           | 063-01 | 253-Service station            |
| 14061007     |               | 5th RD N          | AMERICAN SERVICE CENTER         | ASSOCIATES A VA LTD PARTNERSHIP      | 063-01 | 254-Auto dealership            |
| 14061008     |               | 4004 5th RD N     | AMERICAN SERVICE CENTER         | ASSOCIATES A VA LTD PARTNERSHIP      | 063-01 | 253-Service station            |
| 14061011     |               | 3912 5th RD N     | KINNEY DAVID B TR ET AL         | % KINCO LC                           | 063-01 | 251-Warehouse                  |
| 14061012     |               | 5th RD N          | KINNEY DAVID B TR ET AL         | % KINCO LC                           | 063-01 | 251-Warehouse                  |
| 14061024     |               | 585 N GLEBE RD    | ASC-ARLINGTON                   | REAL ESTATE LLC                      | 063-01 | 253-Service station            |
| 14061064     |               | 4000 A 5th RD N   | KCF LLC                         |                                      | 063-01 | 200-GenCom VacLand-no siteplan |
| 14061069     |               | N GLEBE RD        | ASC-ARLINGTON                   | REAL ESTATE LLC                      | 063-01 | 200-GenCom VacLand-no siteplan |
| 20012018     |               | 640 N GLEBE RD    | ASC-ARLINGTON                   | REAL ESTATE LLC                      | 062-04 | 254-Auto dealership            |
| 20012019     |               | 624 N GLEBE RD    | AMERICAN SERVICE CENTER         | ASSOCIATES                           | 062-04 | 254-Auto dealership            |

EXHIBIT IB

**BALLSTON BUSINESS IMPROVEMENT DISTRICT - June 2011 - Commerical Properties located within BID boundaries - RPC #, Address, Owner, Tax Map, Type of Property**

| RPC<br>Web<br>Link | Notes         | Property Address    | Owner Line 1                 | Owner Line 2                        | Map    | Property<br>Class              |
|--------------------|---------------|---------------------|------------------------------|-------------------------------------|--------|--------------------------------|
| 20012020           |               | 616 N GLEBE RD      | ASC-ARLINGTON                | REAL ESTATE LLC                     | 062-04 | 254-Auto dealership            |
| 20012021           |               | 600 N GLEBE RD      | RUDDICK CORPORATION          | % HARRIS TEETER INC/RELST DPT       | 063-01 | 215-Gen Comm - other           |
| 20012024           |               | N GLEBE RD          | AMERICAN SERVICE CENTER      | ASSOCIATES                          | 062-04 | 210-General Comm Parking       |
| 20012359           |               | 650 N GLEBE RD      | NORTH CARLIN PROPERTIES      | INC % PAUL GLEIBERMAN               | 062-04 | 254-Auto dealership            |
| 14049014           |               | 901 N STUART ST     | BALLSTON METRO INVESTORS LLC | (LESSEE) %GATES HUDSON & ASSOC INC  | 052-12 | 112-Off bldg 7+ stories        |
| 14049026           | exempt parcel | 4200 FAIRFAX DR     | WMATA                        | ATTN: PROPERTY MANG                 | 052-12 | 201-GenCom VacLand-siteplan    |
| 14049307           |               | 901 N STUART ST     | BALLSTON PARKING             | ASSOCIATES % MR FEKADU COMPTRROLLER | 052-12 | 215-Gen Comm - other           |
| 14053062           |               | 800 N GLEBE RD      | NORTH GLEBE RESIDENTIAL LLC  | %JBG COMPANIES                      | 052-16 | 101-Off Bldg-VacLand-site plan |
| 14059034           |               | 4200 WILSON BLVD    | BALLSTON OFFICE CENTER LLC   | % FOREST CITY RE TAX DEPT           | 052-16 | 112-Off bldg 7+ stories        |
| 14059035           |               | 4238 WILSON BLVD    | FC BALLSTON COMMON LLC       | % SHARED SERVICES                   | 052-16 | 215-Gen Comm - other           |
| 14059036           |               | 671 N GLEBE RD      | FC BALLSTON COMMON LLC       | % FOREST CITY RE TAX DEPT           | 052-16 | 215-Gen Comm - other           |
| 14059037           |               | 671 N GLEBE RD      | CONSORTIUM BALLSTON LLC      | %THE BERNSTEIN CO                   | 052-16 | 112-Off bldg 7+ stories        |
| 14059038           |               | N GLEBE RD          | MAY DEPARTMENT STORES CO     | MACY'S %PROP TAX                    | 052-16 | 112-Off bldg 7+ stories        |
| 14059039           |               | N GLEBE RD          | NDH II POINT LLC             | 7TH FLOOR                           | 052-16 | 112-Off bldg 7+ stories        |
| 14059041           |               | 627 N GLEBE RD      | MAY DEPARTMENT STORES CO     | % IDA ARLINGTON COUNTY              | 052-16 | 215-Gen Comm - other           |
| 14059042           |               | 627 N GLEBE RD      | MAY DEPARTMENT STORES CO     | % IDA ARLINGTON COUNTY              | 052-16 | 215-Gen Comm - other           |
| 14059043           |               | 627 N GLEBE RD      | MAY DEPARTMENT STORES CO     | % IDA ARLINGTON COUNTY              | 052-16 | 215-Gen Comm - other           |
| 14049029           |               | 950 N. STAFFORD ST. | HILTON ARLINGTON-BALLSTON    | CHIEF ARLINGTON HOTEL LLC           | 052-16 | 411-Hotel - Full service       |
| 14060036           |               | 4030 WILSON BLVD    | ASHTON PARK ASSOC. IV LLC    | c/o Shooshan Co. LLC                | 053-13 | 101-Off Bldg-VacLand-site plan |
| 14060068           |               | 4040 WILSON BLVD    | ASHTON PARK ASSOC. IV LLC    | c/o Shooshan Co. LLC                | 053-13 | 101-Off Bldg-VacLand-site plan |
| 14060074           |               | N QUINCY ST         | ASHLAWN HILL LLC             | c/o Shooshan Co. LLC                | 053-13 | 201-GenCom VacLand-siteplan    |
| 14060077           |               | 675 N RANDOLPH ST   | ASHTON PARK ASSOCIATES I LLC | c/o Shooshan Co. LLC                | 053-13 | 101-Off Bldg-VacLand-site plan |
| 14060078           |               | 650 N QUINCY ST     | THE DONOHOE CO.              |                                     | 053-13 | 414-Hotel - land/other         |