



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of October 20, 2012

DATE: October 2, 2012

SUBJECT:

- A. Enactment of an Ordinance to Vacate Two Portions of the North Lynn Street Right-of-Way, such Portions Located along the Western Side of North Lynn Street, between Wilson Boulevard and 19th Street North, and Abutting the Eastern Boundary of Parcel R, Central Place, Rosslyn (RPC# 16-038-015), with Conditions (Attachment 1); and
- B. Enactment of an Ordinance to Vacate Two Portions of An Easement for Public Street and Utilities Purposes: 1) One Portion Running North to South, Parallel to and on the Eastern Side of North Moore Street; and 2) a Second Portion Running North to South, Parallel to and on the Western Side of North Lynn Street; Both within Parcel R, Central Place, Rosslyn (RPC# 16-038-015), with Conditions (Attachment 2); and
- C. Enactment of an Ordinance to Vacate an Easement for Public Street and Utilities Purposes Running North to South, Parallel to and on the Eastern Side of North Moore Street, within Parcel R, Rosslyn (RPC# 16-038-015), with Conditions (Attachment 3); and
- D. Enactment of an Ordinance to Vacate an Easement for Public Street and Utilities Purposes Running North to South, Parallel to and on the Eastern Side of North Moore Street, within Parcel R, Central Place; and a 10' Storm Sewer Easement in the Southeastern Portion of, and within, Parcel R, Central Place, Rosslyn (RPC# 16-038-015), with Conditions (Attachment 4); and
- E. Enactment of an Ordinance to Vacate an Easement for Public Street and Utilities Purposes Running North to South, Parallel to and on the Eastern Side of North Moore Street, within Parcel R, Central Place, Rosslyn (RPC# 16-038-015), with Conditions (Attachment 5); and
- F. Enactment of an Ordinance to Vacate an Easement for Public Park Purposes within the Northern Portion of Parcel R, Central Place, such Portion being bounded by North Moore Street to the West, 19th Street North to the North, North Lynn Street to the East and the

County Manager:

BMD/GA

County Attorney:

GA *BAK*

11.

Staff: Linda Eichelbaum Collier/Betsy Herbst, Real Estate Bureau, DES

remainder of Parcel R to the South, Rosslyn (RPC# 16-038-015), with Conditions (Attachment 6); and

- G. Enactment of an Ordinance to Vacate an Easement for Public Park Purposes on Portions of Parcel R and a Portion of Parcel M, Central Place, such Portions being bounded by North Moore Street to the West and North Lynn Street to the East, Rosslyn (RPC# 16-038-015 and 16-038-016) (Attachment 7).

Applicant:

JBG/Central Place, L.L.C.
c/o Andrew Vanhorn
4445 Willard Avenue, Suite 400
Chevy Chase, Maryland 20815

By: John G. Milliken, Esq.
Venable LLP
8010 Towers Crescent Drive, Suite 300
Tysons Corner, Virginia 22182

C. M. RECOMMENDATIONS:

1. Enact the attached Ordinance to Vacate Two Portions of the North Lynn Street Right-of-Way, such Portions Located along the Western Side of North Lynn Street, between Wilson Boulevard and 19th Street North, and Abutting the Eastern Boundary of Parcel R, Central Place, Rosslyn (RPC# 16-038-015), with Conditions (Attachment 1); and
2. Enact the attached Ordinance to Vacate Two Portions of An Easement for Public Street and Utilities Purposes: 1) One Portion Running North to South, Parallel to and on the Eastern Side of North Moore Street; and 2) a Second Portion Running North to South, Parallel to and on the Western Side of North Lynn Street; Both within Parcel R, Central Place, Rosslyn (RPC# 16-038-015), with Conditions (Attachment 2); and
3. Enact the attached Ordinance to Vacate an Easement for Public Street and Utilities Purposes Running North to South, Parallel to and on the Eastern Side of North Moore Street, within Parcel R, Rosslyn (RPC# 16-038-015), with Conditions (Attachment 3); and
4. Enact the attached Ordinance to Vacate an Easement for Public Street and Utilities Purposes Running North to South, Parallel to and on the Eastern Side of North Moore Street, within Parcel R, Central Place; and a 10' Storm Sewer Easement in the Southeastern Portion of, and within, Parcel R, Central Place, Rosslyn (RPC# 16-038-015), with Conditions (Attachment 4); and
5. Enact the attached Ordinance to Vacate an Easement for Public Street and Utilities Purposes Running North to South, Parallel to and on the Eastern Side of North Moore

Street, within Parcel R, Central Place, Rosslyn (RPC# 16-038-015), with Conditions (Attachment 5); and

6. Enact the attached Ordinance to Vacate an Easement for Public Park Purposes within the Northern Portion of Parcel R, Central Place, such Portion being bounded by North Moore Street to the West, 19th Street North to the North, North Lynn Street to the East and the remainder of Parcel R to the South, Rosslyn (RPC# 16-038-015), with Conditions (Attachment 6); and
7. Enact the attached Ordinance to Vacate an Easement for Public Park Purposes on Portions of Parcel R and a Portion of Parcel M, Central Place, such Portions being bounded by North Moore Street to the West and North Lynn Street to the East, Rosslyn (RPC Nos. 16-038-015 and 16-038-016), with Conditions (Attachment 7); and
8. Authorize the Real Estate Bureau Chief, Department of Environmental Services, to execute, on behalf of the County Board, all Deeds of Vacation and other documents necessary to effectuate the Ordinances of Vacation set forth in Attachments 1 through 7 hereto, subject to approval as to form by the County Attorney.

ISSUES: This is a request by the Applicant for the County Board to enact seven Ordinances of Vacation to vacate specified County property interests to facilitate the development of the residential phase of Site Plan #335, Central Place, as the site plan was amended by the County Board most recently on June 6, 2012. There are no outstanding issues related to the proposed vacations.

SUMMARY: JBG/Central Place, L.L.C. (“Applicant”) has requested that the County Board enact seven Ordinances to vacate County property interests to enable construction of previously approved Site Plan #335, as amended (“Site Plan”). The proposed vacations consist of portions of the public right of way, street and utilities easements, a storm sewer easement, and two public park easements. The vacations are requested in conjunction with the development of the residential building originally approved by the County Board for the Site Plan on May 5, 2007, and most recently amended on June 16, 2012. The proposed vacations are consistent with the approved Site Plan.

BACKGROUND: The subject two-acre site is part of the Site Plan consists of a 31-story commercial building, a 30-story residential building, and a plaza between the two buildings. The site is bounded by North Lynn Street, 19th Street North, North Moore Street, and Wilson Boulevard. (See attached Vicinity Maps, Exhibits E and F). The office building, to be located on the southern portion of the site, will contain a publicly accessible observation deck on the uppermost floor. Three new elevators with access to the Rosslyn Metro Station are located in the plaza and are currently under construction by the County. The residential building is on the northern portion of the site.

The Applicant currently plans to first proceed with construction of the residential building, which is located at the northern portion of the site, and the plaza, which will abut, to the south, the land upon which the residential building is to be constructed. Before construction of the residential

building can commence in accordance with the approved Site Plan, the Applicant must obtain the requested vacations. As set forth in a separate Board Report, the Applicant also is seeking eight encroachments related to construction of the residential building. The County Board previously approved other encroachments and vacations related to construction of the commercial office building on April 19, 2008.

Central Place, L.L.C. acquired the property upon which the Site Plan is located by Deeds recorded in Deed Book 3432 at Page 1827, Deed Book 3432 at Page 1822, Deed Book 4230 at Page 2594, Deed Book 3691 at Page 2250, Deed Book 4230 at Page 2594 and Deed Book 3797 at Page 1741, all among the Arlington County land records (“Land Records”). The properties were thereafter resubdivided into Parcels M, O and R, Central Place, by Deed of Resubdivision recorded in Deed Book 4233, Page 774, among the Land Records. The requested vacations are located on RPC# 16-038-015 and RPC# 16-038-016, Parcels R and M.

DISCUSSION: To comply with the conditions of the Site Plan, and to construct the residential building depicted on the approved Site Plan, the Applicant must obtain the vacation of the property interests to vacate a portion of the public right of way, street and utilities easements, a storm sewer easement, and two public park easements as set forth below:

Vacation A/Attachment 1:

Two portions of the North Lynn Street right-of-way, such portions located along the western side of North Lynn Street, between Wilson Boulevard and 19th Street North, and abutting the eastern boundary of Parcel R, Central Place, Rosslyn (RPC# 16-038-015), as depicted on a plat entitled “Plat Showing the Vacation of a Portion of North Lynn Street, Deed Book 105, Page 270 Arlington County, Virginia,” dated June 8, 2012, prepared by Bowman Consulting Group, Ltd., attached hereto as “Exhibit A.”

Legal and Physical Description: The area being vacated is described in Exhibit A as “Area-1 Portion of North Lynn Street Hereby Vacated Area=1,929 Sq. Ft.” and “Area-2 Portion of North Lynn Street Hereby Vacated Area=11 Sq. Ft.” The County acquired the right-of-way by Deed of Dedication recorded in Deed Book 105, Page 270 among the Land Records.

Public Notice: Public notice was given in accordance with the Code of Virginia. Notices for the vacations were placed in the September 25, 2012, and October 2, 2012 issues of the Washington Times for the October 20, 2012 County Board Meeting.

Compensation: According to an appraisal prepared by Robert Jones, dated July 3, 2012 (“Appraisal”), the compensation for the vacation of the two portions of right-of-way is valued at \$230,958.00. Staff recommends that the Board accept the value established by the Appraisal. The Applicant has agreed to pay this amount of compensation to the County.

Vacation B/Attachment 2:

Two Portions of an Easement for Public Street and Utilities Purposes: 1) one portion running north to south, parallel to and on the eastern side of North Moore Street; and 2) a second portion running north to south, parallel to and on the western side of North Lynn Street; both within Parcel R, Central Place, Rosslyn (RPC# 16-038-015), as depicted on a plat entitled, “Plat

Showing Vacation of Existing Easement for Public Street and Utilities Purposes, Deed Book 1967, Page 1053 and Vacation of Existing Easement for Public Street and Utilities Purposes, Deed Book 1968, Page 749 and Vacation of Existing Easement for Public Street and Utilities Purposes, Deed Book 2090, Page 5 and Vacation of Portion of Existing Easement for Public Street and Utilities Purposes, Deed Book 2191, Page 1577 and Vacation of Existing 10' Storm Sewer Easement, Deed Book 2090, Page 5, Parcel R, Central Place Deed Book 4233, Page 774 Arlington County, Virginia,” dated June 8, 2012, prepared by Bowman Consulting Group, Ltd., and attached hereto as “Exhibit B”.

Legal and Physical Description: The areas being vacated are described on Exhibit B as “Portion of Existing Easement for Public Street and Utilities Purposes (DB 2191, Pg. 1577) Hereby Vacated (Area=381 Sq. Ft.)” and “Portion of Existing Easement for Public Street and Utilities Purposes (DB 2191, Pg. 1577) Hereby Vacated (Area=40 Sq. Ft.)” The County acquired the Easement for Public Street and Utilities Purposes by Deed of Easement recorded in Deed Book 2191, Page 1577 among the Land Records.

Public Notice: Public notice was given in accordance with the Code of Virginia. Notices for the vacations were placed in the September 25, 2012, and October 2, 2012 issues of the Washington Times for the October 20, 2012 County Board Meeting.

Compensation: According to the above referenced Appraisal, compensation for the vacation of the two portions of the easement is valued at \$61,463.00. Staff recommends that the Board accept the value established by the Appraisal. The Applicant has agreed to pay this amount of compensation to the County.

Vacation C/Attachment 3:

An Easement for Public Street and Utilities Purposes running north to south, parallel to and on the eastern side of North Moore Street, within Parcel R, Rosslyn (RPC# 16-038-015), as depicted on Exhibit B.

Legal and Physical Description: The area being vacated is described on Exhibit B as “Existing Easement for Public Street and Utilities Purposes (DB 1968, Pg. 749) Hereby Vacated (Area=1,077 Sq. Ft.)” The County acquired the Easement for Public Street and Utilities Purposes by Deed of Easement recorded in Deed Book 1968, Page 749 among the Land Records.

Public Notice: Public notice was given in accordance with the Code of Virginia. Notices for the vacations were placed in the September 25, 2012, and October 2, 2012 issues of the Washington Times for the October 20, 2012 County Board Meeting.

Compensation: According to the above referenced Appraisal, compensation for the vacation of the easement is valued at \$160,241.00. Staff recommends that the Board accept the value established by the Appraisal. The Applicant has agreed to pay this amount of compensation to the County.

Vacation D/Attachment 4:

An Easement for Public Street and Utilities Purposes running north to south, parallel to and on the eastern side of North Moore Street, within Parcel R, Central Place; and a 10' Storm Sewer Easement in the southeastern portion of, and within, Parcel R, Central Place, Rosslyn (RPC# 16-038-015), as depicted on Exhibit B.

Legal and Physical Description: The areas being vacated are described on Exhibit B as “Existing Easement for Public Street and Utilities Purposes (DB 2090, Pg. 5) Hereby Vacated (Area=423 Sq. Ft.)” and “Existing 10' Storm Sewer Easement (DB 2090, Pg. 5) Hereby Vacated (Area=101 Sq. Ft.)” The County acquired the Easements by Deed of Easement recorded in Deed Book 2090, Page 5 among the Land Records.

Public Notice: Public notice was given in accordance with the Code of Virginia. Notices for the vacations were placed in the September 25, 2012, and October 2, 2012 issues of the Washington Times for the October 20, 2012 County Board Meeting.

Compensation: According to the above referenced Appraisal, compensation for the vacation of the portions of the easement is valued at \$77,963.00. Staff recommends that the Board accept the value established by the Appraisal. The Applicant has agreed to pay this amount of compensation to the County.

Vacation E/Attachment 5:

An Easement for Public Street and Utilities Purposes running north to south, parallel to and on the eastern side of North Moore Street, within Parcel R, Central Place, Rosslyn (RPC# 16-038-015), as depicted on Exhibit B.

Legal and Physical Description: The area being vacated is described on Exhibit B as “Existing Easement for Public Street and Utilities Purposes (DB 1967, Pg. 1053) Hereby Vacated (Area=700 Sq. Ft.)” The County acquired the Easement for Public Street and Utilities Purposes by Deed of Easement recorded in Deed Book 1967, Page 1053 among the Land Records.

Public Notice: Public notice was given in accordance with the Code of Virginia. Notices for the vacations were placed in the September 25, 2012, and October 2, 2012 issues of the Washington Times for the October 20, 2012 County Board Meeting.

Compensation: According to the above referenced Appraisal, compensation for the vacation of the easement is valued at \$104,171.00. Staff recommends that the Board accept the value established by the Appraisal. The Applicant has agreed to pay this amount of compensation to the County.

Vacation F/Attachment 6:

An Easement for Public Park Purposes within the northern portion of Parcel R, Central Place, such portion being bounded by North Moore Street to the west, 19th Street North to the north, North Lynn Street to the east and the remainder of Parcel R to the south, Rosslyn (RPC# 16-038-015), as depicted on a plat entitled “Plat Showing Vacation of Existing Easement for Public Park Purposes Deed Book 2289, Page 1087 Parcel R Central Place Deed Book 4233, Page 774

Arlington County, Virginia,” dated June 8, 2012 and prepared by Bowman Consulting Group, Ltd., attached hereto as Exhibit C.

Legal and Physical Description: The area being vacated is described on Exhibit C as “Existing Easement for Public Park Purposes (DB 2289, Pg. 1087) Hereby Vacated (Area=10,589 Sq. Ft.)” The County acquired the easement by Deed of Easement recorded in Deed Book 2289, Page 1087 among the Land Records.

Public Notice: Public notice was given in accordance with the Code of Virginia. Notices for the vacations were placed in the September 25, 2012, and October 2, 2012 issues of the Washington Times for the October 20, 2012 County Board Meeting.

Compensation: Because the value of the vacations of the public park easements were specifically included as part of calculation of the community benefits given to the County by the Applicant as part of the Site Plan, staff recommends that the Applicant pay no additional compensation for vacation of this easement.

Vacation G/Attachment 7:

An Easement for Public Park Purposes on portions of Parcel R and a portion of Parcel M, Central Place, such portions being bounded by North Moore Street to the west and North Lynn Street to the east, Rosslyn (RPC# 16-038-015 and 16-038-016), as depicted on three plats respectively entitled “Plat Showing Vacation of Existing Easement for Public Park Purposes Deed Book 2052, Page 180 Deed Book 2089, Page 842 Parcel R Central Place Deed Book 4233, Page 774 Arlington County, Virginia,” dated June 8, 2012 and prepared by Bowman Consulting Group, Ltd. (Exhibit D-1); “Plat Showing Vacation of Existing Easement for Public Park Purposes Deed Book 2052, Page 180 Deed Book 2089, Page 842 Parcel R Central Place Deed Book 4233, Page 774 Arlington County, Virginia,” dated June 8, 2012 and prepared by Bowman Consulting Group, Ltd. (Exhibit D-2); and “Plat Showing Vacation of Existing Easement for Public Park Purposes Deed Book 2052, Page 180 Deed Book 2089, Page 842 Parcel M Central Place Deed Book 4233, Page 774 Arlington County, Virginia,” dated June 8, 2012 and prepared by Bowman Consulting Group, Ltd. (Exhibit D-3).

Legal and Physical Description: The areas being vacated are described on Exhibit D-1 as “Existing Easement for Public Park Purposes (DB 2052, Pg. 180) (DB 2089, Pg. 842) Hereby Vacated (Area=10,854 Sq. Ft.) Above Elev. 100.00 and Below Elev. 85.65”; on Exhibit D-2 as “Existing Easement for Public Park Purposes (DB 2052, Pg. 180) (DB 2089, Pg. 842) Hereby Vacated (Area=9,230 Sq. Ft.) Above Elev. 85.65 to Elev. 100.00”; and on Exhibit D-3 as “Existing Easement for Public Park Purposes (DB 2052, Pg. 180) (DB 2089, Pg. 842) Hereby Vacated (Area=1,624 Sq. Ft.)” The County acquired the easement by Deed of Easement recorded in Deed Book 2052, Page 180 and Deed Book 2089, Page 842 among the Land Records.

Public Notice: Public notice was given in accordance with the Code of Virginia. Notices for the vacations were placed in the September 25, 2012, and October 2, 2012 issues of the Washington Times for the October 20, 2012 County Board Meeting.

Compensation: Because the value of the vacations of the public park easements were specifically included as part of calculation of the community benefits given to the County by the Applicant as part of the Site Plan, staff recommends that the Applicant pay no additional compensation for vacation of this easement.

FISCAL IMPACT: The total compensation for the residential vacations, recommended by staff and agreed to by the Applicant, amounts to \$634,796.00. The applicant has up to three years (October 15, 2015) to meet all conditions of the Ordinance of Vacation, including payment of the compensation to the County. Once received, payment to the County will be deposited into the County's General Fund.

CONCLUSION: It is recommended that the County Board enact the attached vacation ordinances, Attachments 1 through 7.

ATTACHMENT 1

ORDINANCE TO VACATE TWO PORTIONS OF THE NORTH LYNN STREET RIGHT-OF-WAY, SUCH PORTIONS LOCATED ALONG THE WESTERN SIDE OF NORTH LYNN STREET, BETWEEN WILSON BOULEVARD AND 19TH STREET NORTH, AND ABUTTING THE EASTERN BOUNDARY OF PARCEL R, CENTRAL PLACE, ROSSLYN (RPC# 16-038-015), WITH CONDITIONS:

BE IT ORDAINED that, pursuant to a request by JBG/Central Place, L.L.C., Applicant (“Applicant”), on file with the Department of Environmental Services, the following described County property interests: Two Portions of the North Lynn Street Right-of-Way, such Portions Located along the Western Side of North Lynn Street, between Wilson Boulevard and 19th Street North, and Abutting the Eastern Boundary of Parcel R, Central Place, Rosslyn (RPC# 16-038-015) (“Lynn Street Right-of-Way”), created by a Deed of Dedication recorded among the Arlington County Land Records (“Land Records”) in Deed Book 105, Page 270, and as shown on a plat attached to the County Manager’s report dated October 2, 2012 as Exhibit A entitled, “Plat Showing the Vacation of a Portion of North Lynn Street, Deed Book 105, Page 270 Arlington County, Virginia,” dated June 8, 2012 and prepared by Bowman Consulting Group, Ltd. (“Plat”) and labeled on the Plat as “Area-1 Portion of North Lynn Street Hereby Vacated Area=1,929 Sq. Ft.” and “Area-2 Portion of North Lynn Street Hereby Vacated Area=11 Sq. Ft.” are hereby vacated subject to the following conditions:

1. The Applicant shall submit, for review and approval, to the Department of Environmental Services (“DES”), a utility relocation and engineering design plan (“Plan”) for the construction, abandonment, relocation, removal, and/or replacement of any or all utilities located, in whole or in part, within the portion of the Lynn Street Right-of-Way vacated by this Ordinance of Vacation. The Plan shall be in compliance with the Arlington County Construction Standards and Specifications. The Plan shall be subject to approval by the Director of DES, or his designee.
2. After approval of the Plan and before commencing the work described therein, the Applicant shall submit to the Director of DES, or his designee, a bond, letter of credit, or other security, acceptable to the County Manager, in an amount and in a form, as determined by and acceptable to the County Manager, or her designee, to secure the construction, abandonment, relocation, removal, and/or replacement of any and all existing utilities pursuant to the approved Plan.
3. The Applicant shall remove, relocate, abandon and/or reconstruct, or cause to be removed, relocated, abandoned and/or reconstructed, at its sole cost and expense, all utilities of the County and of others existing, at the time of the Plan approval, within the areas vacated by this Ordinance, including but not limited to, sanitary sewer lines, storm sewer lines, water lines and any electric, gas and communication lines. All utilities removed or abandoned shall be relocated or reconstructed with new utilities and related appurtenant facilities of size, dimension and location acceptable to the County, in accordance with the approved Plan and in strict accordance with Arlington County Construction Standards and Specifications, all applicable laws, ordinances, regulations and policies, as provided in Site Plan #335, as approved by the County Board.

4. The Applicant shall dedicate and convey to the County Board, without compensation, all new utility easements, required by the County Manager, by deed, in a form acceptable to the County Manager and approved as to form by the County Attorney. In addition, and if applicable, the Applicant shall obtain all required right-of-way permits.
5. The Applicant shall prepare and submit to the County for review and approval, the Deed(s) of Vacation and all required Plats, subject to the approval thereof by the County Manager, or her designee, and approval of the deed(s) as to form by the County Attorney.
6. The Applicant shall pay all fees, including the fees for plat review, approval and recordation of the Deed(s) of Vacation associated with this Ordinance of Vacation.
7. The Applicant shall pay to the County the sum of \$230,958.00 as compensation for the vacations contained in this Ordinance of Vacation.
8. The Applicant shall record, at the Applicant's sole cost and expense, the Deed(s) of Vacation and all plats.
9. The Applicant shall record, at the Applicant's sole cost and expense, a copy of this Ordinance of Vacation among the Land Records.
10. All conditions of this Ordinance of Vacation shall be met by noon on October 20, 2015 or this Ordinance of Vacation shall become null and void, without the necessity of any further action by the County Board.

ATTACHMENT 2

ORDINANCE TO VACATE TWO PORTIONS OF AN EASEMENT FOR PUBLIC STREET AND UTILITIES PURPOSES: 1) ONE PORTION RUNNING NORTH TO SOUTH, PARALLEL TO AND ON THE EASTERN SIDE OF NORTH MOORE STREET; AND 2) A SECOND PORTION RUNNING NORTH TO SOUTH, PARALLEL TO AND ON THE WESTERN SIDE OF NORTH LYNN STREET; BOTH WITHIN PARCEL R, CENTRAL PLACE, ROSSLYN (RPC# 16-038-015), WITH CONDITIONS:

BE IT ORDAINED that, pursuant to a request by JBG/Central Place, L.L.C., Applicant (“Applicant”), on file with the Department of Environmental Services, the following described County property interests: Two Portions of An Easement for Public Street and Utilities Purposes: 1) One Portion Running North to South, Parallel to and on the Eastern Side of North Moore Street; and 2) a Second Portion Running North to South, Parallel to and on the Western Side of North Lynn Street; Both within Parcel R, Central Place, Rosslyn (RPC# 16-038-015) (collectively, “Easement”), created by a Deed of Easement recorded among the Arlington County Land Records (“Land Records”) in Deed Book 2191, Page 1577, and as shown on a plat attached to the County Manager’s report dated October 2, 2012 as Exhibit B entitled, “Plat Showing Vacation of Existing Easement for Public Street and Utilities Purposes, Deed Book 1967, Page 1053 and Vacation of Existing Easement for Public Street and Utilities Purposes, Deed Book 1968, Page 749 and Vacation of Existing Easement for Public Street and Utilities Purposes, Deed Book 2090, Page 5 and Vacation of Portion of Existing Easement for Public Street and Utilities Purposes, Deed Book 2191, Page 1577 and Vacation of Existing 10’ Storm Sewer Easement, Deed Book 2090, Page 5, Parcel R, Central Place Deed Book 4233, Page 774 Arlington County, Virginia,” dated June 8, 2012, prepared by Bowman Consulting Group, Ltd., (“Plat”) and labeled on the Plat as “Portion of Existing Easement for Public Street and Utilities Purposes (DB 2191, Pg. 1577) Hereby Vacated (Area=381 Sq. Ft.)” and “Portion of Existing Easement for Public Street and Utilities Purposes (DB 2191, Pg. 1577) Hereby Vacated (Area=40 Sq. Ft.)” are hereby vacated subject to the following conditions:

1. The Applicant shall submit, for review and approval, to the Department of Environmental Services (“DES”), a utility relocation and engineering design plan (“Plan”) for the construction, abandonment, relocation, removal, and/or replacement of any or all utilities located, in whole or in part, within the portion of the Easement vacated by this Ordinance of Vacation. The Plan shall be in compliance with the Arlington County Construction Standards and Specifications. The Plan shall be subject to approval by the Director of DES, or his designee.
2. After approval of the Plan and before commencing the work described therein, the Applicant shall submit to the Director of DES, or his designee, a bond, letter of credit, or other security, acceptable to the County Manager, in an amount and in a form, as determined by and acceptable to the County Manager, or her designee, to secure the construction, abandonment, relocation, removal, and/or replacement of any and all existing utilities pursuant to the approved Plan.
3. The Applicant shall remove, relocate, abandon and/or reconstruct, or cause to be removed, relocated, abandoned and/or reconstructed, at its sole cost and expense, all utilities of the County and of others existing, at the time of the Plan approval, within

- the areas vacated by this Ordinance, including but not limited to, sanitary sewer lines, storm sewer lines, water lines and any electric, gas and communication lines. All utilities removed or abandoned shall be relocated or reconstructed with new utilities and related appurtenant facilities of size, dimension and location acceptable to the County, in accordance with the approved Plan and in strict accordance with Arlington County Construction Standards and Specifications, all applicable laws, ordinances, regulations and policies, as provided in Site Plan #335, as approved by the County Board.
4. The Applicant shall dedicate and convey to the County Board, without compensation, all new utility easements, required by the County Manager, by deed, in a form acceptable to the County Manager and approved as to form by the County Attorney. In addition, and if applicable, the Applicant shall obtain all required right-of-way permits.
 5. The Applicant shall prepare and submit to the County for review and approval, the Deed(s) of Vacation and all required Plats, subject to the approval thereof by the County Manager, or her designee, and approval of the deed(s) as to form by the County Attorney.
 6. The Applicant shall pay to the County the sum of \$61,463.00 as compensation for the vacations contained in this Ordinance of Vacation.
 7. The Applicant shall pay all fees, including the fees for plat review, approval and recordation of the Deed(s) of Vacation associated with this Ordinance of Vacation.
 8. The Applicant shall record, at the Applicant's sole cost and expense, the Deed(s) of Vacation and all plats.
 9. The Applicant shall record, at the Applicant's sole cost and expense, a copy of this Ordinance of Vacation among the Land Records.
 10. All conditions of this Ordinance of Vacation shall be met by noon on October 20, 2015 or this Ordinance of Vacation shall become null and void, without the necessity of any further action by the County Board.

ATTACHMENT 3

ORDINANCE TO VACATE AN EASEMENT FOR PUBLIC STREET AND UTILITIES PURPOSES RUNNING NORTH TO SOUTH, PARALLEL TO AND ON THE EASTERN SIDE OF NORTH MOORE STREET, WITHIN PARCEL R, ROSSLYN (RPC# 16-038-015), WITH CONDITIONS:

BE IT ORDAINED that, pursuant to a request by JBG/Central Place, L.L.C., Applicant (“Applicant”), on file with the Department of Environmental Services, the following described County property interests: an Easement for Public Street and Utilities Purposes Running North to South, Parallel to and on the Eastern Side of North Moore Street, within Parcel R, Rosslyn (RPC# 16-038-015) (“Easement”), created by a Deed of Easement recorded among the Arlington County Land Records (“Land Records”) in Deed Book 1968, Page 749, and as shown on a plat attached to the County Manager’s report dated October 2, 2012 as Exhibit B entitled, “Plat Showing Vacation of Existing Easement for Public Street and Utilities Purposes, Deed Book 1967, Page 1053 and Vacation of Existing Easement for Public Street and Utilities Purposes, Deed Book 1968, Page 749 and Vacation of Existing Easement for Public Street and Utilities Purposes, Deed Book 2090, Page 5 and Vacation of Portion of Existing Easement for Public Street and Utilities Purposes, Deed Book 2191, Page 1577 and Vacation of Existing 10’ Storm Sewer Easement, Deed Book 2090, Page 5, Parcel R, Central Place Deed Book 4233, Page 774 Arlington County, Virginia,” dated June 8, 2012, prepared by Bowman Consulting Group, Ltd., (“Plat”) and labeled on the Plat as “Existing Easement for Public Street and Utilities Purposes (DB 1968, Pg. 749) Hereby Vacated (Area=1,077 Sq. Ft.)” is hereby vacated subject to the following conditions:

1. The Applicant shall submit, for review and approval, to the Department of Environmental Services (“DES”), a utility relocation and engineering design plan (“Plan”) for the construction, abandonment, relocation, removal, and/or replacement of any or all utilities located, in whole or in part, within the portion of the Easement vacated by this Ordinance of Vacation. The Plan shall be in compliance with the Arlington County Construction Standards and Specifications. The Plan shall be subject to approval by the Director of DES, or his designee.
2. After approval of the Plan and before commencing the work described therein, the Applicant shall submit to the Director of DES, or his designee, a bond, letter of credit, or other security, acceptable to the County Manager, in an amount and in a form, as determined by and acceptable to the County Manager, or her designee, to secure the construction, abandonment, relocation, removal, and/or replacement of any and all existing utilities pursuant to the approved Plan.
3. The Applicant shall remove, relocate, abandon and/or reconstruct, or cause to be removed, relocated, abandoned and/or reconstructed, at its sole cost and expense, all utilities of the County and of others existing, at the time of the Plan approval, within the areas vacated by this Ordinance, including but not limited to, sanitary sewer lines, storm sewer lines, water lines and any electric, gas and communication lines. All utilities removed or abandoned shall be relocated or reconstructed with new utilities and related appurtenant facilities of size, dimension and location acceptable to the County, in accordance with the approved Plan and in strict accordance with Arlington

County Construction Standards and Specifications, all applicable laws, ordinances, regulations and policies, as provided in Site Plan #335, as approved by the County Board.

4. The Applicant shall dedicate and convey to the County Board, without compensation, all new utility easements, required by the County Manager, by deed, in a form acceptable to the County Manager and approved as to form by the County Attorney. In addition, and if applicable, the Applicant shall obtain all required right-of-way permits.
5. The Applicant shall prepare and submit to the County for review and approval, the Deed(s) of Vacation and all required Plats, subject to the approval thereof by the County Manager, or her designee, and approval of the deed(s) as to form by the County Attorney.
6. The Applicant shall pay to the County the sum of \$160,241.00 as compensation for the vacations contained in this Ordinance of Vacation.
7. The Applicant shall pay all fees, including the fees for plat review, approval and recordation of the Deed(s) of Vacation associated with this Ordinance of Vacation.
8. The Applicant shall record, at the Applicant's sole cost and expense, the Deed(s) of Vacation and all plats.
9. The Applicant shall record, at the Applicant's sole cost and expense, a copy of this Ordinance of Vacation among the Land Records.
10. All conditions of this Ordinance of Vacation shall be met by noon on October 20, 2015 or this Ordinance of Vacation shall become null and void, without the necessity of any further action by the County Board.

ATTACHMENT 4

ORDINANCE TO VACATE AN EASEMENT FOR PUBLIC STREET AND UTILITIES PURPOSES RUNNING NORTH TO SOUTH, PARALLEL TO AND ON THE EASTERN SIDE OF NORTH MOORE STREET, WITHIN PARCEL R, CENTRAL PLACE; AND A 10' STORM SEWER EASEMENT IN THE SOUTHEASTERN PORTION OF, AND WITHIN, PARCEL R, CENTRAL PLACE, ROSSLYN (RPC# 16-038-015), WITH CONDITIONS:

BE IT ORDAINED that, pursuant to a request by JBG/Central Place, L.L.C., Applicant (“Applicant”), on file with the Department of Environmental Services, the following described County property interests: an Easement for Public Street and Utilities Purposes Running North to South, Parallel to and on the Eastern Side of North Moore Street, within Parcel R, Central Place; and a 10' Storm Sewer Easement in the Southeastern Portion of, and within, Parcel R, Central Place, Rosslyn (RPC# 16-038-015) (collectively, “Easement”), created by a Deed of Easement recorded among the Arlington County Land Records (“Land Records”) in Deed Book 2090, Page 5, and as shown on a plat attached to the County Manager’s report dated October 2, 2012 as Exhibit B entitled, “Plat Showing Vacation of Existing Easement for Public Street and Utilities Purposes, Deed Book 1967, Page 1053 and Vacation of Existing Easement for Public Street and Utilities Purposes, Deed Book 1968, Page 749 and Vacation of Existing Easement for Public Street and Utilities Purposes, Deed Book 2090, Page 5 and Vacation of Portion of Existing Easement for Public Street and Utilities Purposes, Deed Book 2191, Page 1577 and Vacation of Existing 10' Storm Sewer Easement, Deed Book 2090, Page 5, Parcel R, Central Place Deed Book 4233, Page 774 Arlington County, Virginia,” dated June 8, 2012, prepared by Bowman Consulting Group, Ltd., (“Plat”) and labeled on the Plat as “Existing Easement for Public Street and Utilities Purposes (DB 2090, Pg. 5) Hereby Vacated (Area=423 Sq. Ft.)” and “Existing 10' Storm Sewer Easement (DB 2090, Pg. 5) Hereby Vacated (Area=101 Sq. Ft.)” are hereby vacated subject to the following conditions:

1. The Applicant shall submit, for review and approval, to the Department of Environmental Services (“DES”), a utility relocation and engineering design plan (“Plan”) for the construction, abandonment, relocation, removal, and/or replacement of any or all utilities located, in whole or in part, within the portion of the Easement vacated by this Ordinance of Vacation. The Plan shall be in compliance with the Arlington County Construction Standards and Specifications. The Plan shall be subject to approval by the Director of DES, or his designee.
2. After approval of the Plan and before commencing the work described therein, the Applicant shall submit to the Director of DES, or his designee, a bond, letter of credit, or other security, acceptable to the County Manager, in an amount and in a form, as determined by and acceptable to the County Manager, or her designee, to secure the construction, abandonment, relocation, removal, and/or replacement of any and all existing utilities pursuant to the approved Plan.
3. The Applicant shall remove, relocate, abandon and/or reconstruct, or cause to be removed, relocated, abandoned and/or reconstructed, at its sole cost and expense, all utilities of the County and of others existing, at the time of the Plan approval, within the areas vacated by this Ordinance, including but not limited to, sanitary sewer lines,

storm sewer lines, water lines and any electric, gas and communication lines. All utilities removed or abandoned shall be relocated or reconstructed with new utilities and related appurtenant facilities of size, dimension and location acceptable to the County, in accordance with the approved Plan and in strict accordance with Arlington County Construction Standards and Specifications, all applicable laws, ordinances, regulations and policies, as provided in Site Plan #335, as approved by the County Board.

4. The Applicant shall dedicate and convey to the County Board, without compensation, all new utility easements, required by the County Manager, by deed, in a form acceptable to the County Manager and approved as to form by the County Attorney. In addition, and if applicable, the Applicant shall obtain all required right-of-way permits.
5. The Applicant shall prepare and submit to the County for review and approval, the Deed(s) of Vacation and all required Plats, subject to the approval thereof by the County Manager, or her designee, and approval of the deed(s) as to form by the County Attorney.
6. The Applicant shall pay to the County the sum of \$77,963.00 as compensation for the vacations contained in this Ordinance of Vacation.
7. The Applicant shall pay all fees, including the fees for plat review, approval and recordation of the Deed(s) of Vacation associated with this Ordinance of Vacation.
8. The Applicant shall record, at the Applicant's sole cost and expense, the Deed(s) of Vacation and all plats.
9. The Applicant shall record, at the Applicant's sole cost and expense, a copy of this Ordinance of Vacation among the Land Records.
10. All conditions of this Ordinance of Vacation shall be met by noon on October 20, 2015 or this Ordinance of Vacation shall become null and void, without the necessity of any further action by the County Board.

ATTACHMENT 5

ORDINANCE TO VACATE AN EASEMENT FOR PUBLIC STREET AND UTILITIES PURPOSES RUNNING NORTH TO SOUTH, PARALLEL TO AND ON THE EASTERN SIDE OF NORTH MOORE STREET, WITHIN PARCEL R, CENTRAL PLACE, ROSSLYN (RPC# 16-038-015), WITH CONDITIONS:

BE IT ORDAINED that, pursuant to a request by JBG/Central Place, L.L.C., Applicant (“Applicant”), on file with the Department of Environmental Services, the following described County property interests: an Easement for Public Street and Utilities Purposes Running North to South, Parallel to and on the Eastern Side of North Moore Street, within Parcel R, Central Place, Rosslyn (RPC# 16-038-015) (“Easement”), created by a Deed of Easement recorded among the Arlington County Land Records (“Land Records”) in Deed Book 1967, Page 1053, and as shown on a plat attached to the County Manager’s report dated October 2, 2012 as Exhibit B entitled, “Plat Showing Vacation of Existing Easement for Public Street and Utilities Purposes, Deed Book 1967, Page 1053 and Vacation of Existing Easement for Public Street and Utilities Purposes, Deed Book 1968, Page 749 and Vacation of Existing Easement for Public Street and Utilities Purposes, Deed Book 2090, Page 5 and Vacation of Portion of Existing Easement for Public Street and Utilities Purposes, Deed Book 2191, Page 1577 and Vacation of Existing 10' Storm Sewer Easement, Deed Book 2090, Page 5, Parcel R, Central Place Deed Book 4233, Page 774 Arlington County, Virginia,” dated June 8, 2012, prepared by Bowman Consulting Group, Ltd., (“Plat”) and labeled on the Plat as “Existing Easement for Public Street and Utilities Purposes (DB 1967, Pg. 1053) Hereby Vacated (Area=700 Sq. Ft.)” is hereby vacated subject to the following conditions:

1. The Applicant shall submit, for review and approval, to the Department of Environmental Services (“DES”), a utility relocation and engineering design plan (“Plan”) for the construction, abandonment, relocation, removal, and/or replacement of any or all utilities located, in whole or in part, within the portion of the Easement vacated by this Ordinance of Vacation. The Plan shall be in compliance with the Arlington County Construction Standards and Specifications. The Plan shall be subject to approval by the Director of DES, or his designee.
2. After approval of the Plan and before commencing the work described therein, the Applicant shall submit to the Director of DES, or his designee, a bond, letter of credit, or other security, acceptable to the County Manager, in an amount and in a form, as determined by and acceptable to the County Manager, or her designee, to secure the construction, abandonment, relocation, removal, and/or replacement of any and all existing utilities pursuant to the approved Plan.
3. The Applicant shall remove, relocate, abandon and/or reconstruct, or cause to be removed, relocated, abandoned and/or reconstructed, at its sole cost and expense, all utilities of the County and of others existing, at the time of the Plan approval, within the areas vacated by this Ordinance, including but not limited to, sanitary sewer lines, storm sewer lines, water lines and any electric, gas and communication lines. All utilities removed or abandoned shall be relocated or reconstructed with new utilities and related appurtenant facilities of size, dimension and location acceptable to the County, in accordance with the approved Plan and in strict accordance with Arlington

County Construction Standards and Specifications, all applicable laws, ordinances, regulations and policies, as provided in Site Plan #335, as approved by the County Board.

4. The Applicant shall dedicate and convey to the County Board, without compensation, all new utility easements, required by the County Manager, by deed, in a form acceptable to the County Manager and approved as to form by the County Attorney. In addition, and if applicable, the Applicant shall obtain all required right-of-way permits.
5. The Applicant shall prepare and submit to the County for review and approval, the Deed(s) of Vacation and all required Plats, subject to the approval thereof by the County Manager, or her designee, and approval of the deed(s) as to form by the County Attorney.
6. The Applicant shall pay to the County the sum of \$104,171.00 as compensation for the vacations contained in this Ordinance of Vacation.
7. The Applicant shall pay all fees, including the fees for plat review, approval and recordation of the Deed(s) of Vacation associated with this Ordinance of Vacation.
8. The Applicant shall record, at the Applicant's sole cost and expense, the Deed(s) of Vacation and all plats.
9. The Applicant shall record, at the Applicant's sole cost and expense, a copy of this Ordinance of Vacation among the Land Records.
10. All conditions of this Ordinance of Vacation shall be met by noon on October 20, 2015 or this Ordinance of Vacation shall become null and void, without the necessity of any further action by the County Board.

ATTACHMENT 6

ORDINANCE TO VACATE AN EASEMENT FOR PUBLIC PARK PURPOSES WITHIN THE NORTHERN PORTION OF PARCEL R, CENTRAL PLACE, SUCH PORTION BEING BOUNDED BY NORTH MOORE STREET TO THE WEST, 19TH STREET NORTH TO THE NORTH, NORTH LYNN STREET TO THE EAST AND THE REMAINDER OF PARCEL R TO THE SOUTH, ROSSLYN (RPC# 16-038-015), WITH CONDITIONS:

BE IT ORDAINED that, pursuant to a request by JBG/Central Place, L.L.C., Applicant (“Applicant”), on file with the Department of Environmental Services, the following described County property interests: an Easement for Public Park Purposes within the Northern Portion of Parcel R, Central Place, such Portion being bounded by North Moore Street to the West, 19th Street North to the North, North Lynn Street to the East and the remainder of Parcel R to the South, Rosslyn (RPC# 16-038-015) (“Easement”), created by a Deed of Easement recorded among the Arlington County Land Records (“Land Records”) in Deed Book 2289, Page 1087, and as shown on a plat attached to the County Manager’s report dated October 2, 2012 as Exhibit C entitled, “Plat Showing Vacation of Existing Easement for Public Park Purposes Deed Book 2289, Page 1087 Parcel R Central Place Deed Book 4233, Page 774 Arlington County, Virginia,” dated June 8, 2012 and prepared by Bowman Consulting Group, Ltd. (“Plat”) and labeled on the Plats as “Existing Easement for Public Park Purposes (DB 2289, Pg. 1087) Hereby Vacated (Area=10,589 Sq. Ft.)” is hereby vacated subject to the following conditions:

1. The Applicant shall submit, for review and approval, to the Department of Environmental Services (“DES”), a utility relocation and engineering design plan (“Plan”) for the construction, abandonment, relocation, removal, and/or replacement of any or all utilities located, in whole or in part, within the portion of the Easement vacated by this Ordinance of Vacation. The Plan shall be in compliance with the Arlington County Construction Standards and Specifications. The Plan shall be subject to approval by the Director of DES, or his designee.
2. After approval of the Plan and before commencing the work described therein, the Applicant shall submit to the Director of DES, or his designee, a bond, letter of credit, or other security, acceptable to the County Manager, in an amount and in a form, as determined by and acceptable to the County Manager, or her designee, to secure the construction, abandonment, relocation, removal, and/or replacement of any and all existing utilities pursuant to the approved Plan.
3. The Applicant shall remove, relocate, abandon and/or reconstruct, or cause to be removed, relocated, abandoned and/or reconstructed, at its sole cost and expense, all utilities of the County and of others existing, at the time of the Plan approval, within the areas vacated by this Ordinance, including but not limited to, sanitary sewer lines, storm sewer lines, water lines and any electric, gas and communication lines. All utilities removed or abandoned shall be relocated or reconstructed with new utilities and related appurtenant facilities of size, dimension and location acceptable to the County, in accordance with the approved Plan and in strict accordance with Arlington County Construction Standards and Specifications, all applicable laws, ordinances,

regulations and policies, as provided in Site Plan #335, as approved by the County Board.

4. The Applicant shall dedicate and convey to the County Board, without compensation, all new utility easements, required by the County Manager, by deed, in a form acceptable to the County Manager and approved as to form by the County Attorney. In addition, and if applicable, the Applicant shall obtain all required right-of-way permits.
5. The Applicant shall prepare and submit to the County for review and approval, the Deed(s) of Vacation and all required Plats, subject to the approval thereof by the County Manager, or her designee, and approval of the deed(s) as to form by the County Attorney.
6. The Applicant shall pay all fees, including the fees for plat review, approval and recordation of the Deed(s) of Vacation associated with this Ordinance of Vacation.
7. The Applicant shall record, at the Applicant's sole cost and expense, the Deed(s) of Vacation and all plats.
8. The Applicant shall record, at the Applicant's sole cost and expense, a copy of this Ordinance of Vacation among the Land Records.
9. All conditions of this Ordinance of Vacation shall be met by noon on October 20, 2015 or this Ordinance of Vacation shall become null and void, without the necessity of any further action by the County Board.

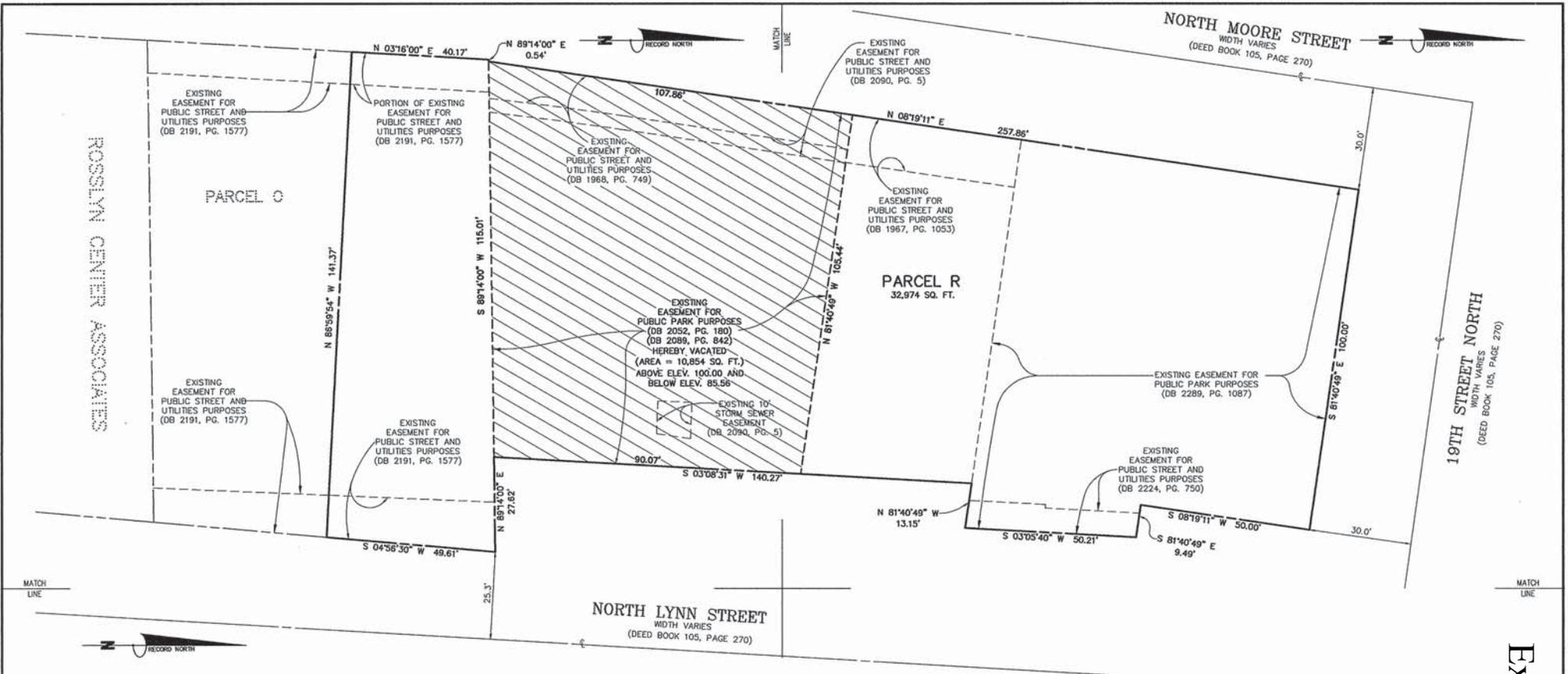
ATTACHMENT 7

ORDINANCE TO VACATE AN EASEMENT FOR PUBLIC PARK PURPOSES ON PORTIONS OF PARCEL R AND A PORTION OF PARCEL M, CENTRAL PLACE, SUCH PORTIONS BEING BOUNDED BY NORTH MOORE STREET TO THE WEST AND NORTH LYNN STREET TO THE EAST, ROSSLYN (RPC# 16-038-015 AND 16-038-016), WITH CONDITIONS:

BE IT ORDAINED that, pursuant to a request by JBG/Central Place, L.L.C., Applicant (“Applicant”), on file with the Department of Environmental Services, the following described County property interests: an Easement for Public Park Purposes on Portions of Parcel R and a Portion of Parcel M, Central Place, such Portions being bounded by North Moore Street to the West and North Lynn Street to the East, Rosslyn (RPC# 16-038-015 and 16-038-016) (“Easement”), created by a Deed of Easement recorded among the Arlington County Land Records (“Land Records”) in Deed Book 2052, Page 180 and Deed Book 2089, Page 842, and as shown on three plats attached to the County Manager’s report dated October 2, 2012 as Exhibits D-1, D-2 and D-3 entitled, respectively, “Plat Showing Vacation of Existing Easement for Public Park Purposes Deed Book 2052, Page 180 Deed Book 2089, Page 842 Parcel R Central Place Deed Book 4233, Page 774 Arlington County, Virginia,” dated June 8, 2012 and prepared by Bowman Consulting Group, Ltd. (Exhibit D-1); “Plat Showing Vacation of Existing Easement for Public Park Purposes Deed Book 2052, Page 180 Deed Book 2089, Page 842 Parcel R Central Place Deed Book 4233, Page 774 Arlington County, Virginia,” dated June 8, 2012 and prepared by Bowman Consulting Group, Ltd. (Exhibit D-2); and “Plat Showing Vacation of Existing Easement for Public Park Purposes Deed Book 2052, Page 180 Deed Book 2089, Page 842 Parcel M Central Place Deed Book 4233, Page 774 Arlington County, Virginia,” dated June 8, 2012 and prepared by Bowman Consulting Group, Ltd. (Exhibit D-3) (collectively, “Plats”) and labeled on the Plats respectively as: “Existing Easement for Public Park Purposes (DB 2052, Pg. 180) (DB 2089, Pg. 842) Hereby Vacated (Area=10,854 Sq. Ft.) Above Elev. 100.00 and Below Elev. 85.65” (Exhibit D-1); “Existing Easement for Public Park Purposes (DB 2052, Pg. 180) (DB 2089, Pg. 842) Hereby Vacated (Area=9,230 Sq. Ft.) Above Elev. 85.65 to Elev. 100.00” (Exhibit D-2); and “Existing Easement for Public Park Purposes (DB 2052, Pg. 180) (DB 2089, Pg. 842) Hereby Vacated (Area=1,624 Sq. Ft.)” (Exhibit D-3) are hereby vacated subject to the following conditions:

1. The Applicant shall submit, for review and approval, to the Department of Environmental Services (“DES”), a utility relocation and engineering design plan (“Plan”) for the construction, abandonment, relocation, removal, and/or replacement of any or all utilities located, in whole or in part, within the portion of the Easement vacated by this Ordinance of Vacation. The Plan shall be in compliance with the Arlington County Construction Standards and Specifications. The Plan shall be subject to approval by the Director of DES, or his designee.
2. After approval of the Plan and before commencing the work described therein, the Applicant shall submit to the Director of DES, or his designee, a bond, letter of credit, or other security, acceptable to the County Manager, in an amount and in a form, as determined by and acceptable to the County Manager, or her designee, to secure the

- construction, abandonment, relocation, removal, and/or replacement of any and all existing utilities pursuant to the approved Plan.
3. The Applicant shall remove, relocate, abandon and/or reconstruct, or cause to be removed, relocated, abandoned and/or reconstructed, at its sole cost and expense, all utilities of the County and of others existing, at the time of the Plan approval, within the areas vacated by this Ordinance, including but not limited to, sanitary sewer lines, storm sewer lines, water lines and any electric, gas and communication lines. All utilities removed or abandoned shall be relocated or reconstructed with new utilities and related appurtenant facilities of size, dimension and location acceptable to the County, in accordance with the approved Plan and in strict accordance with Arlington County Construction Standards and Specifications, all applicable laws, ordinances, regulations and policies, as provided in Site Plan #335, as approved by the County Board.
 4. The Applicant shall dedicate and convey to the County Board, without compensation, all new utility easements, required by the County Manager, by deed, in a form acceptable to the County Manager and approved as to form by the County Attorney. In addition, and if applicable, the Applicant shall obtain all required right-of-way permits.
 5. The Applicant shall prepare and submit to the County for review and approval, the Deed(s) of Vacation and all required Plats, subject to the approval thereof by the County Manager, or her designee, and approval of the deed(s) as to form by the County Attorney.
 6. The Applicant shall pay all fees, including the fees for plat review, approval and recordation of the Deed(s) of Vacation associated with this Ordinance of Vacation.
 7. The Applicant shall record, at the Applicant's sole cost and expense, the Deed(s) of Vacation and all plats.
 8. The Applicant shall record, at the Applicant's sole cost and expense, a copy of this Ordinance of Vacation among the Land Records.
 9. All conditions of this Ordinance of Vacation shall be met by noon on October 20, 2015 or this Ordinance of Vacation shall become null and void, without the necessity of any further action by the County Board.

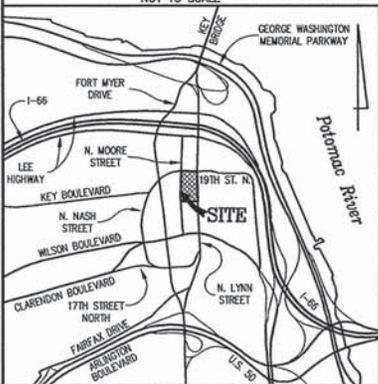


NOTES

1. THE PROPERTY DELINEATED HEREON IS SHOWN ON ARLINGTON COUNTY REAL PROPERTY IDENTIFICATION MAP 44-8 AND IS IDENTIFIED AS REAL PROPERTY CODE (RPC) NUMBER 16038015.
2. NO TITLE REPORT FURNISHED.
3. THESE PROPERTIES ARE SUBJECT TO THE CONTROL OF SITE PLAN #335 APPROVED BY THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA ON MAY 5, 2007, AND APPROVAL OF THIS PLAN NEITHER ENLARGES NOR REDUCES THE OBLIGATIONS IMPOSED BY THIS SITE PLAN, AND ANY AMENDMENTS AS THEY RELATE TO THESE PROPERTIES. THE SITE PLAN IS ON FILE IN THE OFFICE OF THE ZONING ADMINISTRATOR OF ARLINGTON COUNTY, VIRGINIA.
4. OWNER: CENTRAL PLACE, L.L.C.
C/O THE JCB COMPANIES
4445 WILLARD AVENUE #400
CHEVY CHASE, MD 20815

(DB 2052, PG. 180)
(DB 2089, PG. 842)

VICINITY MAP
NOT TO SCALE



ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES
DIVISION OF TRANSPORTATION

RECOMMENDED FOR APPROVAL: _____

APPROVED: _____

PLAT EXAMINER

SUBDIVISION AND BONDS ADMINISTRATOR



PLAT SHOWING
VACATION OF EXISTING EASEMENT FOR PUBLIC PARK PURPOSES
DEED BOOK 2052, PAGE 180
DEED BOOK 2089, PAGE 842
PARCEL R
CENTRAL PLACE
DEED BOOK 4233, PAGE 774
ARLINGTON COUNTY, VIRGINIA
SCALE: 1" = 20' DATE: JUNE 8, 2012

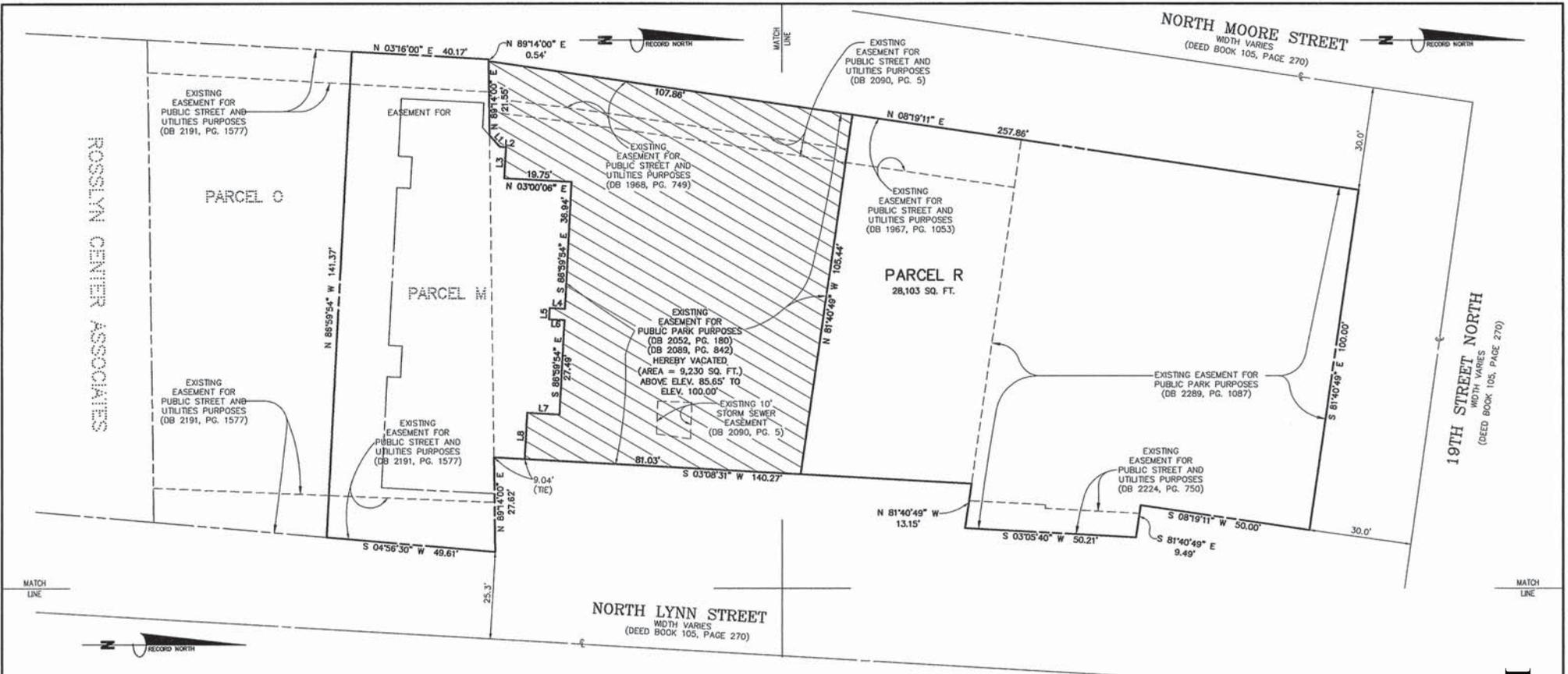
REVISION		BY: FK	CHK:	QC:
NO.	DESCRIPTION			

Bowman Consulting Group, Ltd. Phone: (703) 464-1000
 14020 Thunderbolt Place, Suite 300 Fax: (703) 481-9720
 Chantilly, Virginia 20151 www.bowmanconsulting.com

BCG PROJECT NO: 3399-02-001 TASK: X0003 COUNTY REF NO: SHEET 1 OF 2

Exhibit D-1

3399-C-RP-004



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 48°00'06" E	4.46'
L2	N 03°00'06" E	1.79'
L3	S 86°59'54" E	8.99'
L4	S 03°00'06" W	4.52'
L5	S 86°59'54" E	3.30'
L6	N 03°00'06" E	4.52'
L7	S 03°00'06" W	9.51'
L8	S 86°59'54" E	13.40'

ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES
DIVISION OF TRANSPORTATION

RECOMMENDED FOR APPROVAL: _____ APPROVED: _____

PLAT EXAMINER _____ SUBDIVISION AND BONDS ADMINISTRATOR _____



PLAT SHOWING
VACATION OF EXISTING EASEMENT FOR PUBLIC PARK PURPOSES
DEED BOOK 2052, PAGE 180
DEED BOOK 2089, PAGE 842

PARCEL R
CENTRAL PLACE
DEED BOOK 4233, PAGE 774

ARLINGTON COUNTY, VIRGINIA
SCALE: 1" = 20' DATE: JUNE 8, 2012

REVISION			

Bowman CONSULTING

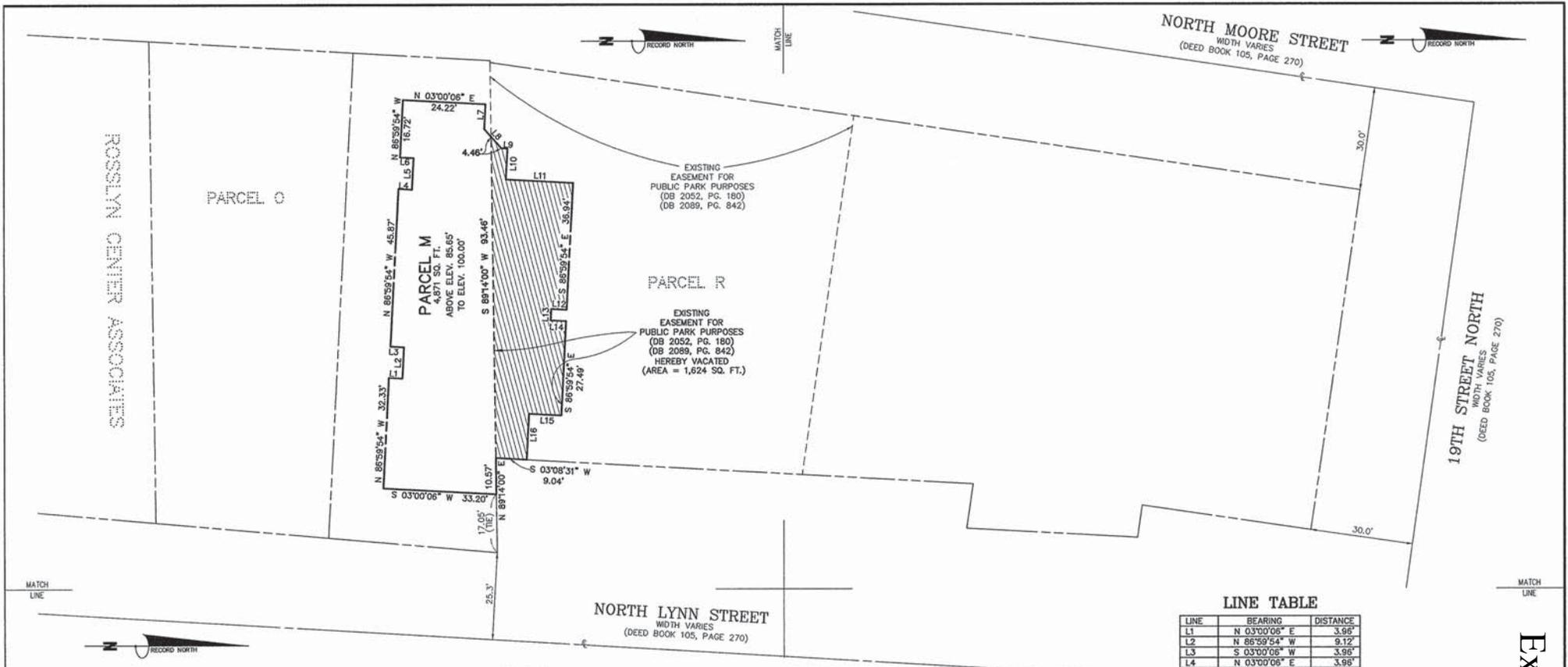
Bowman Consulting Group, Ltd. Phone: (703) 464-1000
14020 Thunderbolt Place, Suite 300 Fax: (703) 481-9720
Chantilly, Virginia 20151 www.bowmanconsulting.com

BY: FK CHK: QC

BCC PROJECT NO: 3399-02-001 TASK: X0003 COUNTY REF NO: SHEET 2 OF 2

Exhibit D-2

3399-C-RP-004



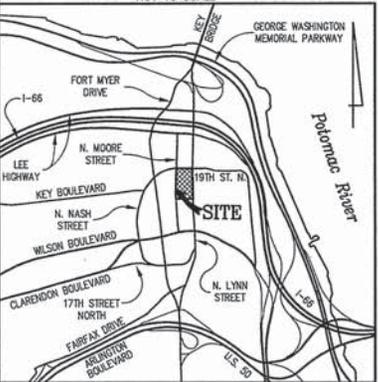
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 03°00'06" E	3.99'
L2	N 86°59'54" W	9.12'
L3	S 03°00'06" W	3.96'
L4	N 03°00'06" E	3.98'
L5	N 86°59'54" W	9.12'
L6	S 03°00'06" W	3.96'
L7	S 86°59'54" E	7.22'
L8	N 48°00'06" E	7.48'
L9	N 03°00'06" E	1.79'
L10	S 86°59'54" E	8.99'
L11	N 03°00'06" E	19.75'
L12	S 03°00'06" W	4.52'
L13	S 86°59'54" E	3.30'
L14	N 03°00'06" E	4.52'
L15	S 03°00'06" W	9.51'
L16	S 86°59'54" E	13.40'

NOTES

1. THE PROPERTY DELINEATED HEREON IS SHOWN ON ARLINGTON COUNTY REAL PROPERTY IDENTIFICATION MAP 44-8 AND IS IDENTIFIED AS REAL PROPERTY CODE (RPC) NUMBER 16038016.
2. NO TITLE REPORT FURNISHED.
3. THESE PROPERTIES ARE SUBJECT TO THE CONTROL OF SITE PLAN #335 APPROVED BY THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA ON MAY 5, 2007, AND APPROVAL OF THIS PLAT NEITHER ENLARGES NOR REDUCES THE OBLIGATIONS IMPOSED BY THIS SITE PLAN, AND ANY AMENDMENTS AS THEY RELATE TO THESE PROPERTIES. THE SITE PLAN IS ON FILE IN THE OFFICE OF THE ZONING ADMINISTRATOR OF ARLINGTON COUNTY, VIRGINIA.
4. OWNER: MCDONALD'S USA LLC
C/O MCDONALD'S CORPORATION
ATTN DEPT #091
ONE MCDONALD'S PLAZA
OAK BROOK, IL 60523

VICINITY MAP
NOT TO SCALE



PLAT SHOWING
VACATION OF EXISTING EASEMENT FOR PUBLIC PARK PURPOSES
DEED BOOK 2052, PAGE 180
DEED BOOK 2089, PAGE 842

PARCEL M
CENTRAL PLACE
DEED BOOK 4233, PAGE 774

ARLINGTON COUNTY, VIRGINIA
SCALE: 1" = 20' DATE: JUNE 8, 2012



REVISION			Bowman CONSULTING Bowman Consulting Group, Ltd. Phone: (703) 464-1000 14020 Thunderbolt Place, Suite 300 Fax: (703) 461-9720 Chantilly, Virginia 20151 www.bowmanconsulting.com
BCG PROJECT NO: 3399-02-001 TASK: X0003 COUNTY REF NO:			
DWG: P:\3399 - Central place\3399-01-002 (SUR)\Survey\Plots\RES\3399-C-RP-005-VAC		BY: FK	CHK: QC
SHEET 1 OF 1			

ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES
DIVISION OF TRANSPORTATION

RECOMMENDED FOR APPROVAL: _____ APPROVED: _____

PLAT EXAMINER _____ SUBDIVISION AND BONDS ADMINISTRATOR _____



Exhibit D-3

3399-C-RP-005

Vicinity Map

Vacations & Encroachments related to Parcel M & Parcel R of Central Place

19TH ST N

N MOORE ST

N LYNN ST

Parcel R
16038015

Parcel M
16038016

0 50 Feet



Pursuant to Section 54.1-402 of the Code of Virginia, any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

Aerial Photography flown February 2011
Easement Locations are Approximate.
Map prepared by Arlington County GIS Mapping Center
Produced and © June 2012



Vicinity Map

Vacations & Encroachments related to Parcel M & Parcel R of Central Place



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