

### DEPARTMENT OF GENERAL SERVICES

CENTER FOR INNOVATIVE TECHNOLOGY DISPOSITION

Quarterly Report July 1, 2017



IEIA Surplus Property Disposal Options

Quarterly Report

July 1, 2017

#### Introduction

This quarterly report is an addendum to the previous Department of General Services (DGS) reports dated October 1, 2016, January 1, 2017 and April 1, 2017 to the Chairmen of the House Appropriations and Senate Finance Committees and to the Governor on DGS progress identifying disposal options of real property located in Loudoun and Fairfax Counties owned by the Innovative and Entrepreneurship Investment Authority (IEIA) and improved with the Center for Innovative Technology (CIT) complex, as required by Item 428 U.1. of Chapter 780, 2016 Acts of Assembly.

#### Background

The Initial Report provided background on the IEIA and CIT complex, including the financial and ownership history regarding the "Midrise" and "Tower" buildings constructed on an underground parking facility. The January 1<sup>st</sup> report detailed findings of the Office of Attorney General (OAG) and DGS' review of the of the leases, the property title report, a survey and the zoning designation found in Fairfax County Comprehensive Plan to determine what else may impact the disposition of the property. DGS supplied the appraiser with the updated survey (see Attachment A) based on the findings from title report to obtain the possible market value of the property depending upon its future use, approved development density and what remaining usable acreage was available.

On June 14, 2017, as per §2.2-1156, DGS received written authorization from the Secretary of Natural Resources and the Secretary of Administration as delegated by the Governor to market the Loudoun County and Fairfax County parcels improved with the CIT complex property for sale. It was contemplated at that time to hold on the sale of the unimproved Fairfax County parcels until all conveyances associated with the construction of the metro station and road realignments were complete.

#### Leased Occupancy

Since the April 1, 2017 report, CIT entered into one new license agreement with Smart City Works, Inc. In the Midrise Building, DGS continues to work with CIT and the OAG to possibly execute a third lease amendment, expanding Honeywell's premises to include additional space (Suite 380), and DGS is also working with CIT and the OAG to execute an amendment with EDGEONE, LLC to extend the rental term. In the Tower Building, DGS is working with CIT and the OAG to execute four lease amendments to extend rental terms for Open Mind Systems, Inc. (Suite P1-010), US Data Forensics, LLC (Suite P2-020), International Electronic Manufacturing Initiative, Inc. (Suite 110), and BNL, Inc. (Suite 200), as detailed on the CIT Complex Rent Roll (see Attachment B). Additionally, DGS is working with CIT and the OAG to execute the following new leasing agreements:

#### Prospective New Occupants

				Monthly	PSF	Option
Suite No.	Tenant	Length of Term	RSF	Rent	Rate	Term
P3 - 003 (Tower)	INQBATION, Inc.	3 years	644	\$1,081.75	\$20.16	N/A
	American Institute of					
170 (Midrise)	Artificial Intelligence	1 year	1,173	\$2,101.67	\$21.50	N/A

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In preparation for the marketing of the property, DGS will utilize the Commonwealth's professional real estate broker, Divaris Real Estate, Inc., (Divaris) as of August 14<sup>th</sup> to manage leasing the property while they market the property for sale. CIT would continue with their day-to-day management of the facilities.

On July 13<sup>th</sup> DGS and Divaris met with the CIT leadership to review the marketing plan for the property and to discuss their future space needs. They asked that MACH37 be included in their future space needs and any negotiations that may allow them to remain rent free in the building until 2019 when most current tenant leases expire. Due to the size of their suites, we stated that such a lease would include a purchaser's right to relocate them in the building to a 'right-size' suite based upon their need and staffing levels. Currently, CIT occupies 19,880 SF and MACH37 occupies 7,611 SF. If CIT/MACH37 elects to relocate prior to closing on the sale of the property, DGS and Divaris will provide assistance with relocation selection if needed.

On August 10<sup>th</sup>, DGS and Divaris will hold a tenant meeting on-site in the CIT auditorium to brief the tenants of the planned sale of the property and explain that the property will be sold subject to their leases. DGS will also offer to meet with the tenants individually by appointment to address any specific concerns

#### **Metro Rail Station**

DGS, with the assistance of the OAG, has processed all known outstanding transactions relating to the new metro rail station including the 15 foot permanent Fairfax County Water Authority waterline easement containing 5,580 square feet that CIT had negotiated with the Fairfax County Water Authority by CIT representatives for the benefit of the new metro rail station for no consideration as it was considered part of the metro rail conveyance.

#### **Rock Hill Road Realignment**

In January 2017, DGS received a plat for the Rock Hill Road realignment at its intersection point with Innovation Drive. The expectation is that the abandonment of the exiting section of Rock Hill Road (8,654 SF) for the new section of Rock Hill Road (9,592 SF) will create a net square footage loss of IEIA property in the amount of 938 SF but it would add back the 8,864 SF to the parcel containing the CIT Building. DGS and the OAG are working with Fairfax County drafting the deed of dedication for the right of way transfer to occur.

#### **Title Concerns**

In preparation for surplus sale, DGS, the OAG and the title company investigated concerns relating to any encumbrances that may affect the marketability of title. Through the survey and title report, an unreleased restrictive covenant requiring the property to be used for public purposes was identified. The title company has determined what is required to release this covenant on the undeveloped portion of the property by all current beneficiaries and it is likely that the title company used by a prospective purchaser will require the same release. OAG is using outside counsel to prepare and obtain the release which may occur at the same time the property is being marketed for sale.

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#### Localities

The January 1<sup>st</sup> Quarterly Report detailed three tracts which total approximately 25.882 acres, with the actual remaining usable/developable acreage on the three tracts to be 14.096 acres. A portion of the property improved with the CIT complex is in Loudoun County and the remaining property is in Fairfax County. On July 20<sup>th</sup> DGS and Divaris met with representatives from both counties to discuss the sale of the property. Both counties are supportive of the action and agreed to work cooperatively to review a future purchaser's development plans. They prefer that all of the IEIA property be sold in one transaction so that future plans would be submitted as one development and that the density attributed to the total acreage could be applied to the remaining useable acres for future development. DGS will request as per §2.2-1156 written authorization from the Secretary of Natural Resources and the Secretary of Administration as delegated by the Governor to include the unimproved Fairfax County parcels in the surplus property sale.

IEIA Surplus Property Disposal Options

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#### **Marketing Plan**

In anticipation of resolution of the title issues, Divaris has prepared the following marketing plan to be implemented by August 14, 2017 if clear title is obtained:

- I. Phase I
  - A. Send broker blast, along with marketing package, to target brokers, and prospective purchaser list announcing availability of property. Property will not be marketed with an asking price.
  - B. Put property on CoStar, Loopnet, Divaris web page, DGS surplus web page, and EVA and place sign on the exterior of the building visible from the Dulles Toll Road.
  - C. Develop "Call Log" sheet to keep track of contact information for inquiries
  - D. Schedule tours of property
  - E. Answer questions from prospective offerors
  - F. Follow up calls
  - G. Send brochure to new interested parties
  - H. Continue marketing

#### II. Phase II

- A. Send "Call for Offers" broker blast with due date for submissions of offers
- B. Evaluate all offers submitted
- C. Develop spreadsheet for presentation to DGS
- D. Present findings to DGS
- E. Schedule interviews with prospective offerors
- F. Request and review financials/background of offerors
- G. Confirm details of offers and obtain answers to any unclear items
- H. Develop short list for Best and Final

#### III. Phase III

- A. Issue "BEST AND FINAL CALL FOR OFFERS" to short list
- B. Answer questions from offerors
- C. Evaluate Final offers submitted
- D. Interview offerors
- E. Confirm details of offers and obtain answers to any unclear items
- F. Develop spreadsheet for presentation to DGS
- G. Present findings to DGS and select successful offeror

IEIA Surplus Property Disposal Options

Quarterly Report

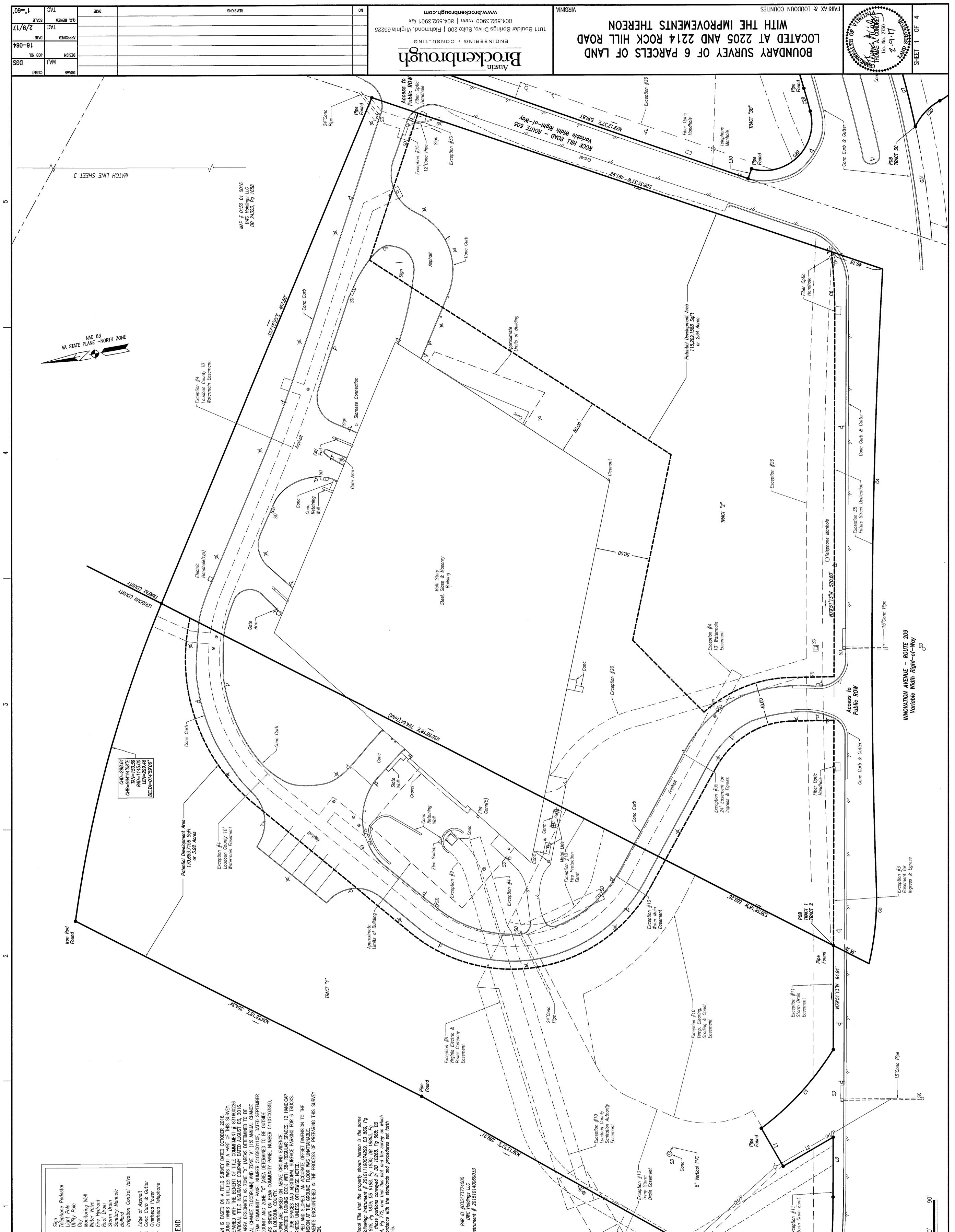
July 1, 2017

#### Conclusion

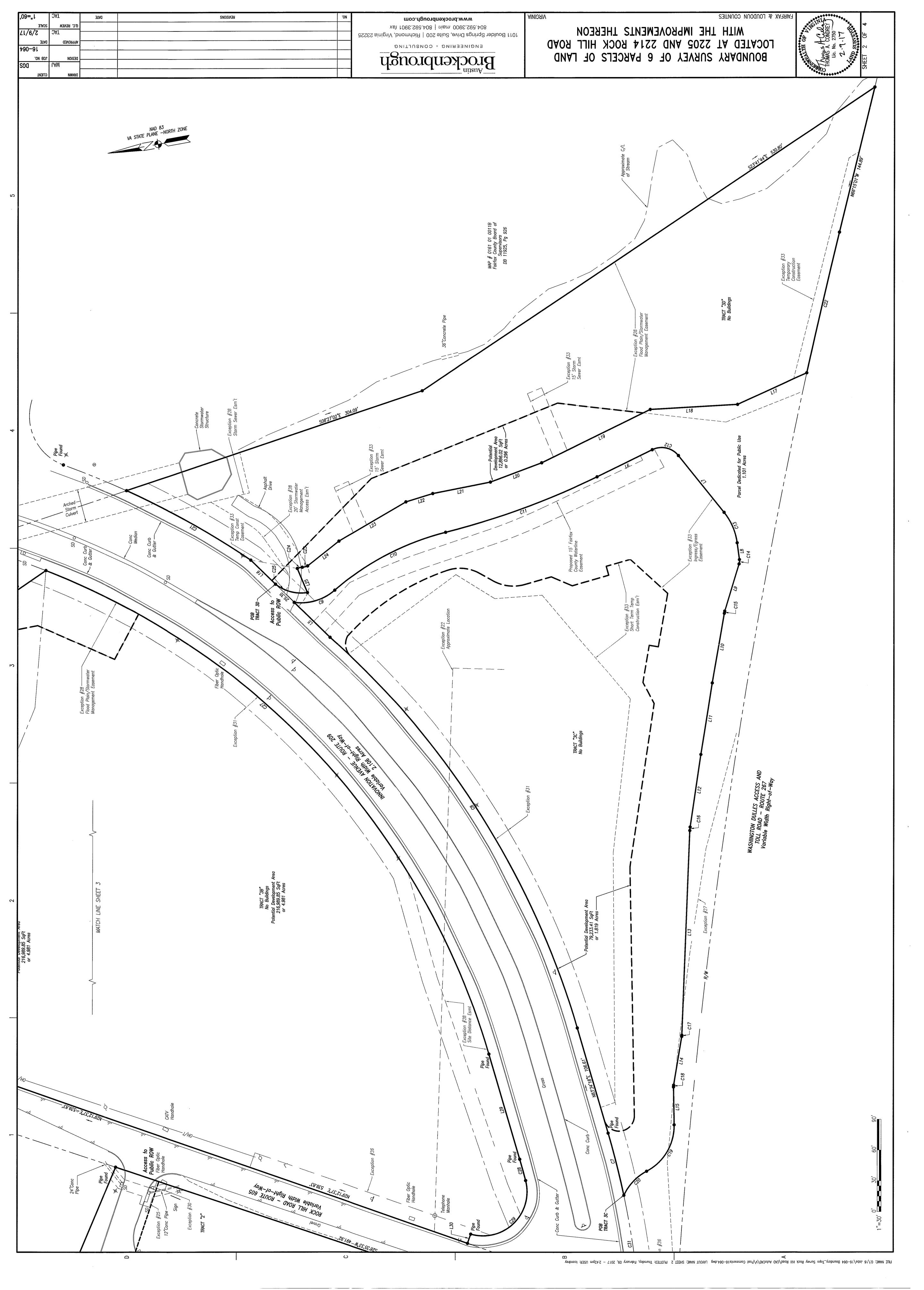
Additional time and assistance is needed to obtain the releases required by the title company to insure marketable clear title to the unimproved parcel immediately adjacent to the planned metro station. DGS could proceed with the sale of the parcel improved with the CIT complex; however, a greater value may be obtained if both parcels are marketed together due to the limited usable acres on the unimproved parcel. It is anticipated that within the next 30-days outside counsel will determine the ease of obtaining the releases.

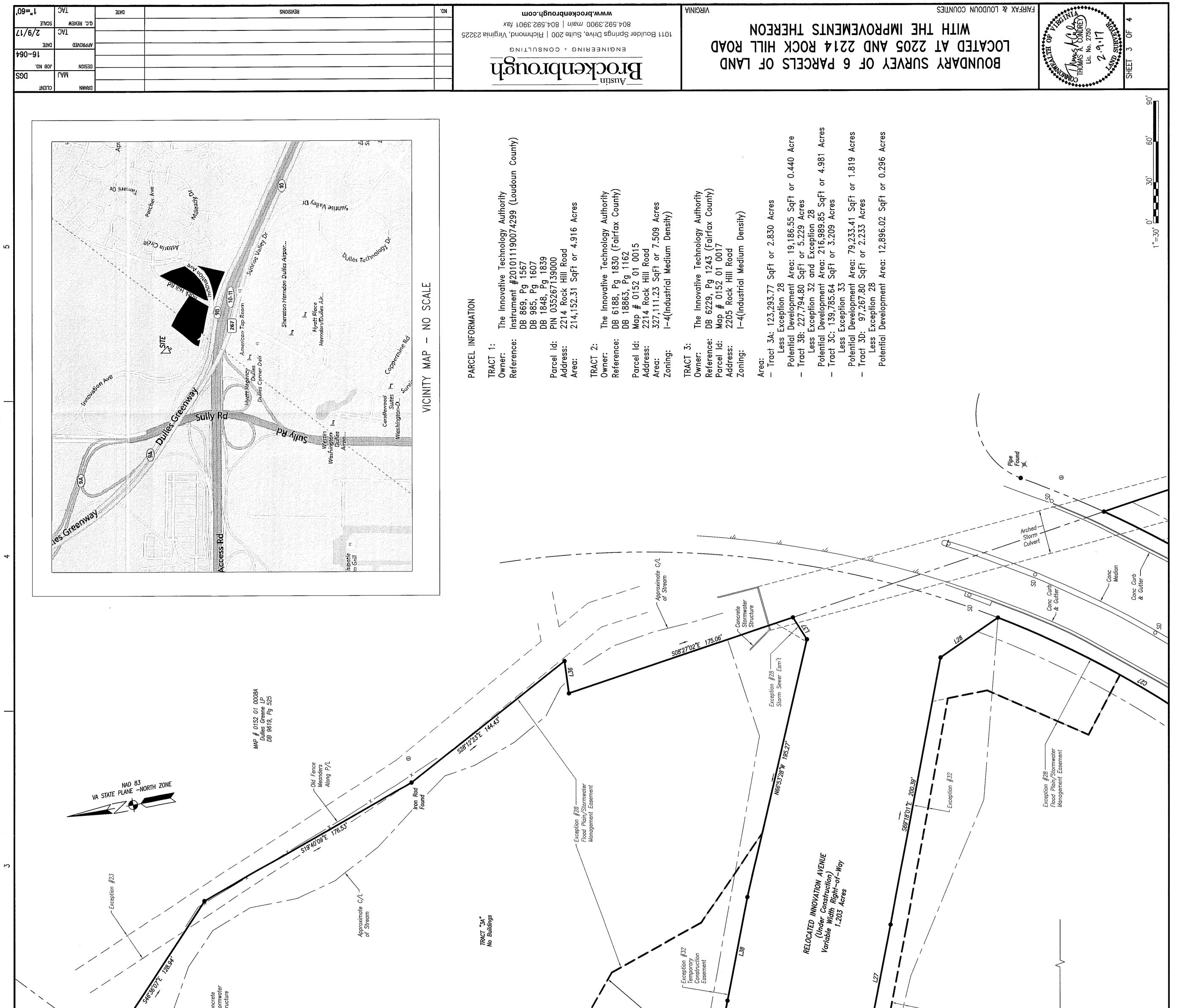
#### Attachments

- A. Completed Survey
- B. June 2017 Rent Roll with DGS Transaction Status



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<ul> <li>NOTES:</li> <li>1. BOUNDARY SURVEY AS SHOWN</li> <li>2. THE LOCATION OF UNDERGROU</li> <li>3. THIS SURVEY HAS BEEN PREPREPT PREPARED BY FIDELITY NAT</li> <li>4. THIS PROPERITY LIES IN AN AF</li> <li>OUTSIDE THE 0.2% ANNUAL FLOOD) AS SHOWN ON FEMULAT</li> <li>17, 2010 FOR FAIRFAX COI 500-YEAR FLOODPLAIN) AS 500-YEAR FLOODPLAIN AS 500-YEAR FLOO FLOODPLAIN AS 500-YEAR FLOODPLAIN AS 500-YEAR FLOODPLAIN AS 500-YEAR AS NOTED HEREON AFT AS NOTED HEREON AS 500-YEAR FLOODFLOODPLAIN AS 500-YEAR FLOODFLOID AS 500-YEAR FLOODFLOID AS 500-YEAR FLOODFLOID AS 500-YEAR FLOODFLOID AS 500-YEAR FLOODFLAIN AS 500-YEAR</li></ul>	
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, dated June 9, (Fairfax County).

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Power 1091, I

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21. Easement granted to Virginia 1953, and recorded July 8, 1953, in - NOT APPLICABLE -

22. Easement granted to the Chesapeake and Potomac Telephone Company of Virginia dated May 12, 1970, and recorded July 21, 1970, in Deed Book 3324, page 253 (Fairfax County).— PLOTTED BY APPROXIMATE LOCATION FROM OLD AERIALS —

23. Easement granted to the Board of Supervisors of Fairfax County, Virginia, dated December 30, 1970, and recorded December 31, 1970, in Deed Book 3387, page 662 (Fairfax County).— AS SHOWN —

l May 23, County), 4. Easement granted to The Loudoun County Sanitation Authority dated 1988, and recorded June 7, 1988, in Deed Book 7048, page 753 (Fairfax and in Deed Book 997, page 1443 (Loudoun County). - AS SHOWN -

5. Terms, duties, conditions, restrictions, obligations and/or provisions, contained in Donation Letter Agreement by and between A.S. Roy, David Noursi, and Michael A. Arbrutyn, Trustees, and Charles S. Robb, in his capacity as Governor of the Commonwealth of Virginia, dated April 18, 1984, as amended, supplemented and/or modified by (1) that certain letter agreement by and between David Noursi, Trustee, and KJS Partnership and The Innovative Technology Authority dated May 24, 1985, (2) that certain letter from Center for Innovative Technology Authority dated May 24, 1985, (2) that certain letter from Center for Innovative Technology to David B. Noursi dated December 30, 1987, by and between David Noursi, Trustee, and KJS Partnership and The Innovative Technology Authority dated May 24, 1985, (2) that certain letter from Center for Innovative Technology to David B. Noursi dated December 30, 1987, by and between David B. Noursi, trustee, John F. Carman, Gregory U. Evans and Howard N. Solodky, trustees, Randolph D. Rouse, Bill Bryant Real Estate, Sovran Bank/DC National and the Innovative Technology Authority (6) Road Estate, Sovran Bank/DC National and the Innovative Technology Authority (6) Road Estate David B. Noursi, trustees, and The Innovative Technology Authority (7) that certain Agreement Authority (8) that certain letter agreement by and between David B. Noursi, trustee, and The Innovative Technology Authority (8) that certain Agreement Authority (6) Road Estrowe Agreement by and Loudoun County) (6) Road Estrowe Agreement by and Loudoun County) and in Deed Book (9) Deed G Gift between David B. Noursi, Trustee, and The Innovative B89, page 1567 (Loudoun County), but omitiy adted July 26, 1985, in a distins, disobility, handicap, national and Loudoun race, color, religion, sex, sexual orientation, familed status, disobility, handicap, national and cuertai low covennets or forth in applicable law. – NOT PLOTABLE –

REVISIONS

24. Terms, duties, conditions, restrictions, obligations and/or provisions, contained in Donation Letter Agreement by and between Alan L. Kay and Charles S. Robb, in his capacity as Governor of the Commonwealth of Virginia, dated April 6, 1984, and Letter by and between Alan I. Kay, Loudoun Technology Associates, Inc., and The Innovative Technology Authority dated April 30, 1985, both of which are recorded in Deed Book 6182, page 570, as amended, supplemented and/or modified and as affected by Deed of Gift between Alan I. Kay and The Innovative Technology Authority dated August 29, 1985, and recorded September 24, 1985, in Deed Book 6229, page 1243, and Modification Agreement between Alan I. Kay and The Innovative Technology Authority dated June 21, 1988, and recorded July 12, 1988, in Deed Book 7082, page 1030 (Fairfax County), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.- NOT PLOTTABLE –

J/or provisions, contained and Charles S. Robb, in dated April 6, 1984, and ociates, Inc., and The if which are recorded in J/or modified and as ative Technology 24, 1985, in Deed Book I. Kay and The scorded July 12, 1988, ng any covenants or xurd orientation formation

ne 12, 1997, in , 1997, in Deed 6. Terms, duties, conditions, obligations, option and/or provisions contained in Lease Agreement dated February 1, 1989, (as amended) from The Innovative Technology Authority to the Commonwealth of Virginia, Department of Economic Development as evidenced of recorded by Memorandum of Lease dated March 1, 1989, and recorded March 8, 1989, in Deed Book 7280, page 1111, (Fairfax County) and recorded March 9, 1989, in Deed Book 7280, page 1411 (Loudoun County), as affected by Amended Memorandum of Lease recorded June 12, 1997, Deed Book 10022, page 919 (Fairfax County), and recorded June 10, 1997, in De Book 1503, page 1428 (Loudoun County). – NOT PLOTTABLE –

s of Fairfax County, Virginia, contained in Deed of Dedication, recorded February 17, 1998, S SHOWN -

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28. Easement granted to the Board of Super-and reserved by the Innovative Technology Author Easement and Vacation dated February 5, 1998, in Deed Book 10268, page 668 (Fairfax County).

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26. Easement granted to the Chesapeake and Potomac Telephone Company of Virginia dated June 7, 1991, and recorded August 9, 1991, in Deed Book 7875, page 1748 (Fairfax County). - AS SHOWN -

27. Easement granted to Toll Road Investor Partnership II, L.P., dated August 1992, and recorded September 30, 1993, in Deed Book 8771, page 272 (Fairfax County).— AS SHOWN —

25. Easement granted to The Board of Supervisors of Fairfax County, Virginia, dated May 23, 1988, and recorded June 7, 1988, in Deed Book 7048, page 762 (Fairfax County). - AS SHOWN -

29. Terms, duties, conditions, easements, obligations and/or provisions contained in Stormwater Management Agreement with Dulles Greene, LP, dated February 27, 1998, and recorded March 25, 1998, in Deed Book 10321, page 218 (Fairfax County). - NOT PLOTTABLE -

Atlantic-Virginia, Inc., dated December 15, 1998, in Deed Book 10749, page 614 (Fairfax County).

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30. Easement granted to and recorded January 19, 1 AS SHOWN -

Terms, duties, conditions, obligations and/or provisions contained in randum of Agreement between Dulles World Center, LLC, a Delaware limited y company, and the Innovation and Entrepreneurship Investment Authority, August 23, 2010, and recorded November 19, 2010, in Deed Book 21380 913 (Fairfax County), and as Instrument 20101119-0074278 (Loudoun y). - NOT PLOTTABLE page 91. County). Memora liability dated A

www.brockenbrough.com

1011 Boulder Springs Drive, Suite 200 | Richmond, Virginia 23225

ENGINEERING + CONSULTING

Brockenbrough

Cooperative dated January 11716, page 807 (Fairfax

31. Easement granted to Northern Virginia Electric 2001, and recorded February 16, 2001, in Deed Book County).— AS SHOWN —

4, 2013, and d by n Deed Book August 14,

e Commonwealth of Virginia dated April 4, id Book 23065, page 2055, as corrected b 3, and recorded September 30, 2013, in De int dated June 26, 2013, and recorded Aug ge 181 (Fairfax County).- AS SHOWN -

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32. Easement granted to the recorded April 17, 2013, in De instrument dated June 26, 20<sup>2</sup>23410, page 488, and instrum

page 488, and instrument in Deed Book 23762, page

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9. Easement granted to Virginia Electric and Power Company dated June 16, 1987, and recorded March 29, 1988, in Deed Book 983, page 611 (Loudoun County). - AS SHOWN -

10. Terms, duties, conditions, obligations, easements and/or provisions contained in Deed of Easement to The Innovative Technology Authority, Loudoun County Sanitation Authority and the Board of Supervisors of Loudoun County, Virginia, dated December 30, 1987, and recorded May 23, 1988, in Deed Book 991, page 85 (Loudoun County). – AS SHOWN –

VIRGINIA

**GAOA** 

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Deed Book 6966, page 369 edication along Route #847.

Easement recorded in ng: a. Future street de

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to Deed is the follo

ched show:

35. Plat attac (Fairfax County) s – AS SHOWN –

34. Plat attached to Deed of Easement recorded in Deed Book 5712, page 878 (Fairfax County) shows the following: a. Overhead power and C&P lines; b. Fences do not conform to lot lines. —NOT PLOTTABLE—

Easement granted to the Board of Supervisors of Fairfax County, Virginia, March 5, 2016 and recorded May 19, 2016 in Deed Book 24574, page 772 x County).— AS SHOWN—

33. | dated M (Fairfax

THEREON

ر ۳ chority dated March 2 , page 593 (Loudour Easement granted to Loudoun County Sanitation Auth 3, and recorded January 19, 1989, in Deed Book 1024, hty). - AS SHOWN -12. 1988, Count

13. Easement granted to Virginia Electric and Power Company dated October 1994, and recorded January 25, 1995, in Deed Book 1352, page 629 (Loudoun County). - NOT APPLICABLE -

14. Restrictions contained in Deed of Boundary Line Adjustment and Deed o Trust Modification from David B. Noursi, Trustee, to The Innovative Technology Authority, a political subdivision of the Commonwealth of Virginia, dated Novemb 30, 2000, and recorded December 7, 2000, in Deed Book 1848, page 1839 (Loudoun County), but omitting any covenants or restrictions, if any, based upo race, color, religion, sex, sexual orientation, familial status, marital status, disat handicap, national origin, ancestry, or source of income, as set forth in applic state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. -NOT PLOTTABLE-

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15. Plat attached to Deed Book 1848, page 1839, notes the followi a. Property is subject to proffers. See Note 3. Additional proffers in plat recorded as Instrument 201011190074299. See Note 3; b. Owner is responsible for the maintenance of stormwater managen storm drainage easements. See Note 7. – NOT PLOTTABLE – THE FOLLOWING RECORDED IN FAIRFAX COUNTY:

FAIRFAX & LOUDOUN COUNTIES

WITH THE IMPROVEMENTS

LOCATED AT 2205 AND 2214 ROCK HILL

BOUNDARY SURVEY OF 6 PARCELS OF

ETHOMAS A. CONDREX LIGANO 2750

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17. Easement granted to the American Telephone and Telegraph Virginia dated August 26, 1919, and recorded August 26, 1919, in page 195 (Fairfax County).- NOT PLOTTABLE -

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TACT 3C Beginning at a point, marked as POB Tract 3C, thence along the south line of invortion Aenew with a curve to the laft with a radius of 808.94° and a chord of N85'47'07'E, 62.49° an arc distance of E2.50° to a pipe found; thence N85'47'07'E, 62.49° an arc distance of E2.50° to a pipe found; thence N55'47'07'E, 62.49° an arc distance of E2.50° to a pipe found; thence N55'40°/E, 48.0.5° an arc distance of 456.29° to a point, thence N55'40°/E, 48.0.5° an arc distance of 456.29° to a point, thence N55'40°/E, 48.0.5° an arc distance of 255.0° and a chord of 5673'56°E, 41.27° an arc distance of 255.0° and a chord of 5673'56°E, 41.27° an arc distance of 25.0° and a chord of 5673'56°E, 41.27° an arc distance of 25.1°°E, 122.04° an arc distance of 12.316° to a point, thence along a curve to the left with a radius of 755.0° and a chord of 5225'55'37°, 25.14° an arc distance of 25.21° to a point, thence S155'40°E, 59.91° to a point, thence along a curve to the radius of 21.00° and a chord of 52730'9°E, 127.4°° an arc distance of 12.316° to a point, thence along a curve to the radius of 21.00° and a chord of 52730'9°E, 127.4°° an arc distance of 23.24° to a point, thence N8745'10°W, 16.54° to a point, thence of 755.00° and a chord of 520.0°° and a chord of N752.4°° an arc distance of 3.21° to a point, thence N8745'10°W, 16.34° to a point, thence of 32.64° to a point, thence N8754'30°W, 13.84° to a point, thence of 32.64° to a point, thence N8754'30°W, 13.87° to a point, thence distance of 3.21° to a point, thence N7745'30°W, 33.24° an arc distance of 3.23° to a point, thence N7745'30°W, 13.85° to a point, thence N7055'33°W, 70.02° to a point, thence N7745'30°W, 33.33° an arc distance of 3.23° to a point, thence N7745'30°W, 33.24° an arc distance of 3.23°<sup>V</sup> to a point, thence N7745'30°W, 33.24° an arc distance of 3.23°<sup>V</sup> to a point, thence N7745'30°W, 33.24° an arc distance of 3.23°<sup>V</sup> to a point, thence N7745'30°W, 33.25° an arc distance of 3.23°<sup>V</sup> to a point, thence N7745'30°W, 35.26° an arc distance of 3.23°<sup>V</sup>

TRACT 3D

Beginning at a point, marked as the POB Tract 3D, thence continuing along the south and east line of Innovation Avenue, N54708'14"E, 33.65' to a point; thence along a curve to the left with a radius of 827.00' and a chord of N39'13'16"E, 138.93' an arc distance of 139.10' to a point; thence leaving the southeast line of Innovation Avenue along a line in common with property owned by the Fairbx County Board of Supervisors, S8'27'02"E, 304.09' to a point; thence along the north line of the Washington Dulles Access and Toll Road, M66'15'01"W, 144.89' to a point; thence along a curve to the left with a radius of 5929.58' and a chord of N66'55'45"W, 140.55' and a chord of N66'55'45"W, 140.55' an arc distance of 140.54' to a point; thence along the north line of the Washington Dulles Access and Toll Road, M66'15'01"W, 144.89' to a point; thence along a curve to the left with a radius of 5929.58' and a chord of N66'55'45"W, 117.78' to a point; thence N10'24'37"W, 55.35' to a point; thence N10'24'37"W, 55.35' to a point; thence N10'24'37"W, 55.35' to a point; thence N10'24'37"W, 57.35' and a chord of N3'41'16"W, 5.35' and a curve to the radius of 15.55' and a chord of N3'41'16"W, 5.35' and a curve to the radius of 15.55' and a chord of N3'41'16"W, 5.35' and a chord of N3'41'16"W, 25.45' to a point; thence N10'24'37"W, 53.37' to a point; thence along a curve to the right with a radius of 15.55' and a chord of N3'41'17"E, 32.15' and a curve to the right with a radius of 15.55' and a chord of N3'41'17"E, 32.15' and a curve to the right with a radius of 15.55' and a chord of N3'41'17"E, 22.15' an arc distance of 5.00' to a point; thence along a curve to the right with a cadius of N3'41'17"E, 32.15' an arc distance of 5.00' to a point; thence along a curve to the right with a cadius of 40.55' and a chord of N3'41'17"E, 32.15' an arc distance of 5.00' to a point; thence along a curve to the right with a radius of 40.55' and a chord of N3'41'17"E, 32.15' an arc distance of 5.00' to a point; thence 17.50' and a chord of N3'41'

3. Terms, duties, conditions, obligations, easements and/or in Easement Agreement between The Innovative Technology Authol dated September 9, 1985, and recorded September 24, 1985, in page 1229 (Fairfax County) as affected by Deed of Easement al dated April 11, 1988, and recorded April 15, 1988, in Deed Boo (Fairfax County), and recorded in Deed Book 985, page 1636 (L and partial vacation contained in Deed of Dedication, Easement February 5, 1998, and recorded February 17, 1998, in Deed Boo (Fairfax County).

THE FOLLOWING RECORDED IN LOUDOUN COUNTY:

Easement granted to Virginia Electric and Power Company dated April 8 and recorded February 23, 1988, in Deed Book 979, page 616 (Loudoun ). - AS SHOWN с. 1987, an County).

11. Easement granted to the Board of Supervisors of Loudoun County, Virginia, and the Loudoun County Sanitation Authority dated July 31, 1987, and recorded November 28, 1988, in Deed Book 1016, page 746 (Loudoun County). - AS SHOWN

Easement granted to the Chesapeake and Potomac Telephone Company of ia dated December 5, 1917, and recorded July 11, 1918, in Deed Book H8, 411 (Fairfax County).- NOT PLOTTABLE -16. Virginia page 41

Easement granted to the Chesapeake and Potomac dated July 17, 1919, and recorded in Deed Book I .- NOT PLOTTABLE -<u>3</u>

Virginia da County).—

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PARCEL DESCRIPTION

All that certain lot, piece or parcel of land situate, lying and being in the County of Loudoun, Virginia, known and designated as "Parcel C-1A" as shown on that certain plat entitled, "DEDICATION PLAT ON A PORTION OF PARCEL C-1-A BEING THE PROPERTY OF THE INNOVATIVE TECHNOLOGY AUTHORITY, DULLES ELECTION DISTRICT, LOUDOUN COUNTY, VIRGINIA", made by William H. Gordon Associates, Inc., and dated July 12, 2010, last revised August 16, 2010, and duly recorded in the Clerk's Office of the Circuit Court for the County of Loudoun, Virginia, as instrument 20101119-0074299, attached to Deed of Dedication and Termination recorded as Instrument 20101119-0074298.

3 TRACT

AND BEING a portion of the same property conveyed to
1. The Innovative Technology Authority, a political subdivision of the Commonwealth of Virginia, by Deed of Gift from David B. Noursi, Trustee (also known as David Noursi, Trustee) dated July 25, 1985, and recorded July 26, 1985, in Deed Book 869, page 1567, in the Clerk's Office of the Circuit Court of Loudoun County, Virginia.
2. The Innovative Technology Authority, a political subdivision of the Commonwealth of Virginia.
3. The Innovative Technology Authority, a political subdivision of the Commonwealth of Virginia.
3. The Innovative Technology Authority, a political subdivision of the Commonwealth of Virginia.
3. The Innovative Technology Authority, a political subdivision of the Clerk's Office of the Circuit Court of Loudoun County, Virginia.
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3. The Innovative Technology Authority, a political subdivision of the Clerk's Office of the Circuit Court of Loudoun County, Virginia.
3. The Innovative Technology Authority, a political subdivision of the Commonwealth of Virginia, by Deed of Boundary Line Adjustment and Deed of Trust Modification from David B. Noursi, Trustee, dated November 30, 2000, and recorded December 7, 2000, in Deed Book 1848, page 1839, in the Clerk's Office of the Circuit Court of Loudoun County, Virginia.

All that certain lot, piece or parcel of land situate, lying and being in the County of Fairfax, Virginia, known and designated as "Parcel 15", also known as "Parcel E" as shown on the certain plat entitled, "PLAT OF CORRECTION FOR PART OF THE PROPERTY OF DAVID B NOURSI, TRUSTEE AND THE INNOVATIVE TECHNOLOGY AUTHORITY, DRANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA", made by William H. Gordon Associates, Inc., and dated March 27, 2003, last revised February 7, 2006, and duly recorded in the Clerk's Office of the Circuit Court for the County of Fairfax, Virginia, in Deed Book 18863, at page 1162, which amends and corrects the plat originally recorded in Deed Book 6184, page 1298.

AND BEING property conveyed to the Innovated Technology Authority, a political subdivision of the Commonwealth of Virginia, by Deed of Gift from David B. Noursi Trustee (also known as David Noursi, Trustee) dated July 25, 1985, and recorded July 26, 1985, in Deed Book 6188, at Page 1830, as Parcel E therein. Said description corrected by Correction Deed of Subdivision and Dedication between David B. Noursi, Trustee, and the Innovative Technology Authority, a political subdivision of the Commonwealth of Virginia, dated May 23, 2006, and recorded October 26, 2006, in Deed Book 18863, page 1162, in the Clerk's Office of the Circuit Court of Fairfax County, Virginia. ю AND BI IA DNA TRACT

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parcel of land situate, lying and being in the County described as follows: that certain lot, piece or F Fairfax, Virginia, and being of All

Beginning at a point marking the intersection of the Northerly R/W line of Dulles Airport Access Road and the Easterly R/W line of Rock Hill Road (Route #605); thence with the said R/W line of Rock Hill Road the following courses: N 28' 23' 57' E, 172.59 feet; N 29' 12' 37' E, 599.30 feet; N 26' 44' 53' E, 156.89 feet; N 22' 50' 54'' E, 288.24 feet; N 32' 28' 20'' E, 122.44 feet to a point; thence departing Rock Hill Road and running through the property of Loudoun Technology Associates, Inc. the following courses: S 46' 36' 07'' E, 128.94 feet; S 19' 40' 09'' E, 176.55 feet; S 28' 12' 23'' E, 144.43 feet; N 87' 50' 49'' W, 23.92 feet; S 08' 27'' 02'' E, 721.98 feet and S 23' 41' 44'' E, 530.80 feet to a point; on the aforementioned R/W line of Dulles Airport Access Road; thence with the said R/W line of Dulles Airport Access Road N 66' 15' 01'' W, 144.89 feet and with a curve to the left whose radius is 5929.58 feet and whose chord is N 71' 23' 27'' W, 1062.64 feet an arc distance of 1064.06 feet to the point of beginning containing 18.00 acres of land, more or less.

LESS AND EXCEPTING THEREFROM that portion of the land conveyed as follows: 1. to The Board of Supervisors of Fairfax County, Virginia, by Deed of Dedication, Easement and Vacation dated February 5, 1998, and recorded February 17, 1998, in Deed Book 10628, page 668, in the Clerk's Office of the Circuit Court of Fairfax County, Virginia. 2. to the Commonwealth of Virginia by Deed of Dedication and Easement dated April 4, 2013, and recorded April 17, 2013, in Deed Book 23065, page 2055, as amended by Corrected Deed of Dedication and Easement dated April 4, 2013, and recorded April 17, 2013, in Deed Book 2365, page 2055, as amended by Corrected Deed of Dedication and Easement dated June 26, 2013, and recorded August 14, 2014, in Deed Book 23762, page 181, all in the Clerk's Office of the Circuit Court of Fairfax County, Virginia. 3. to the Board of Supervisors of Fairfax County, Virginia, dated March 5, 2016, and recorded May 19, 2016, in Deed Book 24574, page 772, in the Clerk's Office of the Circuit Court of Fairfax County, Virginia. AND BEING the same property conveyed to The Innovative Technology Authority by Deed of Gift from Alan I. Kay dated August 29, 1985, and recorded September 24, 1985, in Deed Book 6229, at Page 1243, in the Clerk's Office of the Circuit Court of Fairfax County, Virginia.

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TRACT

Beginning at a point, marked as POB Tract 1 & Tract 2, where the north line of Innovation Avenue intersects the Loudoun County and Fairfax County line; thence along the northern line of Innovation Avenue, N79'51'03"W, 94.91' to a point; thence along a curve to the right with a radius of 260.44' and a chord of N37'17'19"W, 96.88' an arc distance of 97.45' to a pipe found; thence S70'09'50"W, 40.00' to a point; thence along a curve to the right with a radius of 778.98' and a chord of N76'53'45"W, 78.65' an arc distance of 78.68' to a point; thence leaving the north line of Innovation Avenue along a line in common with property owned by DWC Holdings LLC, along a curve to the right with a radius of 311.32' and a chord of N26'53'45"W, 78.65' an arc distance of 142.57' to a point; thence N39'13'57"E, 269.91' to a pint; thence N39'13'57"E, 269.91' to a pint; thence N39'13'57"E, 269.91' to a pint of Innovation Avenue along a line in common with property owned by DWC Holdings LLC, along a curve to the right with a radius of 311.32' and a chord of N26'05'31"E, 141.32' an arc distance of 142.57' to a point; thence N39'13'57"E, 269.91' to a pint inter of Innovation and Entrepreneurship Investment Authority, formerly know as The Innovative Innovation and Entrepreneurship Investment Authority, formerly know as The Innovative Technology Authority, S36'58'18"W, 688.28' to the north Line of Innovation Avenue and the Point of Beginning.

## TRACT 2

Beginning at a point, marked as POB Tract 1 & Tract 2, where the north line of Innovation Avenue intersects the Loudoun County and Fairfax County line; thence along the county line and through the property owned by Innovation and Entrepreneurship Investment Authority, formerly know as The Innovative Technology Authority, N36'58'18"E, 688.28' to a point; thence along a line in common with property owned by DWC Holdings LLC, S57'15'25"E, 497.50' to a pipe found on the west line of Rock Hill Road; thence along the west line of Rock Hill Road, S28'35'33"W, 491.92' to a point in Innovation Avenue; thence along Innovation Avenue, along a curve to the left with a radius of 6009.58' and a chord of N79'22'53"W, 561.01' an arc distance of 561.21' to a point; thence along a curve to the right with a radius of 260.44' and a chord of N74'30'06"W, 69.98' an arc distance of 70.19' to a point; thence N36'58'18"E, 36.36' to the Point of Beginning. Containing 7.509 Acres

### **FRACT 3A**

Beginning at a point, marked as POB Tract 3A, where the north line of Relocated Innovation Avenue (under construction) intersects the east line of Rock Hill Road; thence along the east line of Rock Hill Road, N26'50'54"E, 22.06' to a point; thence N22'50'54"E, 22.06' to a point; thence S2'34'03"E, 49.37' to a point; thence N22'50'54"E, 22.06' to a point; thence S2'34'03"E, 49.37' to a point; thence N22'50'54"E, 210.71' to a point; thence N50'29'44"W, 50.06' to a point; thence N22'50'54"E, 210.71' to a point; thence N50'29'44"W, 50.06' to a point; thence N22'50'54"E, 210.71' to a point; thence N50'29'44"W, 50.06' to a point; thence leaving the east line of Rock Hill Road and along a line in common with property owned by Dulles Greene LP, S46'36'07"E, 128.94' to a point; thence S19'40'09"E, 176.53' to an iron rod found; thence S08'27'02"E, 175.06' to a point; thence N87'50'49"W, 23.92' to a point; thence S08'27'02"E, 175.06' to a point; thence N87'50'49"W, 23.92' to a point; thence S08'27'02"E, 175.06' to a point on the north line of Relocated Innovation Avenue (under construction); thence along the north line of Relocated Innovation Avenue (under construction); thence along the north line of Relocated Innovation Avenue (under construction); thence along a curve to the right with a radius of 752.00' and a chord of N62'57'55"W, 156.92' an arc distance of 157.21' to the Point of Beginning.

# **TRACT 3B**

Beginning at a point, marked as POB Tract 3B, where the south line of Relocated Innovation Avenue (under construction) intersects the east line of Rock Hill Road; thence along the south line of Relocated Innovation Avenue, N72'59'39"E, 63.08' to a point; thence along a curve to the left with a radius of 860.00' and a chord of S64'51'26"E, 122.89' an arc distance of 122.99' to a point; thence S68'57'16"E, 77.71' to a point, thence S69'18'01"E, 200.39' to a point; thence S68'57'16"E, 51.55' to a point on the northwest line of existing Innovation Avenue; thence S67'542"E, 51.55' to a point on the northwest line of existing Innovation Avenue; thence of the west and north line of existing Innovation Avenue along a curve to the right with a radius of 725.00' and a chord of S57'25'00"W, 639.16' an arc distance of 661.91' to a pipe found; thence S83'34'18"W, 106.61' to a pipe found; thence along a curve to the right with a radius of 718.94' and a chord of S84'25'47"W, 21.53' an arc distance of 21.53' an arc distance of 90.77' to a pipe found; thence N60'47'23"W, 9.48' to a point on the east line of Rock Hill Road, N29'12'37"E, 539.83' to the Point of Beginning. Containing 5.229 Acres.

DESCRIPTION NARRATIVE

-TRACT

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**V** FILE NAME: C:/16 Jobs/16-064 Boundary\_Topo Survey Rock Hill Road/CAD AutoCAD/V/Post Commentat6-064.dwg LAYOUT NAME: SHEET 4 PLOTTED: Thursday, February 09, 2017 - 2:22pm USER: tcondrey

#### Attachment B June 2017 Rent Rolls Midrise Building

#### Midrise Building

Suite No. Tenant		Start Date	End Date	RSF	Monthly Rent		PSF Rate		Option Term	Notes	
lst floor	Corridor common area	Start Date	Enu Date	2,167	_	Rent	_	Nate	Term	Notes	
150	Foreground Security	04/01/2014	07/31/2017	8,126	¢	16,892.70	¢	24.95	None	Rent increased per lease agreeemnt.	
160	Vacant	04/01/2014	07/51/2017	3,680	÷	10,032.70	è	24.33	None	Rent increased per lease agreeenint.	
165	Foreground Security	09/24/2012	07/31/2017	1,500	\$	3,371.42	ŝ	26.97	None		
										It appears AIAI has occupied the premise	
170	American Institute of Artificial Intelligence***			1,173	\$	2,101.67	\$	21.50		prior to lease execution by COV.	
80	ESTA International, LLC	09/01/2012	09/01/2018	1,300	\$	2,549.52	Ś	23.53	None		
90	Xavient	07/02/2012	07/01/2017	2,500	\$	4,909.43	\$	23.57	License	6/30/17 P&L shows \$0 rent collected.	
250	Edgeone, LLC	05/19/2014	05/31/2017	1,664	\$	3,050.00	\$	22.00	None		
										Per the license, rent is \$6,614 per month	
										6/30/17 P&L shows only \$3,748.22	
260	Smart City Works, Inc.	04/01/2017	08/31/2017	4,177	\$	6,614.00	\$	19.00	License	collected.	
265	ECIA, Inc.	02/14/2014	01/31/2017	1,674	\$	3,789.60	\$	27.17	License		
		11-12-14-14-14-14-1	55520520000		1950		10		One option to renew for 5		
270	Mach37 Cyber Accelerator	07/01/2013	06/30/2020	7,611	\$	10,350.00	\$	16.32	years in First Amendment		
280	Vacant			5,320	\$		\$	-			
350	Honeywell	05/15/2012	07/31/2019	7,515	\$	20,431.87	\$	32.63	Two (2) three year extensi	ons Rent increased per lease agreement.	
355	Honeywell	08/20/2014	07/31/2019	5,362	\$	9,573.18	\$	21.42			
360 & 370	Honeywell		07/31/2019	4,369	\$	7,798.67	\$	21.42	Two (2) three year extensi	ons	
380	Vacant**	10/01/2016	07/31/2019	1,600	\$	-	\$	-			
390	IT Vertex/Diligent Group	09/05/2014	08/31/2017	1,600	\$	3,347.00	\$	25.10	None		
		Total Occupied SF		48,571							
		Total Rental Income CI	r		\$	94,779.06					
		Average PSF Rate			_		\$	23.42			
		Market PSF Rate					_	\$24 - \$26			

\* Rent collected from Cyperpath to satisfy delinquent rent payments.

\*\* Amendment is pending for Honeywell to expand occupy to suite 380.

\*\*\* New lease pending.

#### Attachment B June 2017 Rent Rolls **Tower Building**

#### **Tower Building**

					Monthly		PSF	Option	
Suite No.	Tenant	Start Date	End Date	RSF	Rent		Rate	Term	Notes
100	Intelligence Consulting Enterprise					1			
	Solutions, Inc.	04/28/2016	05/31/2019	3,539	\$ 7,225.00	\$	24.50	None	Rent increased per lease agreement.
110	International Electronic								
	Manufacturing Initiative, Inc.*	07/01/2005	06/30/2017	1,800	\$ 3,975.00	\$	26.50	None	
200	BNL, Inc.*	12/01/2011	11/30/2016	3,300	\$ 6,000.00	\$	21.82	None Potential 3 year option.	
201	Foreground Security	01/09/2012	08/31/2017	3,446	\$ 7,673.00	Ś	26.72	Amendment added three	
300	Northern VA Technology Council	12/01/1997	06/30/2022	7,406	\$ 8,899.20	\$	14.42	None	
400	Vacant		2.2	8,093		\$			
500	BNL, Inc.	05/01/2016	04/30/2019	3,063	\$ 5,762.88	\$	22.58	None	Rent increased per lease agreement.
501	Axios Systems, Inc.	03/03/2009	05/31/2018	3,506	\$ 8,070.84	\$	27.62	None - had two 2-year	Rent increased per lease agreement.
501a	Vacant			774		\$	-		
502	DHK Enterprises, Inc.**	01/02/2012	12/31/2017	1,205	\$ 2,803.00	\$	27.91	None	Note, 6/30/17 Combined GL lists this amount as \$2823.00.
600	Center for Innovative Technology	07/01/1988	06/30/2018	19,880	\$ 	\$			
P1-010	Open Mind Systems, Inc.*	03/18/2014	07/31/2017	297	\$ 900.00	\$	36.36		
P2-020	US Data Forensics, LLC*	05/01/2012	04/30/2017	850	\$ 1,382.00	\$	19.51		
P3-003	Vacant***			664	\$ -	\$			
	Better Engineering Services		10 A						
P3-001	(Management office) ****			846	\$ 1,480.50	\$	21.00		
Cellar	Verizon	09/01/1988	08/31/2018	1,000	\$ 1,048.85	\$	12.59	None	
		Total Occupied SF		50,138					
		Total Rental Income	СІТ		\$ 55,220.27				
		Average PSF Rate				\$	20.91		

Market PSF Rate

-\$24 - \$26

\* Amendment pending.

\*\* Amendment pending will increase to 1979 RSF.

\*\*\* New Lease Pending

\*\*\*\* No lease.