

BOUNDARY LINE ADJUSTMENT AGREEMENT

THIS BOUNDARY LINE ADJUSTMENT AGREEMENT is made and entered into the ____ day of December, 2013, by and between the **COUNTY OF LOUDOUN, VIRGINIA** (the "County"), acting by and through its governing body, the Board of Supervisors of Loudoun County, and **THE TOWN OF PURCELLVILLE, VIRGINIA** (the "Town"), acting by and through its governing body, the Town Council of the Town of Purcellville, Virginia.

RECITALS

WHEREAS, the Town is an incorporated municipality located within the County, and the Town and County share commitments to provide appropriate public services and protect the health and welfare of the citizens of their respective jurisdictions; and

WHEREAS, Brookfield Autumn Hill, L.L.C., and Brookfield Washington, L.L.C., own property containing approximately 74.7 acres, more or less, being all of the property identified as Loudoun County PIN 487-36-5498 and Loudoun County PIN 487-47-4375 (together both parcels are the "Property"), which is located on the west side of Purcellville Road/Route 611 and contiguous to the northern corporate limits of the Town; and

WHEREAS, Section 15.2-3106 *et seq.* of the *Code of Virginia* (1950), as amended, authorizes Virginia counties and towns to change the boundary lines existing between them by agreement in accord with the specified statutory procedures contained therein; and

WHEREAS, the Town and the County consider the proposed incorporation of the aforesaid 74.7 acres, more or less, into the Town to be in the best interest of the citizens of the Town, the County and the Commonwealth of Virginia.

AGREEMENT

NOW, THEREFORE, the parties hereto hereby agree as follows:

1. The following properties, which are contiguous to the existing boundary of the Town, will be incorporated into the municipal limits of the Town:

The properties shown on the plat entitled "*Exhibit Showing Mayfair Property*" prepared by Bowman Consulting Group, Ltd., and dated October 24, 2013 ("**Exhibit A**"), and as more particularly described in a legal description of metes and bounds entitled "**METES AND BOUNDS DESCRIPTION OF THE PROPERTY TO BE INCORPORATED INTO THE TOWN OF PURCELLVILLE, VIRGINIA, BY BOUNDARY LINE ADJUSTMENT AGREEMENT BETWEEN THE TOWN OF PURCELLVILLE AND THE COUNTY OF LOUDOUN, VIRGINIA**" ("**Exhibit B**"), both of which are attached hereto and made a part of this Agreement.

2. The County Attorney and the Town Attorney are hereby authorized to act on behalf of the County and Town, respectively, to prepare, file, and sign any documents, pleadings, and orders reasonably necessary to ensure that a court order designating and establishing the new boundary line be entered in accordance with Section 15.2-3106 *et seq.* of the *Code of Virginia* (1950), as amended.

3. In accordance with the provisions of Section 15.2-3107 of the *Code of Virginia* (1950), as amended, each locality shall bear the cost of its advertisement.

4. The boundary line adjustment shall become effective on the date specified in the Circuit Court order designating and establishing the new boundary line.

COUNTY OF LOUDOUN, VIRGINIA

Approved as to form:

By: _____
Scott K. York, Chairman
Board of Supervisors

Assistant County Attorney

ATTEST:

COMMONWEALTH OF VIRGINIA
County of Loudoun, to-wit:

The foregoing instrument was executed and acknowledged before me by Scott York, Chairman of the Loudoun County Board of Supervisors, this ____ day of December, 2013.

Notary Public

Registration Number: _____
My commission expires: _____

TOWN OF PURCELLVILLE, VIRGINIA

Approved as to form:

By: [Signature]
Robert Lazaro, Mayor
Member of Town Council

[Signature]
Town Attorney

ATTEST:

[Signature]

COMMONWEALTH OF VIRGINIA
County of Loudoun, to-wit:

The foregoing instrument was executed and acknowledged before me by Robert Lazaro, Mayor and Member of Town Council of Purcellville, Virginia, this 10th day of December, 2013.

[Signature]
Notary Public

Registration Number: 300069
My commission expires: 4/30/17



EXHIBIT A

**EXHIBIT SHOWING MAYFAIR PROPERTY PREPARED BY BOWMAN
CONSULTING GROUP, LTD. AND DATED OCTOBER 24, 2013
(LOUDOUN COUNTY PINS 487-36-5498 AND 487-47-4375)**

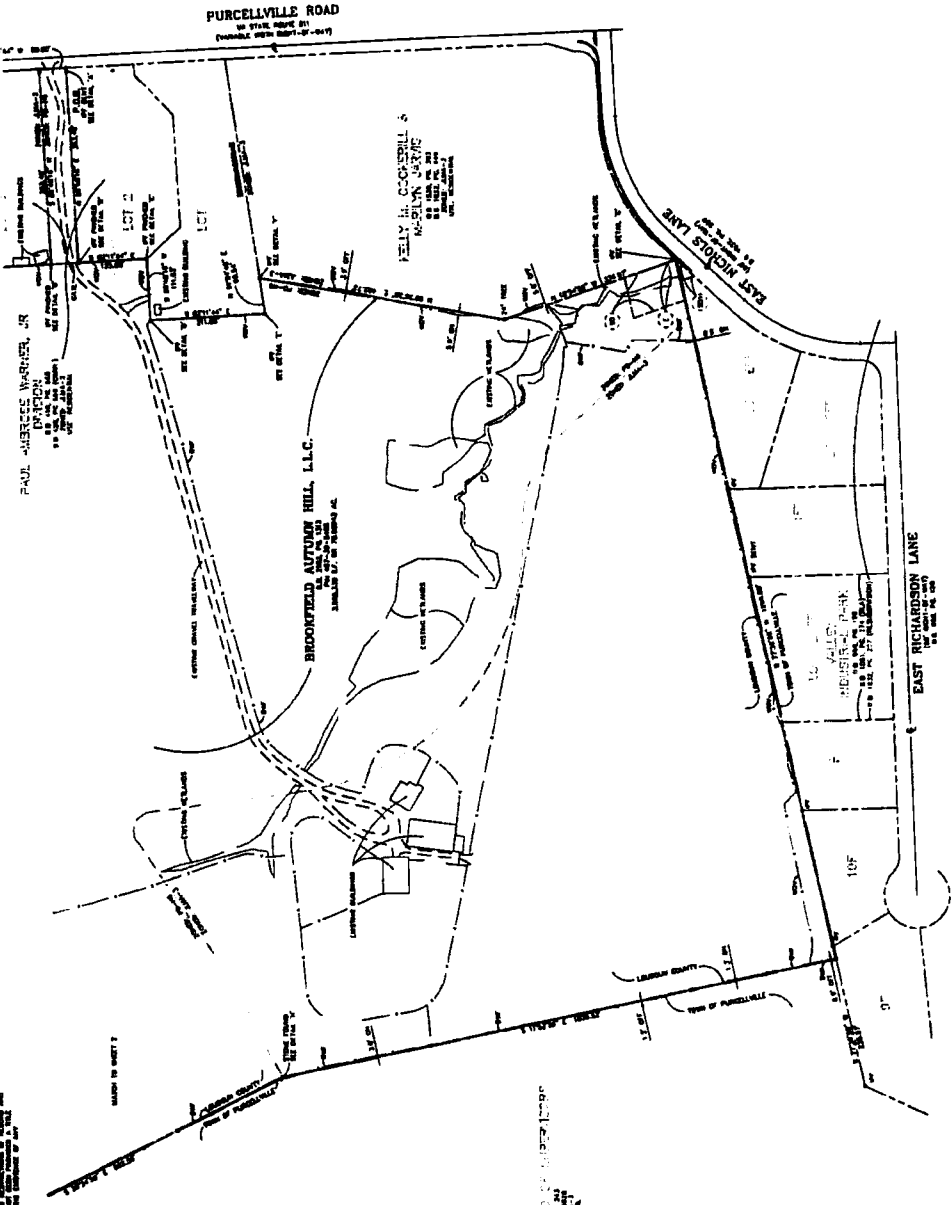
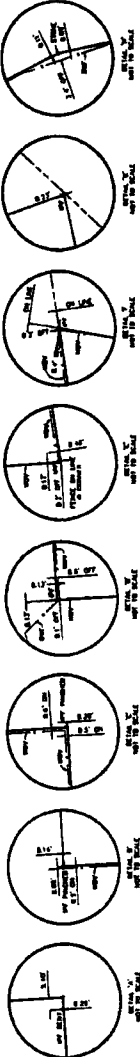


MAYFAIR PROPERTY
MAYFAIR PROPERTY
MAYFAIR PROPERTY DISTRICT
LORDSBURY COUNTY, VIRGINIA

DATE: OCTOBER 24, 2013

Bowman CONSULTING

Project Name	MAYFAIR PROPERTY
Project No.	150-41-C-156
Revision	1
Scale	1" = 100'
Date	OCT 24 2013
Drawn By	...
Checked By	...
Reviewed By	...
Project Manager	...
Client	...
Address	...
City	...
State	...
Zip	...
Phone	...
Fax	...
Website	...



NOTES

1. THE PROPERTY LINES SHOWN ON THIS PLAN WERE DETERMINED BY THE SURVEYOR FOR THE PROPERTY AND ARE SHOWN IN RED.
2. THE PROPERTY LINES SHOWN ON THIS PLAN WERE DETERMINED BY THE SURVEYOR FOR THE PROPERTY AND ARE SHOWN IN RED.
3. THE PROPERTY LINES SHOWN ON THIS PLAN WERE DETERMINED BY THE SURVEYOR FOR THE PROPERTY AND ARE SHOWN IN RED.
4. THE PROPERTY LINES SHOWN ON THIS PLAN WERE DETERMINED BY THE SURVEYOR FOR THE PROPERTY AND ARE SHOWN IN RED.
5. THE PROPERTY LINES SHOWN ON THIS PLAN WERE DETERMINED BY THE SURVEYOR FOR THE PROPERTY AND ARE SHOWN IN RED.
6. THE PROPERTY LINES SHOWN ON THIS PLAN WERE DETERMINED BY THE SURVEYOR FOR THE PROPERTY AND ARE SHOWN IN RED.

150-41-C-156

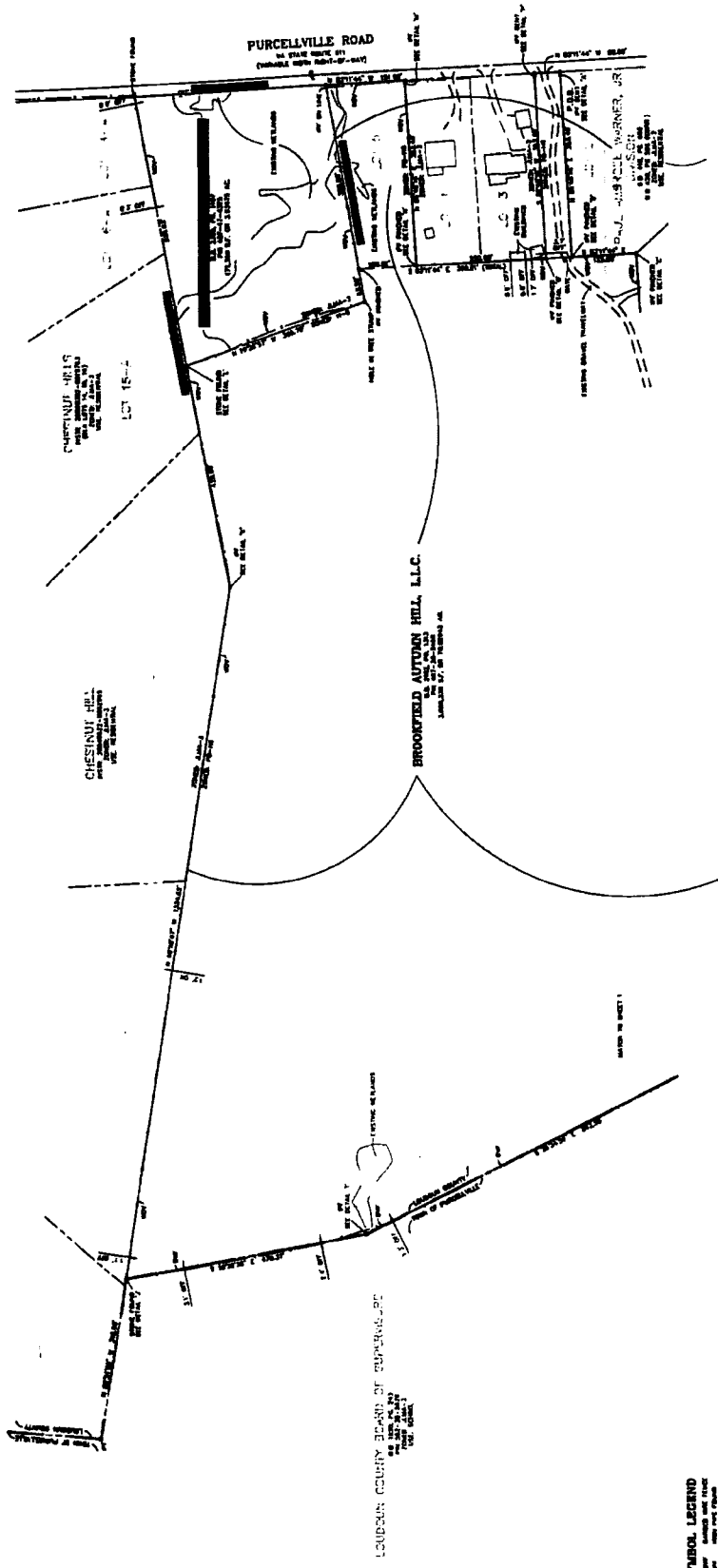
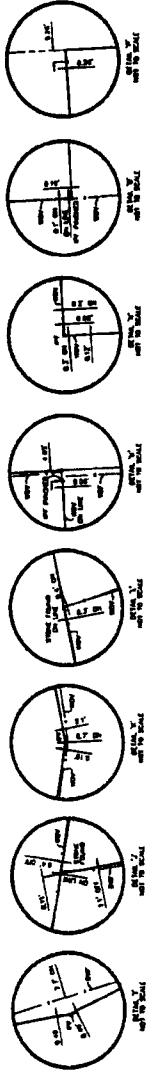
SYMBOL LEGEND

- Symbol 1: PROPERTY BOUNDARY
- Symbol 2: EASEMENT
- Symbol 3: PROPOSED STRUCTURE
- Symbol 4: EXISTING STRUCTURE
- Symbol 5: EXISTING DRIVE
- Symbol 6: EXISTING EASEMENT
- Symbol 7: EXISTING LOT
- Symbol 8: EXISTING EASEMENT
- Symbol 9: EXISTING LOT
- Symbol 10: EXISTING EASEMENT
- Symbol 11: EXISTING LOT
- Symbol 12: EXISTING EASEMENT
- Symbol 13: EXISTING LOT
- Symbol 14: EXISTING EASEMENT
- Symbol 15: EXISTING LOT
- Symbol 16: EXISTING EASEMENT
- Symbol 17: EXISTING LOT
- Symbol 18: EXISTING EASEMENT
- Symbol 19: EXISTING LOT
- Symbol 20: EXISTING EASEMENT
- Symbol 21: EXISTING LOT
- Symbol 22: EXISTING EASEMENT
- Symbol 23: EXISTING LOT
- Symbol 24: EXISTING EASEMENT
- Symbol 25: EXISTING LOT
- Symbol 26: EXISTING EASEMENT
- Symbol 27: EXISTING LOT
- Symbol 28: EXISTING EASEMENT
- Symbol 29: EXISTING LOT
- Symbol 30: EXISTING EASEMENT

BASIS LEGEND

- Symbol 1: 15' FROM PL 78
- Symbol 2: 15' FROM PL 78
- Symbol 3: 15' FROM PL 78
- Symbol 4: 15' FROM PL 78
- Symbol 5: 15' FROM PL 78
- Symbol 6: 15' FROM PL 78
- Symbol 7: 15' FROM PL 78
- Symbol 8: 15' FROM PL 78
- Symbol 9: 15' FROM PL 78
- Symbol 10: 15' FROM PL 78
- Symbol 11: 15' FROM PL 78
- Symbol 12: 15' FROM PL 78
- Symbol 13: 15' FROM PL 78
- Symbol 14: 15' FROM PL 78
- Symbol 15: 15' FROM PL 78
- Symbol 16: 15' FROM PL 78
- Symbol 17: 15' FROM PL 78
- Symbol 18: 15' FROM PL 78
- Symbol 19: 15' FROM PL 78
- Symbol 20: 15' FROM PL 78
- Symbol 21: 15' FROM PL 78
- Symbol 22: 15' FROM PL 78
- Symbol 23: 15' FROM PL 78
- Symbol 24: 15' FROM PL 78
- Symbol 25: 15' FROM PL 78
- Symbol 26: 15' FROM PL 78
- Symbol 27: 15' FROM PL 78
- Symbol 28: 15' FROM PL 78
- Symbol 29: 15' FROM PL 78
- Symbol 30: 15' FROM PL 78





SYMBOL LEGEND
 [Symbol] Existing Structure
 [Symbol] Proposed Structure
 [Symbol] Easement
 [Symbol] Utility Lines
 [Symbol] Boundary Lines
 [Symbol] Survey Lines

BASINMENT LEGEND
 [Symbol] 15' Minimum Basement Elevation
 [Symbol] 10' Minimum Basement Elevation
 [Symbol] 5' Minimum Basement Elevation

PROJECT INFORMATION
MAYFAIR PROPERTY
 15000 MAYFAIR DRIVE
 LEESBURG COUNTY, VIRGINIA

DATE: OCTOBER 24, 2013

SCALE: 1" = 100'

Bowman CONSULTING

PROJECT NO.	82-47-C-188
DRAWN BY	[Name]
CHECKED BY	[Name]
DATE	[Date]
PROJECT LOCATION	[Location]
PROJECT TYPE	[Type]
PROJECT STATUS	[Status]
PROJECT VALUE	[Value]
PROJECT RISK	[Risk]
PROJECT COMPLEXITY	[Complexity]
PROJECT CHALLENGES	[Challenges]
PROJECT OPPORTUNITIES	[Opportunities]
PROJECT RISKS	[Risks]
PROJECT BENEFITS	[Benefits]
PROJECT IMPACTS	[Impacts]
PROJECT SUSTAINABILITY	[Sustainability]
PROJECT COMMUNITY ENGAGEMENT	[Community Engagement]
PROJECT TRANSPARENCY	[Transparency]
PROJECT ACCOUNTABILITY	[Accountability]
PROJECT INTEGRITY	[Integrity]
PROJECT ETHICS	[Ethics]
PROJECT COMPLIANCE	[Compliance]
PROJECT COLLABORATION	[Collaboration]
PROJECT INNOVATION	[Innovation]
PROJECT RESILIENCE	[Resilience]
PROJECT ADAPTABILITY	[Adaptability]
PROJECT FLEXIBILITY	[Flexibility]
PROJECT SCALABILITY	[Scalability]
PROJECT SECURITY	[Security]
PROJECT PRIVACY	[Privacy]
PROJECT PROTECTION	[Protection]
PROJECT PROMOTION	[Promotion]
PROJECT PARTNERSHIP	[Partnership]
PROJECT SUPPORT	[Support]
PROJECT SUCCESS	[Success]
PROJECT SATISFACTION	[Satisfaction]
PROJECT LOYALTY	[Loyalty]
PROJECT REPUTATION	[Reputation]
PROJECT CREDIBILITY	[Credibility]
PROJECT AUTHORITY	[Authority]
PROJECT INFLUENCE	[Influence]
PROJECT POWER	[Power]
PROJECT WEALTH	[Wealth]
PROJECT WELL-BEING	[Well-being]
PROJECT HAPPINESS	[Happiness]
PROJECT PEACE	[Peace]
PROJECT LOVE	[Love]
PROJECT HOPE	[Hope]
PROJECT FAITH	[Faith]
PROJECT TRUST	[Trust]
PROJECT RESPECT	[Respect]
PROJECT KINDNESS	[Kindness]
PROJECT PATIENCE	[Patience]
PROJECT HUMILITY	[Humility]
PROJECT GRACE	[Grace]
PROJECT MERCY	[Mercy]
PROJECT GENTLENESS	[Gentleness]
PROJECT MILDNESS	[Mildness]
PROJECT SWEETNESS	[Sweetness]
PROJECT CLEANLINESS	[Cleanliness]
PROJECT ORDER	[Order]
PROJECT NEATNESS	[Neatness]
PROJECT PRECISION	[Precision]
PROJECT ACCURACY	[Accuracy]
PROJECT CONSISTENCY	[Consistency]
PROJECT RELIABILITY	[Reliability]
PROJECT STABILITY	[Stability]
PROJECT DURABILITY	[Durability]
PROJECT LONGEVITY	[Longevity]
PROJECT PERMANENCE	[Permanence]
PROJECT TIMELESSNESS	[Timelessness]
PROJECT CLASSICITY	[Classicity]
PROJECT ELEGANCE	[Elegance]
PROJECT REFINE	[Refine]
PROJECT POLISHED	[Polished]
PROJECT PRISTINE	[Pristine]
PROJECT IMMACULATE	[Immaculate]
PROJECT SPOTLESS	[Spotless]
PROJECT CLEAN	[Clean]
PROJECT HYGIENE	[Hygiene]
PROJECT HEALTH	[Health]
PROJECT WELLNESS	[Wellness]
PROJECT VITALITY	[Vitality]
PROJECT ENERGY	[Energy]
PROJECT STRENGTH	[Strength]
PROJECT POWER	[Power]
PROJECT FORCE	[Force]
PROJECT IMPACT	[Impact]
PROJECT INFLUENCE	[Influence]
PROJECT EFFECT	[Effect]
PROJECT RESULT	[Result]
PROJECT OUTCOME	[Outcome]
PROJECT CONSEQUENCE	[Consequence]
PROJECT IMPACT	[Impact]
PROJECT EFFECT	[Effect]
PROJECT RESULT	[Result]
PROJECT OUTCOME	[Outcome]
PROJECT CONSEQUENCE	[Consequence]



EXHIBIT B

**METES AND BOUNDS DESCRIPTION
OF THE PROPERTY TO BE INCORPORATED INTO THE
TOWN OF PURCELLVILLE, VIRGINIA
BY BOUNDARY LINE ADJUSTMENT AGREEMENT
BETWEEN THE TOWN OF PURCELLVILLE AND
THE COUNTY OF LOUDOUN, VIRGINIA**

BEGINNING AT A POINT ON THE WESTERN RIGHT-OF-WAY OF PURCELLVILLE ROAD (VA. STATE ROUTE 611, VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BE A CORNER TO LOT 2, PAUL AMBROSE WARNER, JR. DIVISION (DEED BOOK 410, PG. 668 AND CORRECTED IN D.B. 420, PG. 596). SAID POINT BEING APPROXIMATELY 20' FROM THE CENTERLINE OF THE TRAVEL WAY OF PURCELLVILLE ROAD AND 5.40' FROM AN IRON PIPE FOUND BEING APPROXIMATELY 25' FROM SAID TRAVEL WAY; THENCE DEPARTING SAID PURCELLVILLE ROAD AND CONTINUING WITH LOT 2 THE FOLLOWING TWO (2) COURSES AND DISTANCES

S 86°48'16" W 353.48' TO A POINT; THENCE

S 03°11'44" E 125.00' TO A POINT BEING A COMMON CORNER TO LOT 1 OF AFOREMENTIONED PAUL AMBROSE WARNER, JR. DIVISION; THENCE DEPARTING LOT 2 AND CONTINUING WITH LOT 1 THE FOLLOWING THREE (3) COURSES AND DISTANCES

S 86°48'16" W 111.63' TO A POINT; THENCE

S 03°11'44" E 211.06' TO A POINT; THENCE

N 81°24'46" E 65.54' TO A POINT BEING IN THE LINE OF LOT 3 AND A CORNER TO KELLY M. COCKERILL AND MARILYN JARVIS (D.B. 1539, PG. 393 AND D.B. 1032, PG. 449); THENCE DEPARTING LOT 2 AND CONTINUING WITH COCKERILL AND JARVIS THE FOLLOWING TWO (2) COURSES AND DISTANCES

S 09°36'35" W 452.73' TO A POINT LYING IN A 24" TREE STUMP CUT 4' OFF THE GROUND; THENCE

S 18°54'55" E 334.67' TO A POINT BEING IN THE LINE OF LOT 16FF VALLEY INDUSTRIAL PARK (D.B. 980, PG. 120 AND RE-SUBDIVIDED IN D.B. 1032 PG. 207). SAID POINT IN THE CORPORATE LIMITS OF THE TOWN OF PURCELLVILLE; THENCE DEPARTING COCKERILL AND JARVIS AND CONTINUING WITH VALLEY INDUSTRIAL PARK LOTS 16FF THEN LOT 14FF, LOT 12 FF1, 11F, 10F, 9F AND BEING THE CORPORATE LIMITS OF THE TOWN OF PURCELLVILLE

S 77°36'56" W 1296.00' TO A POINT BEING IN THE LINE OF LOT 9F AND A CORNER TO LOUDOUN COUNTY BOARD OF SUPERVISORS; THENCE DEPARTING VALLEY INDUSTRIAL PARK AND CONTINUING WITH THE BOARD OF SUPERVISORS AND THE TOWN OF PURCELLVILLE CORPORATE LIMITS THE FOLLOWING THREE (3) COURSES AND DISTANCES

N 11°52'26" W 1036.52' TO A POINT; THENCE

N 26°34'56" W 862.55' TO A POINT; THENCE

N 10°36'36" W 470.37' TO A STONE FOUND BEING A POINT IN THE LINE OF LOT 12, CHESTNUT HILLS (INSTR. 20040622-0062965); THENCE DEPARTING THE BOARD OF SUPERVISORS AND THE TOWN OF PURCELLVILLE CORPORATE LIMITS AND CONTINUING WITH CHESTNUT HILLS LOT 12, LOT 13, LOT 15-A, LOT 16-A AND THEN LOT 14-A THE FOLLOWING TWO (2) COURSES AND DISTANCES

S 80°55'47" E 1334.62' TO A POINT; THENCE

**Metes and Bounds of Description for Boundary Line Adjustment of the Corporation Limits of
the Town of Purcellville, Virginia
Exhibit B**

N 79°19'12" E 949.72' TO A POINT BEING ON THE WESTERN RIGHT-OF-WAY OF AFOREMENTIONED PURCELLVILLE ROAD; THENCE DEPARTING CHESTNUT HILLS AND CONTINUING WITH THE WESTERN RIGHT-OF-WAY OF PURCELLVILLE ROAD THE FOLLOWING TWO (2) COURSES AND DISTANCES

S 03°35'49" E 370.58' TO A POINT; THENCE

S 03°11'44" E 151.90' TO A POINT BEING A CORNER TO LOT 4 OF AFOREMENTIONED PAUL AMBROSE WARNER, JR. DIVISION; THENCE DEPARTING PURCELLVILLE ROAD AND CONTINUING WITH LOT 4

S 86°48'16" W 353.48' TO A POINT; THENCE CONTINUING WITH LOT 4 AND THEN LOT 3 THE FOLLOWING TWO (2) COURSES AND DISTANCES

S 03°11'44" E 250.00' TO A POINT; THENCE

N 86°48'16" E 353.48' TO A POINT BEING ON THE WESTERN RIGHT-OF-WAY OF AFOREMENTIONED PURCELLVILLE ROAD; THENCE DEPARTING LOT 3 AND CONTINUING WITH THE WESTERN RIGHT-OF-WAY OF PURCELLVILLE ROAD

S 03°11'44" E 50.00' TO THE POINT OF BEGINNING CONTAINING 3,256,728 SQUARE FEET OR 74.76418 ACRES OF LAND MORE OR LESS AND BEING ALL OF LOUDOUN COUNTY TAX PARCELS 487-36-5498 AND 487-47-4375