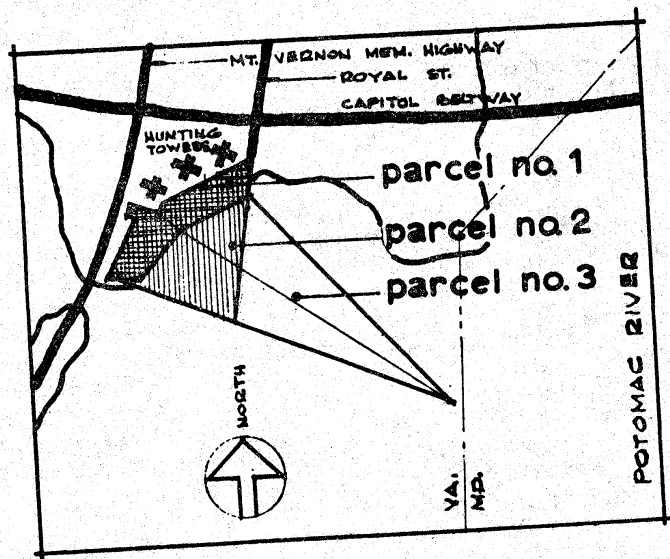


DESCRIPTION OF THE LAND OF HOWARD P. HOFFMAN ASSOCIATES, INC., AND HUNTING TOWERS OPERATING CO., INC.

This entire site development, as shown in the following plan and aerial perspective, consists of three combined parcels of land, each presently having their own construction and zoning regulations. These parcels and regulations may be generally described as follows:



Parcel No. 1.—Two tracts of existing, bulkheaded land: A north tract of approximately 5.23 acres, owned by Hunting Towers Operating Co., Inc., lying east of Hunting Towers Apartments and zoned R-C Residential; a south tract of approximately 4.8 acres, owned by Howard P. Hoffman Associates, Inc., lying south of Hunting Towers Apartments and east of Mount Vernon Memorial Highway, approximately 3.8 acres of which is zoned R-C residential, and the remaining approximately 2 acres zoned C-2 commercial.

Parcel No. 2.—Two tracts of submerged land, a north tract and a south tract, of approximately 10 acres each, extending eastward from the existing bulkhead line of parcel No. 1 to a centerline of Royal Street, extended.

Parcel No. 3.—Two tracts of submerged land, a north tract and a south tract, of approximately 8.5 acres each extending eastward from the eastern boundary of parcel No. 2 (the centerline of Royal Street, extended) to a point approximately 2,075 feet from this line.

ARCHITECTURAL PLANNING FOR THE PROPOSED POTOMAC POINT DEVELOPMENT

The site for this project is located on the western shore of the Potomac River, approximately $6\frac{1}{2}$ miles south of downtown Washington, D.C., via the Mount Vernon Memorial Highway, in the southern part of the city of Alexandria.

In its waterfront setting, the natural potentials and beauty of the site and its immediately adjacent areas present the challenge of retaining these features and of enhancing them with any contemplated project. The site presents a unique opportunity for the sympathetic planning of waterfront apartment-type dwellings, with their related features and activities making for a leisurely waterfront way of life.

The design approach, in order to be successful, must include as one of its aspects the total project design and development of the buildings and of all landscaping, access points, roads, recreation areas, etc. To accomplish these desires, the open spaces between buildings are considered as integral parts of the plan for each building and for the site as a whole. The study of this relationship between buildings, site size and shape, and the open areas thus created and defined, produced the balance of building mass and density to the site size and shape shown on the drawings. Viewing the project from the broader land base adjacent to the Mount Vernon Memorial Highway toward its southeast waterfront tip, the buildings vary in size and character from higher, more dense structures to lower, less dense buildings, merging them with the site