

SECOND AMENDMENT TO
CONDOMINIUM INSTRUMENTS
/ FAIRFAX COMMONS: A CONDOMINIUM
SUBMITTING ADDITIONAL LAND

This Amendment is made as of this 3rd day of January 1989, by COMPSON DEVELOPMENT LIMITED PARTNERSHIP, a Virginia Limited Partnership (the "Declarant").

W I T N E S S E T H :

WHEREAS, the Declarant executed certain Condominium Instruments and has recorded such documents among the land records of the County of Fairfax, Virginia in Deed Book 7113, at Page 332, establishing Fairfax Commons: A Condominium (the "Condominium");

WHEREAS, pursuant to Section 55-79.63 of the Virginia Condominium Act and Section 7.2 of the Condominium's Declaration (the "Declaration"), the Declarant may unilaterally expand the Condominium from time to time by submitting all or any portion of the Additional Land as described in Exhibit "A-1" to the Declaration until the seventh anniversary of the recordation of the Declaration;

WHEREAS, the Declarant has previously expanded the Condominium by the First Amendment to the Condominium Instruments submitting additional land recorded as instrument number 95677 among said land records.

WHEREAS, the Declarant is the owner in fee simple of certain real property described as Phase Four in said Exhibit "A-1" to the Declaration, constituting a portion of the Additional Land of the Condominium; and;

WHEREAS, the Declarant now desires to submit and subject to the provisions of the Condominium Act and the Condominium Instruments the additional parcel of land designated as Phase Four and as more particularly described below; and

WHEREAS, the Declarant has complied with the provisions of Section 7.2 of the Declaration and Section 55-79.63 of the Condominium Act and wishes to amend the Declaration to expand the Condominium by adding Phase Four and the improvements erected thereon as hereinafter provided.

NOW, THEREFORE, pursuant to and in compliance with Section 7.2 of the Declaration and Section 55-79.63 of the Condominium Act, the Declarant hereby amends the Condominium Instruments as follows:

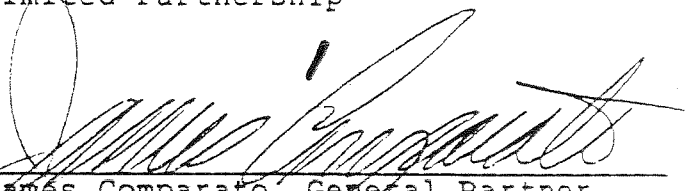
1. Phase Four, being the land described in Exhibit "A" hereto, and a portion of the Additional Land described in Exhibit "A-1" to the Declaration, is hereby submitted to the provisions of the Condominium Act and the Condominium Instruments, together with all improvements thereto and all easements, rights and appurtenances thereunto belonging, to become part of the Condominium.
2. Phases Three and Five through Nine, inclusive, as described in Exhibit "A-1" hereto, will remain Additional Land pursuant to Section 7.2 of the Declaration.
3. Pursuant to Section 55-79.56(b) of the Condominium Act, the Undivided Interests in the Common Elements of the Condominium are hereby reallocated and each Unit is assigned an equal Undivided Interest of one-forty-eighth (1/48th). Pursuant to Section 55-79.73(c) of the Condominium Act, liability for the Common Expenses of and the votes in the Unit Owners' Association are reallocated on the same basis of equal shares of one-forty-eighth (1/48th) for each Unit and one vote for each unit.
4. Plats and Plans with appropriate certifications pursuant to Sections 55-79.58 and 55-79.63 of the Condominium Act are attached hereto as Sheets 1, 2 and 3 of Exhibit C and Sheet 6 of Exhibit D and are hereby incorporated as Amendments to the Plats and Plans of the Condominium.

Except as modified by this Amendment, all of the terms and provisions of the Condominium Instruments are hereby expressly ratified and confirmed and shall remain in full force and effect and shall apply to the Condominium as expanded.

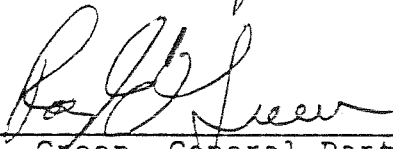
IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed by its President as of the date first above written.

COMPSON DEVELOPMENT LIMITED
PARTNERSHIP, a Virginia
Limited Partnership

By:


James Comparato, General Partner


Thomas Comparato, General Partner


Roy E. Green, General Partner

COMMONWEALTH OF VIRGINIA)
) to-wit:
COUNTY OF FAIRFAX)

The foregoing instrument was acknowledged before me
this 3rd day of January 1989, by James Comparato, General
Partner of Compson Development Limited Partnership, a
Limited Partnership, on behalf of the Partnership.


Notary Public

My Commission Expires:

My Commission Expires May 12, 1989

BK7246 0311

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

:
:
: to-wit:

The foregoing instrument was acknowledged before
this 3rd day of January 1989 by Thomas Comparato, Gene
Partner of Compson Development Limited Partnership,
Limited Partnership, on behalf of the Partnership.

My Commission Expires:
My Commission Expires May 12, 1989

Donna B. Pickett
Notary Public

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

:
:
: to-wit:

The foregoing instrument was acknowledged before me
this 3rd day of January 1989, by Roy E. Green, General
Partner of Compson Development Limited Partnership, a
Limited Partnership, on behalf of the Partnership.

My Commission Expires:
My Commission Expires May 12, 1989

Donna B. Pickett
Notary Public

EXHIBIT "A"

TO THE SECOND AMENDMENT TO THE DECLARATION

SUBMITTED LAND

Patton Harris Rust & Associates, pc
2096 Fair Ridge Drive
Box 901
Fairfax, Virginia 22030
703 273-8700

April 13, 1988

DESCRIPTION OF
PHASE ONE
FAIRFAX COMMONS
A CONDOMINIUM
CITY OF FAIRFAX

Office:
Fairfax, VA
Bridgewater, VA
Lynchburg, VA
Rockville, MD
Virginia Beach, VA

Beginning at the northernmost corner of the tract herein described, said point being on the southerly variable width right-of-way line of Old Lee Highway, Route #237 and on the line of Worsham;

Thence departing said southerly variable width right-of-way line of Old Lee Highway, Route #237 and running with said Worsham S 40° 05' 33" E 121.03 feet to a point, said point being a corner to Phase Four, Fairfax Commons A Condominium;

Thence departing said Worsham and running with said Phase Four the following courses and distances:

S 49° 54' 27" W 22.00 feet;

S 47° 56' 44" W 32.52 feet;

S 49° 54' 27" W 12.00 feet;

S 21° 40' 12" E 5.41 feet;

S 23° 55' 27" W 119.36 feet

to a point, said point being a corner to Phase Three;

Thence departing said Phase Four and running with said Phase Three and with the same line extended with Phase Two, S 59° 25' 54" W 225.03 feet to a point;

Thence continuing with said Phase Two N 58° 44' 49" W 63.53 feet to a point;

Thence continuing with said Phase Two and with the same line extended with Phase Seven, S 59° 25' 54" W 30.71 feet to a point, said point being a corner to Phase Nine;

Engineers
Surveyors
Planners &
Landscape
Architects

Thence departing said Phase Seven and running with said Phase Nine, N 30° 34' 06" W 155.28 feet to a point, said point being on the aforementioned southerly variable width right-of-way line of Old Lee Highway, Route #237;

Thence departing said Phase Nine and running with said southerly variable width right-of-way line of Old Lee Highway, Route #237 the following courses and distances:

N 58° 30' 46" E 35.30 feet;

99.43 feet along the arc of a curve to the right, said curve having a radius of 2,845.00 feet, a central angle of 02° 00' 08" and a chord which bears N 59° 30' 50" E 99.42 feet;

N 60° 30' 53" E 294.46 feet

to the point of beginning and containing 1.87603 acres more or less.

Subject, however, to all easements, rights-of-way and restrictions of record.

This description has been prepared without the benefit of a title report and does not, therefore, necessarily indicate all encumbrances on the property.

Dutton Harris Rust & Associates, pc
3 Fair Ridge Drive
Box 901
Fairfax, Virginia 22030
703 273-0700

April 13, 1988

Offices:
Fairfax, VA
Bridgewater, VA
Loudsburg, VA
Bockville, MD
Virginia Beach, VA

DESCRIPTION OF
PHASE TWO
FAIRFAX COMMONS
A CONDOMINIUM
CITY OF FAIRFAX

Beginning at the northernmost corner of the tract herein described, said point being a corner to Phase Three, Fairfax Commons A Condominium and lying on the line of Phase One, Fairfax Commons A Condominium;

Thence departing said Phase One and running with said Phase Three the following courses and distances:

S 30° 34' 06" E 67.00 feet;

S 59° 25' 54" W 7.50 feet;

S 30° 34' 06" E 12.00 feet;

9.07 feet along the arc of a curve to the right, said curve having a radius of 4.50 feet, a central angle of 115° 27' 12" and a chord which bears S 27° 09' 30" W 7.61 feet;

S 30° 34' 06" E 39.94 feet

to a point, said point being on the line of Phase Five;

Thence departing said Phase Three and running with said Phase Five and with the same line extended with Phase Six S 59° 25' 54" W 172.56 feet to a point;

Thence continuing with said Phase Six and with the same line extended with Phase Seven N 30° 34' 06" W 179.00 feet to a point, said point being on the line of the aforementioned Phase One;

Thence departing said Phase Seven and running with said Phase One the following courses and distances:

N 59° 25' 54" E 27.00 feet;

S 58° 44' 49" E 63.53 feet;

N 59° 25' 54" E 129.50 feet

to the point of beginning and containing 0.56503 acres more or less.

Subject, however, to all easements, rights-of-way and restrictions of record.

This description has been prepared without the benefit of a title report and does not, therefore, necessarily indicate all encumbrances on the property.

407350.des3

Patton Harris Rust & Associates, pc
3998 Fair Ridge Drive
Box 901
Fairfax, Virginia 22030
703-273-8700

April 13, 1988

Offices:
Fairfax, VA
Bridgewater, VA
Leesburg, VA
Rockville, MD
Virginia Beach, VA

DESCRIPTION OF
PHASE FOUR
FAIRFAX COMMONS
A CONDOMINIUM
CITY OF FAIRFAX

Beginning at a northeasterly corner of the tract herein described, said point being a corner to Worsham and on the line of E. M. F. Elliott & A. F. Lewis;

Thence departing said Worsham and running with said E. M. F. Elliott & A. F. Lewis S 09° 50' 34" E 19.27 feet to a point, said point being a corner to A. F. Lewis;

Thence departing said E. M. F. Elliott & A. F. Lewis and running with said A. F. Lewis S 23° 55' 27" W 152.87 feet to a point, said point being a corner to Phase Three, Fairfax Commons A Condominium;

Thence departing said A. F. Lewis and running with said Phase Three N 66° 29' 21" W 75.57 feet and N 36° 19' 33" W 79.40 feet to a point, said point being a corner to Phase One;

Thence departing said Phase Three and running with said Phase One the following courses and distances:

N 23° 55' 27" E 119.36 feet;

N 21° 40' 12" W 5.41 feet;

N 49° 54' 27" E 12.00 feet;

N 47° 56' 44" E 32.52 feet;

N 49° 54' 27" E 22.00 feet

to a point, said point being on the line of the aforementioned Worsham;

Thence departing said Phase One and running with said Worsham S 40° 05' 33" E 121.84 feet to the point of beginning and containing 0.61147 acres more or less.

Subject, however, to all easements, rights-of-way and restrictions of record.

This description has been prepared without the benefit of a title report and does not, therefore, necessarily indicate all encumbrances on the property.

EXHIBIT "A-1"

TO THE SECOND AMENDMENT TO THE DECLARATION

ADDITIONAL LAND



Patton Harris Rust & Associates, pc
 3998 Fair Ridge Drive
 Box 901
 Fairfax, Virginia 22030
 273-8700

April 13, 1988

Offices:
 Fairfax, VA
 Bridgewater, VA
 Leesburg, VA
 Rockville, MD
 Virginia Beach, VA

DESCRIPTION OF
 PHASE THREE
 FAIRFAX COMMONS
 A CONDOMINIUM
 CITY OF FAIRFAX

Beginning at the northernmost corner of the tract herein described, said point being a common corner to Phase One and Phase Four, Fairfax Commons A Condominium;

Thence departing said Phase One and running with said Phase Four S 36° 19' 33" E 79.40 feet and S 66° 29' 21" E 75.57 feet to a point, said point being on the line of A. F. Lewis;

Thence departing said Phase Four and running with said A. F. Lewis S 23° 55' 27" W 65.66 feet to a point, said point being a corner to Phase Five;

Thence departing said A. F. Lewis and running with said Phase Five N 66° 38' 48" W 68.46 feet and S 59° 25' 54" W 68.00 feet to a point, said point being a corner to Phase Two;

Thence departing said Phase Five and running with said Phase Two the following courses:

N 30° 34' 06" W 39.94 feet;

9.07 feet along the arc of a curve to the left, said curve having a radius of 4.50 feet, a central angle of 115° 27' 12" and a chord which bears N 27° 09' 30" E 7.61 feet;

N 30° 34' 06" W 12.00 feet;

N 59° 25' 54" E 7.50 feet;

N 30° 34' 06" W 67.00 feet

Engineers,
 Surveyors,
 Planners &
 Landscape
 Architects

to a point, said point being on the line of the
aforementioned Phase One;

Thence departing said Phase Two and running with said
Phase One N 59° 25' 54" E 95.53 feet to the point of
beginning and containing 0.38435 acres more or less.

Subject, however, to all easements, rights-of-way and
restrictions of record.

This description has been prepared without the benefit
of a title report and does not, therefore, necessarily
indicate all encumbrances on the property.

407350.des4

Patton Harris Rust & Associates, pc
 7000 Fair Ridge Drive
 Box 9001
 Fairfax, Virginia 22030
 703-87700

April 13, 1988

DESCRIPTION OF
 PHASE FIVE
 FAIRFAX COMMONS
 A CONDOMINIUM
 CITY OF FAIRFAX

Offices:
 Fairfax, VA
 Bridgewater, VA
 Leesburg, VA
 Rockville, MD
 Virginia Beach, VA

Beginning at the southernmost corner of the tract herein described, said point being a common corner to A. F. Lewis, and E. M. F. Elliott & A. F. Lewis;

Thence departing said A. F. Lewis and running with said E. M. F. Elliott & A. F. Lewis N 74° 50' 34" W 157.74 feet to a point, said point being on the line of Phase Six, Fairfax Commons A Condominium;

Thence departing said E. M. F. Elliott & A. F. Lewis and running with said Phase Six the following courses and distances:

N 15° 09' 26" E 28.00 feet;

N 59° 25' 54" E 39.69 feet;

N 30° 34' 06" W 70.01 feet

to a point, said point being on the line of Phase Two;

Thence departing said Phase Six and running with said Phase Two and with the same line extended with Phase Three N 59° 25' 54" E 216.32 feet to a point;

Thence continuing with said Phase Three S 66° 38' 48" E 68.46 feet to a point, said point being on the line of the aforementioned A. F. Lewis;

Thence departing said Phase Three and running with said A. F. Lewis S 23° 55' 27" W 253.39 feet to the point of beginning and containing 0.85349 acres more or less.

Subject, however, to all easements, rights-of-way and restrictions of record.

This description has been prepared without the benefit of a title report and does not, therefore, necessarily indicate all encumbrances on the property.

407350.des6

Fallon Harris Rust & Associates, pc
 3990 Fair Ridge Drive
 Fairfax, VA 22030
 703 273-8700

April 13, 1988

Office:
 Fairfax, VA
 Bridgewater, VA
 Leesburg, VA
 Rockville, MD
 Virginia Beach, VA

DESCRIPTION OF
 PHASE SIX
 FAIRFAX COMMONS
 A CONDOMINIUM
 CITY OF FAIRFAX

Beginning at the northwesterly corner of the tract herein described, said point being a corner to Phase Seven, Fairfax Commons A Condominium and on the line E. M. F. Elliott & A. F. Lewis;

Thence departing said E. M. F. Elliott & A. F. Lewis and running with said Phase Seven the following courses and distances:

N 58° 00' 55" E 20.69 feet;

N 55° 58' 52" E 52.21 feet;

N 59° 25' 54" E 129.00 feet

to a point, said point being on the line of Phase Two;

Thence departing said Phase Seven and running with said Phase Two S 30° 34' 06" E 56.00 feet and N 59° 25' 54" E 24.24 feet to a point, said point being a corner to Phase Five;

Thence departing said Phase Two and running with said Phase Five S 30° 34' 06" E 70.01 feet and S 59° 25' 54" W 39.69 feet to a point;

Thence continuing with said Phase Five and with the same line extended with the aforementioned E. M. F. Elliott & A. F. Lewis S 15° 09' 26" W 48.00 feet to a point;

Thence continuing with said E. M. F. Elliott & A. F. Lewis N 74° 50' 33" W 217.69 feet to the point of beginning and containing 0.47746 acres more or less.

Subject, however, to all easements, rights-of-way and restrictions of record.

Engineers,
 Surveyors,
 Planners &
 Landscape
 Architects

This description has been prepared without the benefit of a title report and does not, therefore, necessarily indicate all encumbrances on the property.

407350.des7

April 13, 1988

Office:
Fairfax, VA
Bridgewater, VA
Leesburg, VA
Bucksville, MD
Virginia Beach, VA

DESCRIPTION OF
PHASE SEVEN
FAIRFAX COMMONS
A CONDOMINIUM
CITY OF FAIRFAX

Beginning at the southwesterly corner of the tract herein described, said point being a corner to Phase Eight, Fairfax Commons A Condominium and on the line E. M. F. Elliott & A. F. Lewis;

Thence departing said E. M. F. Elliott & A. F. Lewis and running with said Phase Eight N 15° 09' 27" E 108.67 feet and N 58° 15' 02" E 51.28 feet to a point, said point being on the line of Phase Nine;

Thence departing said Phase Eight and running with said Phase Nine S 31° 44' 58" E 20.72 feet to a point;

Thence continuing with said Phase Nine and with the same line extended with Phase One N 59° 25' 54" E 140.98 feet to a point, said point being a corner to Phase Two;

Thence departing said Phase One and running with said Phase Two S 30° 34' 06" E 123.00 feet to a point, said point being a corner to Phase Six;

Thence departing said Phase Two and running with said Phase Six the following courses and distances:

S 59° 25' 54" W 129.00 feet;

S 55° 58' 52" W 52.21 feet;

S 58° 00' 55" W 20.69 feet

to a point, said point being on the line of the aforementioned E. M. F. Elliott & A. F. Lewis;

Thence departing said Phase Six and running with said E. M. F. Elliott & A. F. Lewis N 74° 50' 33" W 98.40 feet to the point of beginning and containing 0.70869 acres more or less.

Subject, however, to all easements, rights-of-way and restrictions of record.

This description has been prepared without the benefit of a title report and does not, therefore, necessarily indicate all encumbrances of the property.

Patton Harris Rust & Associates, pc
 3998 Fair Ridge Drive
 Fairfax, Virginia 22030
 703-273-8700

April 13, 1988

Office:
 Fairfax, VA
 Bridgewater, VA
 Leesburg, VA
 Rockyville, MD
 Virginia Beach, VA

DESCRIPTION OF
 PHASE EIGHT
 FAIRFAX COMMONS
 A CONDOMINIUM
 CITY OF FAIRFAX

Beginning at the northeasterly corner of the tract herein described, said point being on the southerly variable width right-of-way line of Old Lee Highway, Route #237 and a corner to Phase Nine, Fairfax Commons A Condominium;

Thence departing said southerly variable width right-of-way line of Old Lee Highway, Route #237 and running with said Phase Nine the following courses and distances:

- S 31° 11' 24" E 36.96 feet;
- S 28° 23' 33" E 33.23 feet;
- S 30° 34' 06" E 10.84 feet;
- S 64° 51' 43" E 8.77 feet;
- S 31° 44' 58" E 44.04 feet

to a point, said point being a corner to Phase Seven;

Thence departing said Phase Nine and running with said Phase Seven S 58° 15' 02" W 51.28 feet and S 15° 09' 27" W 108.67 feet to a point, said point being on the line of E. M. F. Elliott & A. F. Lewis;

Thence departing said Phase Seven and running with said E. M. F. Elliott & A. F. Lewis N 74° 50' 33" W 241.77 feet to a point, said point being on the aforementioned southerly variable width right-of-way line of Old Lee Highway, Route #237;

Thence departing said E. M. F. Elliott & A. F. Lewis and running with said southerly variable width right-of-way line of Old Lee Highway, Route #237 the following courses and distances:

Engineers,
 Surveyors,
 Planners &
 Landscape
 Architects

126.68 feet along the arc of a curve to the right, said curve having a radius of 403.37 feet, a central angle of 17° 59' 38" and a chord which bears N 45° 54' 32" E 126.16 feet;

122.44 feet along the arc of a curve to the right, said curve having a radius of 1945.00 feet, a central angle of 03° 36' 25" and a chord which bears N 56° 42' 32" E 122.42 feet;

N 58° 30' 46" E 47.92 feet

to the point of beginning and containing 0.86747 acres more or less.

Subject, however, to all easements, rights-of-way and restrictions of record.

This description has been prepared without the benefit of a title report and does not, therefore, necessarily indicate all encumbrances on the property.

Patton Harris Rust & Associates, pc
 7000 Fair Ridge Drive
 Fairfax, Virginia 22030
 703 273-5700

April 13, 1988

DESCRIPTION OF
 PHASE NINE
 FAIRFAX COMMONS
 A CONDOMINIUM
 CITY OF FAIRFAX

Office:
 Fairfax, VA
 Bridgewater, VA
 Leesburg, VA
 Rockville, MD
 Virginia Beach, VA

Beginning at the northernmost corner of the tract herein described, said point being a corner to Phase One, Fairfax Commons A Condominium and on the southerly variable width right-of-way line of Old Lee Highway, Route #237;

Thence departing said southerly variable width right-of-way line of Old Lee Highway, Route #237 and running with said Phase One S 30° 34' 06" E 155.28 feet to a point, said point being on the line of Phase Seven;

Thence departing said Phase One and running with said Phase Seven S 59° 25' 54" W 137.27 feet to a point;

Thence continuing with said Phase Seven and with the same line extended with Phase Eight N 31° 44' 58" W 64.76 feet;

Thence continuing with said Phase Eight the following courses and distances:

N 64° 51' 43" W 8.77 feet;

N 30° 34' 06" W 10.84 feet;

N 28° 23' 33" W 33.23 feet;

N 31° 11' 24" W 36.96 feet

to a point, said point being on the aforementioned southerly variable width right-of-way line of Old Lee Highway, Route #237;

Engineers,
 Surveyors,
 Planners &
 Landscape
 Architects

Thence departing said Phase Eight and running with said southerly variable width right-of-way line of Old Lee Highway, Route #237 N 58° 30' 46" E 142.71 feet to the point of beginning and containing 0.49781 acres more or less.

Subject, however, to all easements, rights-of-way and restrictions of record.

This description has been prepared without the benefit of a title report and does not, therefore, necessarily indicate all encumbrances on the property.

EXHIBITS "C" AND "D"

TO THE SECOND AMENDMENT TO THE DECLARATION

EXHIBIT "C" - CONDOMINIUM PLAN

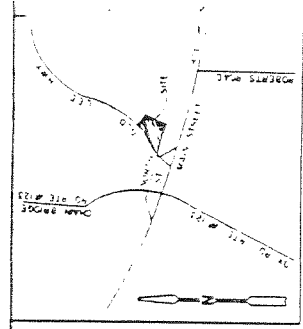
EXHIBIT "D" - CONDOMINIUM PLAT

JAN 17 1989

RECORDED FAIRFAX CO VA

TESTE: *Theresa Bay*
CLERK

with plat attached



VICINITY MAP
SCALE: 1" = 2000'

NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON ASSESSMENT MAP NO. 87-2 (1211 170 AND IS NOW IN THE POSSESSION OF PATTON HARRIS RUST & ASSOCIATES, A VIRGINIA LIMITED LIABILITY PARTNERSHIP. A REFERENCE TO THE RECORDS OF THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA, BOOK 0075 AT PAGE 799 AND/OR THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
2. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
3. TAX PARCEL 170 IS ZONED C-1.
4. SITE PLAN APPROVED AS FAIRFAX COMMONS, FAIRFAX CITY NUMBER 840.
5. PLAN ENTITLED "FAIRFAX COMMONS" IS RECORDED IN DEED BOOK 6918 AT PAGE 1312 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
6. THE PARCEL SHOWN ON THIS PLAN IS IN A H.U.D. FLOOD HAZARD AREA ZONE C. AN AREA OF MINIMAL FLOOD HAZARD ACCORDING TO H.U.D. F.I.A. MAP COMMUNITY NO. 818584A SHEET PH11-03.
7. COMMON DEVELOPMENT LIMITED PARTNERSHIP IS LOCATED AT 1320 OLD CHAIN BRIDGE ROAD, MCLEAN, VIRGINIA, 22102.

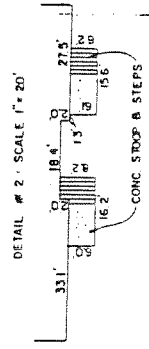
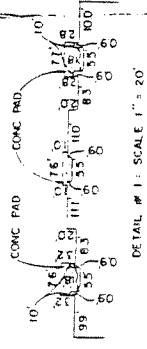
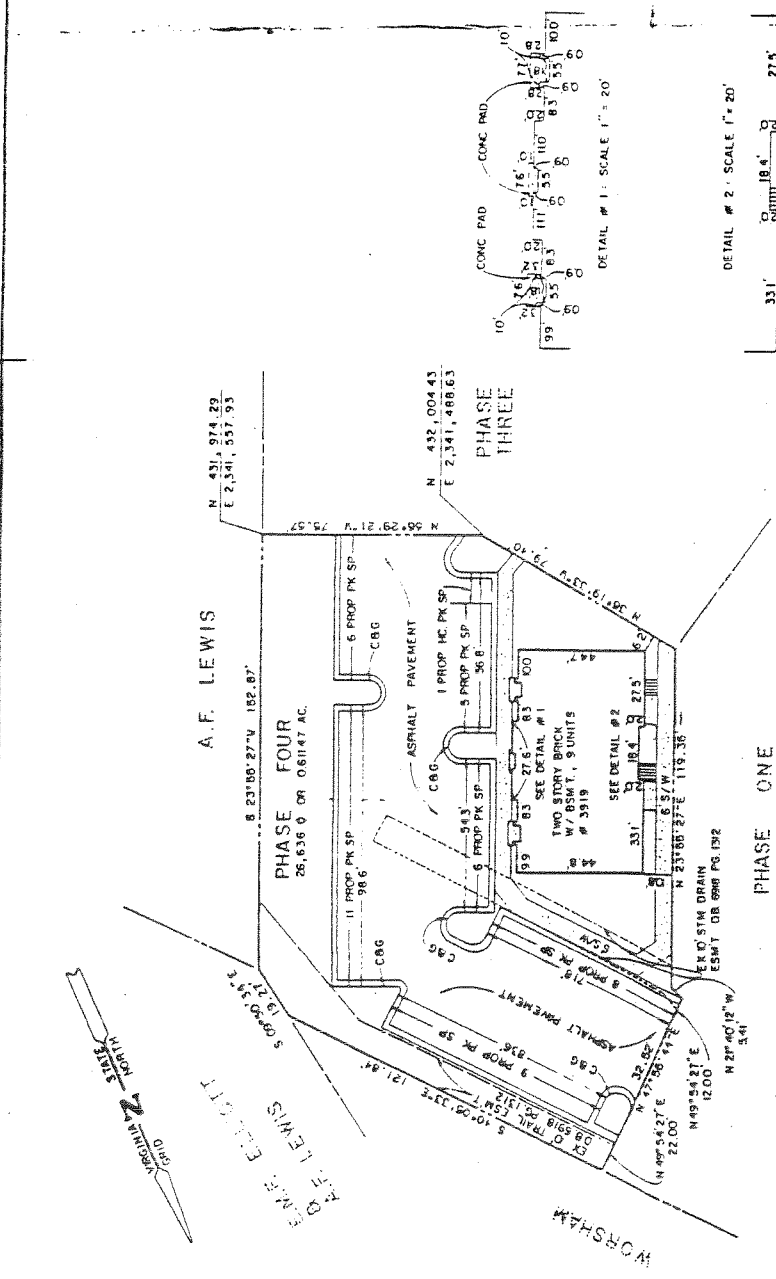
LEGEND

- C&G DENOTES CURB & GUTTER
- HC DENOTES HANDICAP
- PROP. DENOTES PROPOSED
- SPACING DENOTES SPACING
- BSMT. DENOTES BASEMENT
- B/W DENOTES SIDEWALK
- CONC. DENOTES CONCRETE

PLAT SHOWING
THE LOCATION AND DIMENSIONS OF
SUBMITTED LAND
EXISTING AND PROPOSED IMPROVEMENTS
AND EXISTING EASEMENTS
PHASE FOUR
FAIRFAX COMMONS,
A CONDOMINIUM

CITY OF FAIRFAX, VIRGINIA
OCTOBER 27, 1988
SCALE: 1" = 30'

PATTON HARRIS RUST & ASSOCIATES
A PROFESSIONAL CORPORATION
CONSULTING ENGINEERING, LAND SURVEYING - PLANNING
FAIRFAX, VIRGINIA



SURVEYOR'S CERTIFICATE

I, ROBERT A. HENEGAR, A DULY LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAN OF CONDOMINIUM CONSISTING OF 1 BLOCK IS ACCURATE, THAT IT COMPLES WITH SECTION 55-79.85 (a) OF THE CONDOMINIUM ACT, AND THAT ALL UNITS OR PORTIONS THEREOF SHOWN ON THIS PLAN HAVE BEEN SUBSTANTIALLY COMPLETED.

GIVEN UNDER MY HAND THIS 4TH DAY OF NOVEMBER, 1988



AREA TABULATION PHASE FOUR:
PHASE FOUR 26,636 ± OR 0.61147 AC.

NUMBER OF UNITS: 9
GROSS FLOOR AREA 9443 ± TOWNHOUSE OFFICES

AREA TABULATION PHASE ONE - FOUR:
PHASE ONE 4,368 AC.
PHASE TWO 140,318 ± OR 3.40492 AC.
PHASE THREE 298,029 ± OR 6.81785 AC.
TOTAL 449,083 ±

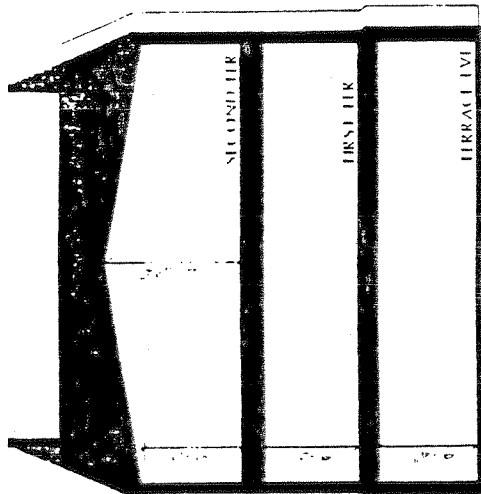
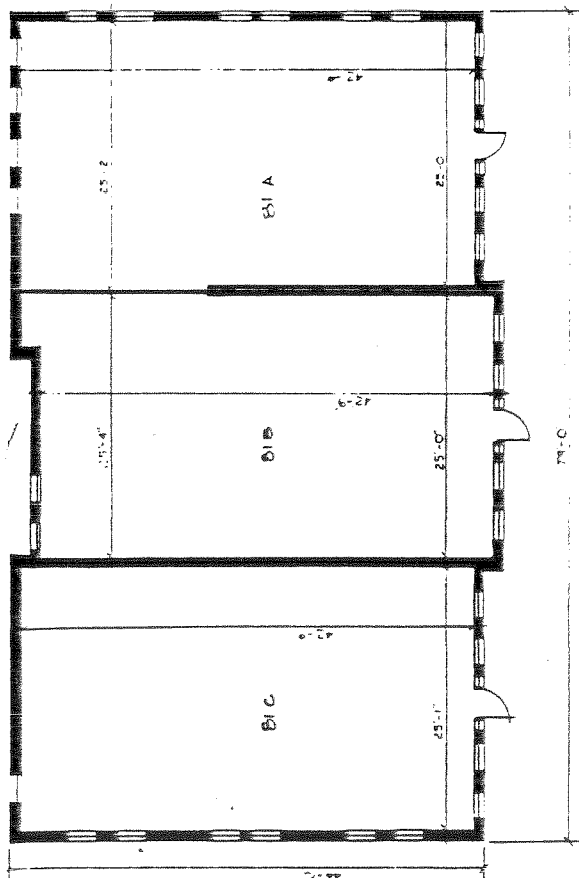
TOTAL NUMBER OF UNITS: 87
TOTAL GROSS FLOOR AREA 240 SPACES (INCLUDES 5 HC)
PARKING REQUIRED 265 SPACES (INCLUDES 6 HC)
PARKING PROVIDED

COPY: JFC
DRAWN: JMO
CHECK: SC/DAB

ARCHITECT CERTIFICATION

I, STEPHEN M. BEERY, A duly registered architect, do hereby certify that this plan is accurate in all normal tolerances and in accordance with the provisions of the Code of Virginia, 1950, as amended, and that the units shown hereon are substantially completed in accordance herewith.

DATE: 10-12-97 BY: S.M. Beery



ADDRESS: 1250 HIGHWAY
FAIRFAX, VIRGINIA 22030

Beery, Rio & Associates
ARCHITECTS 4114 40th STREET, SUITE 2000
FALLS CHURCH, VIRGINIA 22033

FAIR X COMMONS
FAIRFAX CITY, VIRGINIA

SHEET TITLE:
BUILDING #8
TERRACE FIVE

DATE: 10-12-97

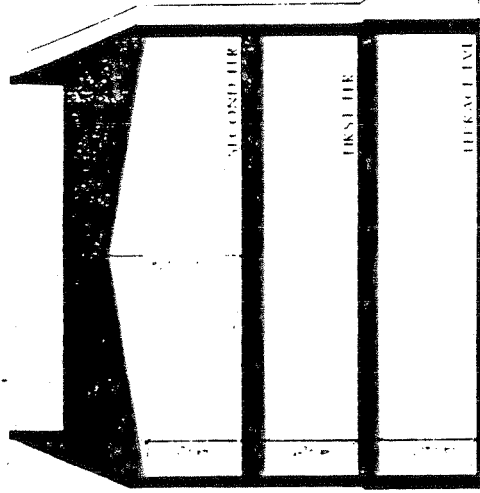
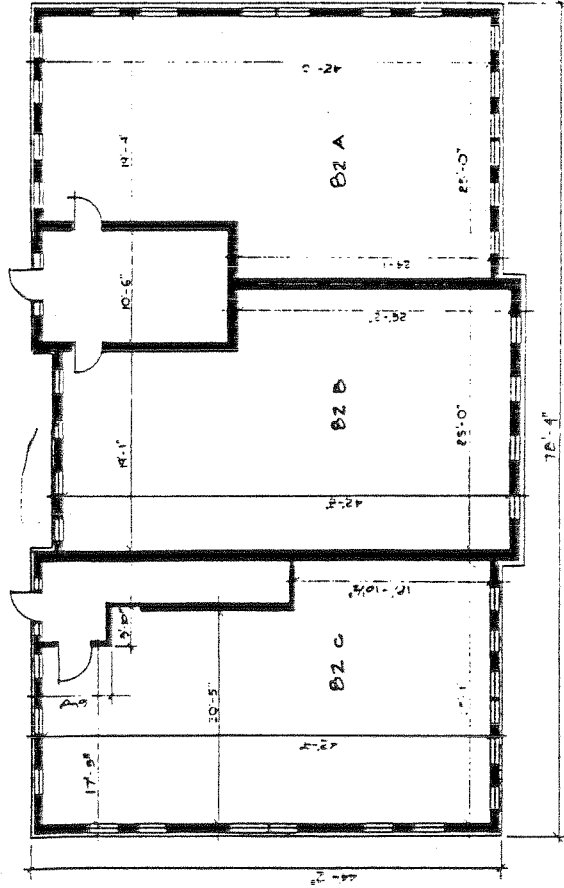
BY: S.M. Beery

NO. 1

ARCHITECT CERTIFICATION

I, STANLEY H. BEERY, A DAILY REGISTERED ARCHITECT, DO HEREBY CERTIFY THAT THIS PLAN IS ACCURATE (WITHIN NORMAL TOLERANCES) AND, TO THE BEST OF MY KNOWLEDGE, COMPLIES WITH SECTION 55-79, 56(a) OF THE CODE OF VIRGINIA (1950), AS AMENDED, AND THAT THE UNITS SHOWN HEREON ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE HERWITH.

DATE: 12-12-93 BY: STANLEY H. BEERY



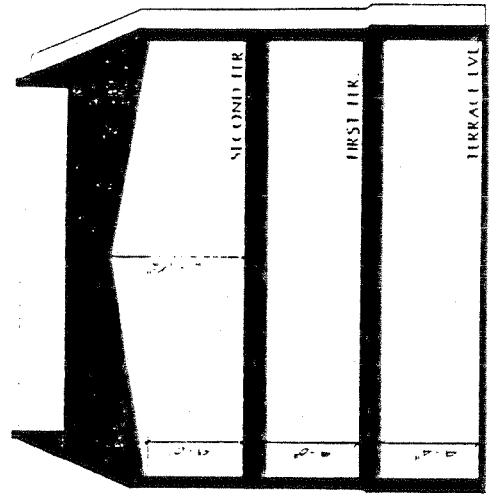
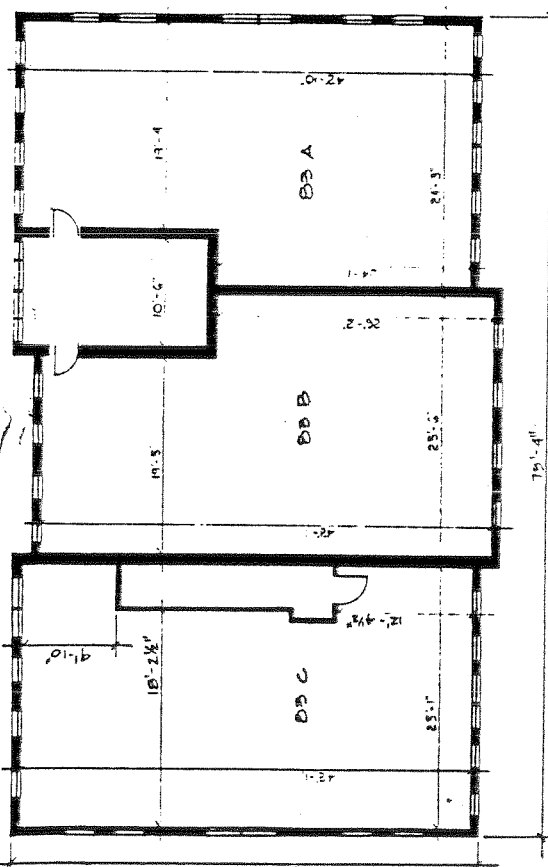
ALLEY
BAYVIEW LANE
FAIRFAX, VIRGINIA 22031

ORIGINAL NOT CLEAR

ARCHITECT CERTIFICATION

I, STEVEN H. PACE, A duly registered architect, do hereby certify that this plan is accurate as shown on the sheets hereon and to the best of my knowledge and belief, with such exceptions as are noted on the sheets hereon, and that the units shown hereon are substantially completed in accordance herewith.

DATE: 11/19/88 BY: [Signature]



ADDRESS: 5019 225-TH HIGHWAY
PORTERVA, VIRGINIA 22620