

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

This Amendment is made as of this 7<sup>TH</sup> day of June, 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, Second and Third Amendments to the Condominium Instruments submitting additional land recorded in Deed Book 7232 at Page 1491, Deed Book 7246 at Page 308 and Deed Book 7253 at Page 1852, respectively, among said land records.

WHEREAS, the Declarant is the owner in fee simple of certain real property described as Phase Five 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 Three 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 Five and the improvements erected thereon as hereinafter provided.

FAGELSON, SCHONBERGER, PAYNE & ARTHUR

un / 000 / 1984

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 Five, 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 Six 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-sixty-seventh (1/67th). 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-sixty-seventh (1/67th) 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 5 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.

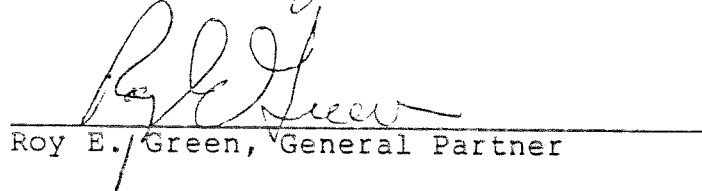
IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed by its President as of the date first above written.

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 7<sup>th</sup> day of June, 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  
February 2, 1993

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

The foregoing instrument was acknowledged before me this 7th day of June, 1989 by Thomas Comparato, General Partner of Compson Development Limited Partnership, a Limited Partnership, on behalf of the Partnership.

Donna B. Pickett  
Notary Public

My Commission Expires:

My Commission Expires  
February 2, 1993

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

The foregoing instrument was acknowledged before me this 7th day of June, 1989, by Roy E. Green, General Partner of Compson Development Limited Partnership, a Limited Partnership, on behalf of the Partnership.

Donna B. Pickett  
Notary Public

My Commission Expires:

My Commission Expires  
February 2, 1993

EXHIBIT "A"

TO THE FOURTH AMENDMENT TO THE DECLARATION

SUBMITTED LAND

April 13, 1988

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

DESCRIPTION OF  
PHASE ONE  
FAIRFAX COMMONS  
A CONDOMINIUM  
CITY OF FAIRFAX

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;

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.

John Harris Rust & Associates, pc  
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 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

Harris Rust & Associates, p.c.  
17 Fair Ridge Drive  
Box 901  
Fairfax, Virginia 22030  
703 273-8700

April 13, 1988

DESCRIPTION OF  
PHASE THREE  
FAIRFAX COMMONS  
A CONDOMINIUM  
CITY OF FAIRFAX

Offices:  
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 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

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.

Patton Harris Rust & Associates, p.c.  
8 Fair Ridge Drive  
Box 901  
Fairfax, Virginia 22030  
703 273-8700

April 13, 1988

DESCRIPTION OF  
PHASE FOUR  
FAIRFAX COMMONS  
A CONDOMINIUM  
CITY OF FAIRFAX

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

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.

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

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

EXHIBIT "A-1"

TO THE FOURTH AMENDMENT TO THE DECLARATION

ADDITIONAL LAND

Damon Harris Rust & Associates, pc  
39 Fair Budge 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 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  
Planner &  
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.

William Harris Rust & Associates, Inc.  
 703 Fair Ridge Drive  
 Box 901  
 Fairfax, Virginia 22030  
 703-273-9700

April 13, 1988

DESCRIPTION OF  
 PHASE SEVEN  
 FAIRFAX COMMONS  
 A CONDOMINIUM  
 CITY OF FAIRFAX

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

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.

Harris Rust & Associates, pc  
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 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:

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.

Phyllis Harris Rust & Associates, pc  
31 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 NINE  
FAIRFAX COMMONS  
A CONDOMINIUM  
CITY OF FAIRFAX

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,  
Planner &  
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 FOURTH AMENDMENT TO THE DECLARATION

EXHIBIT "C" - CONDOMINIUM PLAN

EXHIBIT "D" - CONDOMINIUM PLAT

JUN 13 1989

RECORDED FAIRFAX CO VA

TESTE:

*Theresa G. Gandy*  
CLERK

*with plat attached*



7353-1988

120170



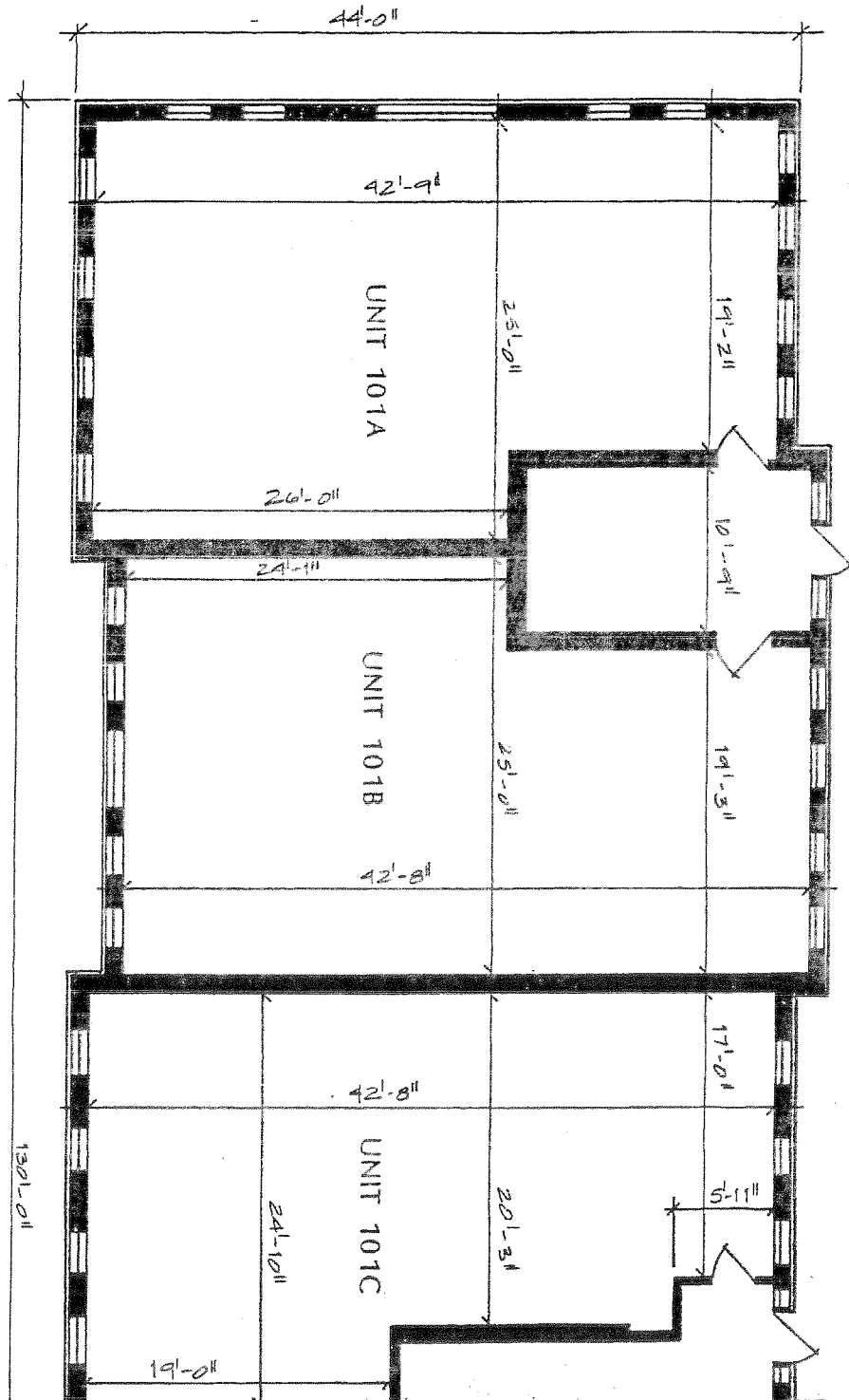
**Beery, Rio & Associates**

Architects · A.I.A. 4218 Evergreen Lane Annandale, VA 22003  
703-856-9700

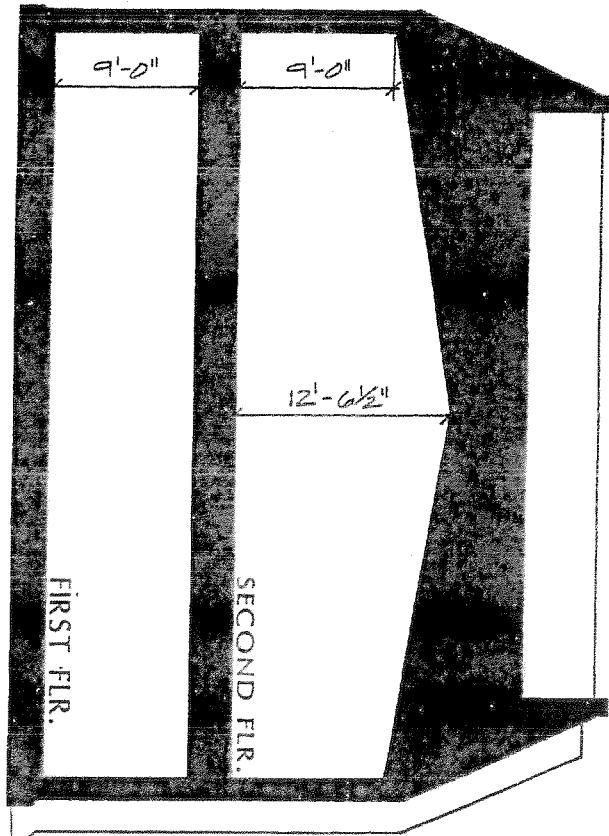
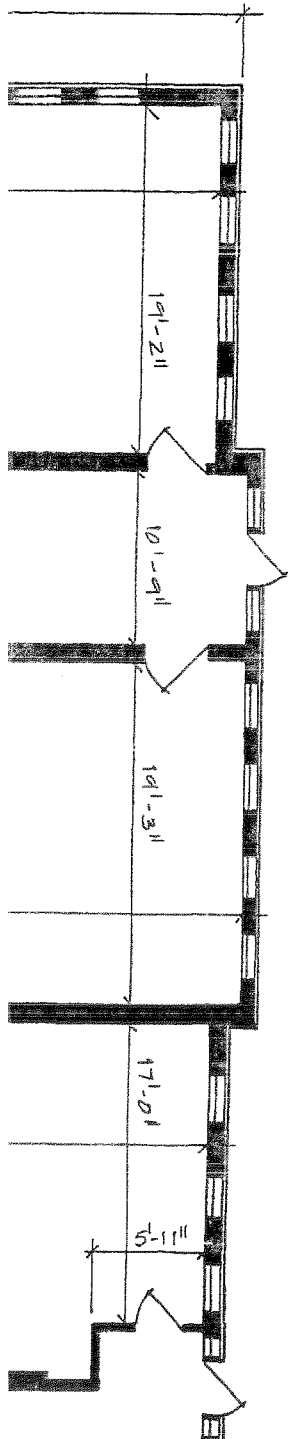
**FAIRFAX COMM**

**FAIRFAX CITY, VIRGI**

ADPR  
3427  
FAIRF



BP 353 1989

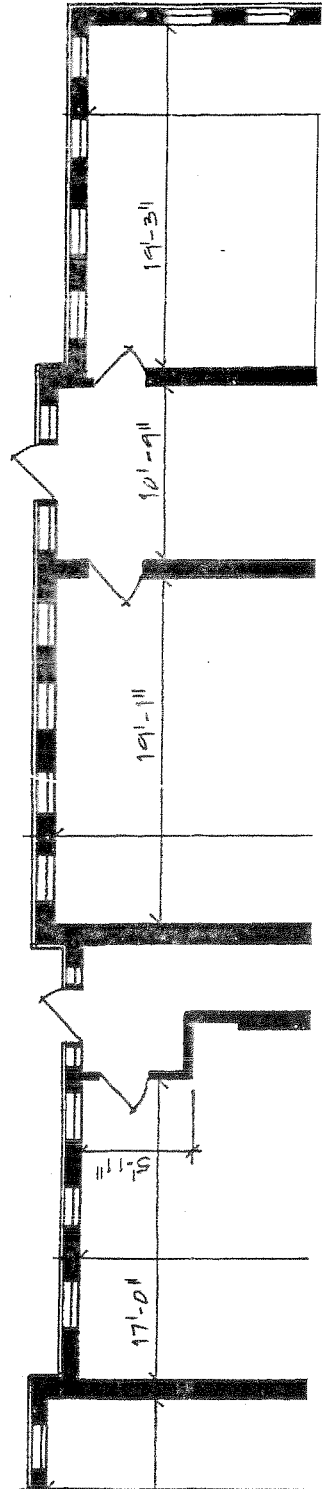


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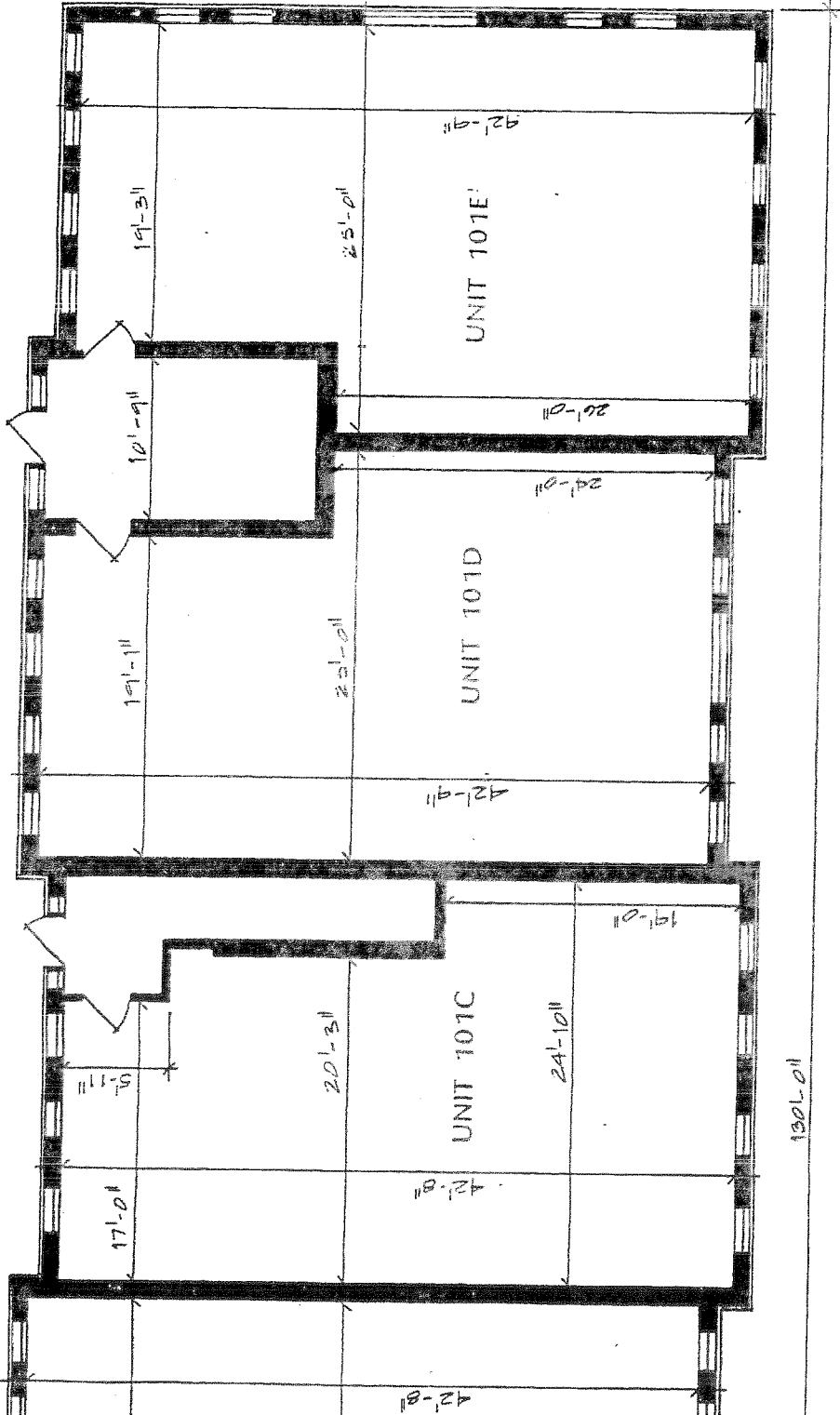
ARCHITECT CERTIFICATION

I, Steven H. Ruiz, A DULY 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, 58(a) OF THE CODE OF VIRGINIA (1950), AS AMENDED, AND THAT THE UNITS SHOWN HEREON ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE HERewith.

DATE: 10/26/09 BY: [Signature]



6/7/053 1991



ADDRESS  
3927 OLD LEE HIGHWAY  
FAIRFAX, VIRGINIA 22030

COMMON ELEMENT

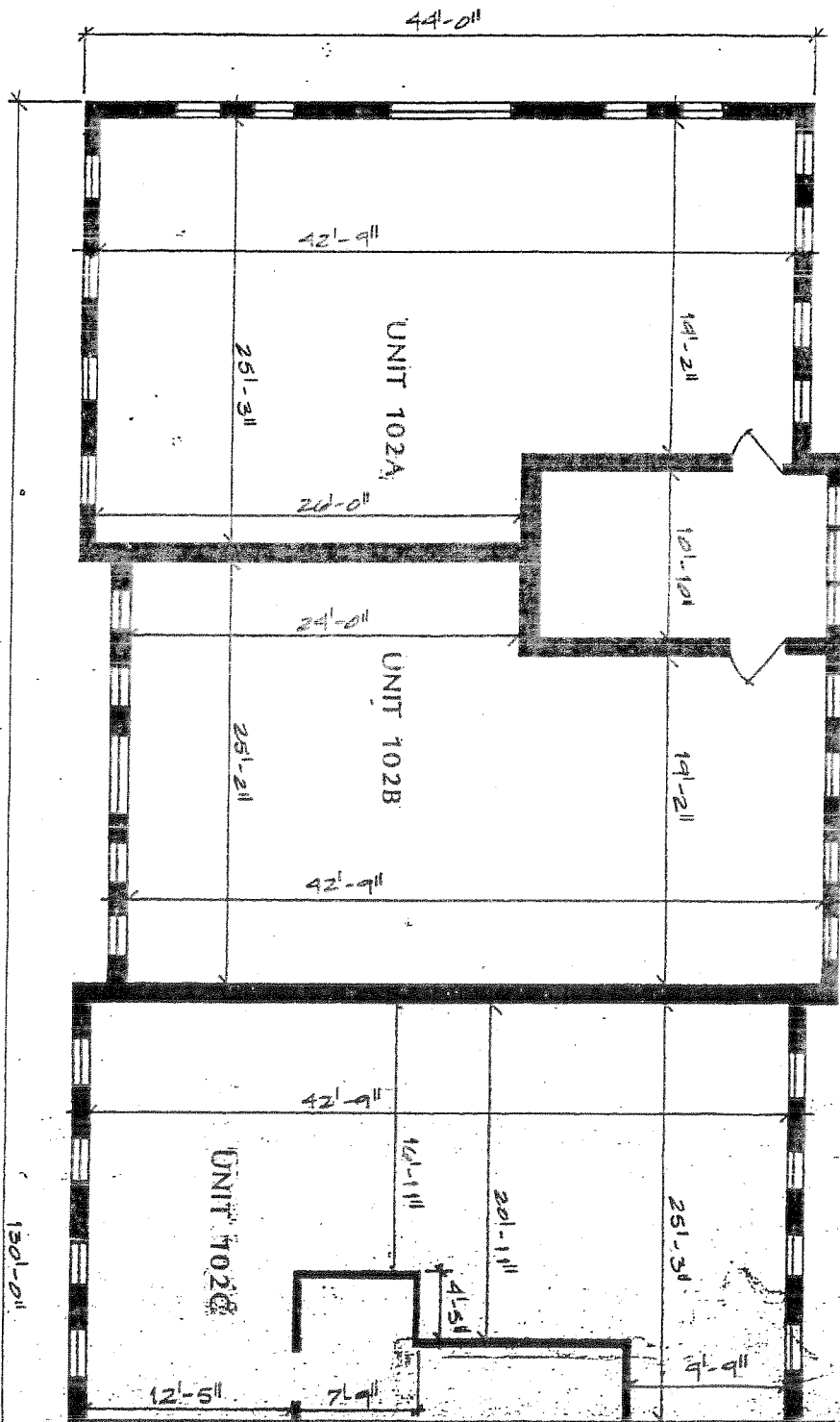
<b>FAIRFAX COMMONS</b> <b>FAIRFAX CITY, VIRGINIA</b>	SHEET TITLE: <b>BUILDING #10</b> <b>FIRST FLR. PLAN</b>	DATE: 6-11-89 COMM. NO. <b>87031-E</b>	NO. <b>1</b>
	ADDRESS 3927 OLD LEE HIGHWAY FAIRFAX, VIRGINIA 22030		

DK7353 1992



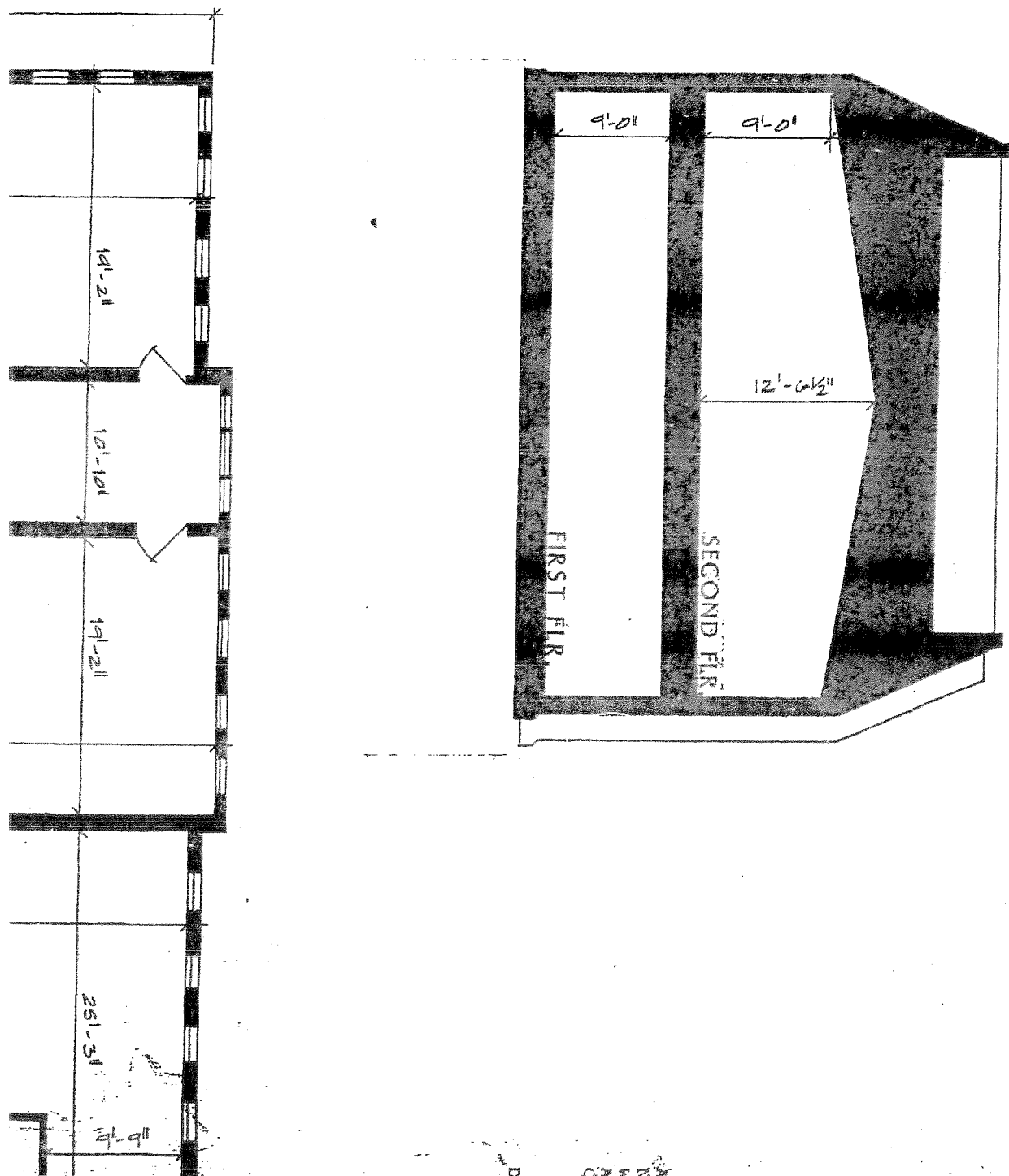
**Beery, Rio & Associates**  
Architects - A.I.A. 4215 Evergreen Lane Annandale, Va. 22003  
703-288-8700

**FAIRFAX COMMO**  
**FAIRFAX CITY, VIRGI**



ADDK1  
09270  
FAIRFAX

DK7-353 1993



BK7353 1994

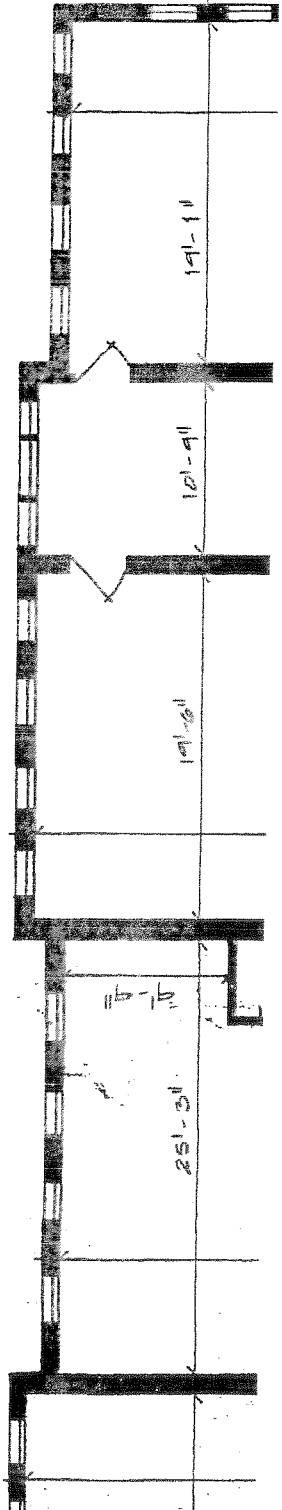
ARCHITECT CERTIFICATION

I, STEVEN A. RUIZ

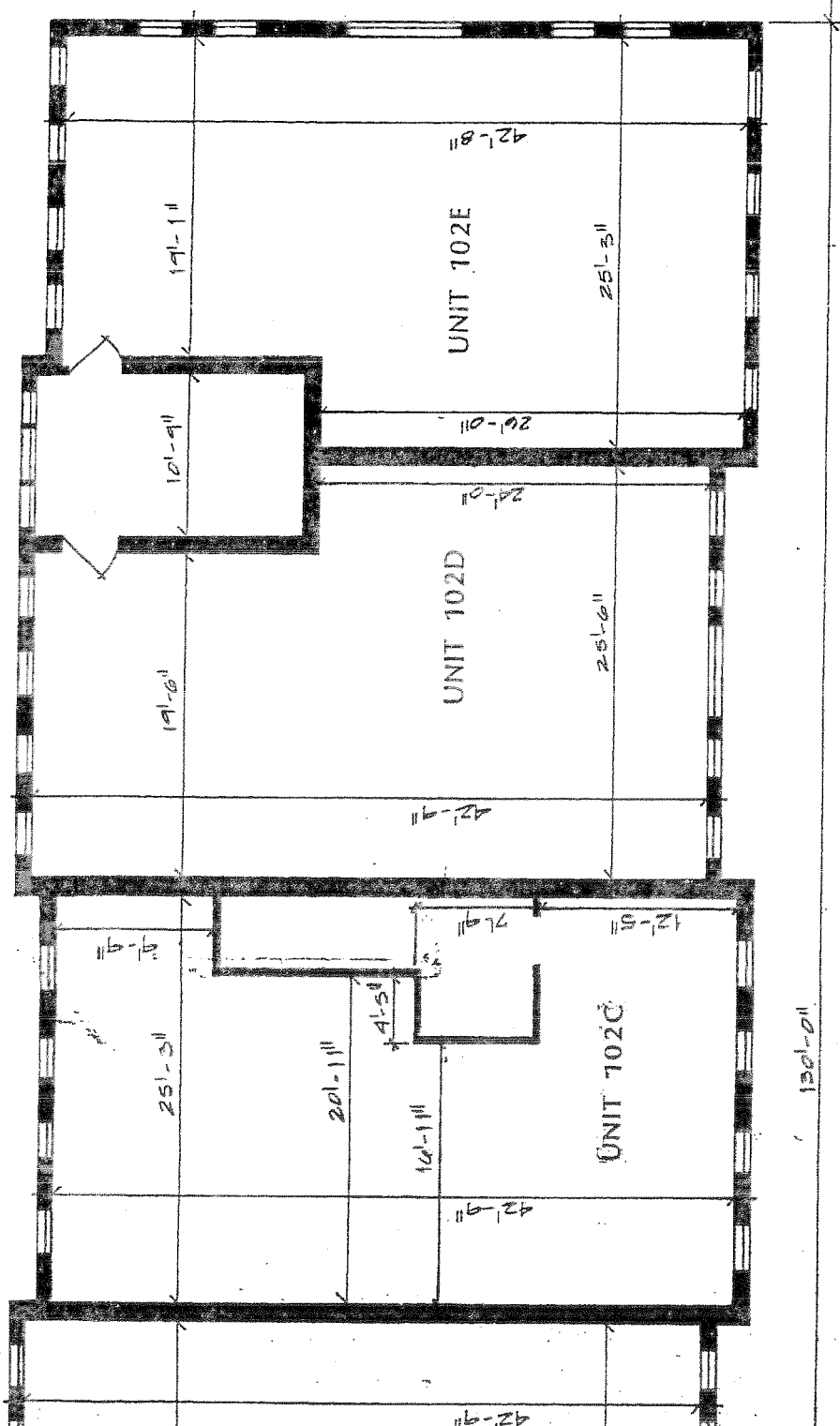
A DULY REGISTERED ARCHITECT, DO HEREBY CERTIFY THAT THIS PLAN IS ACCURATE (WITHIN NORMAL TOLERANCES) AND, TO THE BEST OF MY KNOWLEDGE, COMPLIES WITH SECTION 55-79, 58(a) OF THE CODE OF VIRGINIA (1950), AS AMENDED, AND THAT THE UNITS SHOWN HEREON ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE HEREWITH.

BY: [Signature]

DATE: 10.26.09



BK7353 1995



ADDRESS  
SAGEOLD LEE HIGHWAY  
FAIRFAX, VIRGINIA 22030

COMMON ELEMENT

<b>FAIRFAX COMMONS</b>		<b>NO. 2</b>	
<b>FAIRFAX CITY, VIRGINIA</b>		DATE: 5-11-89	COMM. NO. 87031-E
SHEET TITLE: <b>BUILDING # 10 SECOND FLR. PLAN</b>			



87353 1995

1819

N 431,682.65  
E 2,341,428.54

PHASE FIVE  
37,1780 OR 0.85349 AC.

S 23°55'27"W 253.39'

A. F. LEWIS

N 431,914.27  
E 2,341,531.30

188.45'

AREA TABULATION PHASE FIVE:  
PHASE FIVE 37,1780 OR 0.85349 AC.

NUMBER OF UNITS: 10  
GROSS FLOOR AREA 11,9110 TOWNHOUSE OFFICES

AREA TABULATION PHASE ONE - FIVE:  
PHASES ONE - FIVE 186,8890 OR 4.29037 AC.  
FUTURE PHASES 111,1400 OR 2.56143 AC.  
TOTAL 298,0290 OR 6.84180 AC.

TOTAL NUMBER OF UNITS: 67  
TOTAL GROSS FLOOR AREA 71,7140 TOWNHOUSE OFFICES  
PARKING REQUIRED 287 SPACES (INCLUDES 6 HC)  
PARKING PROVIDED 311 SPACES (INCLUDES 6 HC &  
1 LOADING SPACE)

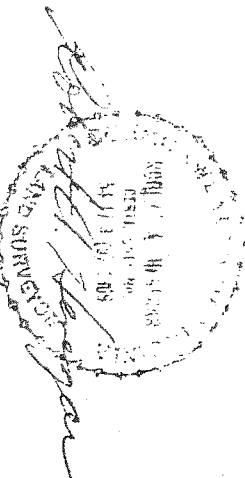
COMP: MPC  
DRAWN: MSP  
CHECK: SC /RTJ

REF: 540

I ROBERT A. HENEGAR, A DULY LICENSED LAND SURVEYOR, DO  
CERTIFY THAT THIS PLAN OF CONDOMINIUM CONSISTING OF 1 SHEET  
ACCURATE, THAT IT COMPLIES WITH SECTION 65-79.58(9) OF THE C  
MINIMUM ACT, AND THAT ALL UNITS OR PORTIONS THEREOF SHOWN ON  
PLAN HAVE BEEN SUBSTANTIALLY COMPLETED.

GIVEN UNDER MY HAND THIS 12TH DAY OF JUNE, 1989

SURVEYOR'S CERTIFICATE



887353 1997



F. M. F. ELLIOT & A. F. LEWIS

N 431.662.66  
E 2.341.428.54

N 15°09'26"E  
28.00'

PHASE SIX

N 59°25'54"E  
33.691.54

N 74°50'34"W 157.74'

EX 10' SANI  
SEW ESM'T  
DB 6918  
Pg 1312

LOADING  
SPACE

CONC S/W  
WASTERS  
70.0'

PHASE FIVE  
37.1780 OR 0.85349 AC.

S 23°55'27"W 253.39'

107.7'  
12 PK. SP.

PHASE TWO

TWO STORY BRICK  
10 UNITS  
# 3927

WOODEN  
ARCHWAY  
9.71'

EX SAN SEW ESM'T  
DB 6918 Pg 1312

PROP 10'  
SAN SEW  
ESM'T

108.2'  
12 PK. SP.

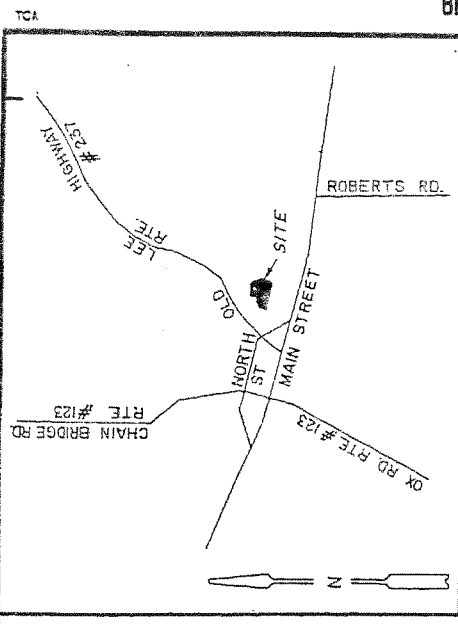
N 431.914.27  
E 2.341.531.30

S 66°38'48"E 68.46'

PHASE TH

A. F. LEWIS

BK7353 1998

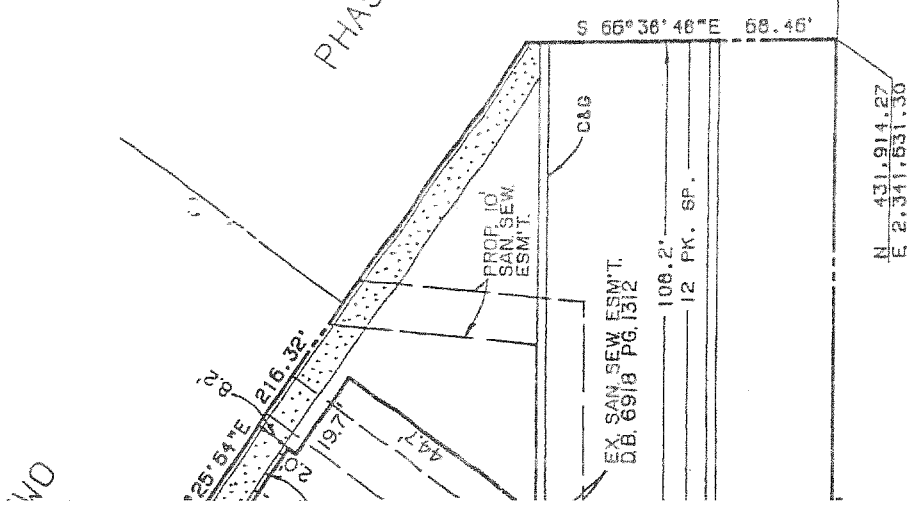


VICINITY MAP  
SCALE: 1" = 2000'

NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP NO. 57-2 (02) PARCEL 170 AND IS NOW IN THE NAME OF COMPSON DEVELOPMENT LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP AS RECORDED IN DEED BOOK 6975 AT PAGE 799 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
2. THIS PLAT 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 540.
5. PHASE FIVE WAS CREATED BY THE FOLLOWING RECORDED PLATS,
  - (a) "FAIRFAX COMMONS" IN DEED BOOK 6918 AT PAGE 1312.
  - (b) "PLAT SHOWING SUBMITTED LAND, ADDITIONAL LAND AND EXISTING EASEMENTS FAIRFAX COMMONS A CONDOMINIUM" IN DEED BOOK 7113 AT PAGE 332.
6. THE PARCEL SHOWN ON THIS PLAT 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. 51524A SHEET # H & I - 03.
7. COMPSON DEVELOPMENT LIMITED PARTNERSHIP IS LOCATED AT 1320 OLD CHAIN BRIDGE ROAD, MCLEAN, VIRGINIA, 22102.

PHASE THREE



7353 1999

- CITY NUMBER 540.
- 5. PHASE FIVE WAS CREATED BY THE FOLLOWING RECORDED PLATS,
  - (a) "FAIRFAX COMMONS" IN DEED BOOK 5918 AT PAGE 1312.
  - (b) "PLAT SHOWING SUBMITTED LAND, ADDITIONAL LAND AND EXISTING EASEMENTS FAIRFAX COMMONS A CONDOMINIUM" IN DEED BOOK 7113 AT PAGE 332.
- 6. THE PARCEL SHOWN ON THIS PLAT 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. 515524A SHEET # H & I - 03.
- 7. COMPSON DEVELOPMENT LIMITED PARTNERSHIP IS LOCATED AT 1320 OLD CHAIN BRIDGE ROAD, MCLEAN, VIRGINIA, 22102.

**LEGEND:**

- C&G DENOTES CURB & GUTTER
- PROP DENOTES PROPOSED
- PK SP DENOTES PARKING SPACES
- S/H DENOTES SIDEWALK
- CONC DENOTES CONCRETE
- HC DENOTES HANDICAP
- SAN DENOTES SANITARY
- SEW DENOTES SEWER
- EX DENOTES EXISTING

PLAT SHOWING  
 THE LOCATION AND DIMENSIONS OF  
 SUBMITTED LAND,  
 EXISTING AND PROPOSED EASEMENTS  
 AND EXISTING IMPROVEMENTS

PHASE FIVE  
 FAIRFAX COMMONS.  
 A CONDOMINIUM

CITY OF FAIRFAX, VIRGINIA  
 SCALE: 1" = 30' JUNE 8, 1989

**PATTON HARRIS RUST & ASSOCIATES**

A PROFESSIONAL CORPORATION  
 CONSULTING ENGINEERING - LAND SURVEYING - PLANNING  
 FAIRFAX, VIRGINIA  
 (703) 273-8700

EXHIBIT D SHEET 7 F-4073-5-0-7

68.46'  
 N 431.914.27  
 E 2.341.531.30

**SURVEYOR'S CERTIFICATE**

HENEGAR, A DULY LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF CONDOMINIUM CONSISTING OF 1 SHEET IS IN ACCORDANCE WITH SECTION 55-79.58 (c) OF THE CONDOMINIUM ACT AND THAT ALL UNITS OR PORTIONS THEREOF SHOWN ON THIS PLAT ARE SUBSTANTIALLY COMPLETED.

MY HAND THIS 12TH DAY OF JUNE, 1989

