

FIFTH AMENDMENT
CONDOMINIUM INSTRUMENTS
/ FAIRFAX COMMONS: A CONDOMINIUM
SUBMITTING ADDITIONAL LAND

BK 71462 0258

This Amendment is made as of this 1st day of November, 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, Third and Fourth Amendments to the Condominium Instruments submitting additional land recorded in Deed Book 7232 at Page 1491, Deed Book 7246 at Page 308, Deed Book 7253 at Page 1852 and Deed Book 7353 at Page 1964, respectively, among said land records;

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

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 Eight 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 Eight 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:

FAGELSON, SCHONBERGER, PAYNE & ARTHUR

1. Phase Eight, 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, right and appurtenances thereunto belonging, to become part of the Condominium.

2. Phases Six, Seven and Nine, 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-seventy-ninth (1/79th). 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-seventy-ninth (1/79th) 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 8 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.

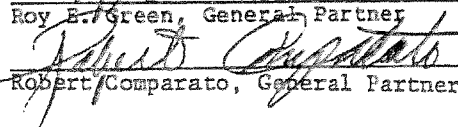
IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed by its President as of the date first above written.

COMPSON DEVELOPMENT LIMITED
PARTNERSHIP, a Virginia
Limited Partnership

By: 
James Comparato, General Partner

By: 
Thomas Comparato, General Partner

By: 
Roy E. Green, General Partner

By: 
Robert Comparato, General Partner

COMMONWEALTH OF VIRGINIA :
: TO WIT:
COUNTY OF FAIRFAX :

The foregoing instrument was acknowledged before me this 1st day of November, 1989, by James Comparato, General Partner of Compson Development Limited Partnership, a Virginia Limited Partnership, on behalf of the Partnership.

Deanna 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 1st day of November, 1989, by Thomas Comparato, General Partner of Compson Development Limited Partnership, a Virginia Limited Partnership, on behalf of the Partnership.

Deanna 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 1st day of November, 1989, by Roy E. Green, General Partner of Compson Development Limited Partnership, a Virginia Limited Partnership, on behalf of the Partnership.

Deanna 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 1st day of November, 1989, by Robert Comparato, General
Partner of Compson Development Limited Partnership, a Virginia
Limited Partnership, on behalf of the Partnership.

Dorinda B. Pickett

Notary Public

My Commission Expires:
My Commission Expires:
February 2, 1993

8K7462 0262

EXHIBIT "A"
TO THE FIFTH AMENDMENT TO THE DECLARATION

SUBMITTED LAND



Patton Harris Rust & Associates, pc
 3993 Fair Ridge Drive
 P.O. Box 908
 Fairfax, Virginia 22030
 703 273-8700

April 13, 1988

Office:
 Fairfax, VA
 Bridgewater, VA
 Leesburg, 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;

Engineer,
 Surveyor,
 Planner &
 Landscape
 Architect

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.

BK7452 0265

PHR&A

Patton Harris Rust & Associates, pc
3993 Fair Ridge Drive
PO Box 900
Fairfax, Virginia 22030
703 273-9700

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:

Engineers,
Surveyors,
Planners &
Landscape
Architects

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, p
37981 Fair Ridge Drive
PO Box 901
Fairfax, Virginia 22030
703 271-8700

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

Engineers
Surveyors
Planners &
Landscape
Architects

ORIGINAL NOT CLEAR

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.

Pattor Harris-Bost & Associates, PC
 3900 Fair Ridge Drive
 PO 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.

Engineers,
 Surveyors,
 Planners &
 Landscape
 Architects

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.

BK7462 0271



Patton Harris-Rust & Associates, pc
3908 Fair Ridge Drive
PO Box 901
Fairfax, Virginia 22030
703-273-0700

April 13, 1988

DESCRIPTION OF
PHASE FIVE
FAIRFAX COMMONS
A CONDOMINIUM
CITY OF FAIRFAX

Offices:
Fairfax, VA
Bridgewater, VA
Leesburg, VA
Buckville, 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

Engineers,
Surveyors,
Planners &
Landscape
Architects

BK7462 0272

PHR&A

Dutton Harris Rust & Associates, pc
3904 Fair Ridge Drive
PO Box 901
Fairfax, Virginia 22030
703 273-8700

April 13, 1988

DESCRIPTION OF
PHASE EIGHT
FAIRFAX COMMONS
A CONDOMINIUM
CITY OF FAIRFAX

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

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 $17^{\circ} 59' 38''$ and a chord which bears N $45^{\circ} 54' 32''$ 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 $03^{\circ} 36' 25''$ and a chord which bears N $56^{\circ} 42' 32''$ E 122.42 feet;

N $58^{\circ} 30' 46''$ 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.

EXHIBIT "A-1"
TO THE FIFTH AMENDMENT TO THE DECLARATION

ADDITIONAL LAND

Patton Harris Rust & Associates, pc
 3958 Fair Ridge Drive
 PO Box 900
 Fairfax, Virginia 22030
 703 273-2500

April 13, 1988

DESCRIPTION OF
 PHASE SIX
 FAIRFAX COMMONS
 A CONDOMINIUM
 CITY OF FAIRFAX

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

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

PATRIARX COMMONS, P0000 444
April 13, 1988
Page 2

BK7462 0276

Patton Harris-Bost & Associates, pc

ORIGINAL NOT CLEAR

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

BR7462 0277



Hamon Harris Rust & Associates, Inc.
1998 Fair Ridge Drive
PO Box 901
Fairfax, Virginia 22031
703.271.4700

April 13, 1988

Offices:
Fairfax, VA
Bedgewater, VA
Leesburg, VA
Rockville, 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.

Engineers,
Surveyors,
Planners &
Landscape
Architects

ORIGINAL NOT CLEAR

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.

BK7462 0279

PHR&A

Pattin Harris-Bust & Associates, pc
3908 Fair Ridge Drive
PO Box 900
Fairfax, Virginia 22030
703 271-5700

April 13, 1988

DESCRIPTION OF
PHASE NINE
FAIRFAX COMMONS
A CONDOMINIUM
CITY OF FAIRFAX

Office
Fairfax, VA
Bridgewater, VA
Lynchburg, VA
Buckle, 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;

Engineer-
Surveyor-
Planner- &
Landscape-
Architects

ORIGINAL NOT CLEAR

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.

BK7462 0281

EXHIBITS "C" AND "D"

TO THE FIFTH AMENDMENT TO THE DECLARATION

EXHIBIT "C" - CONDOMINIUM PLAN

EXHIBIT "D" - CONDOMINIUM PLAT

With plat attached

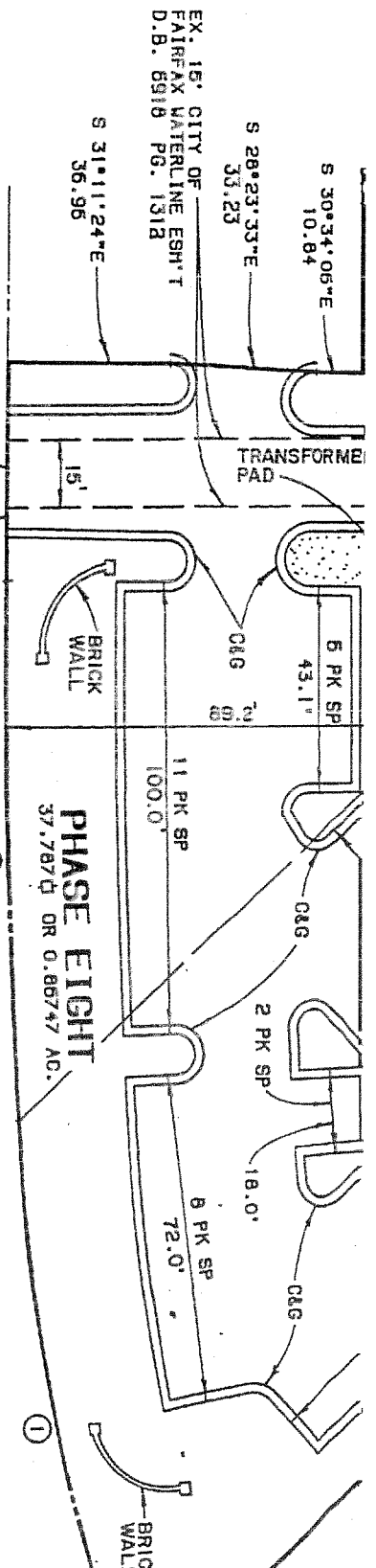
NOV -2 1989

RECORDED FAIRFAX CO VA

TESTE:

Tom C. Berry
CLERK

PHASE



OLD LEE HIGHWAY ROUTE #237
(R/W VARIES)

AREA TABULATION:
PHASE EIGHT 37,787 OR 0.86747 AC.

NUMBER OF UNITS: 12
GROSS FLOOR AREA 12,590 □ TOWNHOUSE OFFICES

AREA TABULATION PHASES ONE - FIVE AND EIGHT:
PHASES ONE - FIVE AND EIGHT 224,676 □ OR 5.15784 AC.
FUTURE PHASES 73,363 □ OR 1.66396 AC.
TOTAL 298,029 □ OR 6.84180 AC.

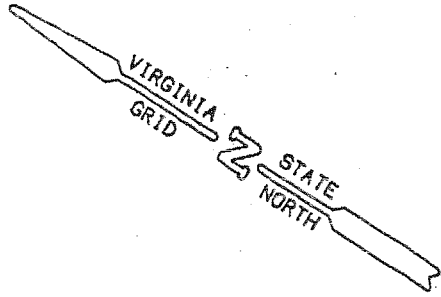
TOTAL NUMBER OF UNITS 79
TOTAL GROSS FLOOR AREA 84,304 □ TOWNHOUSE OFFICES
PARKING REQUIRED 337 SPACES (INCLUDES 6 HC) &
PARKING PROVIDED 365 SPACES (INCLUDES 5 HC) &
1 LOADING SPACES

COMP: JMD
DRAWN: THD
CHECK: JDD/RTV

SURVEYOR'S CERTIFICATE
I, ROBERT A. HENEGAR, A DULY LICENSED LAND SURVEYOR, CERTIFY THAT THIS PLAN OF CONDOMINIUM CONSISTING OF PHASES ONE, FIVE AND EIGHT, IS ACCURATE, THAT IT COMPLIES WITH SECTION 65-29.5B1 OF THE CONDOMINIUM ACT AND THAT ALL UNITS OR PORTIONS THEREOF SHOWN ON THIS PLAN HAVE BEEN SUBSTANTIALLY COMPLETED.
GIVEN UNDER MY HAND THIS 26TH DAY OF OCTOBER



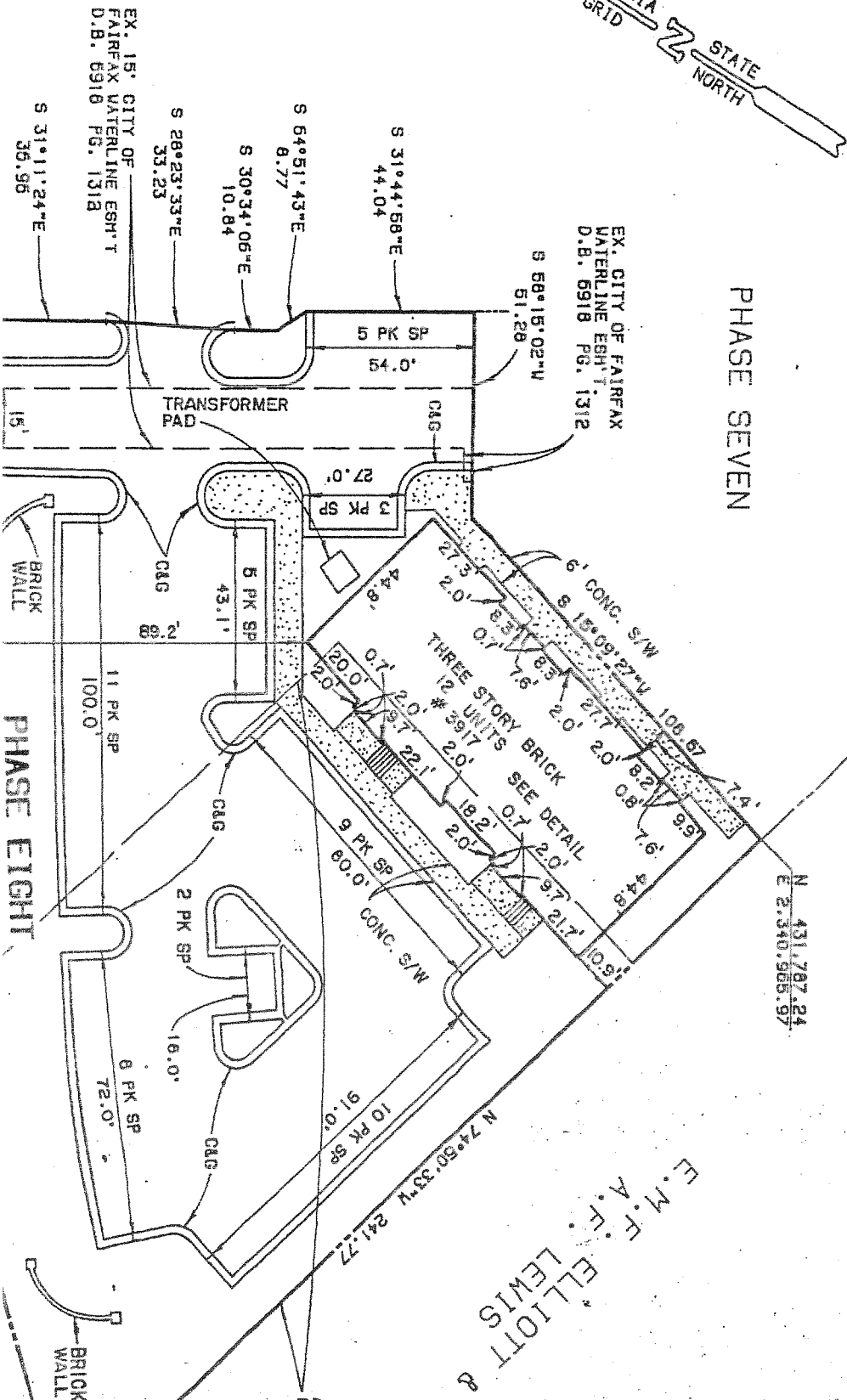
PHASE NINE



PHASE SEVEN

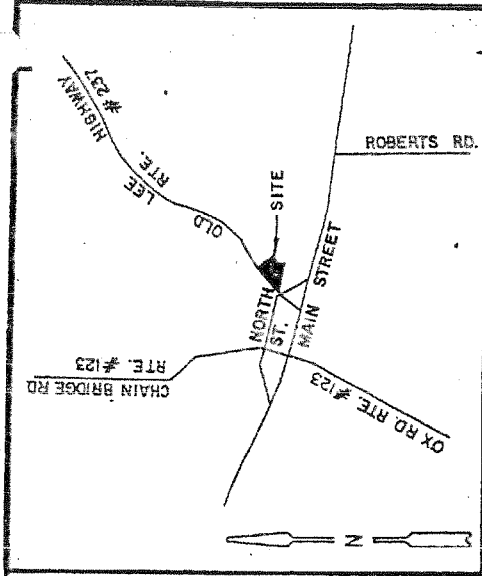
CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	17°59'39"	403.37	125.68	63.87	N 45°54'32"E	125.15
2	03°36'25"	1945.00	122.44	61.24	N 65°42'33"E	122.42



PHASE EIGHT

E. M. A. E. ELLIOTT &
A. F. LEWIS



VICINITY MAP
SCALE: 1" = 2000'

LEGEND:

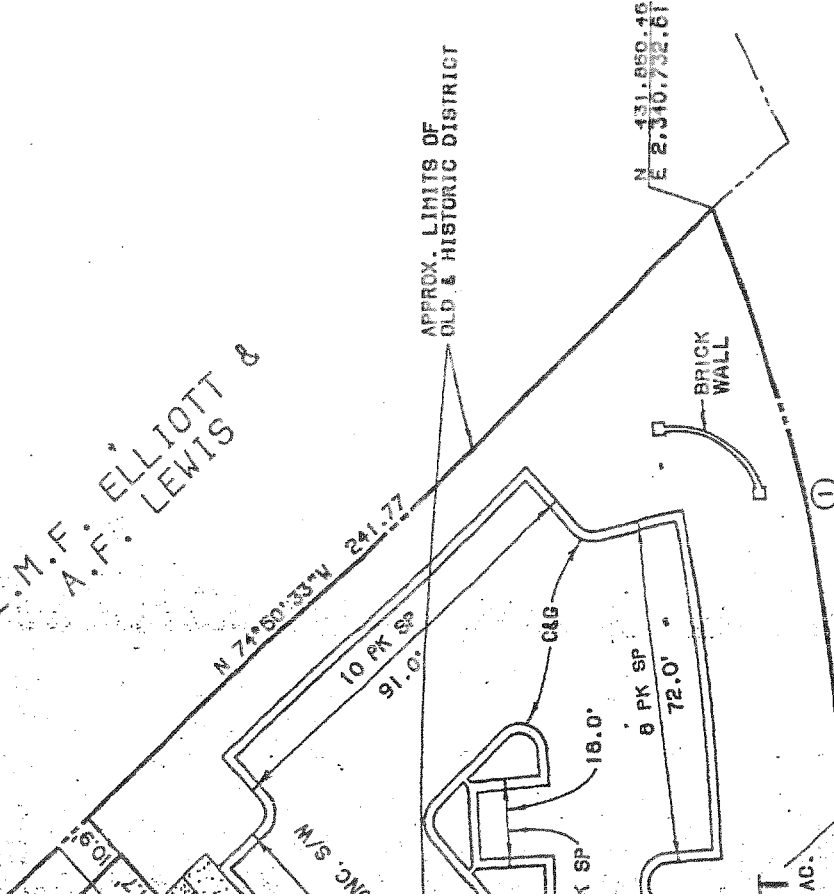
- C&G DENOTES CURB & GUTTER
- APPROX. APPROXIMATE
- PK SP DENOTES PARKING SPACES
- S/4 DENOTES SIDEWALK
- CONC. DENOTES CONCRETE
- HC DENOTES HANDICAP
- EX.. DENOTES EXISTING

NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP NO. 57-2 (120) PARCEL 170 AND IS NOW IN THE NAME OF COMPSON DEVELOPMENT LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP AS RECORDED IN DEED BOOK 5975 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 O-1.
4. SITE PLAN APPROVED AS FAIRFAX COMMONS, FAIRFAX CITY NUMBER 540.
5. PLAT 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 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. 516624A SHEET # H & I - 03.
7. COMPSON DEVELOPMENT LIMITED PARTNERSHIP IS LOCATED AT 1320 OLD CHAIN BRIDGE ROAD, MCLEAN, VIRGINIA, 22102.

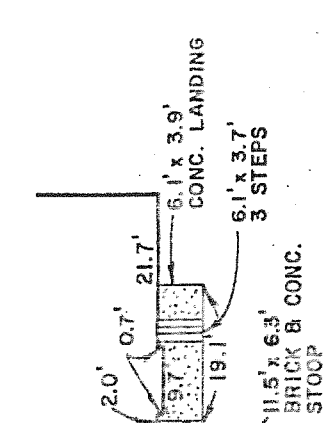
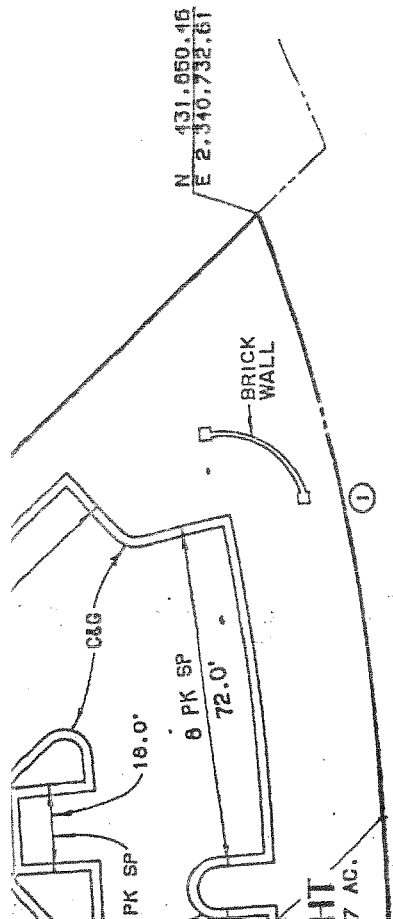
E.M.F. ELLIOTT &
A.F. LEWIS

131,787.24
140,965.97



DETAIL

5. PLAT ENTITLED "FAIRFAX COMMONS" IS RECORDED IN DEED BOOK 5918 AT PAGE 1312 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
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. 515624A SHEET # H & I - 03.
7. COMPSON DEVELOPMENT LIMITED PARTNERSHIP IS LOCATED AT 1320 OLD CHAIN BRIDGE ROAD, MCLEAN, VIRGINIA, 22102.



DETAIL: 1" = 20'
SCALE: 1" = 20'

HAY ROUTE #237
W VARIES)

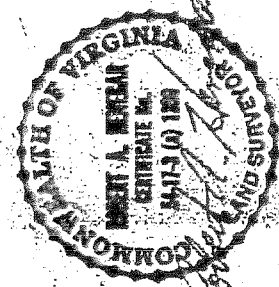
PLAT SHOWING
THE LOCATION AND DIMENSIONS OF
SUBMITTED LAND,
EXISTING AND PROPOSED IMPROVEMENTS
AND EXISTING EASEMENTS
PHASE EIGHT
FAIRFAX COMMONS,
A CONDOMINIUM

CITY OF FAIRFAX, VIRGINIA
SCALE: 1" = 30' OCTOBER 26, 1989
PATTON HARRIS RUST & ASSOCIATES
A PROFESSIONAL CORPORATION
CONSULTING ENGINEERING - LAND SURVEYING - PLANNING
FAIRFAX, VIRGINIA
(703) 273-8700

SURVEYOR'S CERTIFICATE

ROBERT A. HENEGAR, A DULY LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF CONDOMINIUM CONSISTING OF 1 SHEET IS ACCURATE, THAT IT COMPLES WITH SECTION 55-79.58 (a.1) OF THE CONDOMINIUM ACT AND THAT ALL UNITS OR PORTIONS THEREOF SHOWN ON THIS PLAT HAVE BEEN SUBSTANTIALLY COMPLETED.

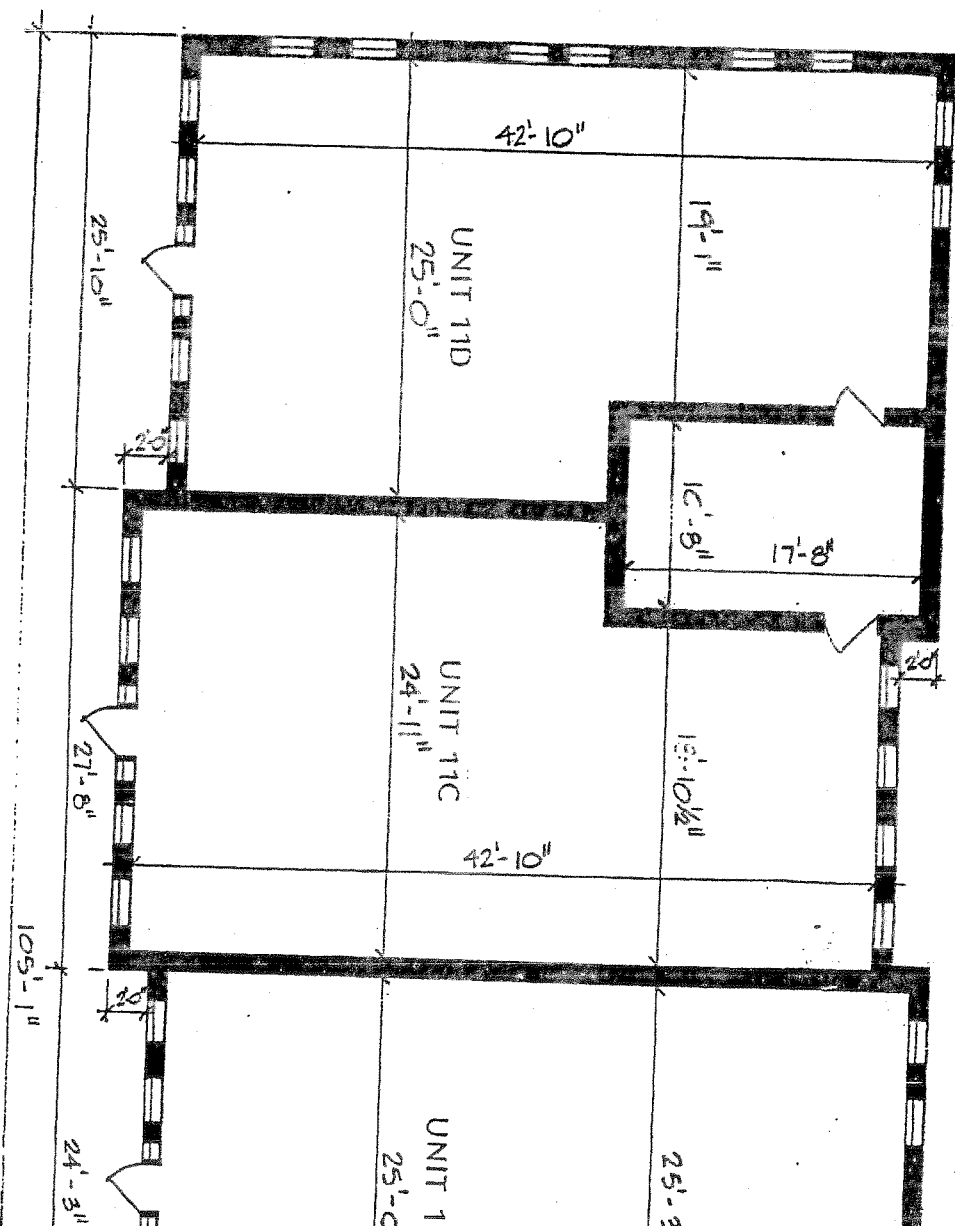
GIVEN UNDER MY HAND THIS 25TH DAY OF OCTOBER, 1989

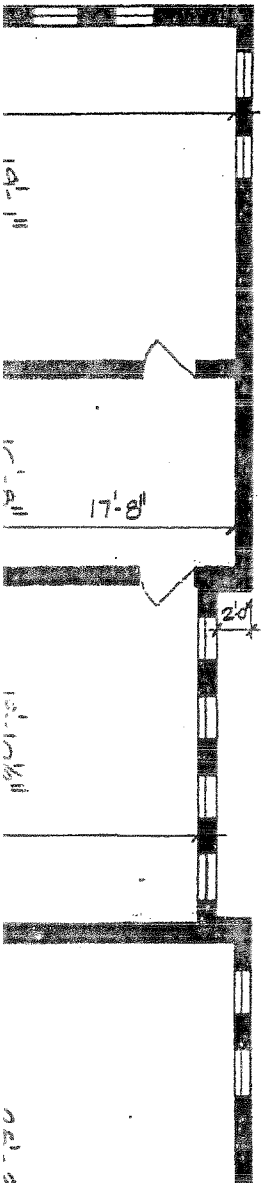
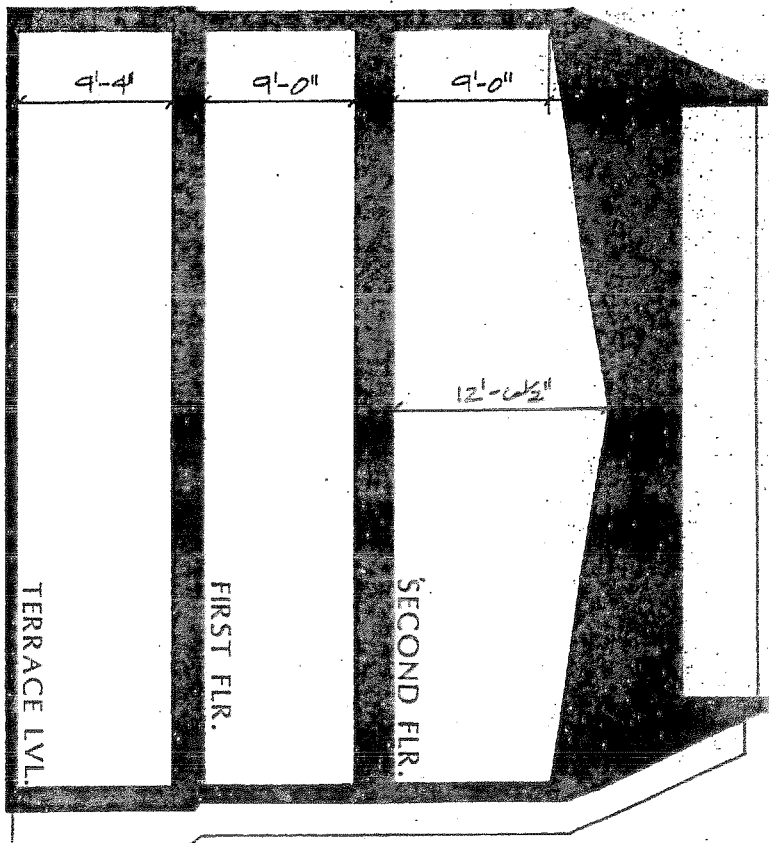


Beery, Rio & Associates
Architects - A.I.A. 4216 Evergreen Lake Annandale, Va. 22003
703-888-0700

FAIRFAX COMMON
FAIRFAX CITY, VIRGINIA

ADDRESS
3917 OLD LEE HIGHWAY
FAIRFAX, VIRGINIA 220





ARCHI
NORM
WITH
AMEND
COMPL

DATE:

201.3

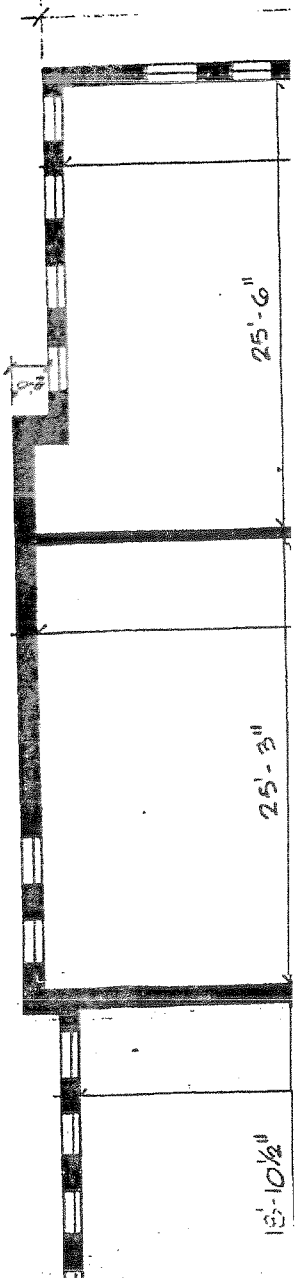
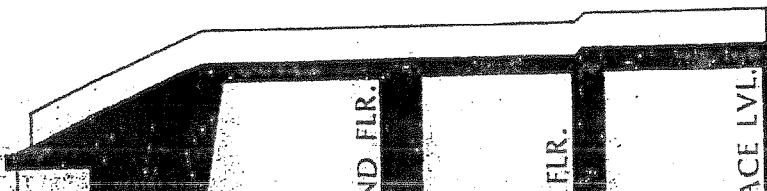
ARCHITECT CERTIFICATION

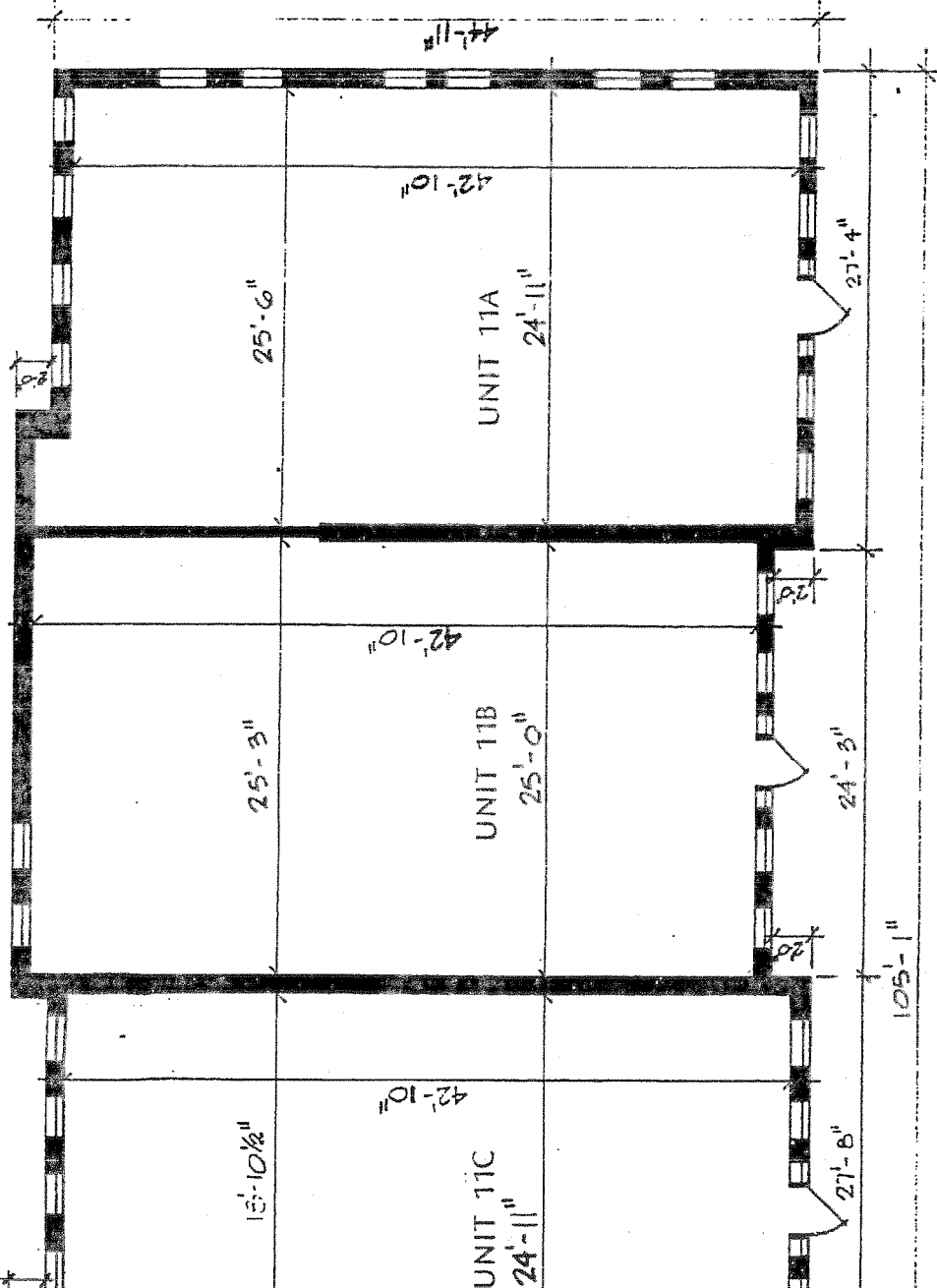
I, STEVEN H. POZ, A DULY REGISTERED ARCHITECT, DO HEREBY CERTIFY THAT THIS PLAN IS ACCURATE (WITHIN NORMAL TOLERANCES) AND, TO THE BEST OF MY KNOWLEDGE, COMPLIES WITH SECTION 55-79, 58(a) OF THE CODE OF VIRGINIA (1950), AS AMENDED, AND THAT THE UNITS SHOWN HEREON ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE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

DATE: _____

BY: _____

(Signature)





ADDRESS
3917 OLD LEE HIGHWAY
FAIRFAX, VIRGINIA 22030

FAIRFAX COMMONS
FAIRFAX CITY, VIRGINIA

SHEET TITLE:
BUILDING # 1
TERRACE LVL.

DATE: 10-26-89
COMM. NO. 87031-E

NO. 1

BK7462 0290



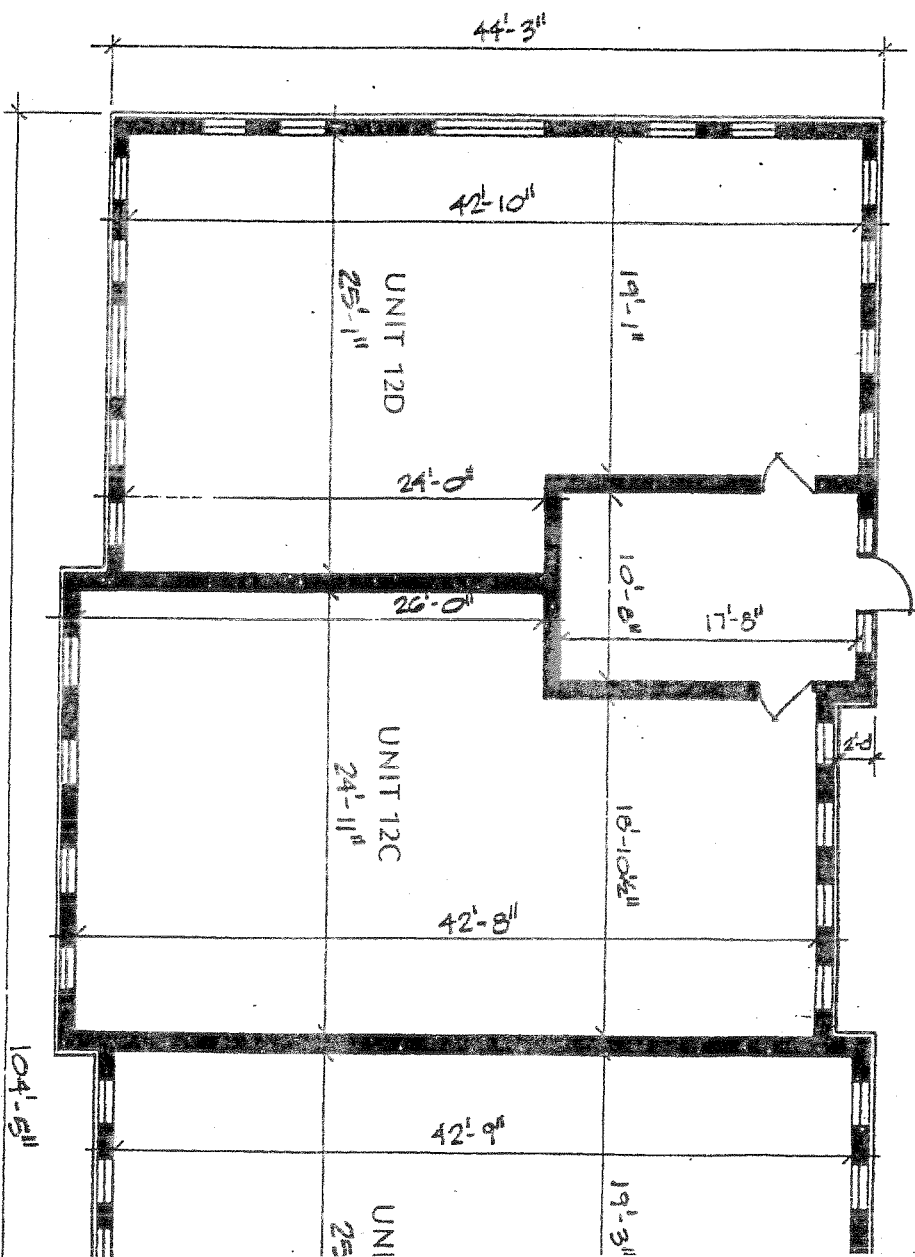
Beery, Rio & Associates

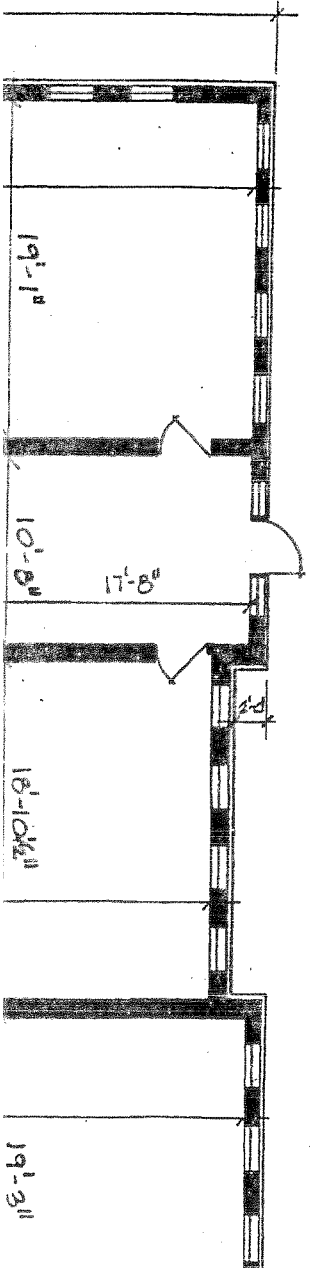
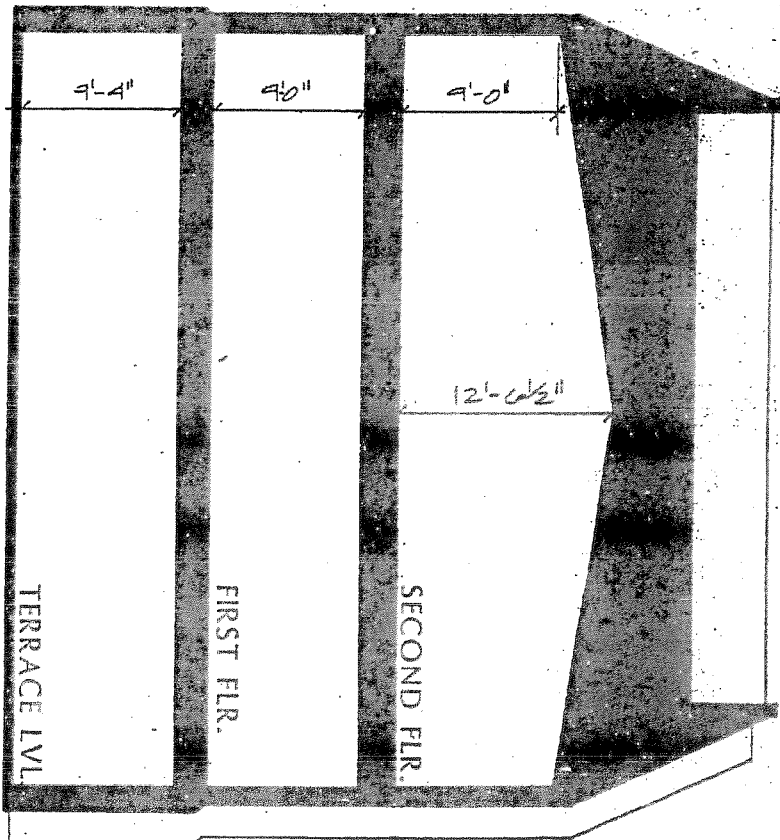
Architects - A.I.A. 4215 Evergreen Lane Annandale, Va. 22003
703-266-8700

FAIRFAX COMM

FAIRFAX CITY, VIRG

ADDRESS
3917 OLD LEE HIGH
FAIRFAX, VIRGINIA





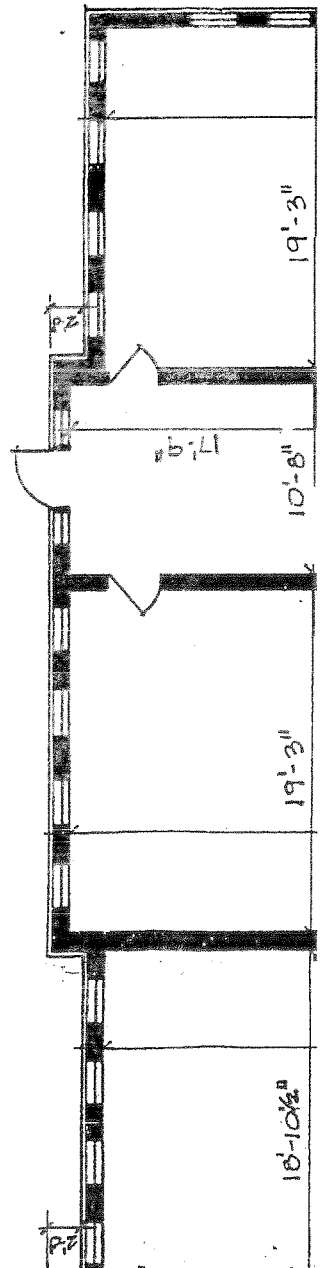
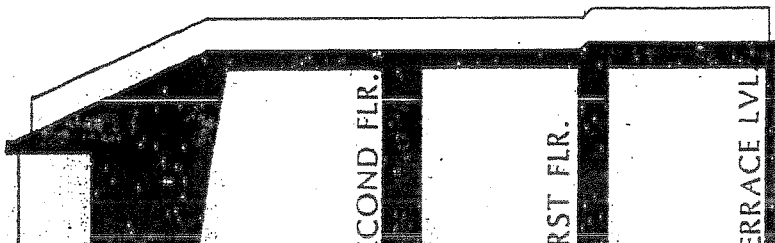
ARCHT.
NORMA
WITH
AMEND
COMPL

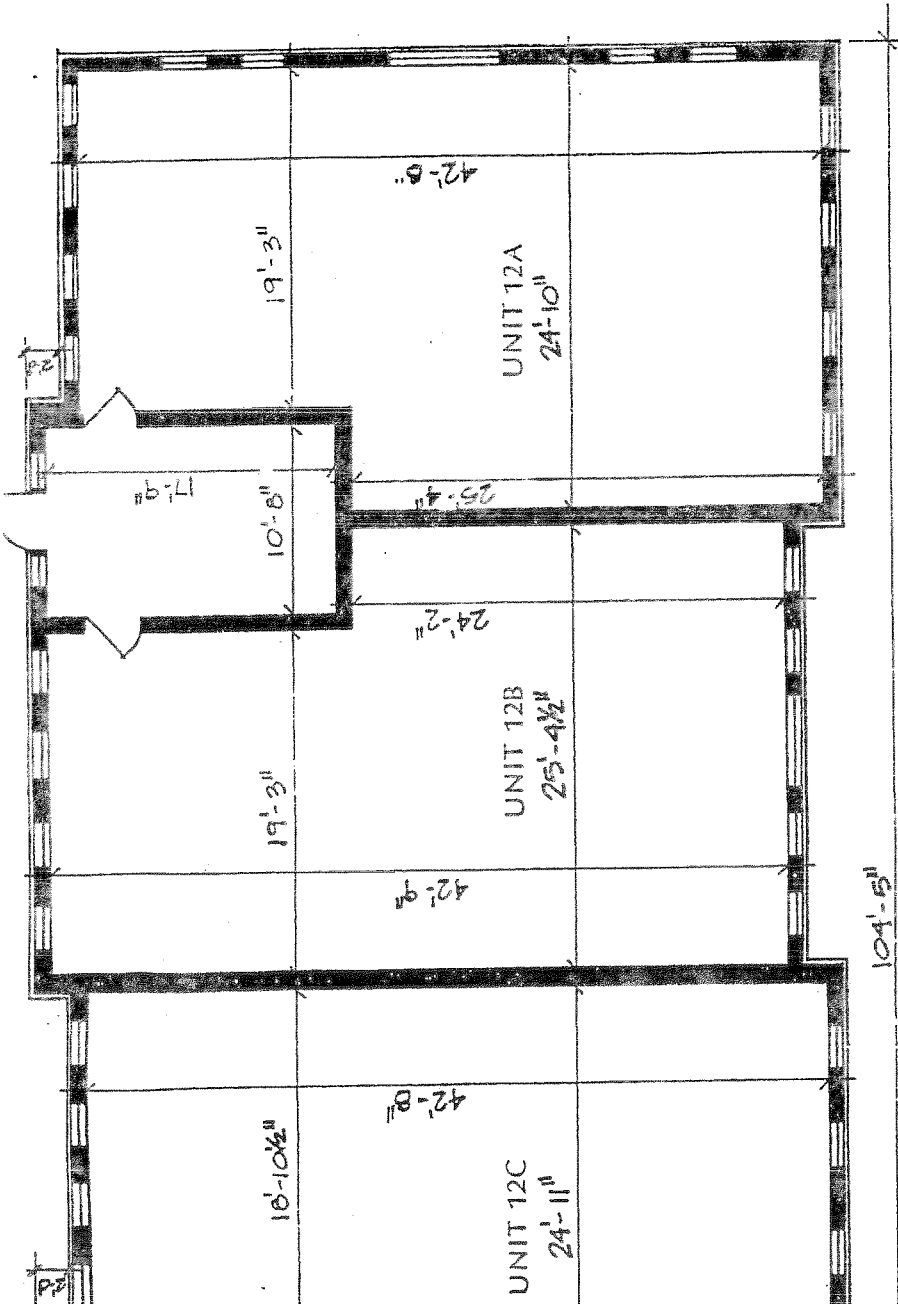
DATE:

ARCHITECT CERTIFICATION

I, STELLA L. ..., 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: _____ BY: _____





COMMON ELEMENT

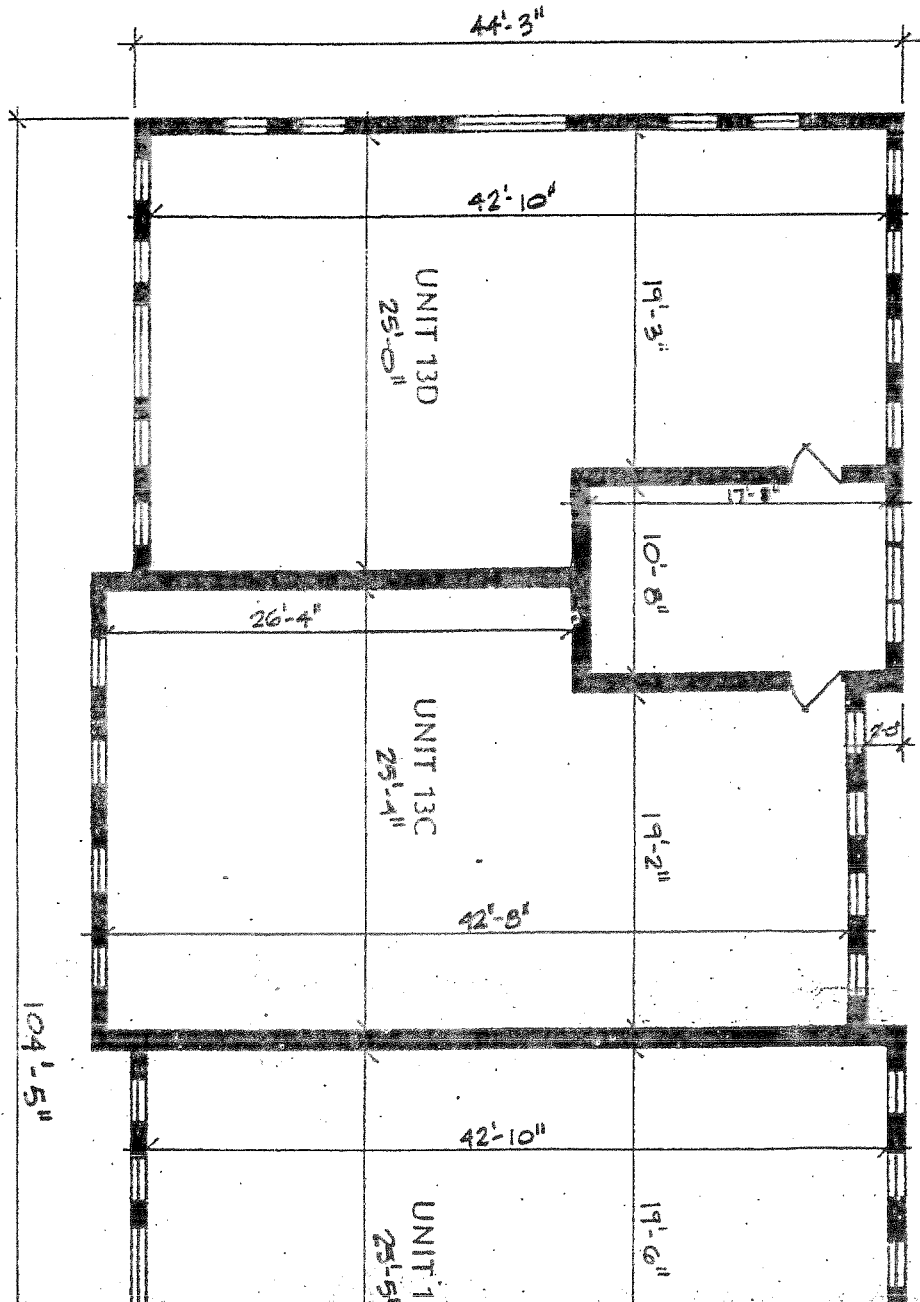
ADDRESS
3917 OLD LEE HIGHWAY
FAIRFAX, VIRGINIA 22030

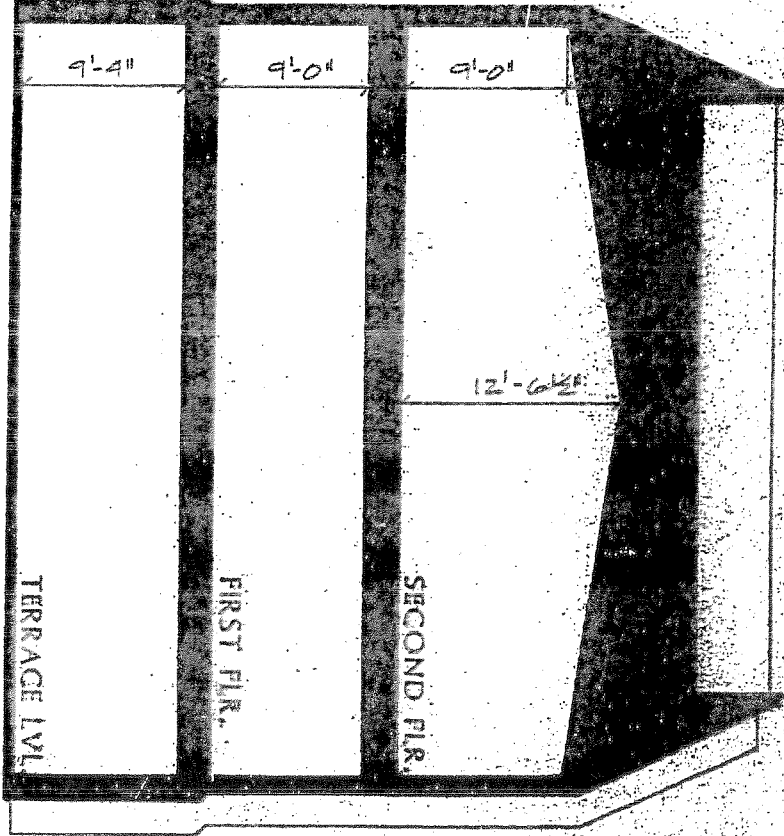
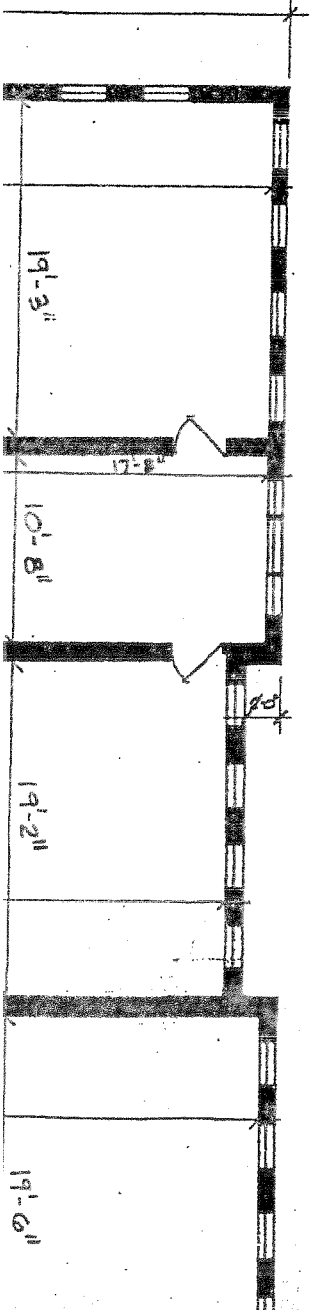
FAIRFAX COMMONS FAIRFAX CITY, VIRGINIA	SHEET TITLE: BUILDING # 1 FIRST FLR. PLAN	DATE: 10-26-89 COMM. NO. 87031-E	NO. 2
---	--	-------------------------------------	-------

Beery, Rio & Associates
ARCHITECTS AIA 4818 EVERGREEN LANE ANNANDALE, VA 22003
703-888-8700

FAIRFAX COMMO
FAIRFAX CITY, VIRGINIA

ADDRESS
3917 OLD LEE HIGHWAY
FAIRFAX, VIRGINIA 22031





I,
 ARCHITECT,
 NORMAL
 WITH SEC
 AMENDED,
 COMPLETE

DATE: _____

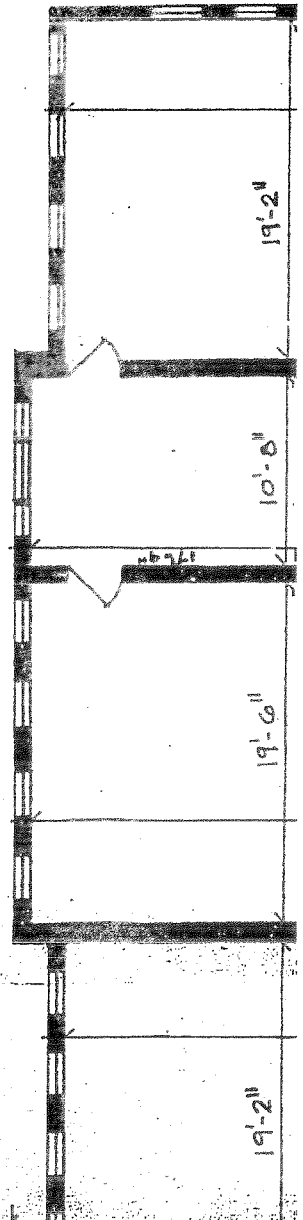
ARCHITECT CERTIFICATION

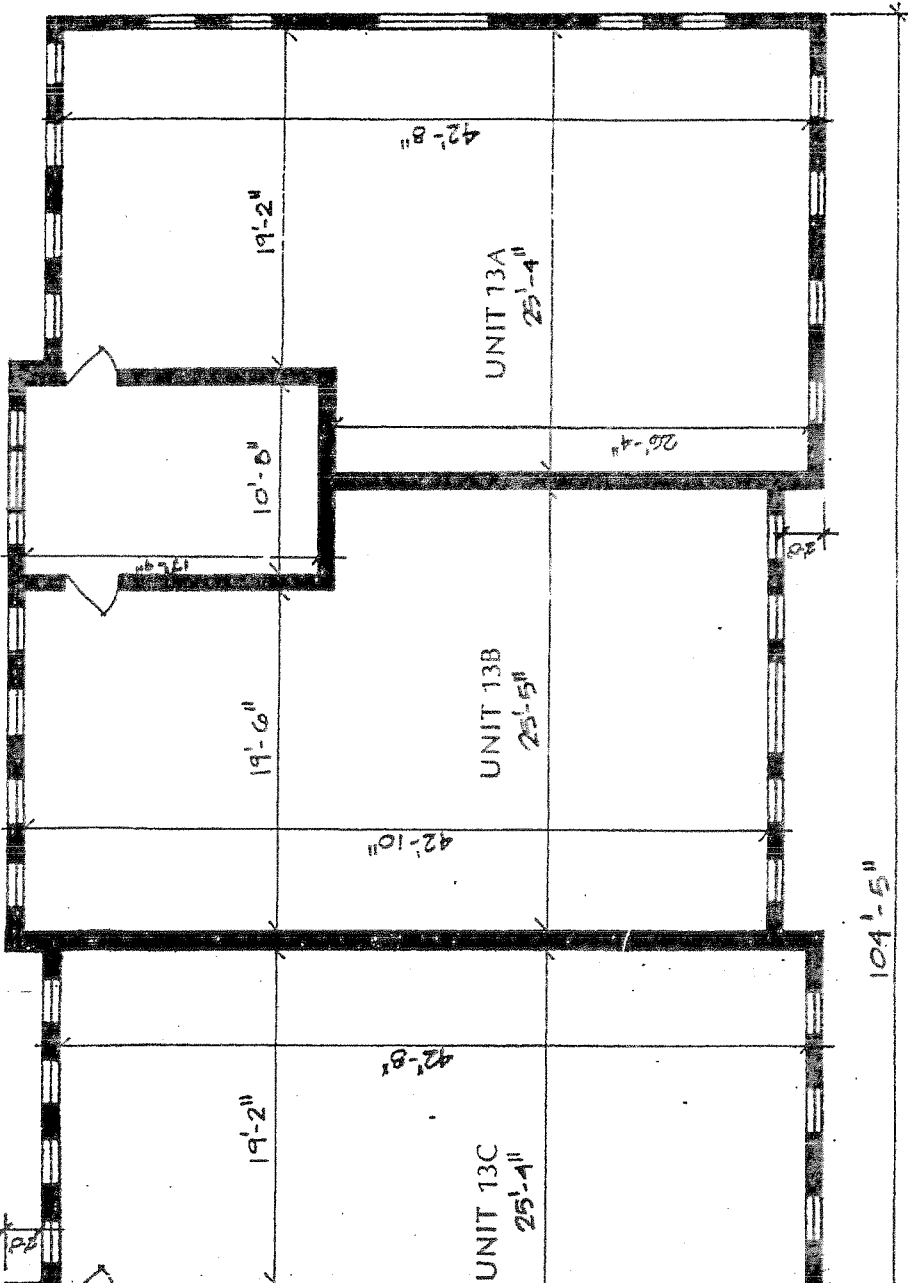
I, STEVEN A. WIZ, A DULY REGISTERED ARCHITECT, DO HEREBY CERTIFY THAT THIS PLAN IS ACCURATE (WITHIN NORMAL TOLERANCES) AND, TO THE BEST OF MY KNOWLEDGE, COMPLIES WITH SECTION 55-79, 58(a) OF THE CODE OF VIRGINIA (1950), AS AMENDED, AND THAT THE UNITS SHOWN HEREON ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE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

DATE: _____

BY: _____

Steven A. Wiz





ADDRESS
 3917 OLD LEE HIGHWAY
 FAIRFAX, VIRGINIA 22030

COMMON ELEMENT

SHEET TITLE: BUILDING # 1 SECOND FLR. PLAN		DATE:	NO. 3
FAIRFAX COMMONS		COMM. NO. 87031-E	
FAIRFAX CITY, VIRGINIA			