

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

The Amendment is made as of this 6TH day of August, 1991 by
COMPSON DEVELOPMENT LIMITED PARTNERSHIP, a Virginia Limited
Partnership (the "Declarant").

BK 7876 0127

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 expand the Condominium
by the First, Second, Third, Fourth and Fifth 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, Deed Book 7353 at Page 1964, and Deed Book 7462 at
Page 258, respectively, among said land records;

WHEREAS, the Declarant is the owner in fee simple of certain
real property described as Phase Nine 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 Nine
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 Nine 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:

FABELSON, SCHONBERGER, PAYNE
& DEICHWEISER
ATTORNEYS AND COUNSELLORS AT LAW
P.O. BOX 3321
OXFORD, VIRGINIA 22124-3321

1. Phase Nine, 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 hereto and all easements, rights and appurtenances thereunto belonging, to become part of the Condominium.

2. Phase Six and Seven, 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-ninety-first (1/91st). 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-ninety-first (1/91st) for each Unit and one vote for each unit.


4. Plats and Plans with appropriate certifications pursuant to Sections 55-79.48 and 55-79.63 of the Condominium Act are attached hereto as Sheets 1, 2 and 3 of Exhibit "C" and Sheet 9 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

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

The foregoing instrument was acknowledged before me this 6TH day of August, 1991 by James Comparato, General Partner of Compson Development Limited Partnership, a Virginia 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 6TH day of August, 1991, by Thomas Comparato, General Partner of Compson Development Limited Partnership, a Virginia 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 6TH day of August, 1991, by Roy E. Green, General Partner of Compson Development Limited Partnership, a Virginia 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 SIXTH AMENDMENT TO THE DECLARATION
SUBMITTED LAND

Patton Harris-Rust & Associates, PC
 3986 Fair Ridge Drive
 PO Box 909
 Fairfax, Virginia 22030
 703 273-6700

April 13, 1988

DESCRIPTION OF
 PHASE ONE
 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 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.

Patton Harris Rust & Associates, PC
 3906 Fair Ridge Drive
 PO Box 901
 Fairfax, Virginia 22030
 (703) 273-8700

April 13, 1988

DESCRIPTION OF
 PHASE TWO
 FAIRFAX COMMONS
 A CONDOMINIUM
 CITY OF FAIRFAX

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

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:

Engineer-
 Surveyor-
 Planner &
 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, Inc.
 2998 Fair Ridge Drive
 P.O. 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 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

Paton Harris Rust & Associates, P.
 2906 Fair Ridge Drive
 PO Box 900
 Fairfax, Virginia 22030
 703 273-3700

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.

Engineer-
 Surveyor,
 Planner &
 Landscape
 Architect

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.des5

BK7876 0139

PHR&A

Patton Harris Rust & Associates, PC
1998 Fair Ridge Drive
PO Box 901
Fairfax, Virginia 22030
703 271-8700

April 13, 1988

DESCRIPTION OF
PHASE FIVE
FAIRFAX COMMONS
A CONDOMINIUM
CITY OF FAIRFAX

Offices
Fairfax, VA
Bridgewater, VA
Lynchburg, 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

Engineers,
Surveyors,
Planners &
Landscape
Architects

Paton Harris-Rust & Associates, PC
 3900 Fair Ridge Drive
 PO Box 981
 Fairfax, Virginia 22031
 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:

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.

BK7876 0142

PHR&A

Pattin Harris Bost & Associates, PC
3908 Fair Ridge Drive
PO Box 901
Fairfax, Virginia 22030
703 273-7500

April 13, 1988

Office
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
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.

BK 7876 0144

EXHIBIT "A-1"

TO THE SIXTH AMENDMENT TO THE DECLARATION

ADDITIONAL LAND

BK7876 0145

PHR&A

Patton Harris-Rust & Associates, PC
2900 Fair Ridge Drive
PO Box 900
Fairfax, Virginia 22030
703 273-4700

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 39.59 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.

11/8/87

Engineer
Surveyor
Planner &
Landscape
Architect

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

Patten Harris Rust & Associates, PC
 2905 Fair Ridge Drive
 P.O. Box 900
 Fairfax, Virginia 22030
 703.273.4700

April 13, 1988

DESCRIPTION OF
 PHASE SEVEN
 FAIRFAX COMMONS
 A CONDOMINIUM
 CITY OF FAIRFAX

Office:
 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.

Engineers,
 Surveyors,
 Planners &
 Landscapers
 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 of the property.

407350

407350.des8

EXHIBITS "C" AND "D"
TO THE SIXTH AMENDMENT TO THE DECLARATION

EXHIBIT "C" - CONDOMINIUM PLAN

EXHIBIT "D" - CONDOMINIUM PLAN

SAID PLAN ATTACHED

AUG -9 91

RECORDED FAIRFAX CO VA

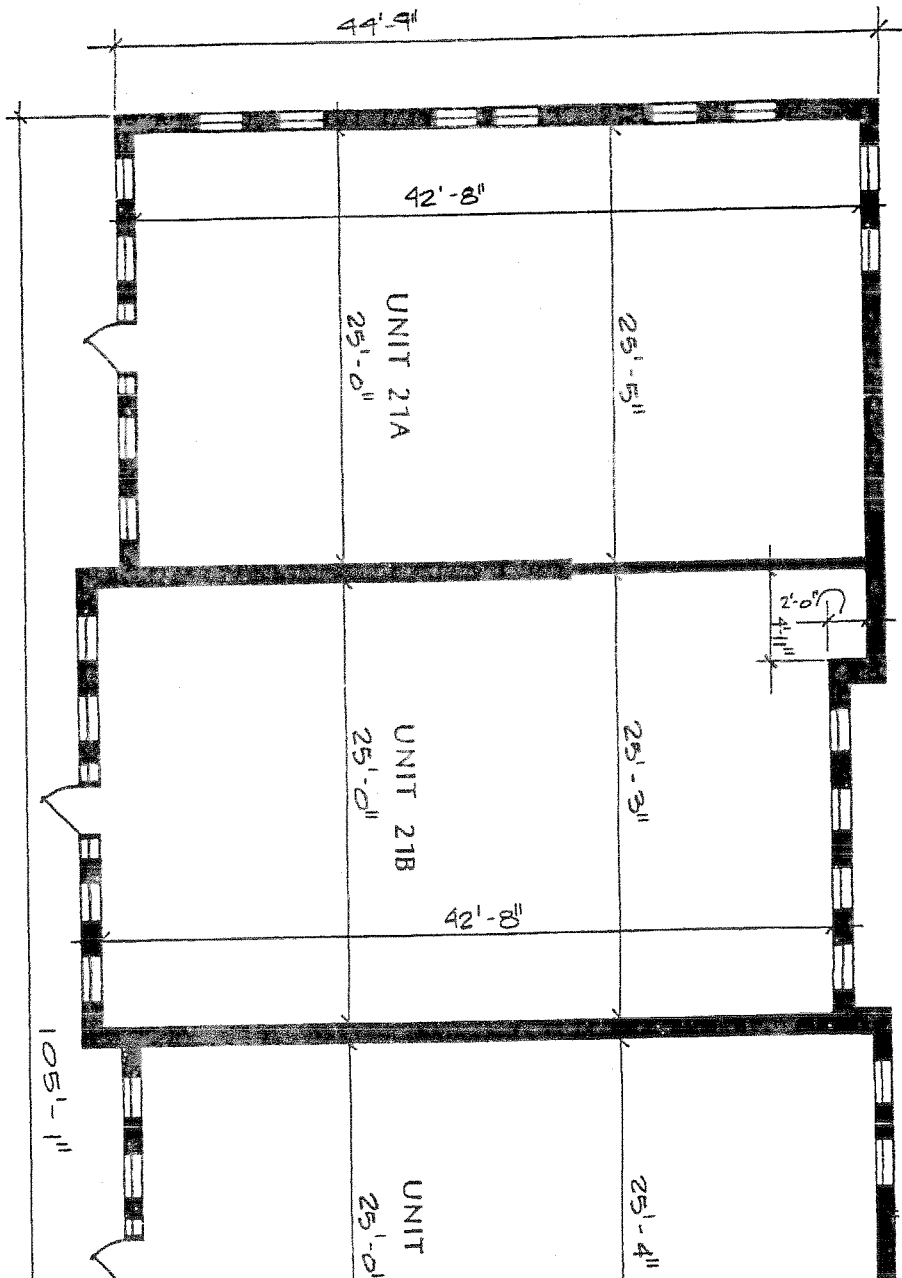
TESTE: *[Signature]*
CLERK

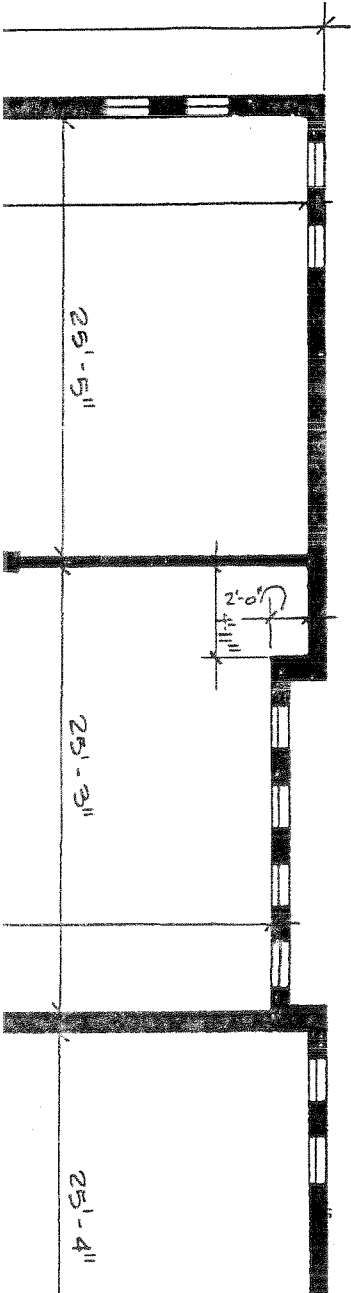
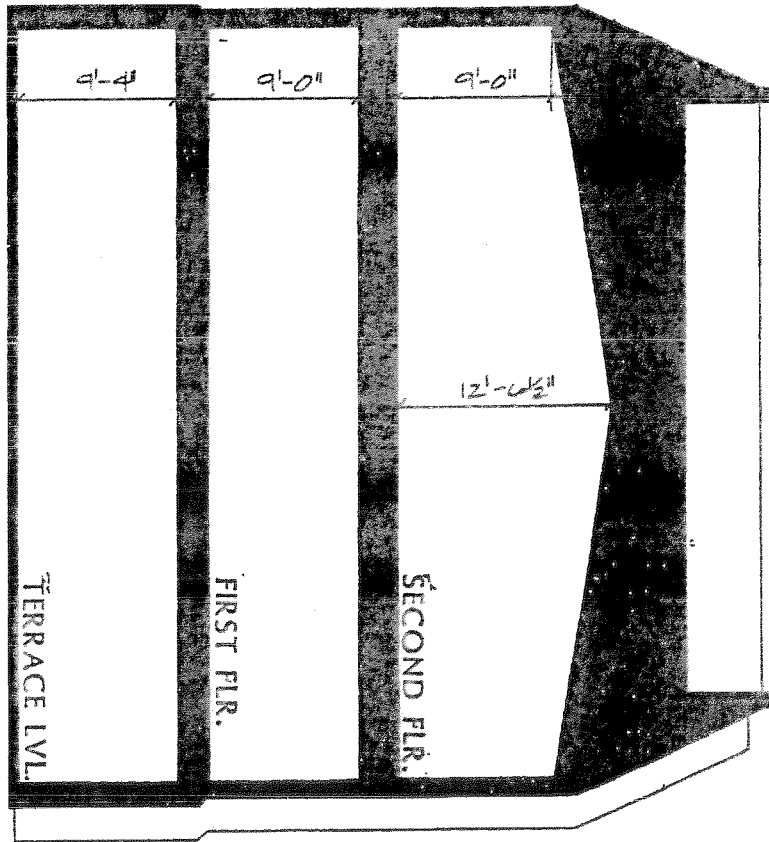


Beery, Rio & Associates
Architects - A.I.A. 4215 Evergreen Lane Annandale, Va. 22003
703-256-9700

FAIRFAX COMM
FAIRFAX CITY, VIRGI

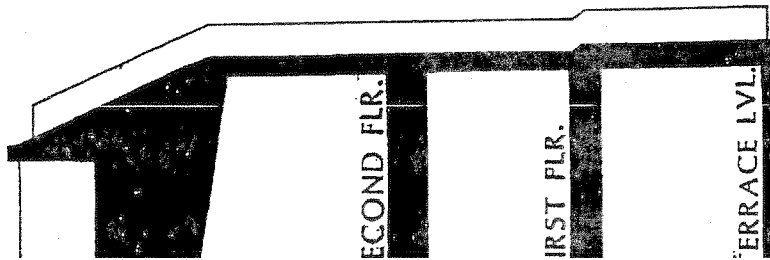
ADDRESS
3915 OLD LEE HIGHWAY
FAIRFAX, VIRGINIA 22031





DATE: _____

I, STEVEN
 ARCHITECT, DO HERE
 NORMAL TOLERANCES)
 WITH SECTION 55-7;
 AMENDED, AND THAT
 COMPLETED IN ACCOR

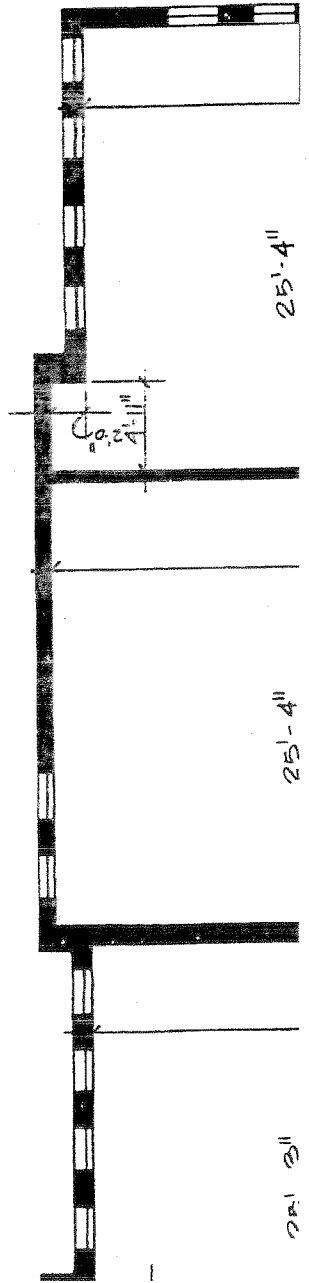


ARCHITECT CERTIFICATION

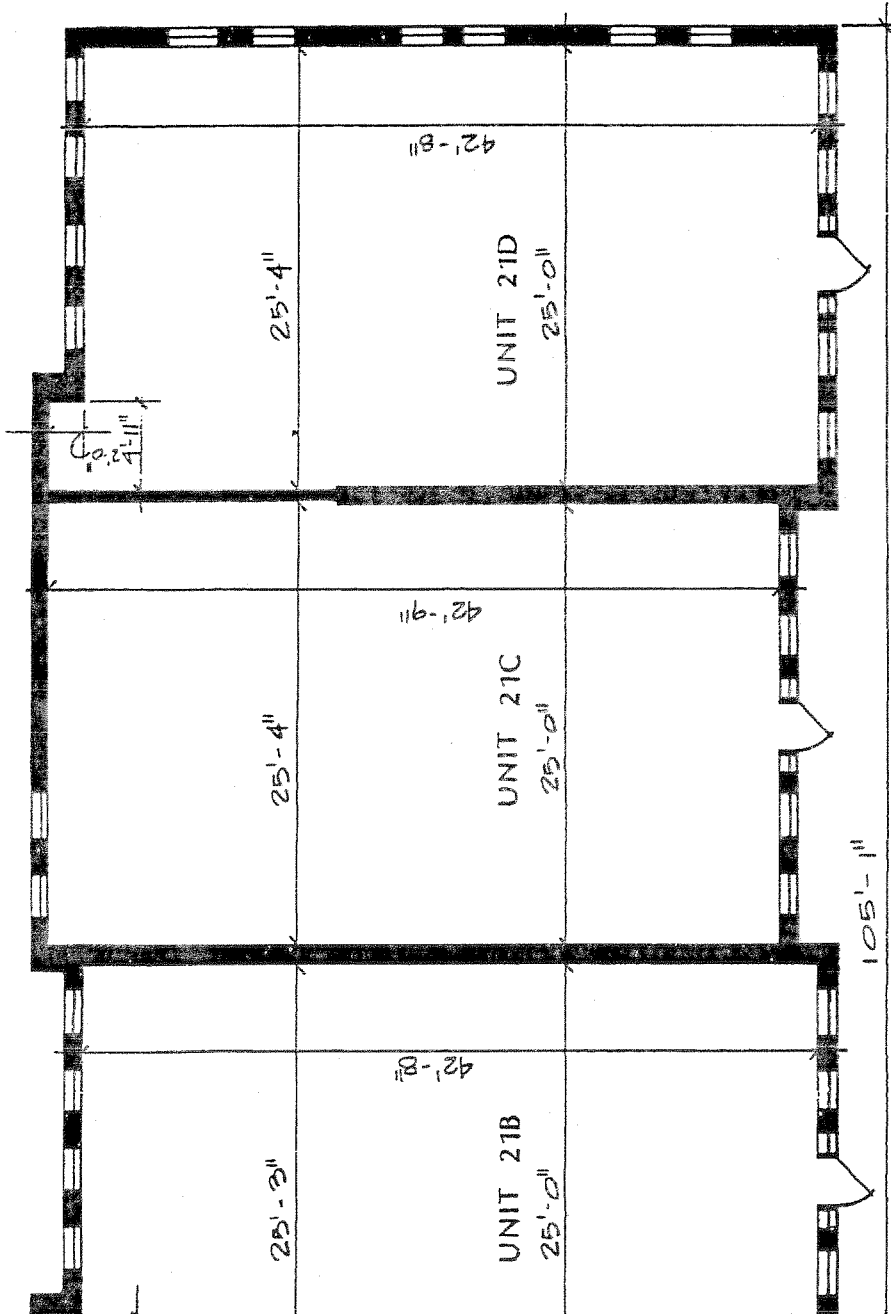
I, SIEMEN H. RUIZ, A DULY REGISTERED ARCHITECT, DO HEREBY CERTIFY THAT THIS PLAN IS ACCURATE (WITHIN NORMAL TOLERANCES) AND, TO THE BEST OF MY KNOWLEDGE, COMPLIES WITH SECTION 55-79, 58(a) OF THE CODE OF VIRGINIA (1950), AS AMENDED, AND THAT THE UNITS SHOWN HEREON ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE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

BY: *Siemen H. Ruiz* AIA

DATE: 7-3-91



25'-4"



ADDRESS
3915 OLD LEE HIGHWAY
FAIRFAX, VIRGINIA 22030

COMMON ELEMENT

FAIRFAX COMMONS FAIRFAX CITY, VIRGINIA	SHEET TITLE: BUILDING #2 TERRACE LVL.	DATE: 7.3.91 COMM. NO. 87031-E	NO. 1
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120120



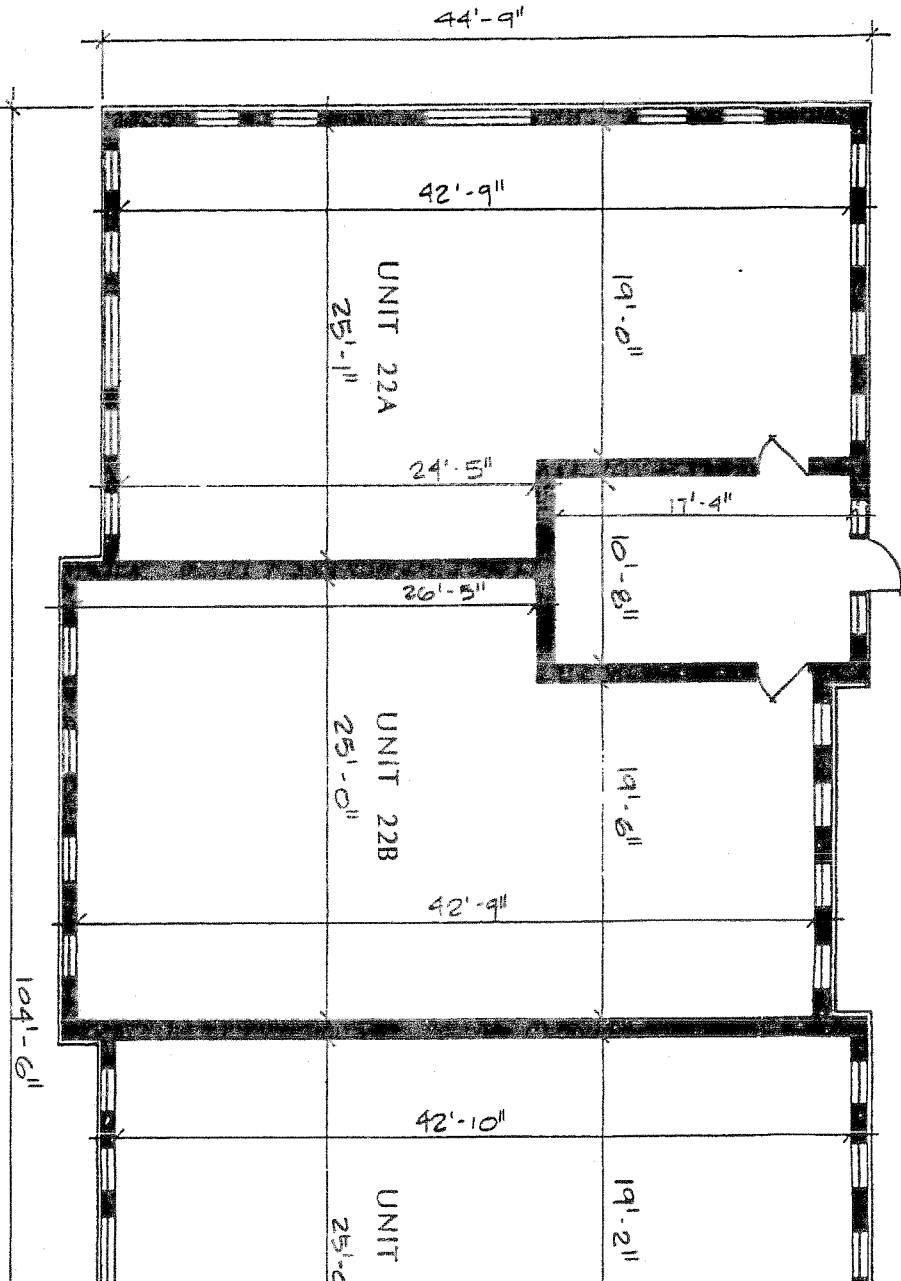
Beery, Rio & Associates

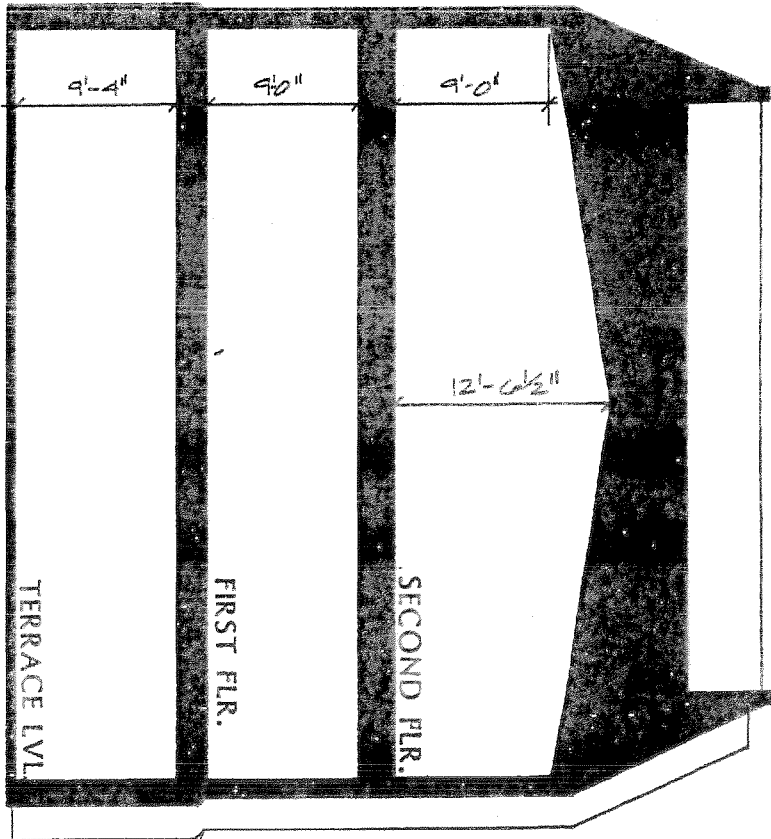
Architects · A.I.A. 4218 Evergreen Lane Annandale, Va. 22003
703-288-9700

FAIRFAX COMMO

FAIRFAX CITY, VIRGINIA

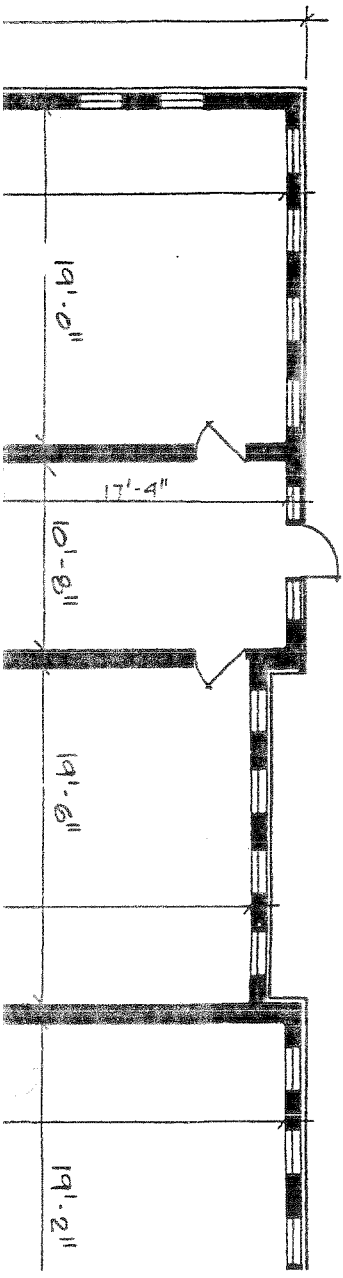
ADDRESS
3415 OLD LEE HIGHW
FAIRFAX, VIRGINIA 22031

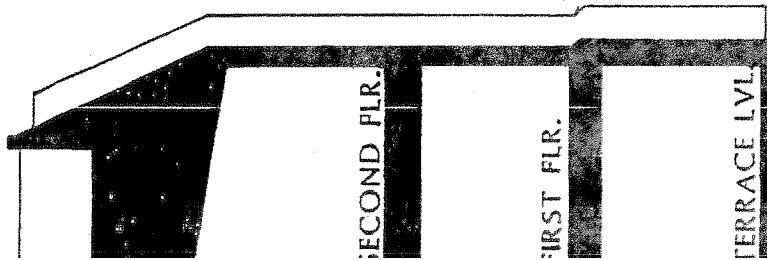




I, STEVE
 ARCHITECT, DO HER
 NORMAL TOLERANCES
 WITH SECTION 55-
 AMENDED, AND THAT
 COMPLETED IN ACC

DATE: _____

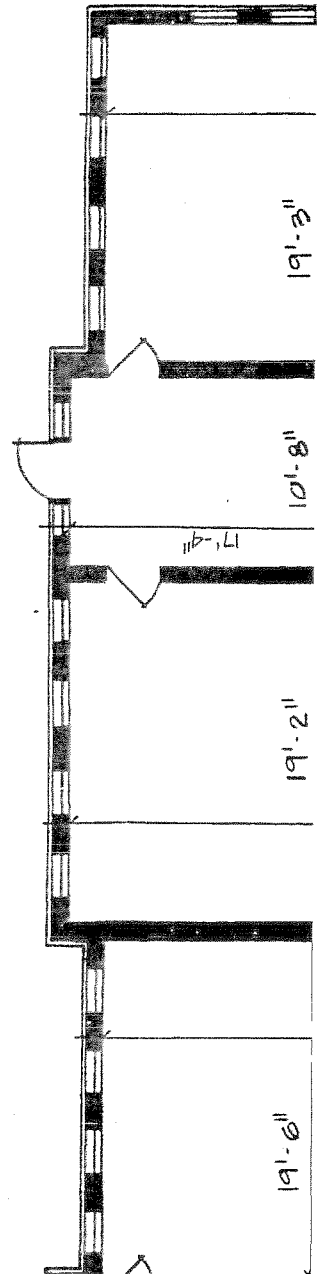


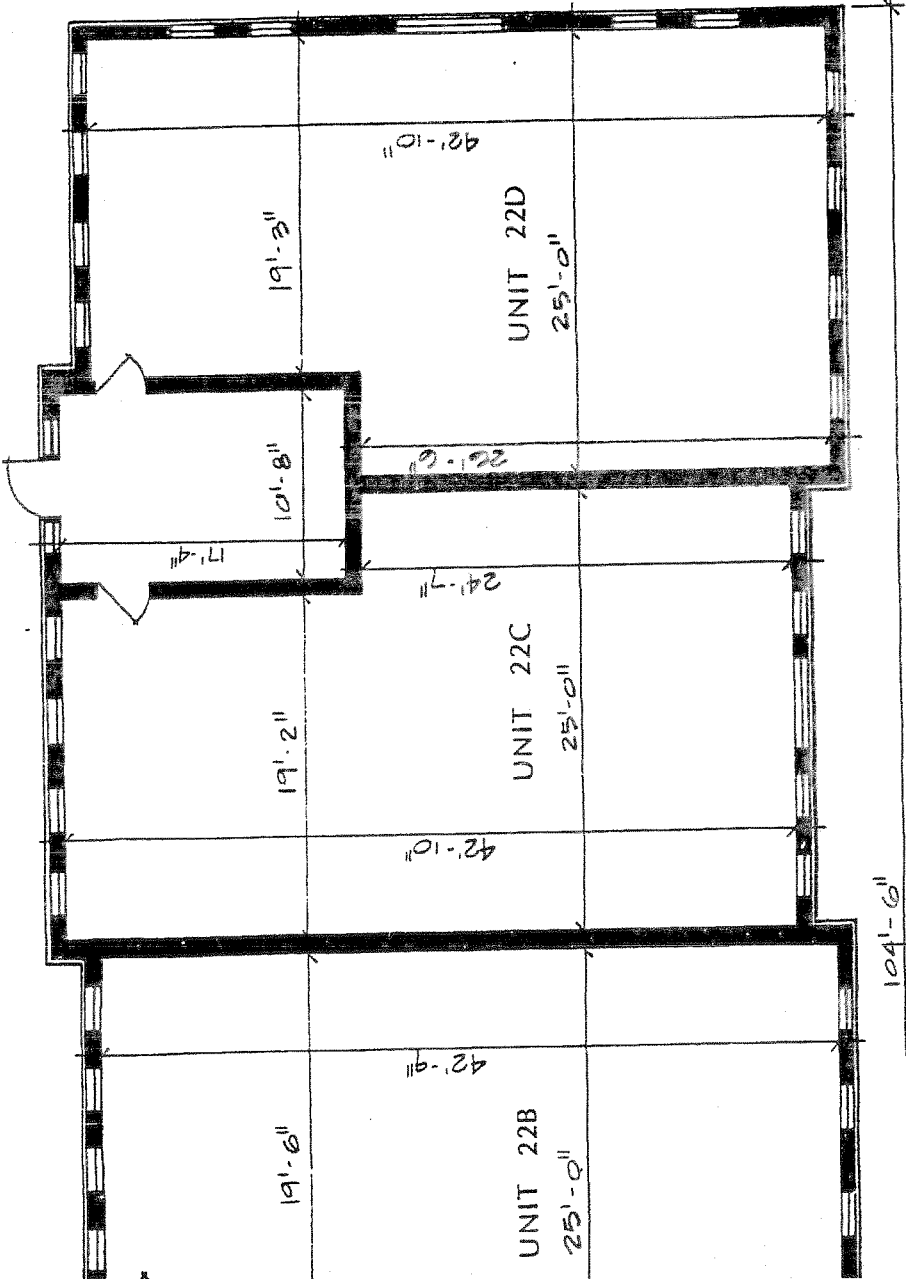


ARCHITECT CERTIFICATION

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: 7.3.91 BY: Steven H. Ruiz AFA





COMMON ELEMENT

ADDRESS
3915 OLD LEE HIGHWAY
FAIRFAX, VIRGINIA 22030

DATE: 7.3.91		NO. 2
SHEET TITLE: BUILDING #2 FIRST FLR. PLAN		COMM. NO. 87031-E
FAIRFAX COMMONS. FAIRFAX CITY, VIRGINIA		

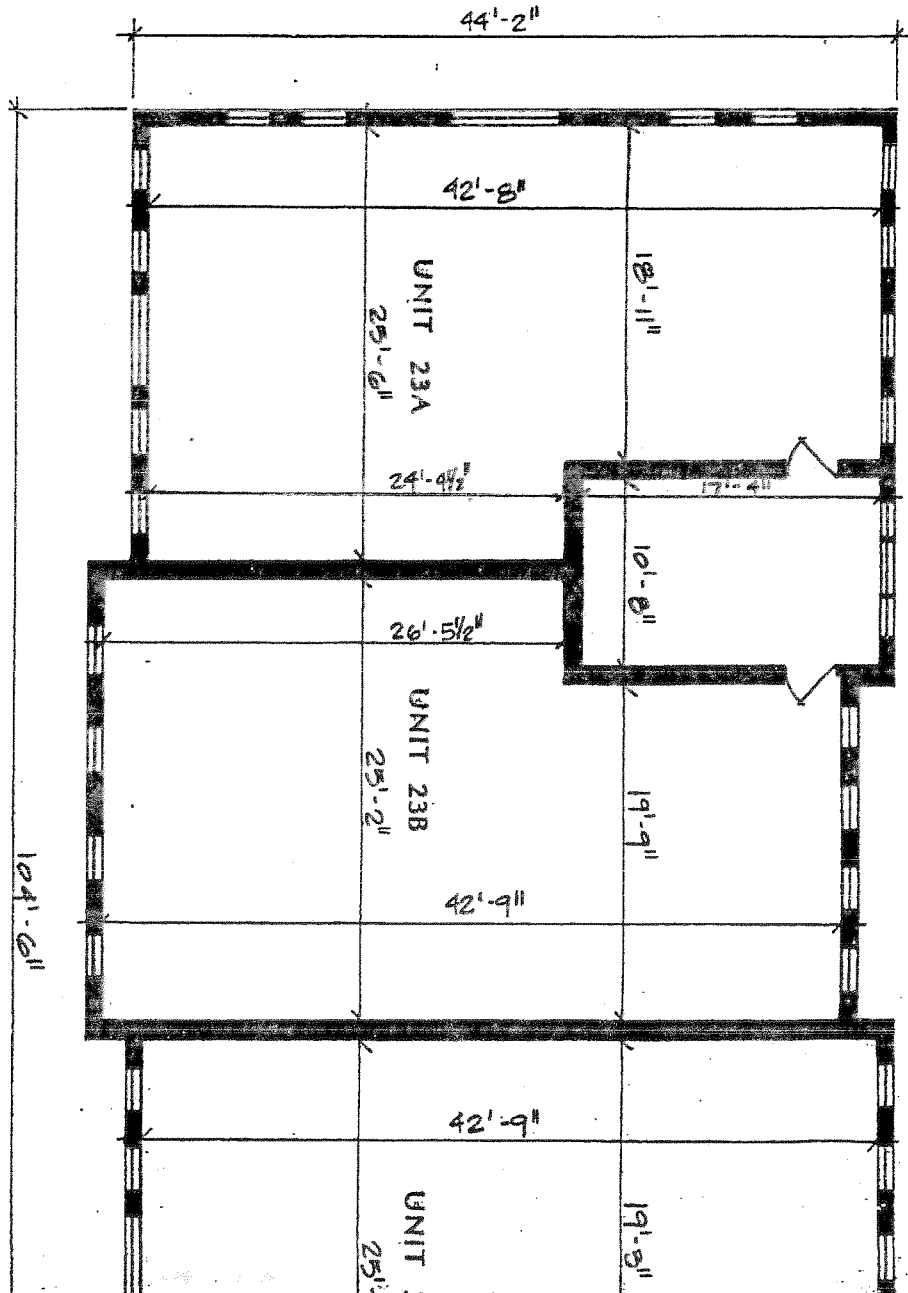


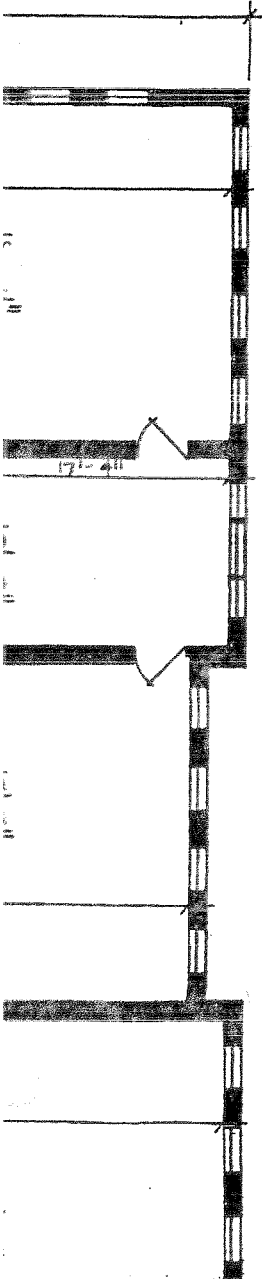
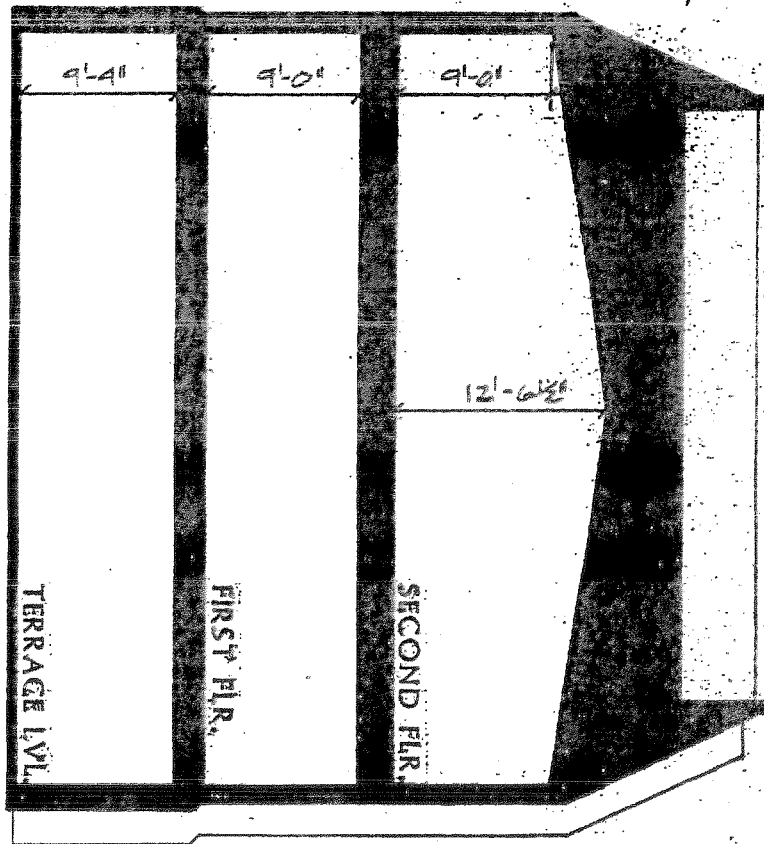
Beery, Rio & Associates

Architects - AIA, 4215 Evergreen Lane, Annandale, VA, 22003
703-266-8700

FAIRFAX COMMONWEALTH
FAIRFAX CITY, VIRGINIA

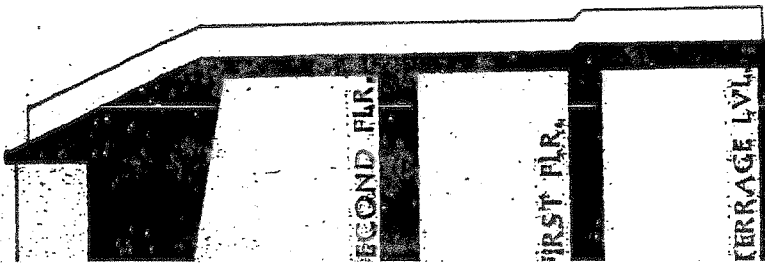
ADDRESS
3415 OLD LEE HIGHWAY
FAIRFAX, VIRGINIA 22





DATE: 7-3-91

K. STEVEN
 ARCHITECT, DO HERE
 NORMAL TOLERANCES
 WITH SECTION 55-7
 AMENDED, AND THAT
 COMPLETED IN ACCO



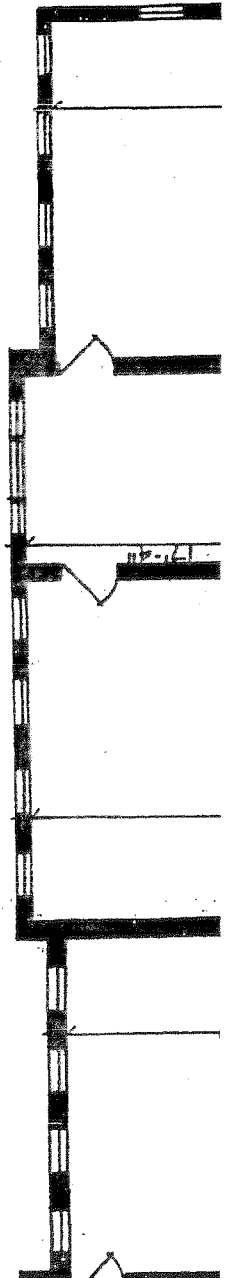
ARCHITECT CERTIFICATION

I, STEVEN M. 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.

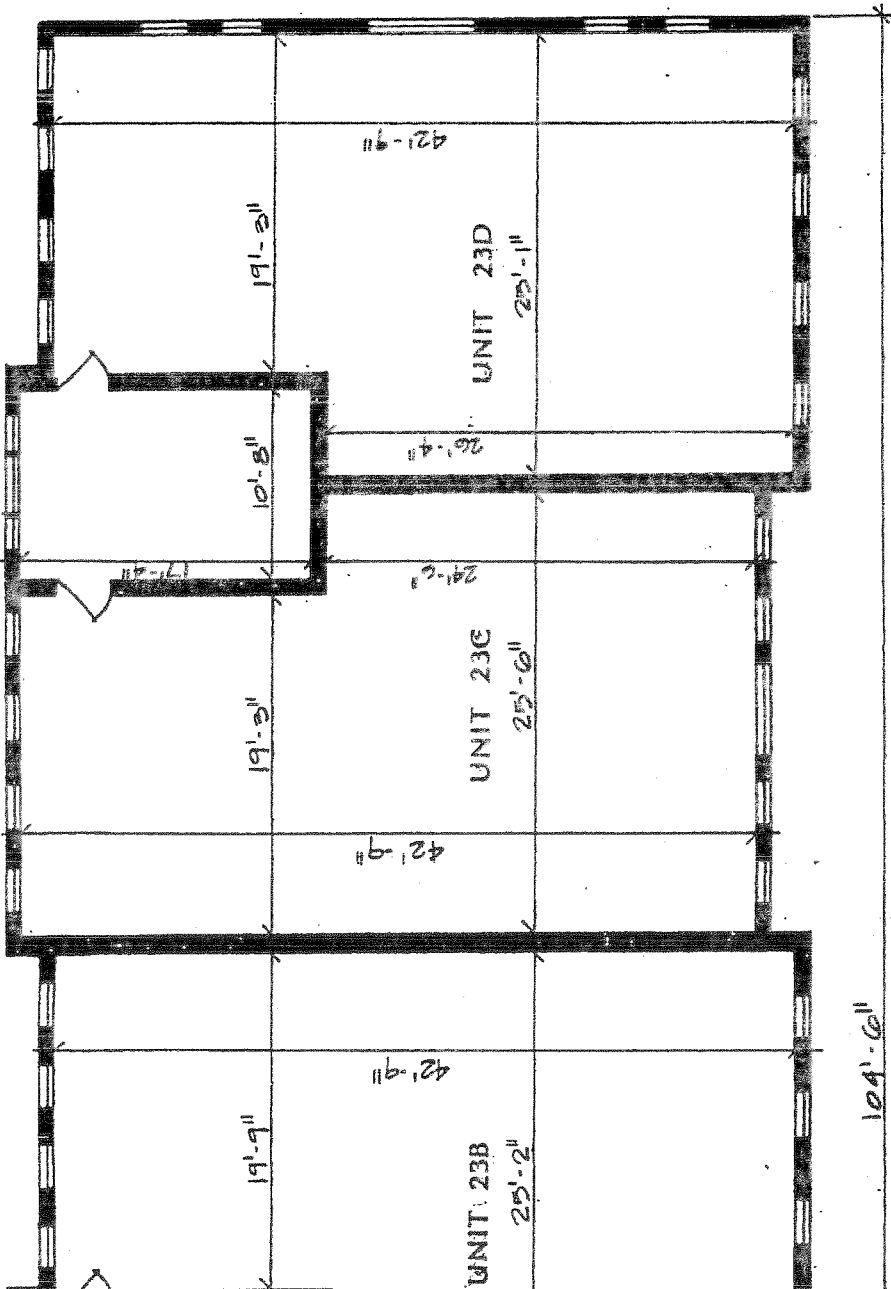
DATE: 7-3-71

BY:

[Signature]
 ARCHITECT A.E.A.



PK7876-0101



COMMON ELEMENT

ADDRESS
3915 OLD LEE HIGHWAY
FAIRFAX, VIRGINIA 22030

FAIRFAX COMMONS FAIRFAX CITY, VIRGINIA	SHEET TITLE: BUILDING #2 SECOND FLOOR PLAN	DATE: 7.3.91 COMM. NO. 87031-E	NO. 3
	ADDRESS 3915 OLD LEE HIGHWAY FAIRFAX, VIRGINIA 22030		

55'
OLD LEE HIGHWAY RTE. # 237
(110' R/W)

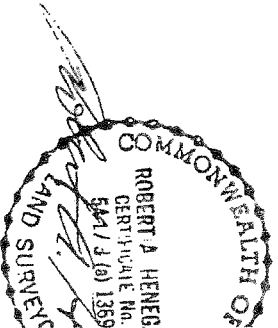
AREA TABULATION:
PHASE NINE 21,684 ± OR 0.49781 AC.

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

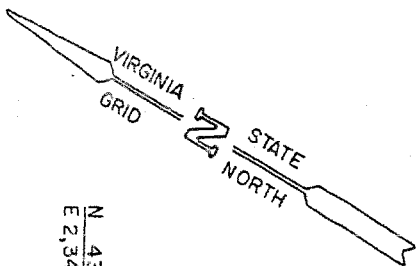
AREA TABULATION PHASES ONE - FIVE, EIGHT AND NINE:
PHASES ONE - FIVE, EIGHT AND NINE 246,360 ± OR 5.65565 AC.
FUTURE PHASES 51,669 ± OR 1.18615 AC.
TOTAL 298,029 ± OR 6.84180 AC.

TOTAL NUMBER OF UNITS 91
TOTAL GROSS FLOOR AREA 96,894 ± TOWNHOUSE OFFICES
PARKING REQUIRED 387 SPACES (INCLUDES 6 HC)
PARKING PROVIDED 395 SPACES (INCLUDES 6 HC & 1 LOADING SPACE)

SURVEYOR'S CE
1. ROBERT A. HENEGAR, A DULY LI
DO HEREBY CERTIFY THAT THIS PLAT OF
SHEET IS ACCURATE, THAT IT COMPLES
OF THE CONDOMINIUM ACT AND THAT ALL
SHOWN ON THIS PLAT HAVE BEEN SUBSTAN
GIVEN UNDER MY HAND THIS 25TH



COMP: RGG
DRAWN: KST
CHECK: JDD



PHASE ONE

N 432,105.00
E 2,341,083.11

N 431,971.30
E 2,341,167.09

OLD LEE HIGHWAY RTE. # 237
(110' R/W)

N 58°30'46"E 142.71'

PHASE NINE
21,585 ± OR 0.49761 AC.

5 PK SP
42.3'

5 PK BP
45.0'

10 PK SP
90.0'

10 PK BP
90.0'

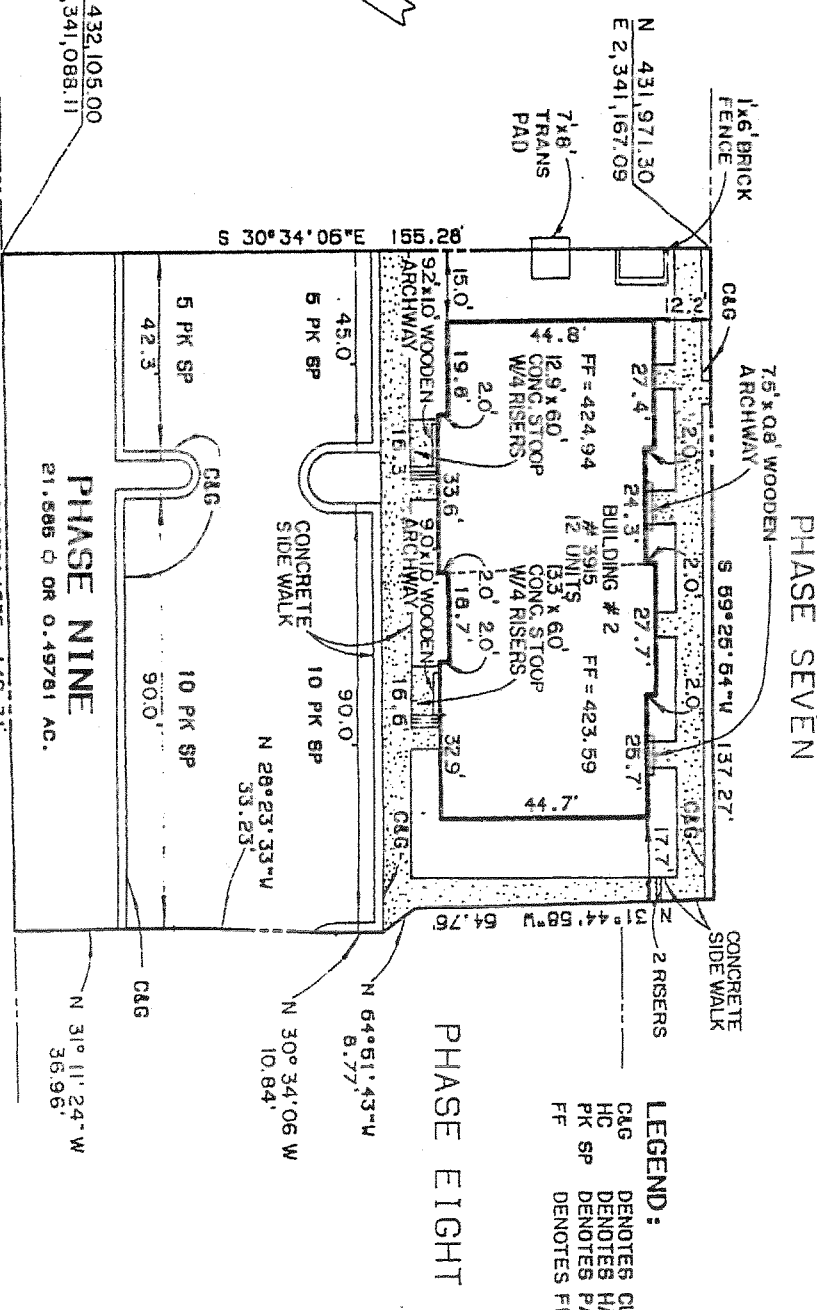
N 31°11'24"W
35.95'

N 30°34'06"W
10.84'

N 64°51'43"W
8.77'

PHASE EIGHT

LEGEND:
 C&G DENOTES CU
 HC DENOTES HA
 PK SP DENOTES PA
 FF DENOTES FILL

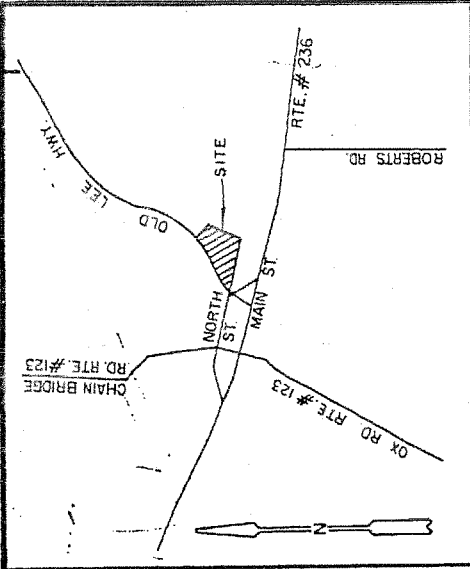


PHASE SEVEN

PHASE EIGHT

PHASE NINE

PHASE ONE

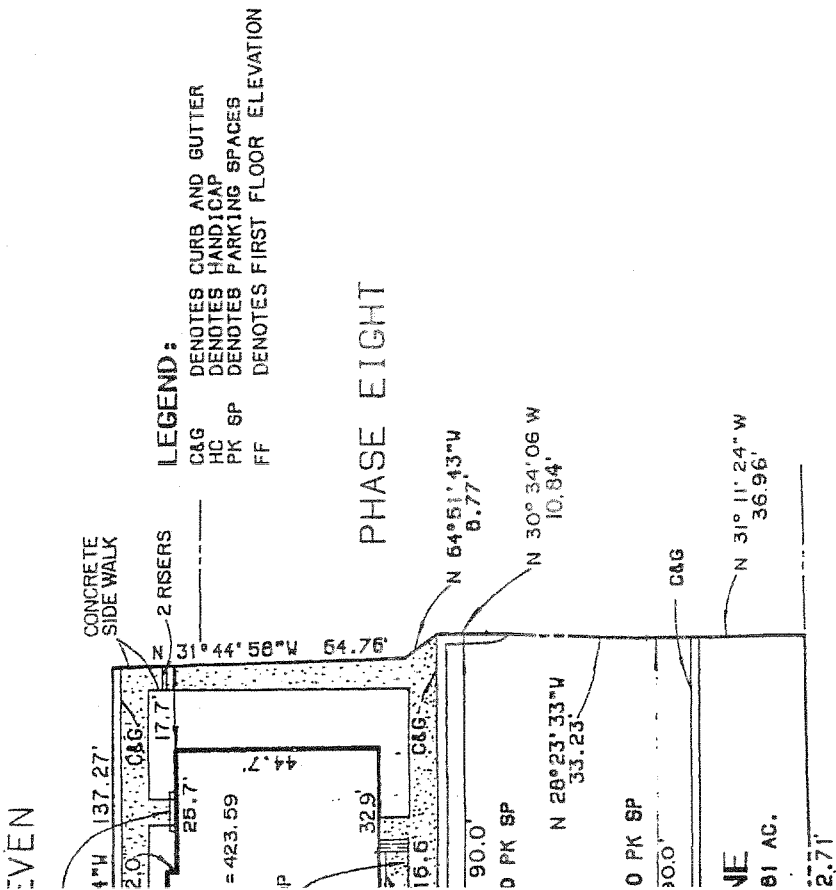


VICINITY MAP

SCALE: 1" = 2000'

LEGEND:
 C&G DENOTES CURB AND GUTTER
 HC DENOTES HANDICAP
 PK SP DENOTES PARKING SPACES
 FF DENOTES FIRST FLOOR ELEVATION

PHASE EIGHT



NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP NO. 57-2 (23) PARCEL 170 AND IS NOW IN THE NAME OF COMPSON DEVELOPMENT LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP AS RECORDED IN DEED BOOK 6876 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 APPROVED AS FAIRFAX COMMONS, FAIRFAX CITY NUMBER 540.
4. TAX PARCEL 170 IS ZONED C-1.
5. PLAT ENTITLED "FAIRFAX COMMONS" IS RECORDED IN DEED BOOK 6919 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. 515524A SHEET # H&I-03.
7. COMPSON DEVELOPMENT LIMITED PARTNERSHIP IS LOCATED AT 1320 OLD CHAIN BRIDGE ROAD, MCLEAN, VIRGINIA, 22102.
8. ELEVATIONS ARE BASED ON UNITED STATES GEOLOGICAL SURVEY AND ARE MEASURED IN FEET AND DECIMALS OF A FOOT.

PLAT # 237

4. TAX PARCEL 170 IS ZONED C-1.

5. PLAT ENTITLED "FAIRFAX COMMONS" IS RECORDED IN DEED BOOK 5916 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. 515524A SHEET # H&1-03.

7. COMPSON DEVELOPMENT LIMITED PARTNERSHIP IS LOCATED AT 1320 OLD CHAIN BRIDGE ROAD. MCLEAN, VIRGINIA, 22102.

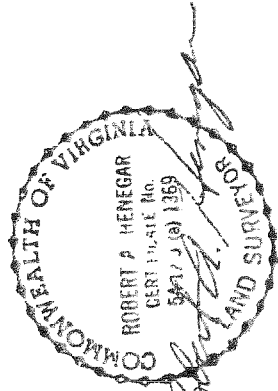
8. ELEVATIONS ARE BASED ON UNITED STATES GEOLOGICAL SURVEY AND ARE MEASURED IN FEET AND DECIMALS OF A FOOT.

PLAT # 237

SURVEYOR'S CERTIFICATE

I, ROBERT A. HENEGAR, A DULY LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF CONDOMINIUM CONSISTING OF 1 SHEET IS ACCURATE, THAT IT COMPLIES WITH SECTION 55-79.58(G) 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 APRIL



COPIES
5 HC
5 HC &
SPACES

PLAT SHOWING
THE LOCATION AND DIMENSIONS OF
SUBMITTED LAND AND
EXISTING AND PROPOSED IMPROVEMENTS
ON
PHASE NINE
FAIRFAX COMMONS.
A CONDOMINIUM
CITY OF FAIRFAX, VIRGINIA
SCALE: 1" = 30' APRIL 8, 1991

PATTON HARRIS RUST & ASSOCIATES
A PROFESSIONAL CORPORATION
CONSULTING ENGINEERING - LAND SURVEYING - PLANNING
FAIRFAX, VIRGINIA
(703) 273-8700