

DECLARATION

OF

WATER'S EDGE, A CONDOMINIUM

STATE TAX \_\_\_\_\_  
COUNTY TAX \_\_\_\_\_  
TRANSFER FEE \_\_\_\_\_  
CLERK'S FEE 50.00  
GRANTOR TAX \_\_\_\_\_  
CONS. \_\_\_\_\_

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DECLARATION  
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DECLARATION  
FOR CONDOMINIUM OWNERSHIP OF  
PREMISES LOCATED IN  
FAIRFAX COUNTY, VIRGINIA  
PURSUANT TO THE  
CONDOMINIUM ACT OF THE COMMONWEALTH OF VIRGINIA

THIS DECLARATION is made as of June // , 1984 by THE ANDEN GROUP (the "Declarant"), a California general partnership, with its principal office in the Commonwealth of Virginia located at One Skyline Place, 5205 Leesburg Pike, Falls Church 22041. A Co-Partners Certificate and Registration of Fictitious Name was filed in the office of the Clerk of the Circuit Court of Fairfax County, Virginia, on March 11, 1983.

1. Submission of Property. The Declarant, owner of the land located in Fairfax County, Virginia, as described in the metes and bounds description attached hereto and made a part hereof as Exhibit A-1(a) and further described on the survey attached hereto and made a part hereof as Exhibit A-1, hereby submits to the provisions of the Condominium Act of the Commonwealth of Virginia (Title 55, Sections 55-79.39 et seq., 1950 Code of Virginia, as amended) such land, together with the buildings and improvements erected or to be erected thereon (the "Condominium"), in order to create a plan of condominium ownership in such land, buildings and improvements.

2. Definitions. The terms used in this Declaration and in the attached Bylaws shall have the following meanings:

(a) "Additional Land" means the real property as described in the metes and bounds description attached hereto and made a part hereof as Exhibit A-2(a) and further described on the survey attached hereto and made a part hereof as Exhibit A-2, and any amendments thereto, which real property may be added in whole or in part at any time or from time to time to the Condominium in accordance with the provisions of this Declaration and the Condominium Act.

(b) "Board of Directors" means the governing body of the Unit Owners' Association.

(c) "Building(s)" means the building(s) and any other improvements erected or to be erected on the Submitted Land. In the event the Condominium is expanded, the term "Building(s)" shall mean the building(s) and any other improvements erected on the Submitted Land and on such portions of the Additional Land as from time to time have been added to the Condominium.

(d) "Building Plans" consist of the plans attached hereto and made a part hereof as Exhibit A-3, and any supplemental plans thereto, showing graphic particulars of the Buildings and the Units.

(e) "Bylaws" means the Bylaws attached hereto as Exhibit B, as amended from time to time.

(f) "Common Elements", both "General" and "Limited," means all parts of the Condominium other than the Units, as more fully set forth in the Section of this Declaration captioned "Common Elements."

(g) "Common Expenses" means and includes all sums lawfully assessed against the Unit Owners by the Unit Owners' Association, including, without limitation, (i) expenses of administration, maintenance, repair or replacement of the Common Elements, including insurance premiums and contributions to such reserves as may be established, and (ii) expenses declared Common Expenses pursuant to the provisions of the Condominium Act or this Declaration or the Bylaws.

(h) "Condominium Act" means Title 55, Sections 55-79.39 et seq., 1950 Code of Virginia, as amended.

(i) "Condominium Unit" means a Unit together with the undivided interest in the Common Elements appertaining to that Unit.

(j) "Declarant" means The Anden Group, a California general partnership, and its successors and assigns at any time entitled to any special Declarant right as provided for under the Condominium Act.

(k) "Managing Agent" means any professional managing agent employed to perform duties and services for the Condominium in accordance with the provisions of the Condominium Act, this Declaration and the Bylaws.

(l) "Mortgage" means any recorded first deed of trust or first mortgage encumbering a Condominium Unit.

(m) "Mortgagee" means any person or entity secured under a Mortgage.

(n) "Submitted Land" or "Land" means the real property as described in the metes and bounds description attached hereto and made a part hereof as Exhibit A-1(a), and further described on the survey attached hereto and made a part hereof as Exhibit A-1, and any amendments thereto. In the event the Condominium is expanded, the term "Land" shall mean the Submitted Land, together with such portions of the Additional Land as from time to time have been added to the Condominium.

(o) "Percentage Interest" means the undivided percentage interest of each Unit in the Common Elements as set forth in Exhibit C attached hereto and made a part hereof, as amended from time to time in accordance with the provisions of the Condominium Act and this Declaration. In the event the Condominium is expanded,

Percentage Interests for all Units in the Condominium as expanded shall be adjusted as set forth in the Section of this Declaration captioned "Option to Expand the Condominium."

(p) "Plat" means the plat of the Submitted Land attached hereto and made a part hereof as Exhibit A-1, and any amendments thereto.

(q) "Rules and Regulations" means the rules and regulations adopted from time to time by the Board of Directors pursuant to the Bylaws.

(r) "Unit" means a unit as defined by the Condominium Act, as separately described as a Unit on the Plat, on the Building Plans, in the Sections of this Declaration captioned "Units; Percentage Interests" and "Dimensions of Units," and in any amendment to any of the foregoing.

(s) "Unit Owner" means any natural person, corporation, partnership, association, trust or other entity capable of holding title to real property, or any combination thereof, which owns fee simple title to a Condominium Unit, but does not include a mortgagee, as such, unless and until such mortgagee takes title to a Unit by foreclosure or process in lieu thereof.

(t) "Unit Owners' Association" means all of the Unit Owners acting as a group in accordance with the provisions of the Condominium Act, this Declaration and the Bylaws.

3. Name of Condominium. The Condominium is known as "Water's Edge, A Condominium".

4. Units; Percentage Interests. There have been erected on the Submitted Land eight (8) Units and appurtenant facilities as shown on the Plat and the Building Plans. The location, dimensions, and area of the improvements on the Submitted Land are shown on the Plat and the Building Plans. Attached hereto and made a part hereof as Exhibit C is a list of all Units in the Condominium, the areas of the Units (determined by reference to the dimensions shown on the Plat and the Building Plans), and the Percentage Interest of each Unit in the Common Elements determined on the basis of the proportion of the approximate area of each Unit bears to the total approximate area of all Units.

5. Dimensions of Units. Each Unit consists of the space measured horizontally from the midpoints of party walls separating Units and the outside facing of studs of the perimeter walls enclosing the Unit, and the space measured vertically from the exposed surface of the concrete or gypcrete flooring of the Unit to the uppermost, unfinished (unexposed) surface of the drywall ceiling of the Unit. Included as part of each Unit are: (a) The door to the patio, deck

or yard serving the Unit; (b) the front entrance door and any other entrance door to the Unit; (c) all windows in the Unit; (d) interior ceilings and floors; (e) the air-conditioning and heating components serving only the Unit, whether located within or without the designated boundaries of such Unit; (f) the exterior patio lights and entrance door lights, if any, mounted on the Unit; (g) the fireplace chimney and flue serving townhouse Units; and (h) subject to the following sentence, all space, interior partitions and other fixtures and improvements (including, without limitation, sinks, bathtubs, other plumbing facilities, refrigerators, ovens and other appliances) within the designated boundaries of the Unit. If any chutes, flues, ducts, conduits, wires, bearing walls, bearing columns, or any other apparatus lies partially within and partially outside of the designated boundaries of a Unit, any portions thereof serving only that Unit shall be deemed a part of that Unit, while any portions thereof serving more than one Unit or any portion of the Common Elements shall be deemed a part of the Common Elements.

#### 6. Common Elements.

(a) General Common Elements. The General Common Elements as shown on the Plat and the Building Plans consist of the entire Condominium other than the Units and the Limited Common Elements, and include, without limitation, the following:

- (1) The Land;
- (2) All foundations, columns, girders, beams and supports of Buildings not included as parts of Units;
- (3) All exterior walls and facings, and roofs of the Buildings and all partitions separating Units not included as parts of Units;
- (4) All recreation facilities and appurtenant equipment, if any, and any portion of the lake and all wells and mechanical apparatus and systems serving the lake, and located on the Land;
- (5) All surface parking and driveway areas, sidewalks, common walkways, pathways, and private streets;
- (6) All pumps, pipes, wires, cables, conduits and other apparatus relating to the water distribution, power, light, telephone, gas sewer and plumbing systems not included as parts of Units;
- (7) All apparatus and installations existing or hereinafter constructed in the Buildings or on the Land for common use, or necessary or convenient to the existence, the common maintenance or safety of the Condominium; and
- (8) All access steps and landings serving Units other than townhouse Units.

(b) Limited Common Elements. The Limited Common Elements consist of those Common Elements which are described as such on the

Plat and the Building Plans, and which are reserved for the use of specific Units to the exclusion of all other Units. The Limited Common Elements include, without limitation, the patios, decks or yards adjacent to Units (which are reserved for the exclusive use of the Units to which each is adjacent), the front entrance landing and access steps serving townhouse Units, the fireplace chimney and flue serving flat Units, and any dead attic space appurtenant to a Unit, all as more fully shown on the Plat and the Building Plans.

7. Recreation Facilities. In the event the Declarant shall construct upon any portion of the Additional Land any community and/or recreation facilities, the Declarant hereby expressly grants to the Unit Owners, members of their families and guests a non-exclusive easement for the use and enjoyment of such facilities and for reasonable rights of pedestrian and vehicular ingress and egress over the Additional Land in furtherance thereof. Such easements shall be subject to all covenants and conditions of record, if any, to such rules and regulations governing the use of such facilities as from time to time may be established, and to the obligation of the Unit Owners to bear their pro rata share of all costs of operating, maintaining and repairing such facilities, which pro rata share shall be a Common Expense of the Condominium. The easements granted hereby automatically shall cease and terminate, without the need for additional termination of record, when and if the Condominium is expanded to include all of the Additional Land.

8. Units Subject to the Declaration, Bylaws and Rules and Regulations. All present and future Unit Owners, tenants and occupants of Units shall be subject to and shall comply with the provisions of this Declaration, the Bylaws and the Rules and Regulations, as they may be amended from time to time. The acceptance of a deed of conveyance or the entering into of a lease or the entering into occupancy of any Unit shall constitute an agreement that the provisions of this Declaration, the Bylaws and the Rules and Regulations, as they may be amended from time to time, are accepted and ratified by such Unit Owner, tenant or occupant, and all of such provisions shall be deemed and taken to be enforceable equitable servitudes and covenants running with the land and shall bind any person having at any time any interest or estate in such Unit as though such provisions were recited and stipulated at length in each and every deed of conveyance or lease thereof.

9. Easements. The Condominium shall be subject to all covenants, limitations and restrictions of record and to the following additional easements and conditions.

(a) Pipes, Ducts, Cables, Wires, Conduits, Public Utility Lines and Other Utility Distribution Systems; Support. Each Unit Owner shall have an easement in common with the Owners of all other Units to use all pipes, wires, ducts, cables, conduits, public utility lines and all other utility distribution systems, whether or not Common Elements, located in any of the other Units or in any other part of the Condominium, to the extent any such pipe, duct, cable, wire, conduit, public utility line or other utility distribution



system serves any Unit or is necessary for service to any Unit. Every portion of a Unit which contributes to the structural support of a Building, a Unit or the Common Elements shall be burdened with an easement of structural support and necessity for the benefit of all other Units and the Common Elements.

(b) Ingress and Egress Through, and Use of General Common Elements. Each Unit Owner shall have an easement in common with the Owners of all other Units for ingress and egress through, and use and enjoyment of, all General Common Elements. The Common Elements shall be subject to easements of use and enjoyment and ingress and egress by all persons lawfully using or entitled to the same, including, without limitation, officers, employees and agents of public utility companies in the performance of their duties.

(c) Water and Sewer Lines. The Declarant expressly reserves the alienable right with respect to the Condominium, and any portion of the Additional Land which may be added to the Condominium, to lay water, sanitary and storm sewer, electricity, telephone and cable television lines that hereafter may be placed on the Condominium or any portion of the Additional Land which may be added to the Condominium or under any dedicated street thereon, with the further provision that the rights to place such lines and to grant additional utility easements expressly are retained.

(d) Additional Land Ingress and Egress. The Declarant, for itself and its successors and assigns, and contract purchasers, the family members, guests, invitees, licensees, employees and agents of any of the foregoing, and any person or entity at any time owning or occupying any portion of the Additional Land or any Unit in the Condominium, hereby reserves a perpetual, alienable and non-exclusive easement on, over and through any and all common walkways and pathways, and private roadways or drives at any time a part of the Condominium or the Additional Land for pedestrian and vehicular ingress and egress into and from any and all portions of the Condominium and the Additional Land, whether or not the Condominium is expanded to include any portion of the Additional Land, for any and all lawful purposes. In the exercise of any rights hereunder, there shall be no unreasonable interference with the use of any Unit for residential purposes, or with the Common Elements or the Additional Land for the purposes for which each reasonably is intended. Any person exercising any rights hereunder is and shall be obligated to repair promptly, at such person's own expense, any damage caused by the exercise of such rights and to restore, to the extent practicable, all real and personal property to the condition of such property prior to the exercise of such rights. The provisions of this paragraph automatically shall terminate and be of no further force and effect at such time, if any, the Condominium shall be expanded to include all of the Additional Land in accordance with the provisions of this Declaration and the Condominium Act to include such portion, whereupon the provisions of paragraphs (a), (b) and (c) of this Section, and any other applicable provisions of this Declaration or of the Bylaws shall govern the matters referred to in this paragraph (d).

(e) Easement to Facilitate Sales. The Declarant and its duly authorized agents, representatives and employees shall have the right, exercisable in Declarant's sole discretion, to use as sales and/or rental offices and/or model units any and all unsold Unit or Units and any Units leased by the Declarant from Unit Owners who may agree to lease their Units to the Declarant for such use(s). Such Units shall be Units within the meaning of this Declaration and the Condominium Act, and shall not comprise a part of the Common Elements. The Declarant shall have the absolute right for itself, its successors and its invitees and prospective purchasers, to use and enter, without being subject to any special charge or fee therefor, any and all such Units and the Common Elements, including parking areas, for sales and/or rental purposes and/or for any other lawful purpose or purposes, including placing thereon "for sale" or "for rent" signs and other promotional materials.

(f) Encroachments. If any portion of the Common Elements encroaches upon any Unit, or if any Unit encroaches upon any other Unit or upon any portion of the Common Elements, as a result of the construction, settling or shifting of the Land or any Building or other improvement, or if any such encroachment shall occur after the recordation of this Declaration as a result of the construction, repair, renovation, restoration or replacement of any Building or other improvement, or as a result of the settling or shifting of any Building or other improvement, a valid easement for such encroachment and for the maintenance of the same shall exist so long as such Building or other improvement shall stand.

10. Option to Expand the Condominium. The Declarant hereby expressly reserves an option, until the seventh anniversary of the recordation of this Declaration, to expand the Condominium in compliance with sections 55-79.54(c) and 55-79.63 of the Condominium Act without the consent of any Unit Owner or Mortgagee. The option to expand may be terminated prior to such anniversary only upon the filing by Declarant of an amendment to this Declaration. The option to expand is subject to the following:

(a) The Declarant expressly reserves the right to add all or any portions of the Additional Land at any time or from time to time at different times within the aforesaid seven (7) year period, without limitation, provided, only that the total area of Additional Land added to the Condominium shall not exceed the total area of the Additional Land as described in the metes and bounds description attached hereto and made a part hereof as Exhibit A-2(a) and further described on the survey attached hereto and made a part hereof as Exhibit A-2.

(b) At such time as the Condominium is expanded, if at all, the maximum number of Units on the Additional Land will not exceed the maximum number permitted by law, although the Declarant intends but does not warrant that the maximum number of Units on the Additional Land will not exceed one hundred eleven (111) if fully expanded. The maximum number of Units on any portion of the Additional Land added to the Condominium shall not exceed twelve (12) Units per acre, based upon 10.83629 acres of land.

(c) The Declarant makes no assurances as to the locations of improvements that may be constructed on any portion of the Additional Land. Such improvements as may from time to time exist on any portion of the Additional Land will become part of the Condominium if and only if the Declarant's option to expand is timely exercised to include those portions of the Additional Land on which such improvements exist.

(d) All Units to be created on any portion of the Additional Land added to the Condominium shall be restricted to residential use, and the quality, materials and style of future improvements shall be compatible with that of the improvements on the Submitted Land. No assurances are made by Declarant as to the size or type of Units or other improvements that may be created in the future on the Additional Land.

(e) Declarant expressly reserves the right to create Limited Common Elements on the Additional Land, and to designate Common Elements thereon which may, in the sole discretion of the Declarant, be assigned as Limited Common Elements. Declarant makes no assurances as to the type, size or maximum number of such Common Elements or Limited Common Elements.

(f) In the event the Condominium is expanded, the allocation of Percentage Interests in the Condominium, as expanded from time to time, shall be determined on the basis of the ratio that the approximate square footage of each Unit in the Condominium bears to the approximate square footage of all Units in the Condominium.

(g) In the event the Declarant exercises its right to expand the Condominium pursuant hereto, then upon any such expansion all references in this Declaration or in the Bylaws to the "Buildings," the "Condominium," "Condominium Units," "Land," "Unit Owners," "Unit Owners' Association," and all other terms which refer to the Condominium or any aspect thereof automatically shall refer to the Condominium as expanded.

(h) In the event the Declarant shall not add to the Condominium all or any portion of the Additional Land, Declarant shall nevertheless have the right to construct, renovate or remodel all or any portion of any improvements on the Additional Land and to operate the same without restriction, and specifically reserves the rights and easements set forth in Section 55-79.65 of the Act, as amended.

(i) In the event community and/or recreation facilities shall be constructed upon any portion of the Additional Land added to the Condominium, but the Condominium shall not be expanded to include all of the Additional Land, the Declarant expressly reserves the right to grant to any persons at any time owning or occupying any portion of the Additional Land, the members of their families and guests, a non-exclusive easement for the use and enjoyment of such facilities and for reasonable rights of pedestrian and vehicular ingress and egress over the Condominium in furtherance thereof.

Such easements shall be subject, without limitation, to all covenants and conditions of record, and to the obligation of all owners of any portion of the Additional Land to bear their fair share of all costs of operating, maintaining and repairing such facilities.

11. Relocation of Unit Boundaries and Subdivision of Units. Subject to the provisions of Section 16 of this Declaration, any Unit may be subdivided, or the boundaries thereof relocated, if such action shall have been approved in writing by all affected Unit Owners, all Mortgagees of the Units involved, and the Board of Directors. The foregoing consents shall not be required with respect to Unit subdivisions or boundary relocations made by the Declarant. An Amendment to this Declaration to effect any Unit subdivision or boundary relocation shall be recorded by the Secretary as provided in Section 55-79.69 or Section 55-79.70 of the Condominium Act. The provisions of this Section do not apply to alterations allowed by Section 55-79.68(b) of the Condominium Act or by the provisions of the Bylaws.

12. Right to Lease or Sell Units. Declarant shall retain title to each Unit not conveyed to any purchaser. Declarant retains the right to enter into leases with any third parties for the occupancy of any of the Units so retained by Declarant and not so conveyed to any purchaser, or to lease back and sublease any Unit so conveyed.

13. Amendment to Declaration. Except as necessary to reflect an exercise or termination of the Declarant's right to expand the Condominium as set forth in Section 10, in which event the Declaration may be amended solely by the Declarant without the consent of any other party, or except as otherwise provided in this Declaration, this Declaration may be amended by the agreement of Owners of Units to which at least two-thirds (2/3rds) of the votes in the Unit Owners' Association appertain and in the manner provided by Section 55-79.72 of the Condominium Act. No such amendment shall be effective until recorded among the Land Records of Fairfax County, Virginia. Anything herein to the contrary notwithstanding, and subject to any limitations imposed by the Condominium Act (with specific reference to Section 55-79.74 thereof), and except as required to comply with the requirements of the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, the Veterans' Administration or any other governmental or quasi-governmental agency insuring or involved in the making or purchasing of Mortgages of any Unit,

(i) so long as the Declarant is the only Unit Owner, the Declarant may amend this Declaration without the consent or approval of any party;

(ii) so long as the Declarant owns one or more Units, no amendment to the Declaration shall be adopted that could unreasonably interfere with the sale, lease or other disposition of such Unit(s) or that could abridge, modify, eliminate or otherwise affect any right, power, easement, privilege or benefit reserved to the Declarant hereunder or which would impose any discriminatory charge or fee against the Declarant; and

(iii) no amendments to this Declaration shall be adopted that would abridge, modify, eliminate or otherwise affect any right, power, easement, privilege or benefit reserved by the provisions of this Declaration to Mortgagees.

Any amendment to this Declaration may be executed (i) if on behalf of the Declarant pursuant to the Declarant's rights hereunder, by any authorized officer of a general partner of the Declarant, and (ii) if on behalf of the Unit Owners' Association, pursuant to the requirements regarding execution imposed by Section 55-79.72 of the Condominium Act.

14. No Revocation or Partition. The Common Elements shall remain undivided and no Unit Owner or any other person shall bring or have the right to bring any action for partition or division thereof, nor shall the Common Elements be abandoned by act or omission, unless the condominium regime is waived and terminated by agreement of Unit Owners owning Units to which at least four-fifths of the votes in the Unit Owners' Association appertain and two-thirds of Mortgagees (based upon one vote for each Mortgage owned).

15. No Merger. In accordance with the Section 36.4300 series of the Code of Federal Regulations, the condominium regime may not be amended or merged with a successor condominium regime without the prior written approval of the Administrator of Veterans Affairs of the Veterans' Administration.

16. Consent of First Mortgagees. Notwithstanding any other provision of this Declaration, the Bylaws or the Rules and Regulations, without limiting the provisions of Section 13 of this Declaration, unless at least sixty-six and two-thirds percent (66-2/3%) of the Mortgagees (based upon one vote for each Mortgage owned) or sixty-six and two-thirds percent (66-2/3%) of Unit Owners other than the Declarant have given their prior written approval, the Unit Owners' Association and Board of Directors shall not be entitled to:

(a) By act or omission, seek to abandon or terminate the condominium regime;

(b) Change the pro rata interest or obligations of any Unit for the purpose of (i) levying assessments or charges or allocating distributions of hazard insurance proceeds or condemnation awards, or (ii) determining the pro rata share of ownership of each Unit in the Common Elements;

(c) Partition or subdivide any Unit;

(d) By act or omission, seek to abandon, partition, subdivide, encumber, sell or transfer the Common Elements (the granting of easements for public utilities or other public purposes consistent with the intended use of the Common Elements by the Condominium shall not be deemed a transfer within the meaning of this clause);  
or

(e) Use hazard insurance proceeds for losses to any property of the Condominium (whether to Units or to Common Elements) for other than the repair, replacement or reconstruction of such property.

The foregoing provisions relating to consent by Mortgagees shall in no way be interpreted as limiting the exercise or termination of the right of the Declarant to expand the Condominium pursuant to Section 10 of this Declaration, or the right of the Declarant to subdivide or relocate the boundaries of Units as provided in Section 11 of this Declaration, or the rights of a Unit Owner and his or her particular Mortgagee which such Unit Owner and Mortgagee may have with respect to matters particularly affecting such Unit Owner's Unit.

17. Priority of First Mortgagees. Except as otherwise provided by the Condominium Act, no provision of this Declaration, the Bylaws, or the Rules and Regulations, shall be construed to grant to any Unit Owner, or to any other party, any priority over any rights of Mortgagees pursuant to their Mortgages in the case of the distribution to Unit Owners of insurance proceeds or condemnation awards for losses to or a taking of Units and/or the Common Elements or any portions thereof.

18. Changes by Declarant. Nothing contained in this Declaration shall be deemed to impose upon the Declarant or its successors or assigns any obligation of any nature to build, construct or provide any additions to the condominium regime hereby created.

19. Waiver. No provision contained in this Declaration shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

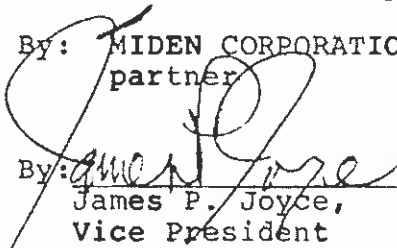
20. Severability. The invalidity or unenforceability of any provision of this Declaration shall not be deemed to impair or affect in any manner the validity, enforceability or effect of the remainder of this Declaration, and in such event, all of the other provisions of this Declaration shall continue in full force and effect as if such invalid or unenforceable provision had never been included herein. Any conflict between any provision of any condominium document and the Condominium Act, or any questions regarding the interpretation of any condominium document, shall be governed by the Condominium Act.

21. Gender. The use of the masculine gender in this Declaration shall be deemed to refer to the feminine gender, and the use of the singular shall be deemed to refer to the plural, and vice versa, whenever the context so arises.

IN WITNESS WHEREOF, the Declarant has caused this Declaration to be duly executed on the date first above written.

THE ANDEN GROUP, a California  
general partnership

By: MIDEN CORPORATION, a general  
partner

By:   
James P. Joyce,  
Vice President

COMMONWEALTH OF VIRGINIA )  
 ) ss:  
COUNTY OF FAIRFAX )

I, Lucille L. Sloan, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that James P. Joyce, as Vice President of Miden Corporation, a general partner of The Anden Group, personally appeared before me in said jurisdiction and being by me first duly sworn, did depose and say that The Anden Group is a party to the foregoing and annexed instrument and that the facts set forth in said instrument are true and correct; and he acknowledged to me that The Anden Group executed the said instrument as its free act and deed.

Subscribed and sworn to before me this 11 day of June, 1984.

Lucille L. Sloan  
Notary Public

[Notarial Seal]

My Commission Expires April 6, 1987



- NOTES:**
1. THE PROJECT IS SUBMITTED TO THE BOARD OF SUPERVISORS FOR APPROVAL OF THE FINAL PLAT IN ACCORDANCE WITH THE SUBDIVISION MAP ACT, CHAPTER 409, CALIFORNIA VEHICLE CODE.
  2. THE PROJECT IS SUBMITTED TO THE BOARD OF SUPERVISORS FOR APPROVAL OF THE FINAL PLAT IN ACCORDANCE WITH THE SUBDIVISION MAP ACT, CHAPTER 409, CALIFORNIA VEHICLE CODE.
  3. THE PROJECT IS SUBMITTED TO THE BOARD OF SUPERVISORS FOR APPROVAL OF THE FINAL PLAT IN ACCORDANCE WITH THE SUBDIVISION MAP ACT, CHAPTER 409, CALIFORNIA VEHICLE CODE.

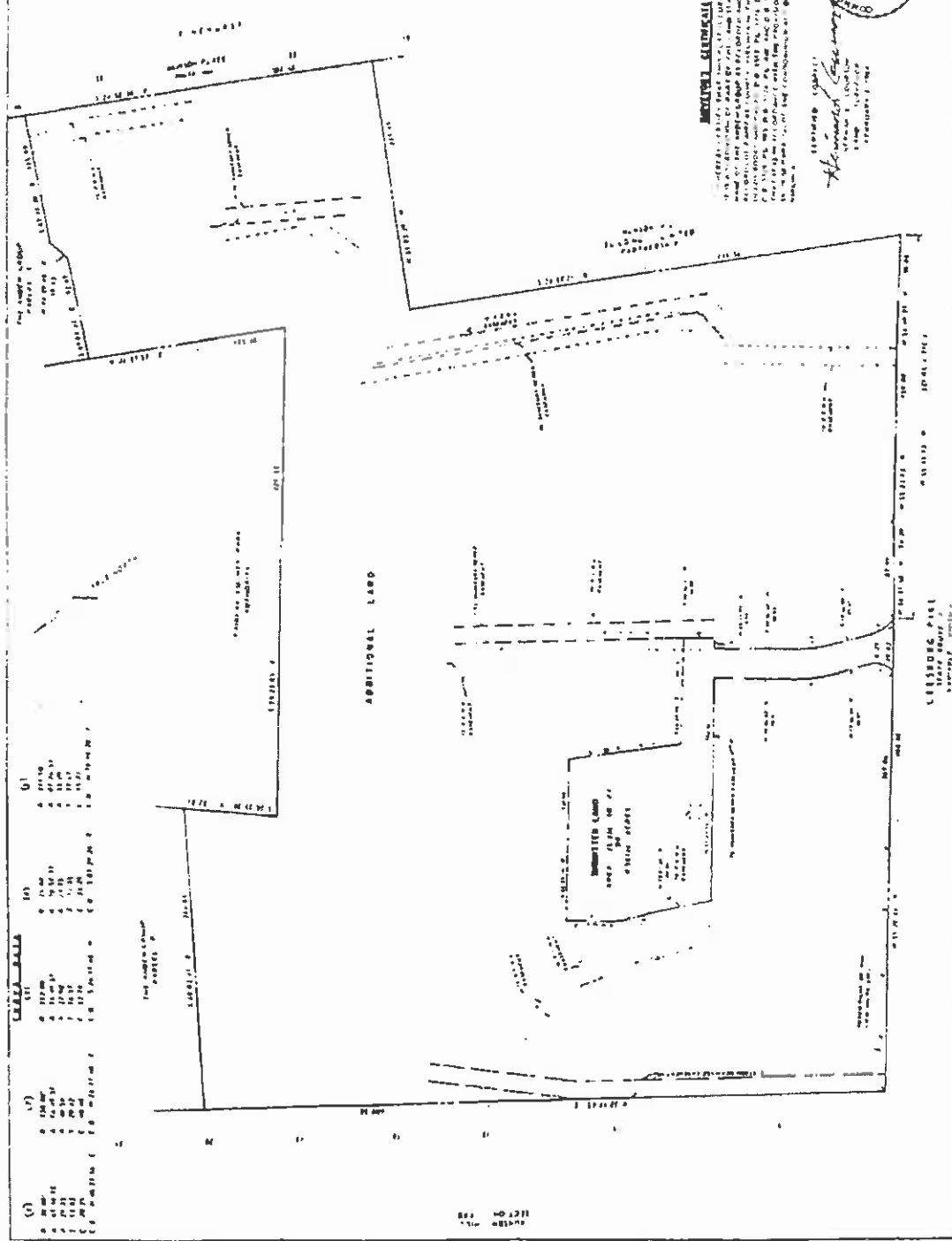
**FINAL PLAT**  
**RECOMMENDED FOR APPROVAL**  
 PUBLIC COMMENT

**APPROVED**  
 BOARD OF SUPERVISORS  
 PUBLIC COMMENT

APPROVAL VOID IF PLAT IS NOT  
 APPROVED FOR RECORD WITHIN  
 90 DAYS AFTER DATE OF APPROVAL

**"EXHIBIT A-1"**  
**CONDOMINIUM PLAT**  
**WATERS EDGE**  
**A CONDOMINIUM**

UNIT NO.	SQ. FT.	APR.	MAY	JUN.	JUL.	AUG.	SEPT.
101	1,200						
102	1,200						
103	1,200						
104	1,200						
105	1,200						
106	1,200						
107	1,200						
108	1,200						
109	1,200						
110	1,200						



**PREPARED BY:**  
 [Signature]  
 [Name]  
 [Address]  
 [City, State, Zip]







**NOTES**

1. This plan is submitted for your information and does not constitute an offer of any securities.
2. The project is located on the east side of the city of Chicago, Illinois.
3. The project is a multi-unit residential development consisting of approximately 100 units.
4. The project is located on a 2.5-acre site.
5. The project is situated on a street named "Lakeside View Drive".
6. The project is situated on a street named "Lakeside View Drive".
7. The project is situated on a street named "Lakeside View Drive".
8. The project is situated on a street named "Lakeside View Drive".
9. The project is situated on a street named "Lakeside View Drive".
10. The project is situated on a street named "Lakeside View Drive".

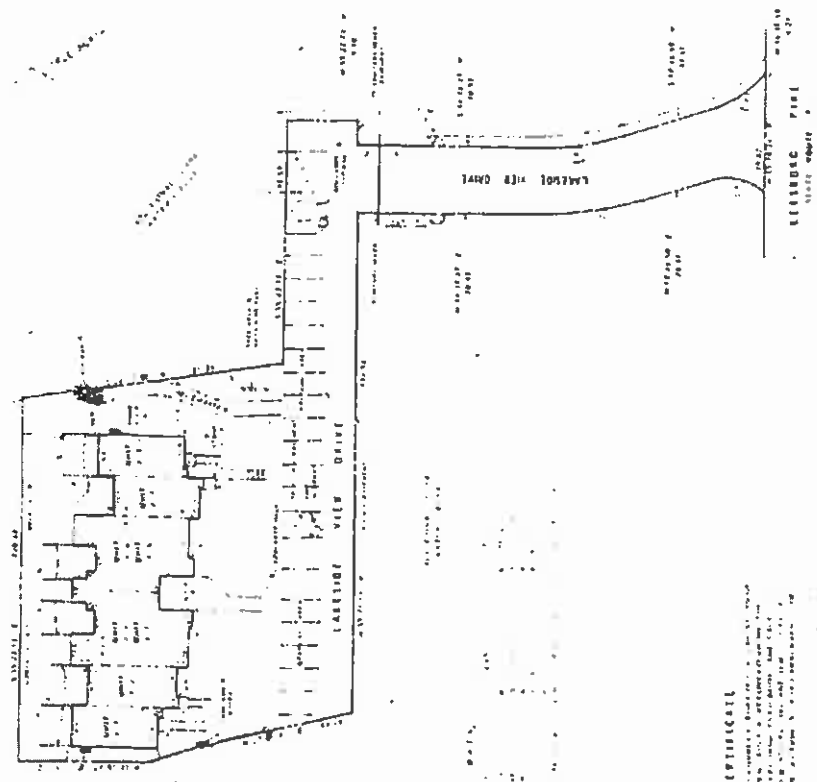
**EXHIBIT A-11  
CONDOMINIUM PLAT  
WATERS' EDGE  
A CONDOMINIUM**

UNIT NO.	UNIT AREA (SQ. FT.)	UNIT TYPE	UNIT PRICE	UNIT STATUS
1	1,200	1-BR	\$120,000	Unsold
2	1,200	1-BR	\$120,000	Unsold
3	1,200	1-BR	\$120,000	Unsold
4	1,200	1-BR	\$120,000	Unsold
5	1,200	1-BR	\$120,000	Unsold
6	1,200	1-BR	\$120,000	Unsold
7	1,200	1-BR	\$120,000	Unsold
8	1,200	1-BR	\$120,000	Unsold
9	1,200	1-BR	\$120,000	Unsold
10	1,200	1-BR	\$120,000	Unsold
11	1,200	1-BR	\$120,000	Unsold
12	1,200	1-BR	\$120,000	Unsold
13	1,200	1-BR	\$120,000	Unsold
14	1,200	1-BR	\$120,000	Unsold
15	1,200	1-BR	\$120,000	Unsold
16	1,200	1-BR	\$120,000	Unsold
17	1,200	1-BR	\$120,000	Unsold
18	1,200	1-BR	\$120,000	Unsold
19	1,200	1-BR	\$120,000	Unsold
20	1,200	1-BR	\$120,000	Unsold
21	1,200	1-BR	\$120,000	Unsold
22	1,200	1-BR	\$120,000	Unsold
23	1,200	1-BR	\$120,000	Unsold
24	1,200	1-BR	\$120,000	Unsold
25	1,200	1-BR	\$120,000	Unsold
26	1,200	1-BR	\$120,000	Unsold
27	1,200	1-BR	\$120,000	Unsold
28	1,200	1-BR	\$120,000	Unsold
29	1,200	1-BR	\$120,000	Unsold
30	1,200	1-BR	\$120,000	Unsold
31	1,200	1-BR	\$120,000	Unsold
32	1,200	1-BR	\$120,000	Unsold
33	1,200	1-BR	\$120,000	Unsold
34	1,200	1-BR	\$120,000	Unsold
35	1,200	1-BR	\$120,000	Unsold
36	1,200	1-BR	\$120,000	Unsold
37	1,200	1-BR	\$120,000	Unsold
38	1,200	1-BR	\$120,000	Unsold
39	1,200	1-BR	\$120,000	Unsold
40	1,200	1-BR	\$120,000	Unsold
41	1,200	1-BR	\$120,000	Unsold
42	1,200	1-BR	\$120,000	Unsold
43	1,200	1-BR	\$120,000	Unsold
44	1,200	1-BR	\$120,000	Unsold
45	1,200	1-BR	\$120,000	Unsold
46	1,200	1-BR	\$120,000	Unsold
47	1,200	1-BR	\$120,000	Unsold
48	1,200	1-BR	\$120,000	Unsold
49	1,200	1-BR	\$120,000	Unsold
50	1,200	1-BR	\$120,000	Unsold
51	1,200	1-BR	\$120,000	Unsold
52	1,200	1-BR	\$120,000	Unsold
53	1,200	1-BR	\$120,000	Unsold
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55	1,200	1-BR	\$120,000	Unsold
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57	1,200	1-BR	\$120,000	Unsold
58	1,200	1-BR	\$120,000	Unsold
59	1,200	1-BR	\$120,000	Unsold
60	1,200	1-BR	\$120,000	Unsold
61	1,200	1-BR	\$120,000	Unsold
62	1,200	1-BR	\$120,000	Unsold
63	1,200	1-BR	\$120,000	Unsold
64	1,200	1-BR	\$120,000	Unsold
65	1,200	1-BR	\$120,000	Unsold
66	1,200	1-BR	\$120,000	Unsold
67	1,200	1-BR	\$120,000	Unsold
68	1,200	1-BR	\$120,000	Unsold
69	1,200	1-BR	\$120,000	Unsold
70	1,200	1-BR	\$120,000	Unsold
71	1,200	1-BR	\$120,000	Unsold
72	1,200	1-BR	\$120,000	Unsold
73	1,200	1-BR	\$120,000	Unsold
74	1,200	1-BR	\$120,000	Unsold
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77	1,200	1-BR	\$120,000	Unsold
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79	1,200	1-BR	\$120,000	Unsold
80	1,200	1-BR	\$120,000	Unsold
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83	1,200	1-BR	\$120,000	Unsold
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85	1,200	1-BR	\$120,000	Unsold
86	1,200	1-BR	\$120,000	Unsold
87	1,200	1-BR	\$120,000	Unsold
88	1,200	1-BR	\$120,000	Unsold
89	1,200	1-BR	\$120,000	Unsold
90	1,200	1-BR	\$120,000	Unsold
91	1,200	1-BR	\$120,000	Unsold
92	1,200	1-BR	\$120,000	Unsold
93	1,200	1-BR	\$120,000	Unsold
94	1,200	1-BR	\$120,000	Unsold
95	1,200	1-BR	\$120,000	Unsold
96	1,200	1-BR	\$120,000	Unsold
97	1,200	1-BR	\$120,000	Unsold
98	1,200	1-BR	\$120,000	Unsold
99	1,200	1-BR	\$120,000	Unsold
100	1,200	1-BR	\$120,000	Unsold



STATE OF ILLINOIS  
COUNTY OF COOK

*Handwritten signature*  
STATE ARCHITECT  
1965



**LEGEND**

- 1. Building Footprint
- 2. Parking Area
- 3. Driveway
- 4. Easement
- 5. Street
- 6. Property Line
- 7. Utility Line
- 8. Other

**ARTICLE I CERTIFICATE**

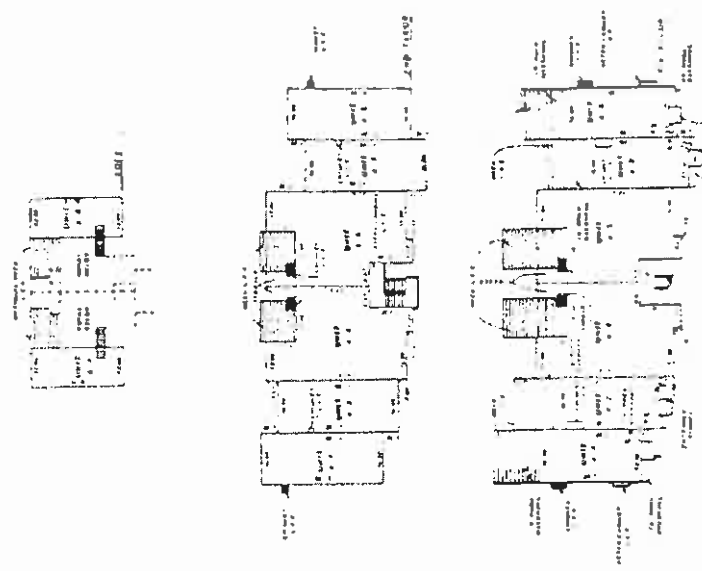
I, the undersigned, being duly qualified to practice as a Notary Public in and for the State of Illinois, do hereby certify that the foregoing is a true and correct copy of the original of the same as the same appears from the records of the County of Cook, Illinois, and that the same have been duly recorded in the office of the County Clerk of Cook County, Illinois, in accordance with the provisions of the laws of the State of Illinois relating to the recording of instruments.

*Handwritten signature*  
NOTARY PUBLIC

**NOTES**

1. All dimensions are in feet and inches.
2. All walls are 8" thick unless otherwise noted.
3. All doors are 36" wide and 80" high unless otherwise noted.
4. All windows are 48" wide and 72" high unless otherwise noted.
5. All stairs are 36" wide.
6. All elevations are in feet and inches.
7. All materials are to be as specified in the schedule of materials.
8. All work is to be in accordance with the latest editions of the building codes.
9. All work is to be in accordance with the latest editions of the plumbing and electrical codes.
10. All work is to be in accordance with the latest editions of the fire and life safety codes.

NO.	DESCRIPTION	QTY.	UNIT	PRICE	TOTAL
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...



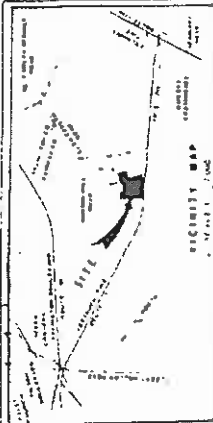
**"EXHIBIT A-3"  
CONDOMINIUM PLAN  
WATER'S EDGE  
A CONDOMINIUM**

NO.	DESCRIPTION	QTY.	UNIT	PRICE	TOTAL
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...



I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original as shown to me by the person who produced it to me, and that the same is a true and correct copy of the original as shown to me by the person who produced it to me.

*J. D. Smith*  
Professional Engineer  
No. 12345



**NOTES**

1. THIS PROJECT IS BEING SUBMITTED FOR APPROVAL AND RECORDATION AS A CONDOMINIUM PLAT. THE APPLICANT HAS REPRESENTED THAT THE PROJECT IS IN ACCORDANCE WITH ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS. THE APPLICANT HAS REPRESENTED THAT THE PROJECT IS IN ACCORDANCE WITH ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS. THE APPLICANT HAS REPRESENTED THAT THE PROJECT IS IN ACCORDANCE WITH ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.

**FINAL PLAT**

RECORDING OFFICE FOR APPROVAL

APPROVED

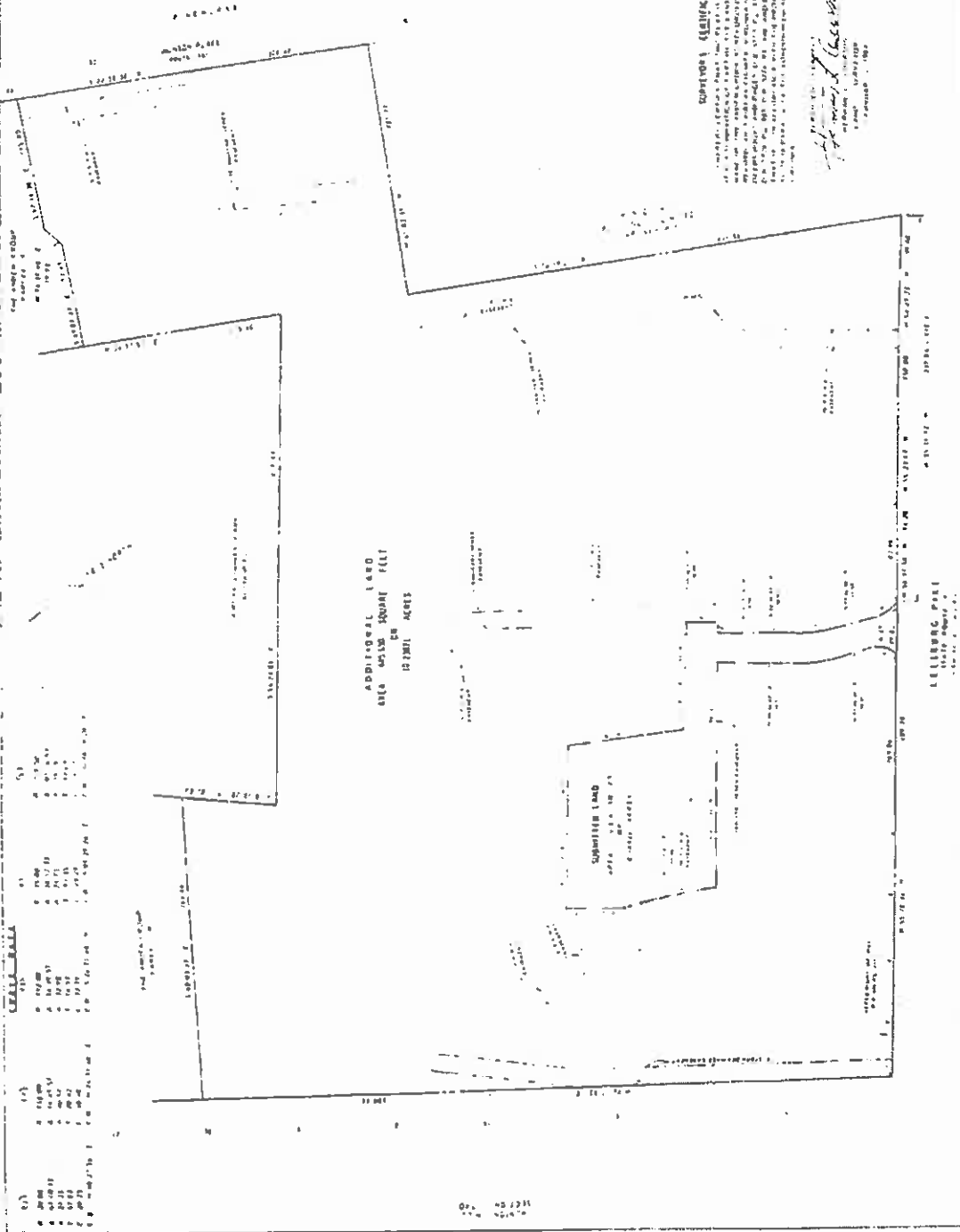
COUNTY OF ...

RECORDED ...

**"EXHIBIT A-2"**  
**CONDOMINIUM PLAT**  
**ADDITIONAL LAND**  
**WATER'S EDGE**  
**A CONDOMINIUM**

PROPERTY ADDRESS

UNIT NO.	OWNER	DATE
101		
102		
103		
104		
105		
106		
107		
108		
109		
110		



**CONDOMINIUM PLAT**

THIS CONDOMINIUM PLAT IS BEING SUBMITTED FOR APPROVAL AND RECORDATION AS A CONDOMINIUM PLAT. THE APPLICANT HAS REPRESENTED THAT THE PROJECT IS IN ACCORDANCE WITH ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS. THE APPLICANT HAS REPRESENTED THAT THE PROJECT IS IN ACCORDANCE WITH ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.

*[Handwritten Signature]*

APPROVED

DATE

SAD

# Springfield Associates, Inc.

ENGINEERS

PLANNERS

ARCHITECTS

SURVEYORS

CARL H. HELLWIG LS  
HERMAN L. COURSON LS  
WINNANT C. MCGINTY PE LS  
VILIS UPENIEKS PE LS  
MICHAEL H. KELLY PE LS  
PAUL F. MCCONNELL LS  
SANTIAGO CABALLERO AIA  
VESTA "BERNIE" SHORT  
CONSTRUCTION MANAGEMENT

February 2, 1984

EXHIBIT A-1  
DESCRIPTION OF SUBMITTED LAND  
WATER'S EDGE  
A CONDOMINIUM  
MASON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

Beginning at a point in the northerly right of way line of Leesburg Pike (State Route #7), said point lying N 55° 31' 12" W, 337.05 feet from a point in the westerly line of Munson Hill Building Limited Partnership Extended;

thence with said line of Leesburg Pike (State Route #7) N 56° 31' 58" W, 6.21 feet to a point and N 55° 28' 34" W, 39.82 feet to a point in the southerly line of Additional Land, Water's Edge;

thence continuing with the outline of said Additional Land, Water's Edge, the following courses and distances:

with the arc of a curve to the left whose radius is 20.00 feet, and whose chord bearing and chord are N 48° 21' 56" E, 20.35 feet, respectively, a distance of 21.35 feet to a point;

N 17° 46' 50" E, 28.81 feet to a point;

with the arc of a curve to the right whose radius is 138.00 feet, and whose chord bearing and chord is N 26° 11' 48" E, 40.40 feet, respectively, a distance of 40.54 feet to a point;

N 34° 36' 47" E, 70.97 feet to a point;

N 55° 23' 13" W, 194.56 feet to a point;

N 22° 01' 47" E, 44.26 feet to a point;

with the arc of a curve to the left whose radius is 271.50 feet, and whose chord bearing and chord are N 18° 18' 20" E, 35.27 feet, respectively, a distance of 35.29 feet to a point;

Exhibit A-1 - 2  
Water's Edge  
February 2, 1984

N 34° 36' 47" E, 51.22 feet to a point;  
S 55° 23' 13" E, 140.88 feet to a point;  
S 26° 15' 00" W, 101.35 feet to a point;  
- S 55° 23' 13" E, 93.59 feet to a point;  
- S 34° 36' 47" W, 28.00 feet to a point;  
- N 55° 23' 13" W, 9.10 feet to a point;  
S 34° 36' 47" W, 70.97 feet to a point;

with the arc of a curve to the left whose radius is 112.00 feet, and whose chord bearing and chord are S 26° 11' 48" W and 32.79 feet, respectively, a distance of 32.90 feet to a point;

S 17° 46' 50" W, 37.51 feet to a point; and

with the arc of a curve to the left whose radius is 35.00 feet, and whose chord bearing and chord are S 01° 39' 26" E and 23.29 feet, respectively, a distance of 23.75 feet to the beginning

containing 25,328 square feet or 0.58144 acres.

HDB:jc

070 0069

Unit numbered 6-4 Unit Type 105-LR	1421	1421/45,935
Unit numbered 6-5 Unit Type 105	1064	1064/45,935
Unit numbered 6-6 Unit Type 105-L	1421	1421/45,935
Unit numbered 6-7 Unit Type 106-R	1108	1108/45,935
Unit numbered 6-8 Unit Type 106	1108	1108/45,935
TOTAL - 38 Units	45,935	45,935/45,935

\*Percentage Interests are expressed as fractions, the numerator of which is the approximate square footage of the Unit and the denominator of which is the approximate square footage of all Units in the Condominium. In the event the Condominium is expanded, numerators for each Unit will remain the same but the denominator will increase. All Units are in Fairfax County, Virginia.

with plat attached

RECORDED/DEPT. OF RECORDS

1984 DEC 18 AM 8:55

FAIRFAX COUNTY, VA

TESTE: *[Signature]*  
CLERK

SAI

# Springfield Associates, Inc.

ENGINEERS

PLANNERS

ARCHITECTS

SURVEYORS

CARL H. HELLWIG LS  
HERMAN L. COURSON LS  
WINNANT C. MCGINTY PE LS  
VILIS UPENIEKS PE LS  
MICHAEL H. KELLY PE LS  
PAUL F. MCCONNELL LS  
SANTIAGO CABALLERO AIA  
VESTA "BERNIE" SHORT  
CONSTRUCTION MANAGEMENT

February 2, 1984

EXHIBIT A-2  
DESCRIPTION OF ADDITIONAL LAND  
WATER'S EDGE  
A CONDOMINIUM  
MASON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

Beginning at a point in the northerly line of Leesburg Pike (State Route #7), said point also being in the westerly line, extended, of Munson Hill Building Limited Partnership, and running thence with the said line of Leesburg Pike (State Route #7) the following courses and distances:

N 54° 49' 21" W, 99.08 feet to a point;  
N 55° 23' 13" W, 150.00 feet to a point; and  
N 56° 31' 58" W, 87.99 feet to a point in the southerly line of Submitted Land, Water's Edge;

thence with the said line of Submitted Land, Water's Edge, the following courses and distances:

with the arc of a curve to the right whose radius is 35.00 feet, and whose chord bearing and chord are N 01° 39' 26" W, and 23.29 feet, respectively, a distance of 23.75 feet to a point;

N 17° 46' 50" E, 37.51 feet to a point;

with the arc of a curve to the right whose radius is 112.00 feet, and whose chord bearing and chord are N 26° 11' 48" E, and 32.79 feet, respectively, a distance of 32.90 feet to a point;

N 34° 36' 47" E, 70.97 feet to a point;  
S 55° 23' 13" E, 9.10 feet to a point;  
N 34° 36' 47" E, 28.00 feet to a point;  
N 55° 23' 13" W, 93.59 feet to a point;  
N 26° 15' 00" E, 101.35 feet to a point;  
N 55° 23' 13" W, 140.88 feet to a point;  
S 34° 36' 47" W, 51.22 feet to a point;

with the arc of a curve to the right whose radius is 271.50 feet, and

Exhibit A-2  
Description of Additional Land - 2  
Water's Edge  
February 2, 1984

whose chord bearing and chord are S 18° 18' 20" W, 35.27 feet, respectively, a distance of 35.29 feet to a point;

-  
-  
-

S 22° 01' 47" W, 44.26 feet to a point;  
S 55° 23' 13" E, 194.56 feet to a point;  
S 34° 36' 47" W, 70.97 feet to a point;

with the arc of a curve to the left whose radius is 138.00 feet, and whose chord bearing and chord are S 26° 11' 48" W, and 40.40 feet, respectively, a distance of 40.54 feet to a point;

S 17° 46' 50" W, 28.81 feet to a point; and

with the arc of a curve to the right whose radius is 20.00 feet, and whose chord bearing and chord S 48° 21' 56" W, and 20.35 feet, respectively, a distance of 21.35 feet to a point in the aforesaid northerly line of Leesburg Pike (State Route #7);

thence with the said line of Leesburg Pike (State Route #7) N 55° 28' 34" W, 369.06 feet to a point in the extension of the easterly line of Section 2, Munson Hill Subdivision;

thence with said line of Section 2, Munson Hill N 32° 17' 03" E, 600.88 feet to a point in the southerly line of the land of The Anden Group;

thence with said line of The Anden Group S 60° 03' 47" E, 264.66 feet to a point in the westerly line of the land of the Fairfax County Park Authority;

thence with the lines of the land of the Fairfax County Park Authority the following courses and distances:

S 38° 35' 20" W, 82.83 feet to a point;  
S 55° 23' 05" E, 427.33 feet to a point; and  
N 24° 57' 57" E, 175.40 feet to a point in the southerly line of another parcel of land owned by The Anden Group;

thence with said line of The Anden Group the following courses and distances:

S 69° 07' 47" E, 92.49 feet to a point;  
N 74° 39' 46" E, 19.13 feet to a point; and  
S 67° 11' 30" E, 115.00 feet to a point in the westerly line of Pinehurst Subdivision;



Exhibit A-2  
Description of Additional Land - 3  
Water's Edge  
February 2, 1984

- thence with said line of Pinehurst Subdivision S 24° 58' 30" W,  
308.48 feet to a point in the northerly line of the aforesaid land of  
Munson Hill Building Limited Partnership;

thence with the lines of the said Munson Hill Building Limited  
Partnership N 65° 03' 39" W, 221.77 feet, and S 24° 59' 21" W, 435.56  
feet to the beginning,

containing 445,650 square feet or 10.23071 acres.

HDB:fr

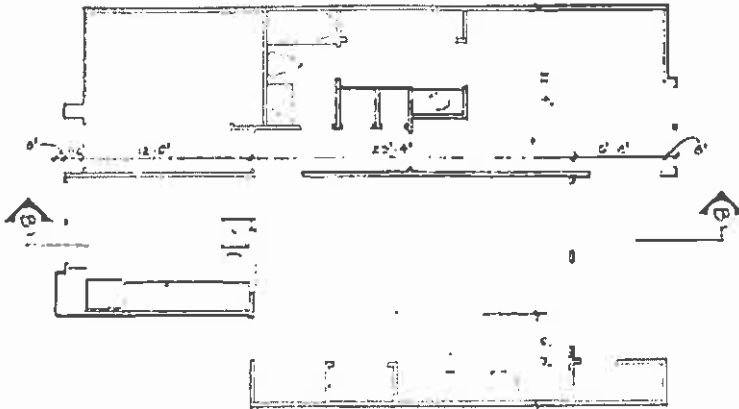
WATER'S EDGE, A CONDOMINIUM  
EXHIBIT C  
TO  
DECLARATION

<u>UNIT AND UNIT TYPE</u>	<u>SQUARE FOOTAGE</u>	<u>PERCENTAGE INTEREST*</u>
Unit numbered 4-1 Unit Type 106-R	1051	1051/9,174
Unit numbered 4-2 Unit Type 106	1051	1051/9,174
Unit numbered 4-3 Unit Type 105-R	1064	1064/9,174
Unit numbered 4-4 Unit Type 105-LR	1421	1421/9,174
Unit numbered 4-5 Unit Type 105	1064	1064/9,174
Unit numbered 4-6 Unit Type 105-L	1421	1421/9,174
Unit numbered 4-7 Unit Type 106-R	1051	1051/9,174
Unit numbered 4-8 Unit Type 106	<u>1051</u>	<u>1051/9,174</u>
TOTAL - 8 Units	9,174	9,174/9,174

\*Percentage Interests are expressed as fractions, the numerator of which is the approximate square footage of the Unit and the denominator of which is the approximate square footage of all Units in the Condominium. In the event the Condominium is expanded, numerators for each Unit will remain the same but the denominator will increase. All Units are in Fairfax County, Virginia.

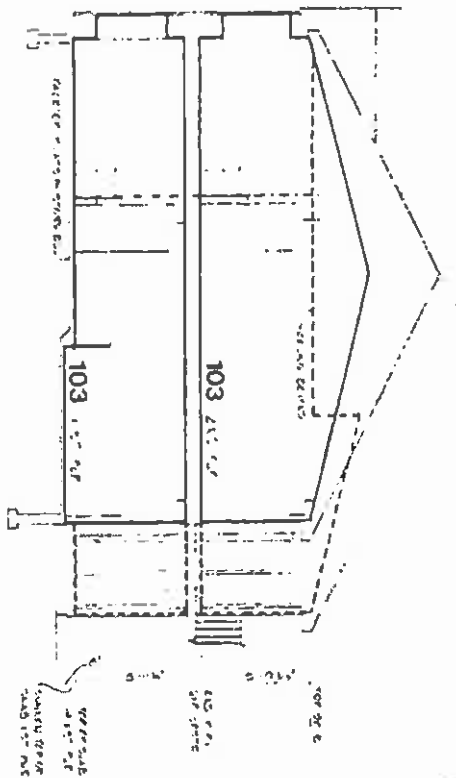
# 103

Floor Plan



- ROLLER SHUTTERS ON
- FLOOR FINISH: 15
- WALLS: 15
- CEILING: 15
- SLOPED ROOF: 15
- SLOPED ROOF: 15
- SLOPED ROOF: 15
- SLOPED ROOF: 15
- SLOPED ROOF: 15
- SLOPED ROOF: 15

Section - B



1	103
1	103

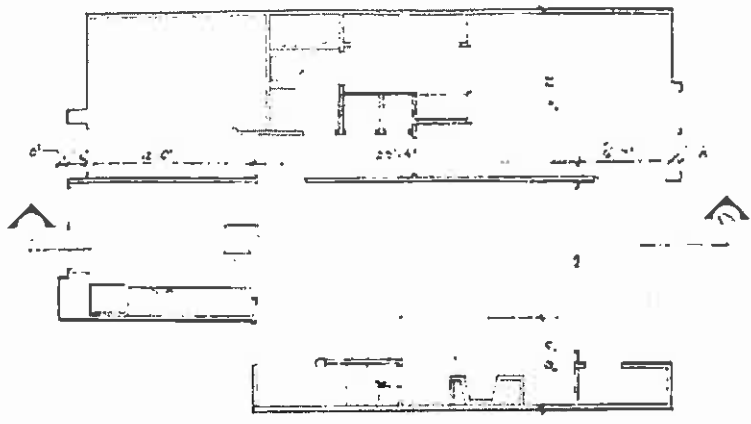
ANDEN GROUP: WATER'S EDGE



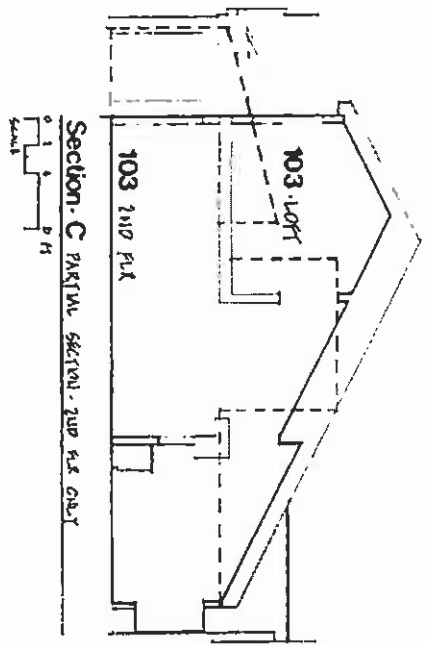
berkus-group architects

# 103L

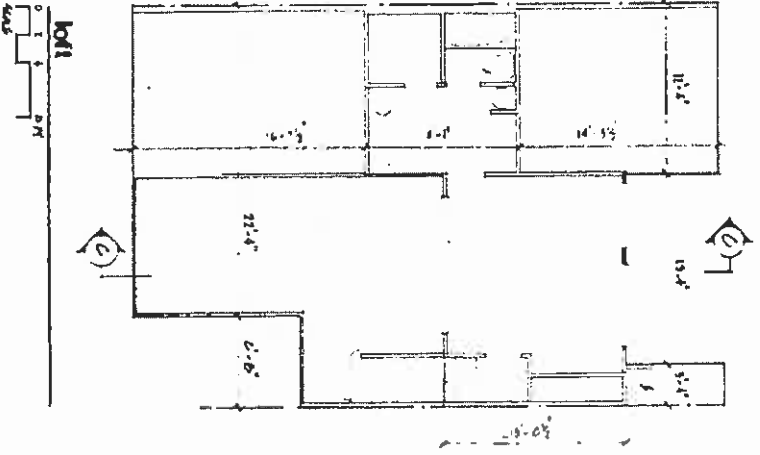
Second Floor Plan



- WATER TREATMENT UNIT
- PACKAGING ROOM
- HALLWAYS ARE CENTRAL
- OPEN OFFICES
- WATER ROOM & STORAGE
- INCLUDE ALL PAINTS, CEILING
- OTHER SUPPLEMENTAL CRUMBER
- CRACKS & STAINS
- EACH AIR COND. UNIT, THE
- PROPORTION OF A PAINT TO THE
- AIR UNIT IS 2:1
- WOODWORK SHALL BE
- 1 1/2" x 4" x 8"



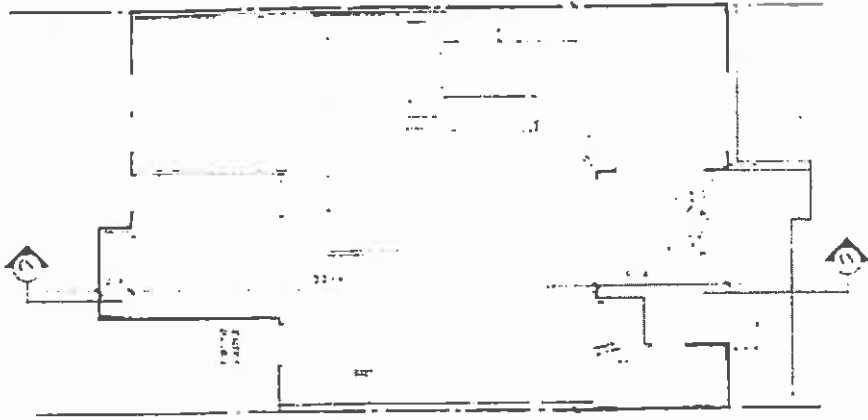
Section - C PARTIAL SECTION - 2ND FL. ONLY



Loft

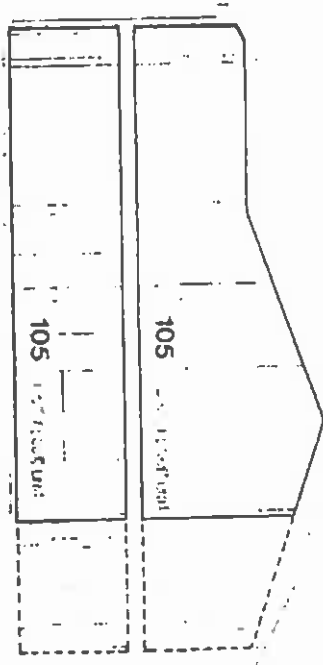
# 105

Floor Plan



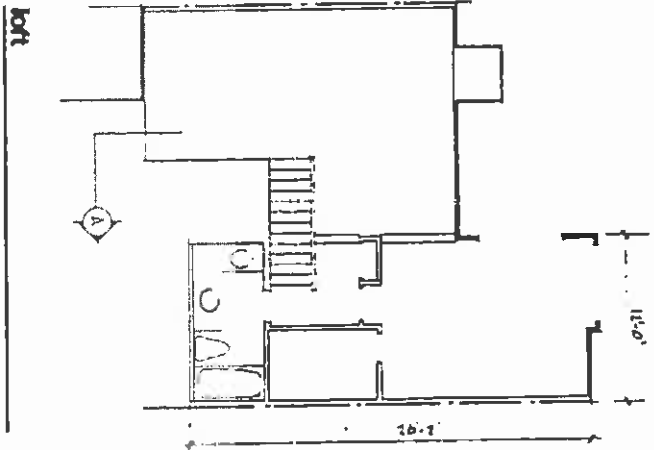
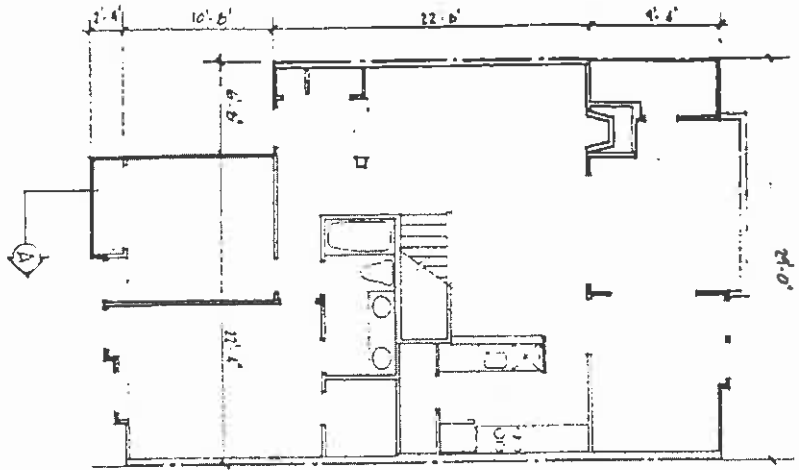
1.000' 0" x 1.000' 0" (30.48m x 30.48m)  
 1.000' 0" x 1.000' 0" (30.48m x 30.48m)  
 1.000' 0" x 1.000' 0" (30.48m x 30.48m)  
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 1.000' 0" x 1.000' 0" (30.48m x 30.48m)  
 1.000' 0" x 1.000' 0" (30.48m x 30.48m)  
 1.000' 0" x 1.000' 0" (30.48m x 30.48m)  
 1.000' 0" x 1.000' 0" (30.48m x 30.48m)  
 1.000' 0" x 1.000' 0" (30.48m x 30.48m)  
 1.000' 0" x 1.000' 0" (30.48m x 30.48m)

Section-C

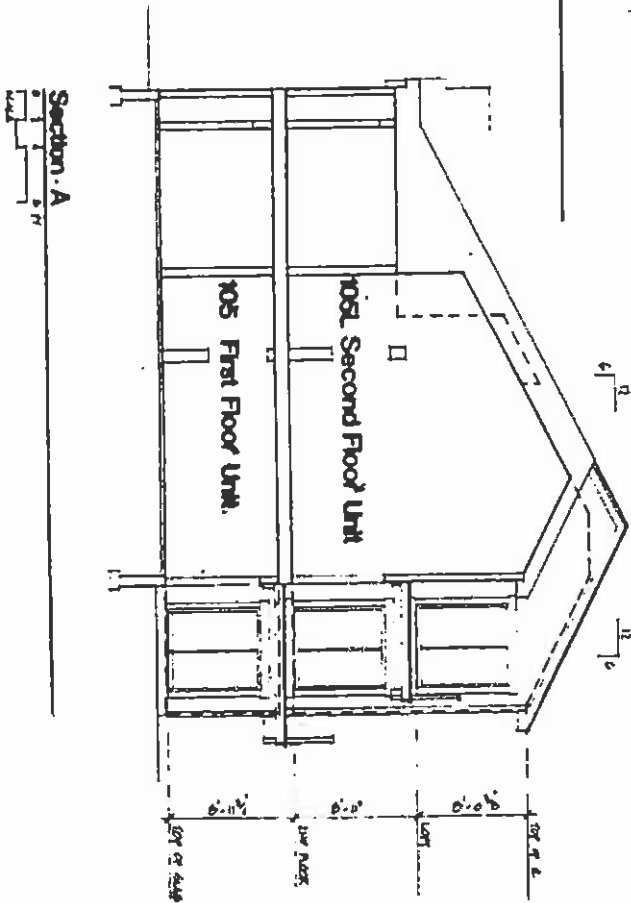


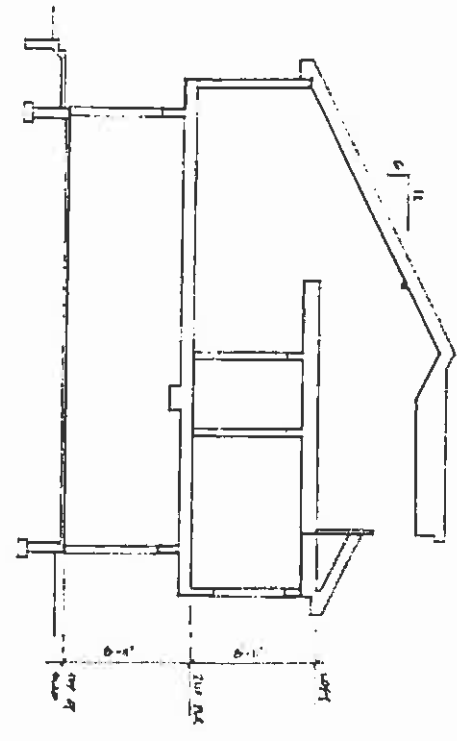
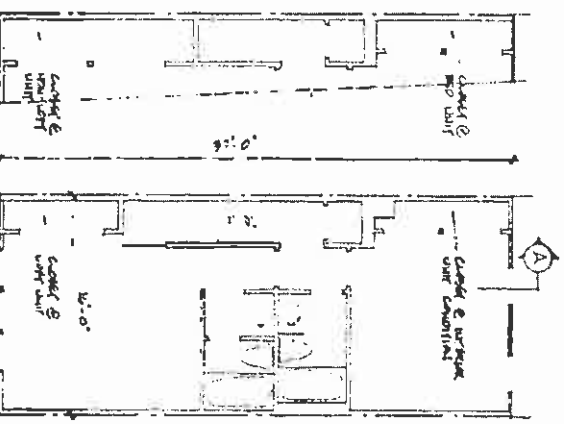
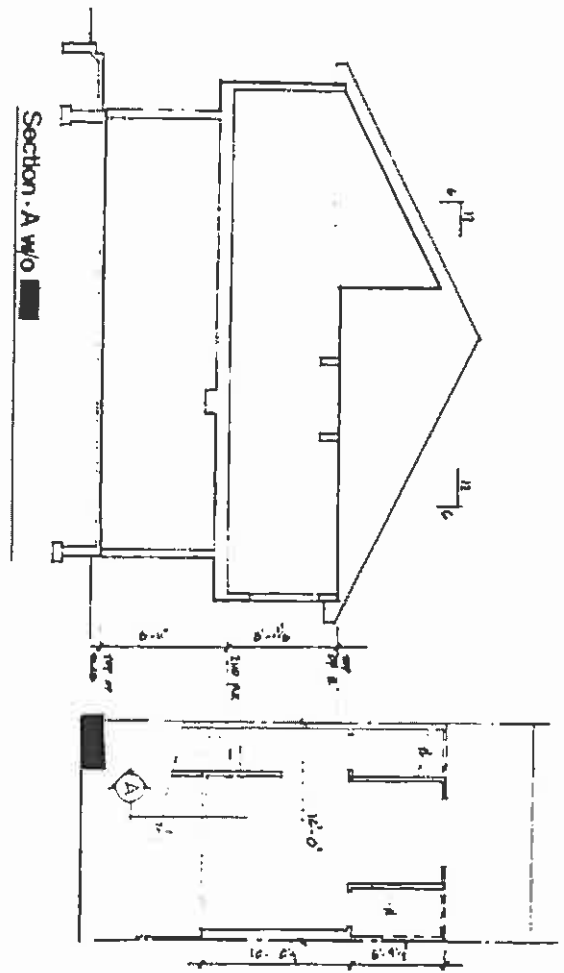
# 105L

Second Floor Plan



- NOTES
- 1.1. THIS UNIT IS TO BE PROVIDED WITH A BATH, KITCHEN, BEDROOM, AND LIVING AREA.
  - 1.2. THE UNIT IS TO BE PROVIDED WITH A BATH, KITCHEN, BEDROOM, AND LIVING AREA.
  - 1.3. THE UNIT IS TO BE PROVIDED WITH A BATH, KITCHEN, BEDROOM, AND LIVING AREA.
  - 1.4. THE UNIT IS TO BE PROVIDED WITH A BATH, KITCHEN, BEDROOM, AND LIVING AREA.
  - 1.5. THE UNIT IS TO BE PROVIDED WITH A BATH, KITCHEN, BEDROOM, AND LIVING AREA.





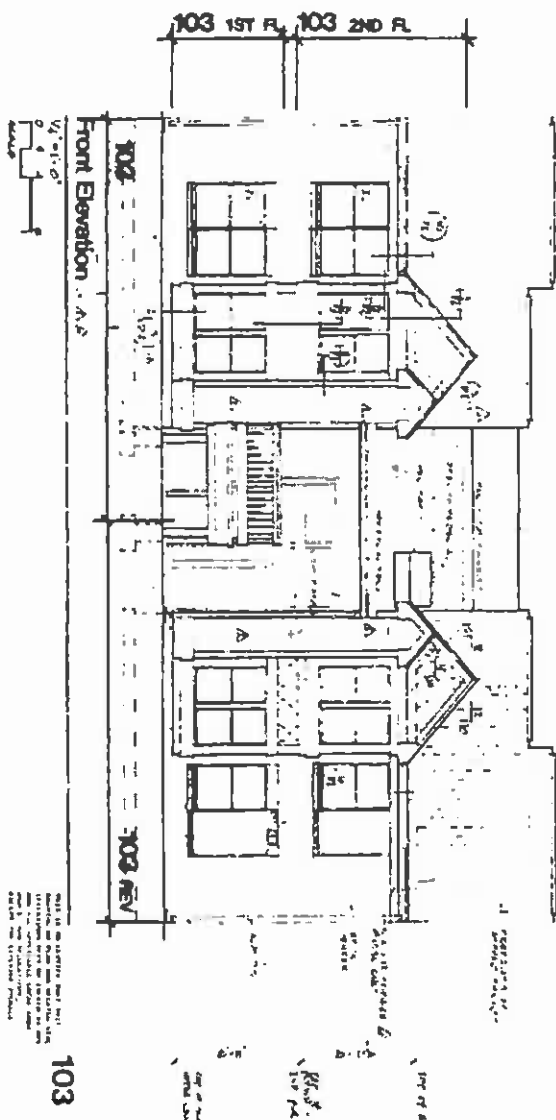
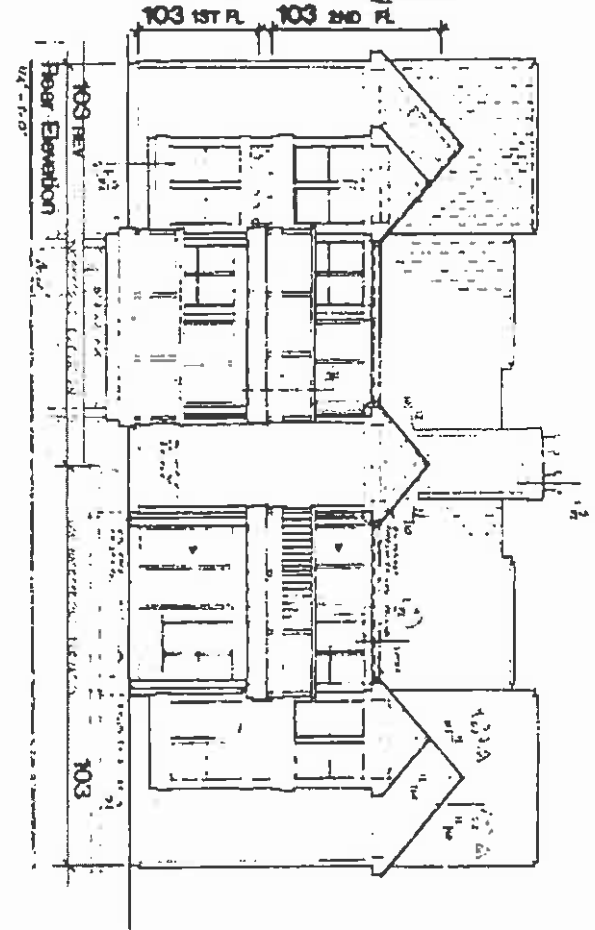
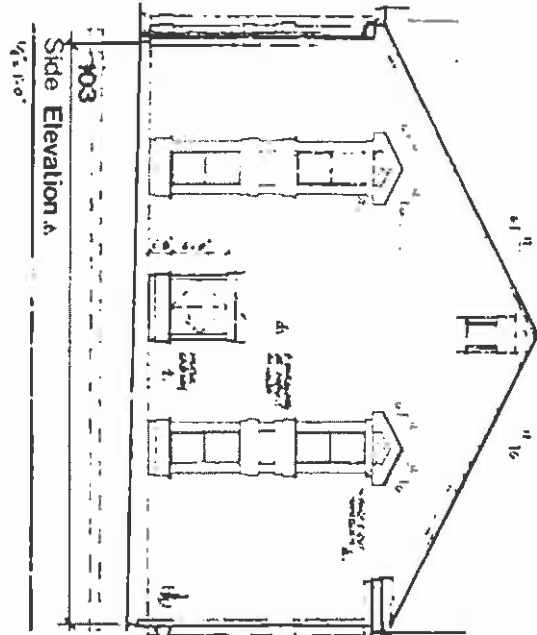
- 1.1. ALL OTHER FINISHES, MATERIALS, ETC. SHALL BE DETERMINED BY THE ARCHITECT.
- 1.2. ALL FINISHES SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.
- 1.3. ALL FINISHES SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.
- 1.4. ALL FINISHES SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.
- 1.5. ALL FINISHES SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.

# 106 & 106

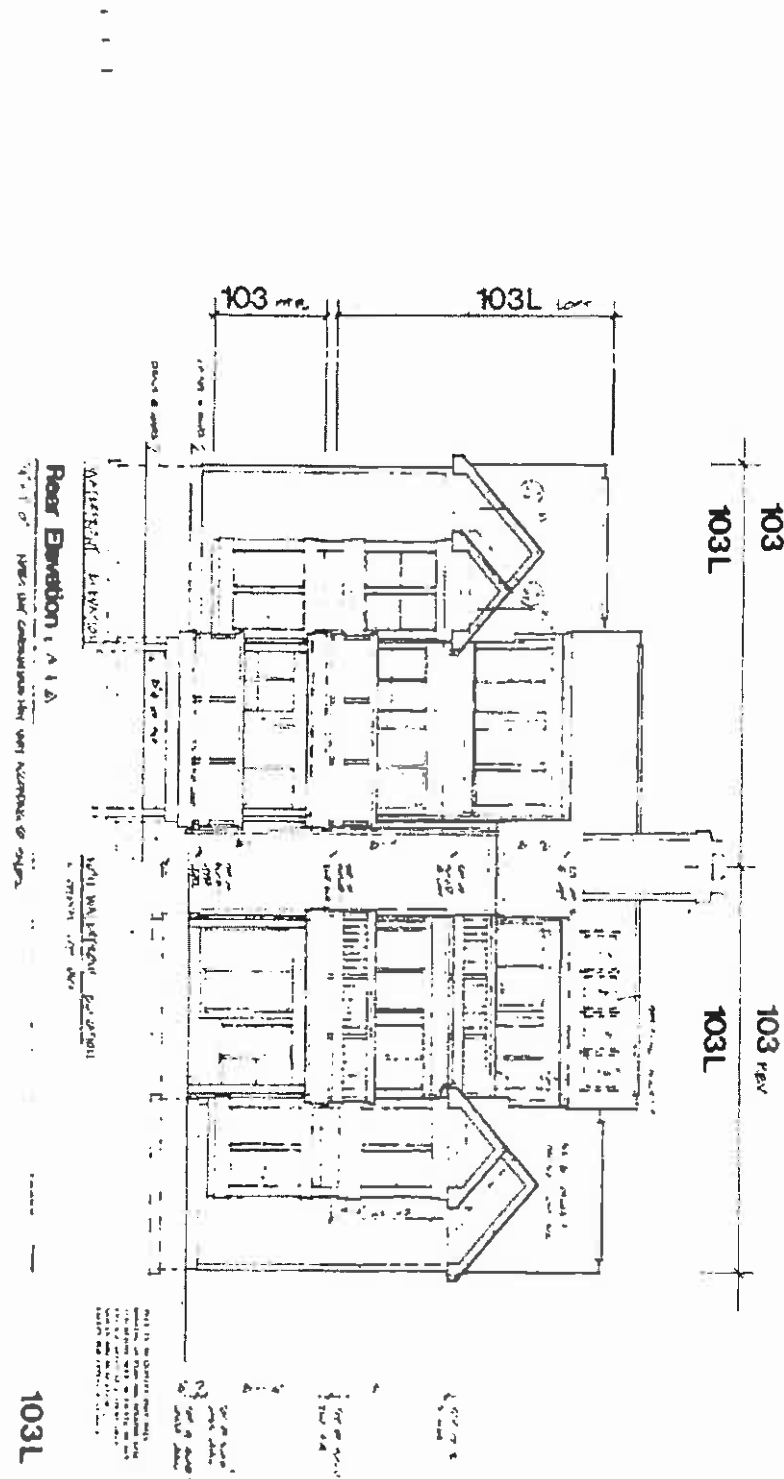
First Floor Plan

Partial First Floor Plan End Unit

DATE	DESCRIPTION







7	103L
---	------



Items	General Common Elements Under Association Responsibility	Limited Common Elements Under Association Responsibility	Unit Components Under Association Responsibility	Certain Other Components Under Unit Owner's Responsibility Without Respect To Ownership of The Component
Plumbing and related systems and components thereof.	All, in all regards	-	Only to the extent that a malfunction or threat of same has originated outside the Unit in which the malfunction occurs or may occur. Also damage caused to such Unit from causes initially occurring outside that Unit. Repair of grouting caulking, and other water inhibitors when Unit Owner upon reasonable notice refuses to repair condition threatening or causing damage to other Units or Common Elements.	All portions within a Unit serving only that Unit, including fixtures and appliances attached thereto. Water damage to a Unit, when the primary source of the problem is through negligence of the occupants of that Unit, and water damage to other units, resulting from such negligence.
Electrical and related systems and components thereof, including fixtures	All, in all regards.	-	-	All electrical and related systems and components thereof serving only one Unit, including exterior fixtures serving primarily one Unit.
Heating and cooling systems	Systems serving only Common Elements, all, in all regards	-	-	Systems serving only one Unit, all, in all regards. Maintenance of condensate drain line.

July 3, 1984

WATER'S EDGE, A CONDOMINIUM

Maintenance Responsibilities Chart

NOTES

MAINTENANCE RESPONSIBILITIES:

This chart and the titles and headings used herein are not intended to describe or encompass all maintenance functions nor to delineate all respective responsibilities between the Unit Owners, severally, and the Association. The placement of responsibility under any specific column does not always accurately reflect the precise character and nature of ownership. The appropriate sections of the Declaration determines ownership.

Column I: Items. Items appearing in this column are illustrative and not exhaustive.

Column II: General Common Elements Under Association Responsibility. Responsibility for determining and providing for the maintenance, repair and replacement requirements of the General Common Elements and determining the costs thereof shall be primarily the responsibility of the Board of Directors and such designees to which it may delegate certain such responsibilities.

Column III: Limited Common Elements Under Association Responsibility. Responsibility for determining the maintenance, repair and replacement requirements of the Limited Common Elements shall be a shared responsibility between the Board of Directors and the Unit Owner of a Unit to which a specific Limited Common Element is exclusively appurtenant, provided, however, that the Board shall have the final responsibility for determining the need for and accomplishing such maintenance, repair and replacement activities.

Column IV: Unit Components Under Association Responsibility. The items in this column are legally and by definition a part of a Unit but are attached or directly connected to or associated with the General Common Elements and Common Expense items in such a way that a clear distinction between Unit Owner and Association responsibility cannot be made. Moreover, such items frequently involve matters of concern relative to the general health, safety and welfare of all of the occupants of the building. Thus, certain costs which appear to benefit a single Unit Owner but which affect other Unit Owners are declared a Common Expense, especially when the correct functioning of an activity or element is integral to or supportive of the legally defined Common Elements and Common Expense.

Column V: Certain Other Components Under Unit Owner's Responsibility Without Respect to Ownership of the Component. The items in this column are not intended to be exclusive and all-encompassing and do not affect responsibilities otherwise expressly provided for.

I  Items	II  General Common Elements Under Association Responsibility	III  Limited Common Elements Under Association Responsibility	IV  Unit Components Under Association Responsibility	V  Certain Other Components Under Unit Owner's Responsibility Without Respect To Ownership of The Component
Storm Doors and Storm Windows	Re-painting as necessary, with routine building re-paint cycle.	-	-	Maintain in good repair including replacement of glass and screening.
Exterminating	All, in all regards.	All, in all regards	All, in all regards	-
Exterior patio door lights and entrance door lights,	-	-	-	Maintain in good repair, including replacement of light bulbs.
Insurance	Hazard and liability insurance as pertains to building structures and Common Areas	Hazard and liability insurance as pertains to building structures and Limited Common Areas	-	Personal Property ins- urance and hazard and liability insurance as pertains to the indivi- dual unit.

BYLAWS

84-109958

6X6059 0201

STATE TAX \_\_\_\_\_  
 COUNTY TAX \_\_\_\_\_  
 TRANSFER FEE \_\_\_\_\_  
 CLEM'S FEE 24.00 \_\_\_\_\_  
 GRANTOR TAX \_\_\_\_\_  
 COMS \_\_\_\_\_

SECOND AMENDMENT TO DECLARATION  
 OF  
 WATER'S EDGE, A CONDOMINIUM

THIS AMENDMENT is made as of the date set forth below by THE ANDEN GROUP, a California general partnership (the "Declarant").

WITNESSETH:

WHEREAS, on June 12, 1984, the Declarant caused to be recorded among the Land Records of Fairfax County, Virginia, in Deed Book 5965 at page 926 et seq., a Declaration (the "Declaration") providing for the submission of certain land and easements described in such Declaration, together with the buildings and improvements thereon erected, owned by the Declarant in fee simple absolute, to the provisions of the Condominium Act of the Commonwealth of Virginia (Title 55, Section 55-79.39 et seq., 1950 Code of Virginia, as amended) thereby establishing a Condominium known as "Water's Edge, A Condominium" (the "Condominium"), which Declaration previously has been amended by a First Amendment to Declaration recorded on June 12, 1984 in Deed Book 5965 at page 1008; and

WHEREAS, as provided in the Declaration, the Declarant has reserved the sole and exclusive right to expand the Condominium from time to time by adding thereto all or any portion of the real property (the "Additional Land") described in Exhibits A-2 and A-2(a) of the Declaration; and

WHEREAS, the Declarant desires to amend the Declaration to provide for the expansion of the Condominium by the submission thereto of a portion of the Additional Land and the improvements erected thereon, as hereinafter provided;

NOW, THEREFORE, in consideration of the premises, the Declarant does hereby declare that the Declaration shall be and hereby is amended as follows:

1. The Condominium is hereby expanded by the addition thereto in fee simple absolute of the portion of the Additional Land described in the Condominium Expansion Plat for Building 2 (the "Expansion Plat") and Legal Description, each attached to and made a part of this Amendment, together with the improvements erected thereon, which hereafter shall be a portion of the Condominium and shall be held, sold and conveyed subject to the covenants in the Declaration and Bylaws (and exhibits attached thereto), as the foregoing from time to time have been and may be amended. Such covenants, conditions, restrictions, and limitations shall be binding on all parties having or acquiring any right, title or interest in the Condominium or any part thereof and shall inure to the benefit of all such parties.

Referred to:  
 Colonial Banker Title: Settlement Co.

2. The Condominium, as expanded hereby, shall continue to be known as Water's Edge, a Condominium.

3. There are eight (8) Units and appurtenant facilities erected on the portion of the Additional Land submitted hereby. The locations and dimensions of each Unit are shown on the Expansion Plat and on the Condominium Expansion Plan for Building 2 (the "Expansion Plan") attached to and made a part of this Amendment. The Condominium henceforth shall consist of twenty-two (22) Units and related Common Elements.

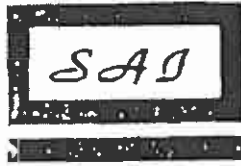
4. The Units hereby added to the Condominium conform to the description of Units as set forth in the Declaration. The Percentage Interest of each Unit a part of the Condominium prior to the recordation of this Amendment shall be reduced as shown on Exhibit C, and each new Unit added to the Condominium by recordation hereof shall be assigned that Percentage Interest as shown on such Exhibit C, which Exhibit C is annexed hereto and made a part hereof. Exhibit C sets forth a list of all Units now or previously submitted to the provisions of the Declaration, the area of each of such Units (determined by reference to the Condominium Plat and Plan, as amended by the Expansion Plat and Expansion Plan), and the reallocated Percentage Interest of each Unit in the Common Elements based upon the relative size (in approximate square feet) of each Unit (including Units hereby submitted) in the Condominium. Percentage Interests are expressed as fractions, the numerator of which is the size of the Unit and the denominator of which is the aggregate size of all Units. The approximate areas of the Units and land hereby added and the immediate Common Elements to which each such Unit has access are shown on the Expansion Plat and Expansion Plan.

5. The Limited Common Elements hereby added to the Condominium conform to the description of limited common elements set forth in the Declaration, as more particularly shown on the Expansion Plan as Limited Common Elements. Such Limited Common Elements are assigned to the Unit(s) to which each is adjacent. The responsibility for Limited Common Elements shall be as set forth in the Declaration and Bylaws.

6. All Units, including the Units hereby submitted, shall be allocated one (1) vote in the Unit Owners' Association. Unit Owners, including Owners of the Units hereby submitted, shall have the right to future common profits, and shall be liable for future Common Expenses not specifically assessed, in proportion to their respective voting strengths in the Unit Owners' Association.

7. Each of the terms used in this Amendment shall have the meaning given to such term in the Declaration and Bylaws of the Condominium.





BK6059 0204

# Springfield Associates, Inc.

ENGINEERS      PLANNERS      ARCHITECTS      SURVEYORS

CARL W. HELLING LS  
HERMAN L. COURSON LS  
STEPHANI C. MURPHY PE LS  
YVES L'HERGON PE LS  
MICHAEL W. KELLY PE LS  
PAUL P. MCCONNELL LS  
SANTUCCO CABALLEIRO AIA

NEENA 'BEPPINE' SHORT  
CONSTRUCTION MANAGEMENT

August 17, 1984

## DESCRIPTION OF BUILDING 2 WATER'S EDGE A CONDOMINIUM MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

Beginning at a point in the northerly outline of Water's Edge, Additional Land, said point lying S 83° 04' 12" W, 215.03 feet from the northwesterly corner of the land of Munson Hill Building Limited Partnership;

thence with said outline of Water's Edge, Additional Land, N 79° 31' 15" W, 102.59 feet to a point in the easterly outline of Water's Edge, A Condominium;

thence with said outline of Water's Edge, A Condominium, the following courses and distances:

N 34° 36' 47" E, 44.25 feet to a point;  
N 18° 53' 00" E, 101.82 feet to a point; and  
S 79° 22' 00" E, 45.86 feet to a point in the westerly outline

of Water's Edge, Additional Land;

thence with said line of Water's Edge, Additional Land, S 54° 24' 34" E, 26.62 feet and S 10° 38' 00" W, 129.70 feet to the beginning,

containing 13,424 square feet; or 0.26227 acres.

HDB.jc

100 SOUTH WASHINGTON STREET  
FALLS CHURCH VIRGINIA 22044

(703) 737-9777

MAILING ADDRESS P. O. BOX 7007  
FALLS CHURCH VIRGINIA 22044

WATER'S EDGE, A CONDOMINIUM  
EXHIBIT C TO DECLARATION  
SECOND AMENDMENT

<u>UNIT AND UNIT TYPE</u>	<u>SQUARE FOOTAGE</u>	<u>PERCENTAGE INTEREST*</u>
Unit numbered 4-1 Unit Type 106-R	1051	1051/26,490
Unit numbered 4-2 Unit Type 106	1051	1051/26,490
Unit numbered 4-3 Unit Type 105-R	1064	1064/26,490
Unit numbered 4-4 Unit Type 105-LR	1421	1421/26,490
Unit numbered 4-5 Unit Type 105	1064	1064/26,490
Unit numbered 4-6 Unit Type 105-L	1421	1421/26,490
Unit numbered 4-7 Unit Type 106-R	1051	1051/26,490
Unit numbered 4-8 Unit Type 106	1051	1051/26,490
Unit numbered 1-1 Unit Type 105-R	1064	1064/26,490
Unit numbered 1-2 Unit Type 105-LR	1421	1421/26,490
Unit numbered 1-3 Unit Type 103	1049	1049/26,490
Unit numbered 1-4 Unit Type 103-L	1380	1380/26,490
Unit numbered 1-5 Unit Type 106-LR	1462	1462/26,490
Unit numbered 1-6 Unit Type 106-R	1108	1108/26,490

Unit numbered 2-1 Unit Type 106-P	1051	1051/26,490
Unit numbered 2-2 Unit Type 106-L	1380	1380/26,490
Unit numbered 2-3 Unit Type 105-R	1064	1064/26,490
Unit numbered 2-4 Unit Type 105-LR	1421	1421/26,490
Unit numbered 2-5 Unit Type 105	1064	1064/26,490
Unit numbered 2-6 Unit Type 105L	1421	1421/26,490
Unit numbered 2-7 Unit Type 106-LR	1380	1380/26,490
Unit numbered 2-8 Unit Type 106	1051	1051/26,490
TOTAL - 22 Units	26,490	26,490/26,490

\*Percentage Interests are expressed as fractions, the numerator of which is the approximate square footage of the Unit and the denominator of which is the approximate square footage of all Units in the Condominium. In the event the Condominium is expanded, numerators for each Unit will remain the same but the denominator will increase. All Units are in Fairfax County, Virginia.

31 JUN 20 10 21 10

DEM DIVIS CO. OF VA. 100-1000000			
1997	RIP	1-06	4-21
APPROPRIATE TO THE PUBLIC			

with plat attached

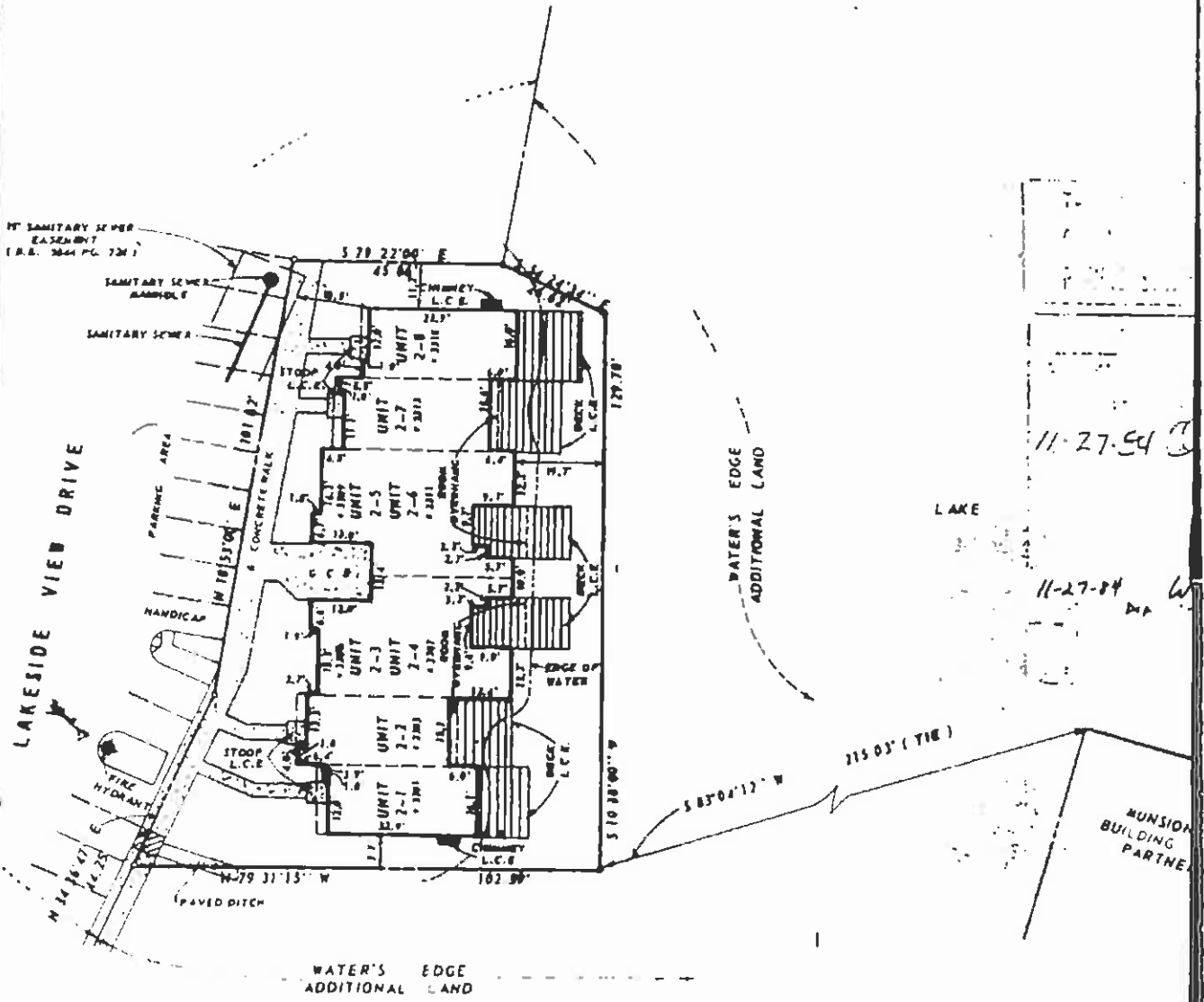
BUILDING INFORMATION			
UNIT	ST ADDRESS	TYPE	SQ. FT.
2-1	* 2201	100 R	1,091
2-2	* 2202	100 L	1,090
2-3	* 2203	101 R	1,064
2-4	* 2204	101 L	1,031
2-5	* 2205	102 R	1,064
2-6	* 2206	102 L	1,031
2-7	* 2207	103 R	1,090
2-8	* 2208	103 L	1,031



**LEGEND**

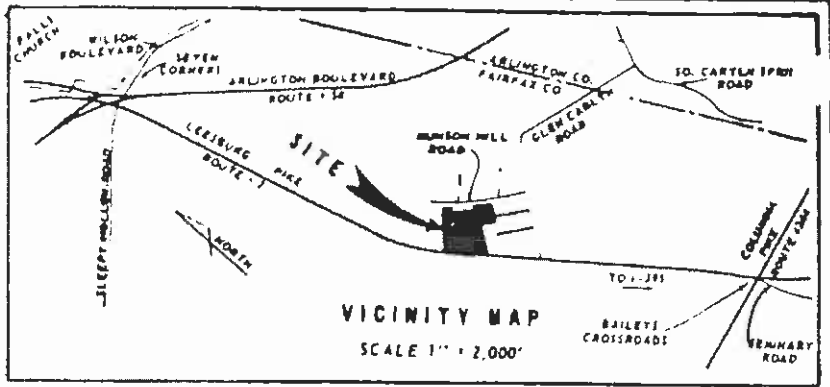
- L.C.E. DENOTES LIMITED COMMON ELEMENTS.
- G.C.E. DENOTES GENERAL COMMON ELEMENTS
- UNIT 2-1 DENOTES UNIT NUMBER
- \* 2201 DENOTES STREET ADDRESS
- SQ. FT. DENOTES FLOOR AREA
- TYPE 10a DENOTES UNIT TYPE
- A.C.C. DENOTES AIR CONDITIONER COMPRESSOR.
- \* DENOTES ITEMS NOT YET CONSTRUCTED
- O.H. DENOTES ROOM OVERHANG

WATER'S EDGE CONDOMINIUM



AREA - 2245 SQ. FT.

CONSTRUCTION SH...  
BEEN SUBSTANTIA...  
AS OF NOVEMBER



**NOTES**

1. LIMITED COMMON ELEMENTS (L.C.E.) ARE AS FOLLOWS:
  - (a) FOR UNITS 2-1, 2-2, 2-7, AND 2-8, ALL DECKS, FRONT STOOPS, REAR
  - (b) FOR UNITS 2-1 AND 2-5, ALL DECKS, CHIMNEYS, AND FLUES.
  - (c) FOR UNITS 2-4 AND 2-6, ALL DECKS AND THEIR SUPPORTING COLUMNS, FLUES
  - (d) UNITS 2-1 AND 2-8 ATTIC SPACE.
2. GENERAL COMMON ELEMENTS (G.C.E.)
  - (a) FOR UNITS 2-1, 2-2, 2-7, AND 2-8, EXTERIOR FACINGS, ROOFS, AND WALKWAYS.
  - (b) FOR UNITS 2-3 THRU 2-6, METER CABINETS, EXTERIOR FACINGS, ROOFS, STEPS, LANDINGS, AND WALKS.
3. EACH AIR CONDITION COMPRESSOR IS A PART OF THE UNIT THAT IT SERVES.
4. CHIMNEYS AND FLUES FOR UNITS 2-1, 2-2, 2-7, AND 2-8 ARE PART OF THE INDIVIDUAL UNIT.
5. THE LAND SHOWN HEREON IS LOCATED ON TAX MAP 61-2(03) PARCEL 1, 2, 2A, 3, 4 AND IS ZONED R-12.

11-27-84 *[Signature]*

11-27-84 *William B. Rucker*

DEPT. OF PUBLIC WORKS  
 LANDMARKS, HIST. & ARCH.  
 Division of Landmarks  
 Fairfax County

All record drawings and documents  
 submitted to the Department of Public  
 Works and the Department of Landmarks  
 in accordance with the provisions of  
 the Code of Ordinances of Fairfax County  
 are hereby acknowledged.

*[Signature]* 11/19/84  
 11-27-84

MUNSON HILL  
 BUILDING LIMITED  
 PARTNERSHIP

*[Signature]*  
 11-15-84

CONSTRUCTION SHOWN HEREON HAS  
 BEEN SUBSTANTIALLY COMPLETE  
 AS OF NOVEMBER 14, 1984

CONDOMINIUM EXPANSION PLAN  
 BUILDING 2  
 WATER'S EDGE  
 A CONDOMINIUM  
 SHOWING EXPANSION OF THE  
 CONDOMINIUM TO INCLUDE AN  
 ADDITIONAL 8 UNITS AND  
 RELATED COMMON ELEMENTS

**NOTES**

1. LIMITED COMMON ELEMENTS (L.C.E.) ARE AS FOLLOWS:
  - (a) FOR UNITS 2-1, 2-2, 2-3, AND 2-8, ALL DECKS, FRONT STOOPS, REAR
  - (b) FOR UNITS 2-3 AND 2-5, ALL DECKS, CHIMNEYS, AND FLUES.
  - (c) FOR UNITS 2-4 AND 2-6, ALL DECKS AND THEIR SUPPORTING COLUMNS, FLUES
  - (d) UNITS 2-1 AND 2-8 ATTIC SPACE.
2. GENERAL COMMON ELEMENTS (G.C.E.):
  - (a) FOR UNITS 2-1, 2-2, 2-7, AND 2-8, EXTERIOR FACINGS, ROOFS, AND WALABAYS.
  - (b) FOR UNITS 2-3 THRU 2-6, METER CABINETS, EXTERIOR FACINGS, ROOFS, STEPS, LANDINGS, AND WALKS.
3. EACH AIR CONDITION COMPRESSOR IS A PART OF THE UNIT THAT IT SERVES.
4. CHIMNEYS AND FLUES FOR UNITS 2-1, 2-2, 2-7, AND 2-8 ARE PART OF THE INDIVIDUAL UNIT.
5. THE LAND SHOWN HEREON IS LOCATED ON TAX MAP 61-21(03) PARCEL 1,2,2A,3,4 AND IS ZONED R-12.

27-84 *[Signature]*

27-84 *William B. Rucker*

OFFICE OF  
 CONDOMINIUMS MANAGEMENT  
 Bureau of Budget Reform  
 1988 Edition

IF ANY PART OF THIS DOCUMENT  
 IS NOT CLEAR OR INCOMPLETE  
 CONTACT THE BUREAU OF BUDGET REFORM  
 FOR MORE INFORMATION  
 11/15/84  
*[Signature]* 11-27-84

MUNSON HILL  
 BUILDING PARTNERSHIP  
 LIMITED

*James E. Colby*  
 11-15-84

**CONDOMINIUM EXPANSION PLAT  
 BUILDING 2  
 WATER'S EDGE  
 A CONDOMINIUM**

SHOWING EXPANSION OF THE  
 CONDOMINIUM TO INCLUDE AN  
 ADDITIONAL 8 UNITS AND  
 RELATED COMMON ELEMENTS

MASON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

INSTRUCTION SHOWN HEREON HAS  
 BEEN SUBSTANTIALLY COMPLETE  
 AS OF NOVEMBER 14, 1984

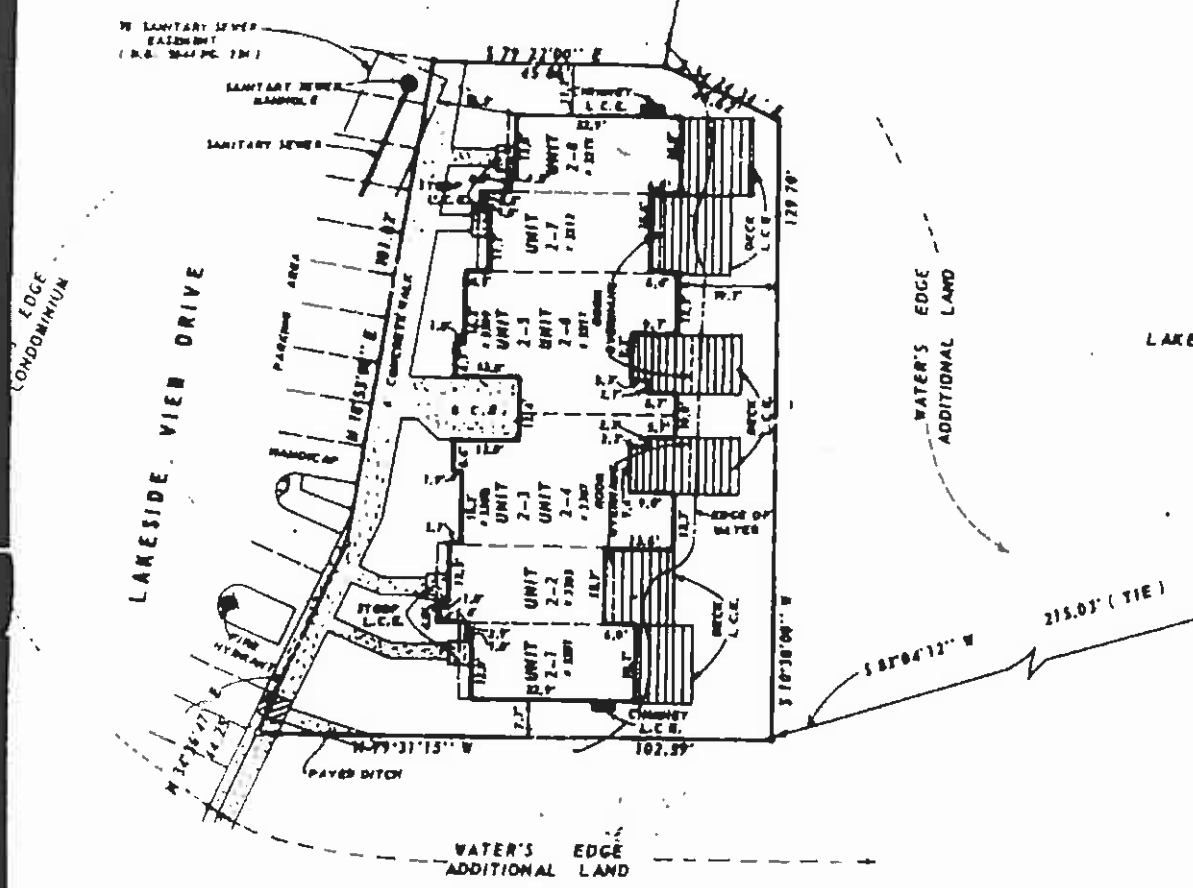
*Herman L. Courson*  
 HERMAN L. COURSON  
 LAND SURVEYOR

CERTIFIED CORRECT

*Herman L. Courson*  
 HERMAN L. COURSON  
 LAND SURVEYOR  
 NOVEMBER 14, 1984



SPRINGFIELD ASSOCIATES INC			
P.O. BOX 7007			
FALLS CHURCH, VIRGINIA 22046			
Drawn By	Date	Checked By	Date
A.L.B.	2/84	<i>[Signature]</i>	8/84
Proj. No.	Sheet No.	Order Code No.	Scale
74P-11W	---	---	1"=20'
REVISED			



EDGE  
CONDOMINIUM

LAKESIDE VIEW DRIVE

WATER'S EDGE  
ADDITIONAL LAND

LAKE

AREA = 11,424 SQ. FT.  
OR  
0.2627 ACRES

SEEN  
E ARE

SENTATION  
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OF IMPROVEMENTS

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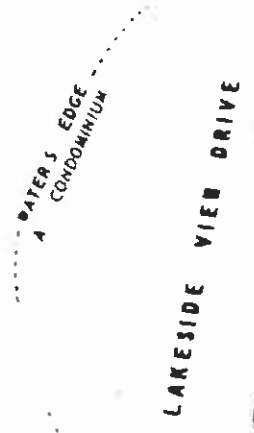


TRUE NORTH

18 SANITARY EASEMENT  
1 D.B. 12-4 PC.

**LEGEND**

- L.C.E. DENOTES LIMITED COMMON ELEMENTS.
- G.C.E. DENOTES GENERAL COMMON ELEMENTS
- UNIT 2-1 DENOTES UNIT NUMBER
- # 3301 DENOTES STREET ADDRESS
- SQ. FT. DENOTES FLOOR AREA
- TYPE 1M DENOTES UNIT TYPE
- A.C.C. DENOTES AIR CONDITIONER COMPRESSOR.
- \* DENOTES ITEMS NOT YET CONSTRUCTED.
- O.H. DENOTES ROOM OVERHANG



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND STANDING IN THE NAME OF THE ANDEN GROUP AS RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA IN THE FOLLOWING DEED BOOKS AND PAGES D.B. 5510, PG. 1776, D.B. 5726 PG. 439, D.B. 5726 PG. 905, D.B. 5726 PG. 440, AND D.B. 5726 PG. 437, AND THAT IT IS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 55-79.56 PARAGRAPH (a) OF THE CONDOMINIUM ACT OF THE CODE OF VIRGINIA.

I FURTHER CERTIFY THAT LOCATION AND DIMENSIONS OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY TRANSIT-TAPE SURVEY, AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

I FURTHER CERTIFY THAT THIS PLAT AND THE WORDING OF THE DECLARATION AS AMENDED, RECORDED, OR INTENDED TO BE RECORDED CONTEMPORANEDUSLY HERewith IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED, AND THAT THE IDENTIFICATION AND LOCATION OF ALL EXISTING IMPROVEMENTS AS CONSTRUCTED CAN BE DETERMINED FROM THEM, AND THE DIMENSIONS SHOWING THE LOCATION OF IMPROVEMENTS ARE ACTUAL FIELD MEASUREMENTS.

*Herman L. Courson*  
HERMAN L. COURSON  
LAND SURVEYOR

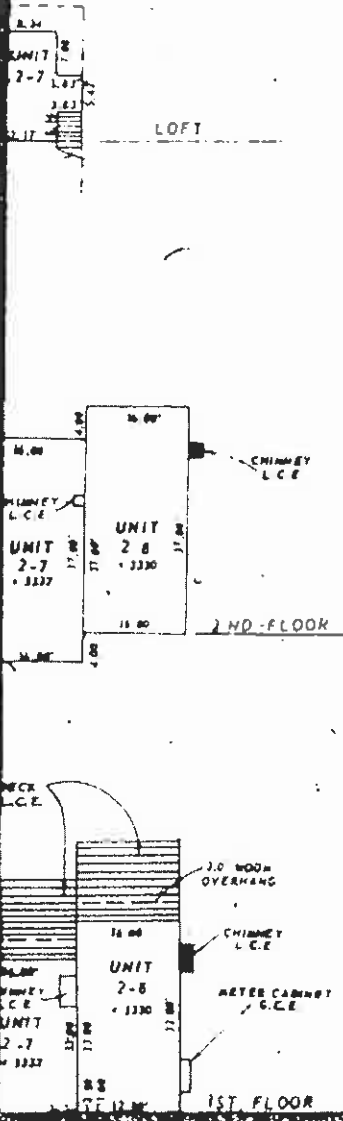
NOVEMBER 14, 1964  
DATE

3170 650848



BUILDING INFORMATION			
UNIT NO.	ST. ADDRESS	TYPE	SQ. FT.
2-7	7 3207	RM-2	1,207
2-8	7 3203	RM-L	1,200
2-9	7 3205	RM-2	1,204
2-4	7 3207	RM-L	1,427
2-6	7 3209	RM	1,200
2-5	7 3211	RM-L	1,427
2-3	7 3213	RM-L	1,200
2-2	7 3215	RM	1,207

\* DENOTES DESIGN ELEVATION



11-27-84  
11-27-84

CIVIL ENGINEERS & REGIS  
COMMONWEALTH OF VIRGINIA HEREBY  
SHOWN HEREON ARE SUBSTANTIAL  
AS OF NOVEMBER 14, 1984

*[Handwritten signature]*

ax 6059 0215

UNIT	TYPE	SQ FT	F.F. ELEV.
204-A		1,007	323.33
204-L		1,260	322.52
204-R		1,064	323.04
204-LR		1,421	323.32
203		1,004	322.00
203-L		1,421	323.32
204-LR		1,260	323.00
204		1,037	322.00

ELEVATION

NOTES

1. LIMITED COMMON ELEMENTS (L.C.E.) ARE AS FOLLOWS.
  - (a) FOR UNITS 3-1, 3-2, 3-7, AND 3-8, ALL PATIOS, FRONT STOOPS, REAR YARD,
  - (b) FOR UNITS 3-3 AND 3-5, ALL PATIOS, CHIMNEYS, AND FLUES
  - (c) FOR UNITS 3-4 AND 3-6, ALL DECKS AND THEIR SUPPORTING COLUMNS, FLUES,
  - (d) UNIT 3-1 ATTIC SPACE
2. GENERAL COMMON ELEMENTS (G.C.E.)
  - (a) FOR UNITS 3-1, 3-2, 3-7, AND 3-8, EXTERIOR FACINGS, ROOFS AND WALKWAYS
  - (b) FOR UNITS 3-3 THRU 3-6, METER CABINETS, EXTERIOR FACINGS, ROOFS, STEPS, LANDINGS AND WALKS.
3. EACH AIR CONDITION COMPRESSOR IS A PART OF THE UNIT THAT IT SERVES.
4. CHIMNEYS AND FLUES FOR UNITS 3-1, 3-2, 3-7, AND 3-8 ARE PART OF THE INDIVIDUAL UNIT.

11-27-84 *W. B. Rucker*

11-27-84 *W. B. Rucker*

RECEIVED BY OWNER  
 DATE: 11-15-84  
 SIGNATURE: *James C. Walker*  
 11-15-84

**CONDOMINIUM EXPANSION PLAN**  
**BUILDING 2**  
**WATER'S EDGE**  
**A CONDOMINIUM**  
 SHOWING EXPANSION OF THE  
 CONDOMINIUM TO INCLUDE AN

ENGINEER, A REGISTERED ENGINEER IN THE  
 STATE OF VIRGINIA, HEREBY CERTIFY THAT THE UNIT  
 IS SUBSTANTIALLY COMPLETE AS TO LOCATION  
 1984

*W. B. Rucker*



17TH DAY

ENGINEER IN THE COMMONWEALTH OF VIRGINIA  
WITH THE PROVISIONS OF THE CONDOMINIUM ACT

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	11-15-84	ALB	ADD
2	11-15-84	ALB	ADD
3	11-15-84	ALB	ADD
4	11-15-84	ALB	ADD

SPRINGFIELD ASSOCIATES, INC.  
P.O. BOX 1001  
FALLS CHURCH, VIRGINIA 22046

FAIRFAX COUNTY, VIRGINIA  
MASON DISTRICT  
RELATED COMMON ELEMENTS  
ADDITIONAL B UNITS AND  
CONDOMINIUM TO INCLUDE AN  
SHOWING EXPANSION OF THE  
A CONDOMINIUM

WATER'S EDGE  
BUILDING 2  
CONDOMINIUM EXPANSION PLAN

ENGINEER IN THE COMMONWEALTH OF VIRGINIA  
VERIFY THAT THE UNITS  
COMPLETE AS TO LOCATION

11-15-84  
ALB

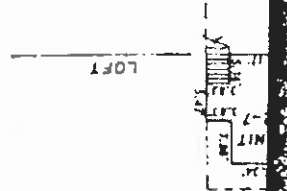
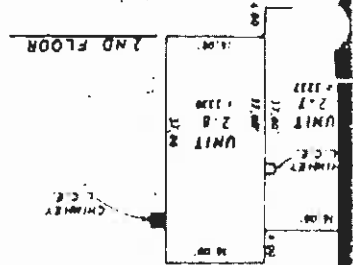
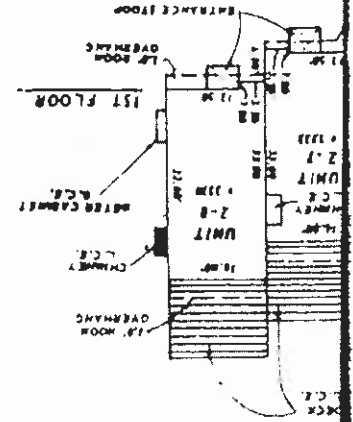
11-15-84  
ALB

Handwritten notes and signatures in the bottom right corner, including a signature that appears to be "W. R. Ryan".

GIVEN UNDER MY HAND AND SEAL  
OF NOVEMBER 14, 1984

THIS PLAN, SPECIFICATIONS, AND RECORDS  
OF VIRGINIA HEREBY CERTIFY THAT THE  
UNITS DELINEATED AND COM-  
SECTION 55-29.58 PARAGRAPH 9 OF THE

THIS PLAN, SPECIFICATIONS, AND RECORDS  
AS OF NOVEMBER 14, 1984  
AND ARE SUBSTANTIALLY  
CORRECT AS SHOWN IN VIRGINIA HEREBY  
CERTIFY THAT THE



11-21-84

1-27-85

FIRST AMENDMENT TO DECLARATION  
OF  
WATER'S EDGE, A CONDOMINIUM

THIS AMENDMENT is made as of the date set forth below by THE ANLEN GROUP, a California general partnership (the "Declarant").

WITNESSETH:

WHEREAS, on June 12, 1984, the Declarant caused to be recorded among the Land Records of Fairfax County, Virginia, in Deed Book 5965 at page 926 et seq., a Declaration (the "Declaration") providing for the submission of certain land and easements described in such Declaration, together with the buildings and improvements thereon erected, owned by the Declarant in fee simple absolute, to the provisions of the Condominium Act of the Commonwealth of Virginia (Title 55, Section 55-79.39 et seq., 1950 Code of Virginia, as amended) thereby establishing a Condominium known as "Water's Edge, A Condominium" (the "Condominium"), which Declaration previously has been amended by a First Amendment to Declaration recorded on June 12, 1984 in Deed Book 5965 at page 1005, a Second Amendment to Declaration recorded on November 28, 1984, in Deed Book 6059 at page 201, and a Third Amendment to Declaration recorded on December 14, 1984, in Deed Book 6068 at page 1391; and

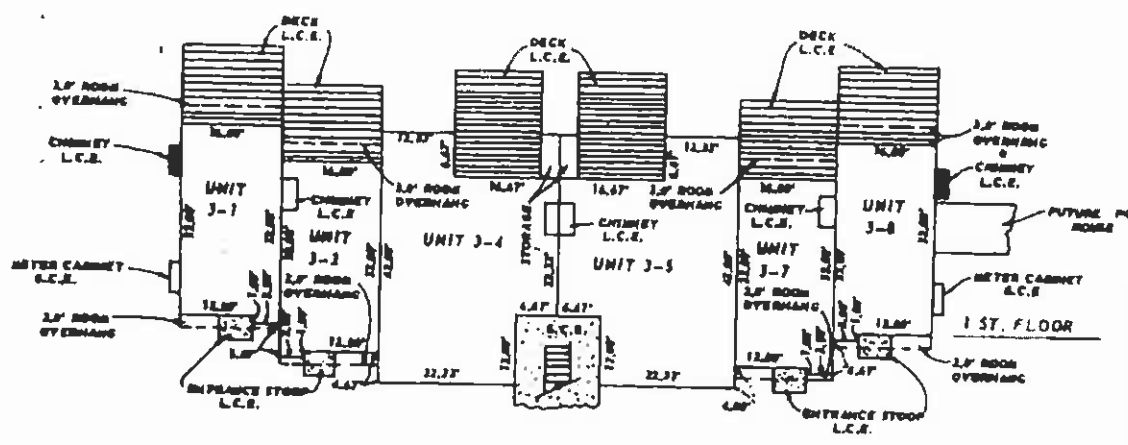
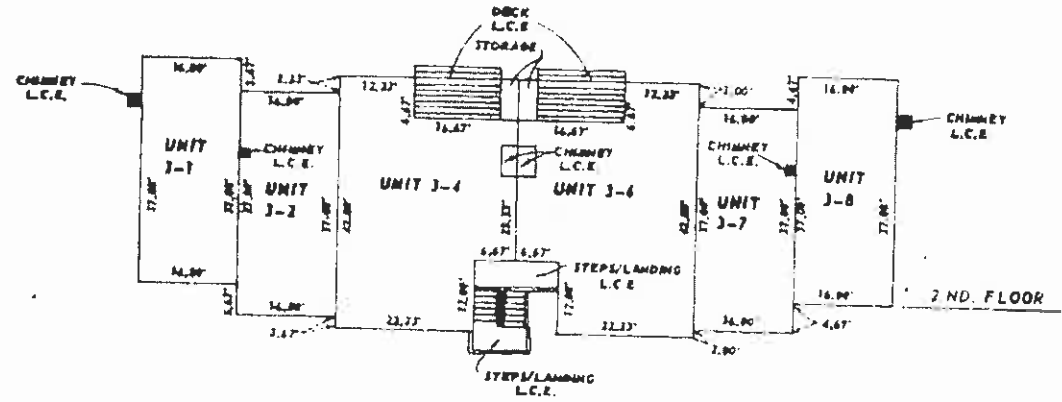
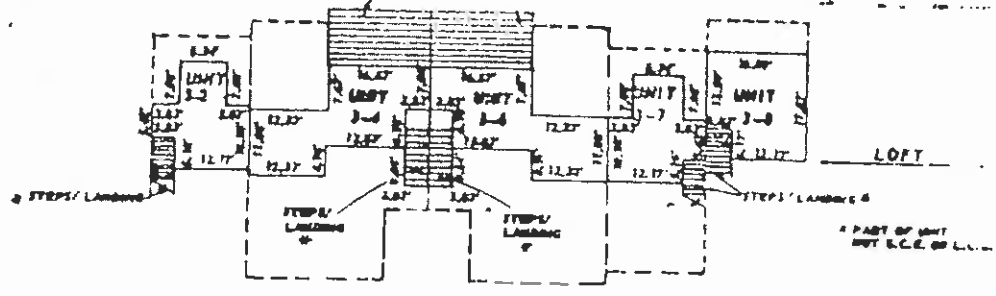
WHEREAS, as provided in the Declaration, the Declarant has reserved the sole and exclusive right to expand the Condominium from time to time by adding thereto all or any portion of the real property (the "Additional Land") described in Exhibits A-2 and A-2(a) of the Declaration; and

WHEREAS, the Declarant desires to amend the Declaration to provide for the expansion of the Condominium by the submission thereto of a portion of the Additional Land and the improvements erected thereon, as hereinafter provided;

NOW, THEREFORE, in consideration of the premises, the Declarant does hereby declare that the Declaration shall be and hereby is amended as follows:

1. The Condominium is hereby expanded by the addition thereto in fee simple absolute of the portion of the Additional Land described in the Condominium Expansion Plat for Building C (the "Expansion Plat") and Legal Description, each attached to and made a part of this Amendment, together with the improvements erected thereon, which hereafter shall be a portion of the Condominium and shall be held, sold and conveyed subject to the covenants in the Declaration and Bylaws (and exhibits attached thereto), as the foregoing from time to time have been and may be amended. Such covenants, conditions, restrictions, and limita-

4999 RP 1/7 2/81



10/10/88



tions shall be binding on all parties having or acquiring any right, title or interest in the Condominium or any part thereof and shall inure to the benefit of all such parties.

2. The Condominium, as expanded hereby, shall continue to be known as Water's Edge, a Condominium.

3. There are eight (8) Units and appurtenant facilities erected on the portion of the Additional Land submitted hereby. The locations and dimensions of each Unit are shown on the Expansion Plat and on the Condominium Expansion Plan for Building 6 (the "Expansion Plan") attached to and made a part of this Amendment. The Condominium henceforth shall consist of thirty-eight (38) Units and related Common Elements.

4. The Units hereby added to the Condominium conform to the description of Units as set forth in the Declaration. The Percentage Interest of each Unit a part of the Condominium prior to the recordation of this Amendment shall be reduced as shown on Exhibit C, and each new Unit added to the Condominium by recordation hereof shall be assigned that Percentage Interest as shown on such Exhibit C, which Exhibit C is annexed hereto and made a part hereof. Exhibit C sets forth a list of all Units now or previously submitted to the provisions of the Declaration, the area of each of such Units (determined by reference to the Condominium Plat and Plan, as amended by the Expansion Plat and Expansion Plan), and the reallocated Percentage Interest of each Unit in the Common Elements based upon the relative size (in approximate square feet) of each Unit (including Units hereby submitted) in the Condominium. Percentage Interests are expressed as fractions, the numerator of which is the size of the Unit and the denominator of which is the aggregate size of all Units. The approximate areas of the Units and land hereby added and the immediate Common Elements to which each such Unit has access are shown on the Expansion Plat and Expansion Plan.

5. The Limited Common Elements hereby added to the Condominium conform to the description of limited common elements set forth in the Declaration, as more particularly shown on the Expansion Plan as Limited Common Elements. Such Limited Common Elements are assigned to the Unit(s) to which each is adjacent. The responsibility for Limited Common Elements shall be as set forth in the Declaration and Bylaws.

6. All Units, including the Units hereby submitted, shall be allocated one (1) vote in the Unit Owners' Association. Unit Owners, including Owners of the Units hereby submitted, shall have the right to future common profits, and shall be liable for future Common Expenses not specifically assessed, in proportion to their respective voting strengths in the Unit Owners' Association.

816076 P0064

7. Each of the terms used in this Amendment shall have the meaning given to such term in the Declaration and Bylaws of the Condominium.

8. The provisions of the Declaration, as amended by this Amendment, shall be binding upon and inure to the benefit of the Declarant, each Owner, and each successive Owner of each Unit in the Condominium and any other person or entity having or acquiring any interest in any such Unit or other portion of the Condominium.

9. Except as modified by this Amendment, the Declarant ratifies and confirms all of the terms and provisions of the Declaration.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be duly executed as of the 17<sup>th</sup> day of December, 1984.

THE ANDEN GROUP, a California  
general partnership

By: MIDEN CORPORATION,  
general partner

By: James P. Joyce,  
Vice President

BK6070 PG3065

COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

ss:

I, William L. Allen, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that James P. Joyce, as Vice President of Miden Corporation, a general partner of The Anden Group, personally appeared before me in said jurisdiction and being by me first duly sworn, did depose and say that The Anden Group is a party of the foregoing and annexed Amendment and that the facts set forth in said Amendment are true and correct; and he acknowledged to me that The Anden Group executed the said Amendment as its free act and deed.

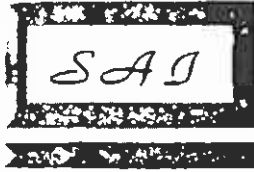
Subscribed and sworn to before me this 14<sup>th</sup> day of December, 1964.

William L. Allen  
Notary Public

My Commission Expires: April 1967

[Notarial Seal]

MG070 M0066



*Springfield Associates, Inc.*

ENGINEERS      PLANNERS      ARCHITECTS      SURVEYORS

CARL H. HELLINGREY, LE  
HERMAN L. EDWARDS, LE  
WYNNANT C. WRIGHT, PE, LE  
VILAS UPIEMERS, PE, LE  
MICHAEL H. KELLY, PE, LE  
PAUL F. MACDONELL, LE  
SANTIAGO CARRALLERO, AM  
VESTA BERNE, SHORT  
CONSTRUCTION MANAGEMENT

October 17, 1994

DESCRIPTION OF BUILDING 6  
Water's Edge  
A Condominium  
Nason District  
Fairfax County, Virginia

Beginning at a point in the lines of Additional Land, Water's Edge, said point lying S 76° 08' 28" W, 150.11 feet from the northwesterly corner of the land of Munson Hill Building Limited Partnership, and running thence through the said Additional Land Water's Edge, S 34° 36' 47" W, 155.25 feet, and N 55° 23' 13" W, 151.08 feet to a point in the easterly line of Water's Edge, A Condominium;

thence with the lines of Water's Edge and continued through the aforesaid Additional Land, Water's Edge N 34° 36' 47" E, 87.57 feet, and S 79° 31' 15" E, 105.54 feet to the beginning,

Containing 18,342 square feet, or 0.42106 acres.

HLC.jc

900 SOUTH WASHINGTON STREET  
FAIRFAX CHURCH VIRGINIA 22044

(703) 737-9977

MAILING ADDRESS P O BOX 7007  
FAIRFAX CHURCH VIRGINIA 22046

BK6070 M0067

WATER'S EDGE, A CONDOMINIUM  
 EXHIBIT C TO DECLARATION  
 FOURTH AMENDMENT

<u>UNIT AND UNIT TYPE</u>	<u>SQUARE FOOTAGE</u>	<u>PERCENTAGE INTEREST*</u>
Unit numbered 4-1 Unit Type 106-P	1051	1051/45,935
Unit numbered 4-2 Unit Type 106	1051	1051/45,935
Unit numbered 4-3 Unit Type 105-R	1064	1064/45,935
Unit numbered 4-4 Unit Type 105-LR	1421	1421/45,935
Unit numbered 4-5 Unit Type 105	1064	1064/45,935
Unit numbered 4-6 Unit Type 105-L	1421	1421/45,935
Unit numbered 4-7 Unit Type 106-R	1051	1051/45,935
Unit numbered 4-8 Unit Type 106	1051	1051/45,935
Unit numbered 1-1 Unit Type 105-R	1064	1064/45,935
Unit numbered 1-2 Unit Type 105-LR	1421	1421/45,935
Unit numbered 1-3 Unit Type 103	1049	1049/45,935
Unit numbered 1-4 Unit Type 103-L	1380	1380/45,935
Unit numbered 1-5 Unit Type 106-LR	1462	1462/45,935
Unit numbered 1-6 Unit Type 106-R	1108	1108/45,935
Unit numbered 2-1 Unit Type 106-P	1051	1051/45,935

**NOTES**

1. GENERAL COMMON ELEMENTS ARE AS FOLLOWS:
    - a. FOR UNIT 6-1 AND 6-2 AND 6-3 ALL DECK, ENTRANCE, AND BALCONY YARD.
    - b. FOR UNIT 6-1 AND 6-3 ALL DECK, CHIMNEYS, AND FLOOR FOR UNIT 6-1 AND 6-3 ALL DECKS AND THEIR SUPPORTING CONCRETE CHIMNEY AND FLUES.
  2. GENERAL COMMON ELEMENTS ARE:
    - a. FOR UNIT 6-1 AND 6-2 AND 6-3 EXTERIOR FACINGS, ROOF, HALLWAYS, AND METER CABINET. UNIT 6-1 AND 6-2
    - b. FOR UNIT 6-3 EXTERIOR FACINGS, ROOF, TERRACE, LANDING, AND HALL.
  3. EACH AIR CONDITIONING UNIT IS SERVED BY A PART OF THE UNIT THAT IT SERVES.
  4. CHIMNEYS AND TERRACES FOR UNIT 6-1, 6-2, AND 6-3 ARE PART OF THE INDIVIDUAL UNIT.
- THE LAND SHOWN HEREON IS LOCATED ON TAX MAP 61-01-070, PARCEL 122A, J AND IS ZONED R-12.

12-12-84 *Hendricks*

*W. H. Coy*

CONDOMINIUM EXPANSION PLAT  
BUILDING 6  
WATER'S EDGE

A CONDOMINIUM

REVISION SHOWN HEREON HAS  
SUBSTANTIALITY COMPLETED AS  
NOVEMBER 27, 1984

*Herman L. Courson*  
HERMAN L. COURSON  
LAND SURVEYOR

SEE THESE CORRECT

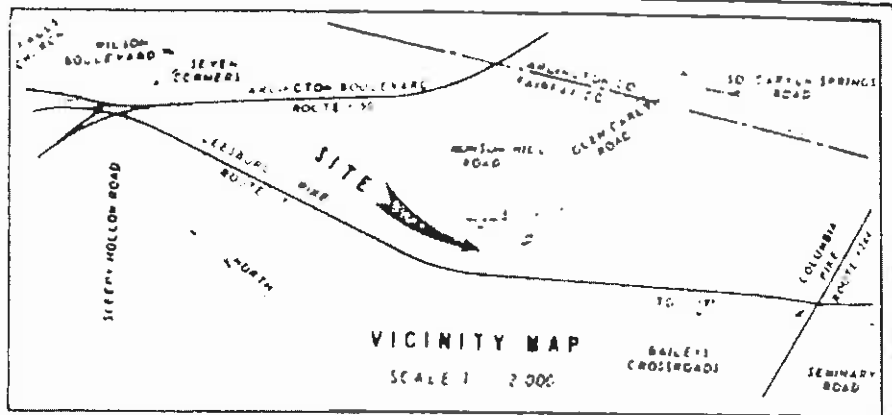
*Herman L. Courson*  
HERMAN L. COURSON  
LAND SURVEYOR  
NOVEMBER 27, 1984



SPRINGFIELD ASSOCIATES, INC.  
2000 FALLS CHURCH ROAD, SUITE 200  
FALLS CHURCH, VIRGINIA 22074  
FALLS CHURCH, VIRGINIA 22074  
FAIRFAX COUNTY, VIRGINIA

SPRINGFIELD ASSOCIATES, INC.			
2000 FALLS CHURCH ROAD, SUITE 200			
FALLS CHURCH, VIRGINIA 22074			
Drawn By	Date	Checked By	Date
J.L.A.	7-84		
Job No.	Plan Book No.	Name Code No.	Title
VAR-1197	1111	1111	1-21
REVISED			

66077 P60072



WATER'S EDGE LIMITED PARTNERSHIP

**NOTES**

1. LIMITED COMMON ELEMENTS (L.C.E.) ARE AS FOLLOWS:
  - (a) FOR UNITS 6-1, 6-2, 6-7, AND 6-8, ALL DECKS, ENTRANCE STOOPS AND REAR YARD.
  - (b) FOR UNITS 6-3 AND 6-5, ALL DECKS, CHIMNEYS, AND FLUES.
  - (c) FOR UNITS 6-4 AND 6-6, ALL DECKS AND THEIR SUPPORTING COLUMNS, CHIMNEY AND FLUES.
2. GENERAL COMMON ELEMENTS (G.C.E.)
  - (a) FOR UNITS 6-1, 6-2, 6-7 AND 6-8, EXTERIOR FACINGS, ROOFS, WALKWAYS, AND METER CABINET; UNIT 6-1 AND 6-8.
  - (b) FOR UNIT 6-3 THROUGH 6-6 EXTERIOR FACINGS, ROOFS, STEPS, LANDINGS AND HALLS.
3. EACH AIR CONDITION COMPRESSOR IS A PART OF THE UNIT THAT IT SERVES.
4. CHIMNEY AND FLUES FOR UNITS 6-1, 6-2, 6-7, AND 6-8 ARE PART OF THE INDIVIDUAL UNIT.
5. THE LAND SHOWN HEREON IS LOCATED ON TAX MAP 61-2-031 PARCELS 1, 2, 3, 4 AND IS ZONED R-1.

12-12-84 *[Signature]*

14/1/84 *[Signature]*

CONDOMINIUM EXPANSION PLAT

BUILDING 6

WATER'S EDGE

A CONDOMINIUM

SHOWING EXPANSION OF THE CONDOMINIUM TO INCLUDE AN ADDITIONAL UNITS AND

CONSTRUCTION FROM HERE ON HAS BEEN SUBSTANTIALLY COMPLETED AS OF NOVEMBER 27, 1984

*[Signature]*

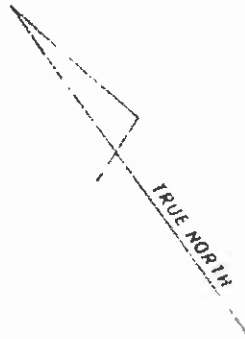
826070 750068

Unit numbered 2-1 Unit Type 106-L	1380	1380/45,935
Unit numbered 2-2 Unit Type 106-L	1064	1064/45,935
Unit numbered 2-4 Unit Type 105-LP	1421	1421/45,935
Unit numbered 2-5 Unit Type 105	1064	1064/45,935
Unit numbered 2-6 Unit Type 105-L	1421	1421/45,935
Unit numbered 2-7 Unit Type 106-LP	1380	1380/45,935
Unit numbered 2-8 Unit Type 106	1051	1051/45,935
Unit numbered 3-1 Unit Type 106-R	1051	1051/45,935
Unit numbered 3-2 Unit Type 106-L	1380	1380/45,935
Unit numbered 3-3 Unit Type 103-R	1046	1046/45,935
Unit numbered 3-4 Unit Type 103-LR	1380	1380/45,935
Unit numbered 3-5 Unit Type 103	1046	1046/45,935
Unit numbered 3-6 Unit Type 103-L	1380	1380/45,935
Unit numbered 3-7 Unit Type 106-PL	1380	1380/45,935
Unit numbered 3-8 Unit Type 106-L	1380	1380/45,935
Unit numbered 6-1 Unit Type 106-R	1108	1108/45,935
Unit numbered 6-2 Unit Type 106	1108	1108/45,935
Unit numbered 6-3 Unit Type 105-R	1064	1064/45,935



6070 70070

UNIT NO.	ADDRESS	TYPE	SQ. FT.
1-1	3317	10a B	100
1-2	3319	10a	100
1-3	3321	10a B	100
1-4	3323	10a C#	100
1-5	3325	10a	100
1-6	3327	10a	100
1-7	3329	10a B	100
1-8	3331	10a	100



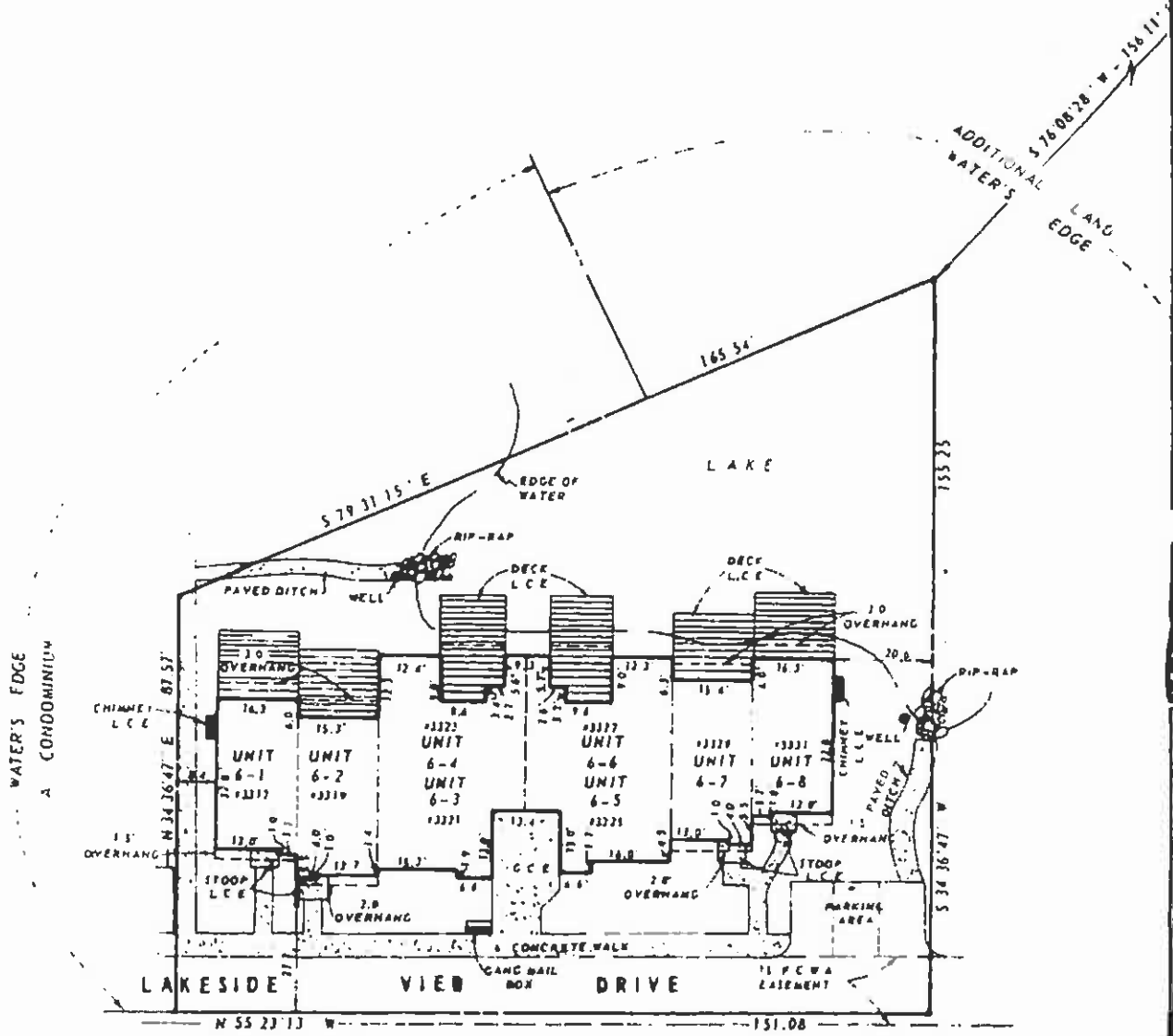
LEGEND

- L.C.E. DENOTES LIMITED COMMON ELEMENTS
- G.C.E. DENOTES GENERAL COMMON ELEMENTS
- UNIT 6 - 1 DENOTES UNIT NUMBER
- 3317 DENOTES STREET ADDRESS
- 50 FT DENOTES FLOOR AREA
- TYPE 10a DENOTES UNIT TYPE
- A.C.C. DENOTES AIR CONDITIONER COMPRESSOR
- X DENOTES ITEMS NOT YET CONSTRUCTED
- O.H. DENOTES ROOM OVERHANG

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT IS CORRECT, THAT IT IS A SUBDIVISION OF

06070 00071



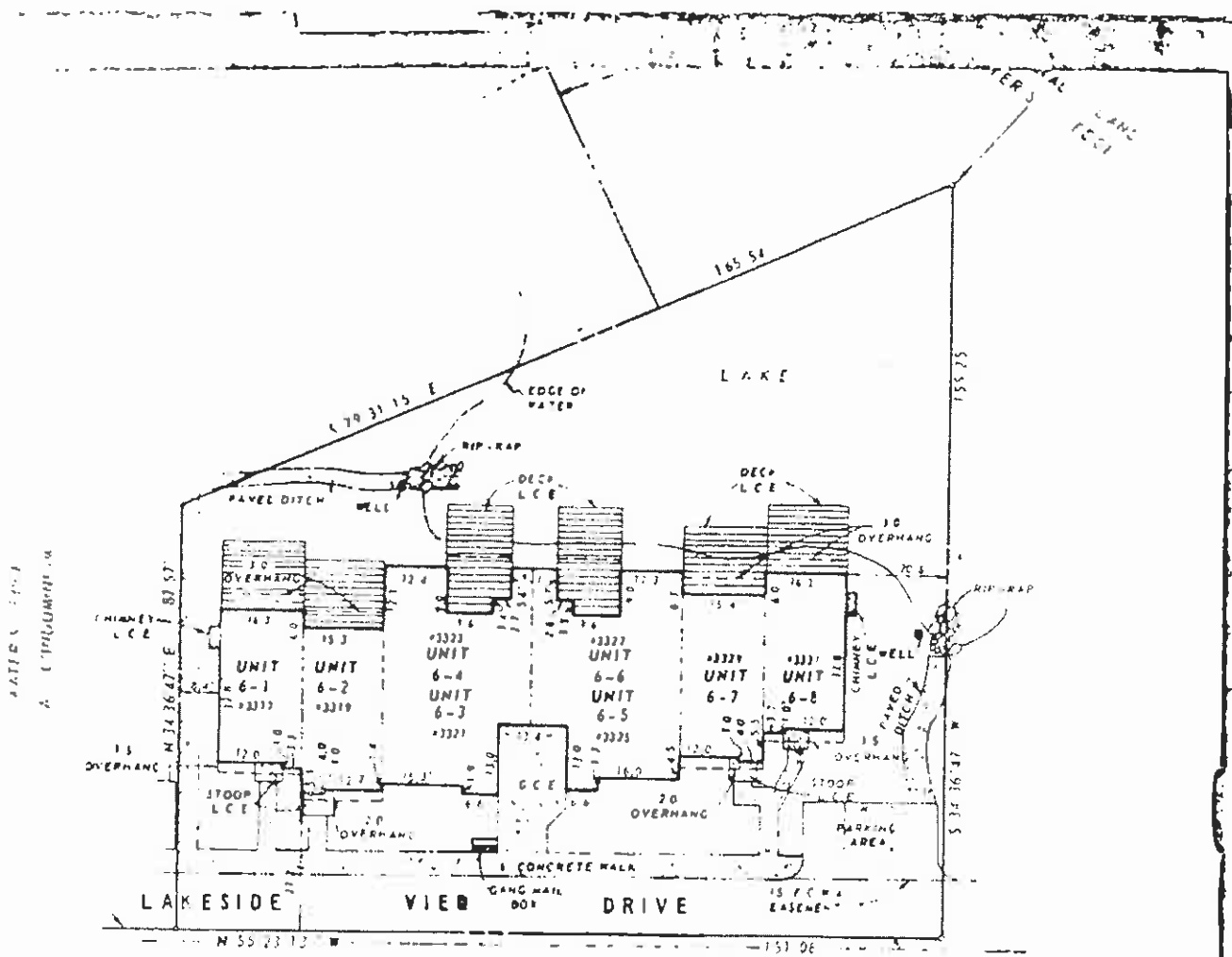
WATER'S EDGE  
A CONDOMINIUM

ADDITIONAL  
WATER'S  
EDGE

ADDITIONAL LAND  
WATER'S EDGE

AREA - 18042 SQ. FT.  
OR

CONSTRUCTION  
HIGHER SURV  
OF NOVEMBER



ADDITIONAL LAND  
WATER'S EDGE

AREA 12342 SQ. FT  
OR  
0.42105 ACRES

UNITS...  
SEEN...  
OF NOVEMBER

*[Signature]*  
HERM...  
LAND

SEP 11

*[Signature]*  
HERM...  
LAND  
NOVE

STATION  
IMPROVEMENTS  
IMPROVEMENTS

AK6070 PS0074

14-11-11

LEGEND

- DENOTES LIMITED COMMON ELEMENTS
- DENOTES GENERAL COMMON ELEMENTS
- DENOTES UNIT NUMBER
- DENOTES BALLET ADDRESS
- DENOTES FLOOR AREA
- DENOTES UNIT TYPE
- DENOTES AIR CONDITIONER COVER OR
- DENOTES ITEM NOT YET CONSTRUCTED
- DENOTES ROOM OVERHANG

WATER EDGE  
A CONDOMINIUM

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE CONDOMINIUM PLAT IS CORRECT THAT IT IS A SUBDIVISION OF PART OF THE LAND STANDING IN THE NAME OF THE ANDEN GROUP AS RECORDED AMONG THE LAND RECORDS OF THE PLAT COUNTY VIRGINIA IN THE FOLLOWING DEED BOOK AND PAGE: D B 5716 PG 319 D B 5716 PG 325 D B 5716 PG 430 AND L B 5721 PG 417 AND THAT IT IS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 13-1-135 PARAGRAPH 1 OF THE CONDOMINIUM ACT OF THE STATE OF VIRGINIA.

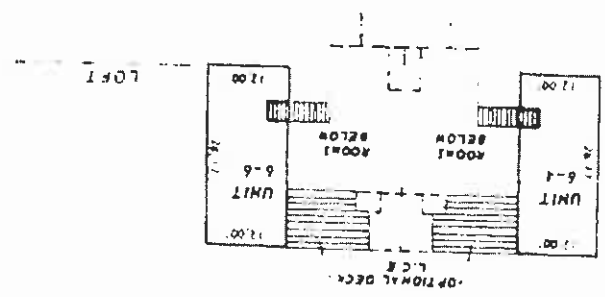
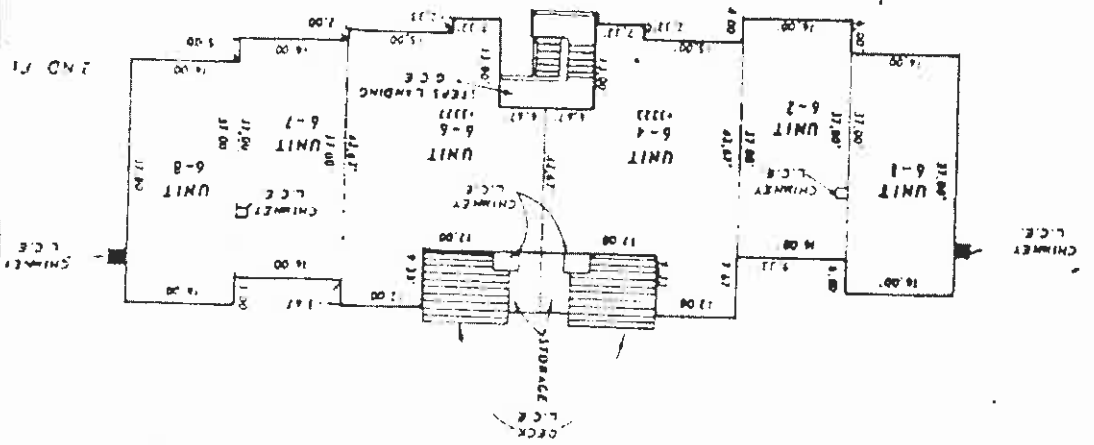
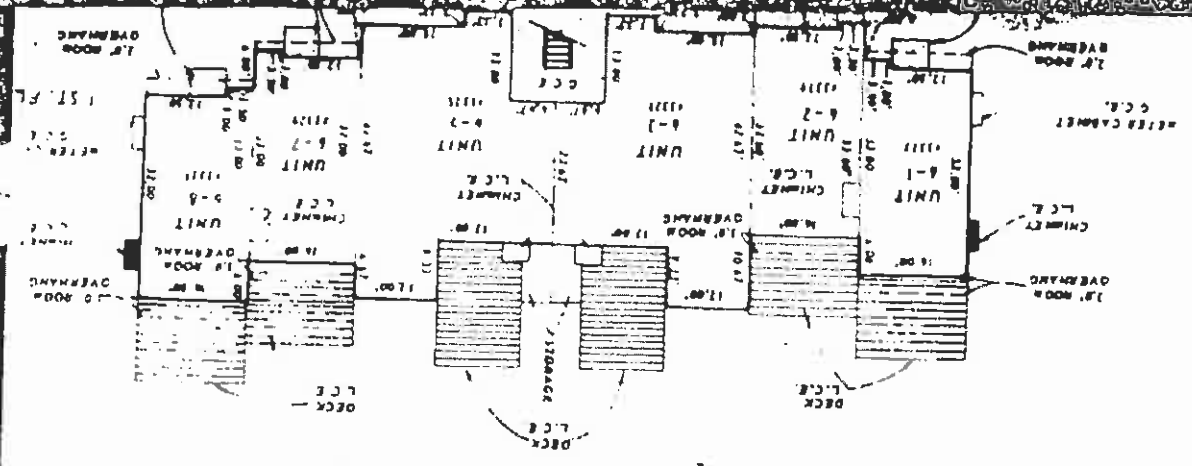
I FURTHER CERTIFY THAT LOCATION AND DIMENSIONS OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY DETERMINED BY TRANTIT MAP SURVEY AND THAT UNLESS OTHERWISE SHOWN THERE ARE NO VISIBLE ERECTIONS.

I FURTHER CERTIFY THAT THE PLAT AND THE WORDING OF THE DECLARATION AS AMENDED, RECORDED OR INTENDED TO BE RECORDED CONTEMPORANEOUSLY HEREWITH IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THAT THE IDENTIFICATION AND LOCATION OF ALL EXISTING IMPROVEMENTS AND CONSTRUCTION CAN BE DETERMINED FROM THEM AND THE DIMENSIONS SHOWING THE LOCATION OF IMPROVEMENTS AND ALL DIMENSIONS.

*Harmon Cannon*  
 HARMON CANNON  
 LAND SURVEYOR

NOVEMBER 27, 1962  
 DATE

518-99 1109



3010 00076

06070 00877

BUILDING INFORMATION				
UNIT NO	ST. ADDRESS	TYPE	SQ. FT.	F.P.
6-1	23217	MH-R	1,851	224
6-2	23219	MH	1,851	224
6-3	23221	MH-R	1,844	223
6-4	23223	MH-LR	1,421	221
6-5	23225	MH	1,844	221
6-6	23227	MH-L	1,421	221
6-7	23229	MH-R	1,851	222
6-8	23231	MH	1,851	222

\* DENOTE DESIGN ELEVATION

ENTRANCE  
L.C.E.

2ND FLOOR

JO ROOM  
OVERHANG

ENTRANCE  
L.C.E.

METER CABINET  
L.C.E.

1ST FLOOR

POOR  
ENC.

I VILIS OPENIERS, A REGISTERED  
COMMONWEALTH OF VIRGINIA HEREBY  
SHOWN - RECORD ARE SUBSTANTIALLY  
CORRECT, 1964

6870 00078

NO.	TYPE	SQ. FT.	P.P. ELEV.
212	NOB-B	1,031	324.33
219	NOB	1,031	324.33
221	NOB-A	1,064	323.00
222	NOB-LK	1,471	321.92
225	NOB	1,064	323.00
227	NOB-A	1,421	321.92
229	NOB-B	1,031	322.33
231	NOB	1,031	322.33

ELEVATION

NOTES

- 1 LIMITED COMMON ELEMENTS (L.C.E.) ARE AS FOLLOWS
  - FOR UNITS 6-1, 6-2, 6-7, AND 6-8, DECKS, ENTRANCE STOOPS, AND REAR YARDS
  - FOR UNITS 6-3 AND 6-5 ALL DECKS, CHIMNEYS, AND FLUES.
  - FOR UNITS 6-4 AND 6-6 ALL DECKS AND THEIR SUPPORTING COLUMNS, CHIMNEYS, AND FLUES.
  - UNITS 6-1, 6-2, 6-7 AND 6-8 ATTIC SPACE
- 2 GENERAL COMMON ELEMENTS (G.C.E.)
  - FOR UNITS 6-1, 6-2, 6-7, AND 6-8 EXTERIOR FACINGS, ROOFS AND WALKWAYS, METER CABINET (UNIT 6-1 AND 6-8)
  - FOR UNITS 6-3 THRU 6-6 EXTERIOR FACINGS, ROOFS, STEPS, LANDINGS AND WALKS.
- 3 EACH AIR CONDITION COMPRESSOR IS A PART OF THE UNIT THAT IT SERVES
- 4 CHIMNEYS AND FLUES FOR UNITS 6-1, 6-2, 6-7, AND 6-8 ARE PART OF THE INDIVIDUAL UNIT

*1/11/14 [Signature]*

KS, A REGISTERED ENGINEER IN THE VIRGINIA HEREBY CERTIFY THAT THE UNITS SUBSTANTIALLY COMPLETE AS OF NOVEMBER

*[Signature]*  
VIVIS UPENIEKS

CONDOMINIUM EXPANSION PLAN  
BUILDING 6  
WATER'S EDGE  
A CONDOMINIUM  
SHOWING EXPANSION OF THE  
CONDOMINIUM TO INCLUDE AN  
ADDITIONAL 8 UNITS AND  
RELATES

INDIVIDUAL UNIT.

1-11-84

1-11-84

CONDOMINIUM EXPANSION PLAN  
 BUILDING 6  
 WATER'S EDGE  
 A CONDOMINIUM  
 SHOWING EXPANSION OF THE  
 CONDOMINIUM TO INCLUDE AN  
 ADDITIONAL 8 UNITS, AND  
 RELATED COMMON ELEMENTS  
 MASON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

REGISTERED ENGINEER IN THE  
 HEREBY CERTIFY THAT THE UNITS  
 COMPLETE AS OF NOVEMBER

*[Signature]*  
 PENIEKS

REGISTERED ENGINEER IN THE COMMONWEALTH  
 THAT THIS LOCATION PLAN ACCURATELY  
 AND COMPLIES WITH THE PROVISIONS OF  
 OF THE CONDOMINIUM ACT

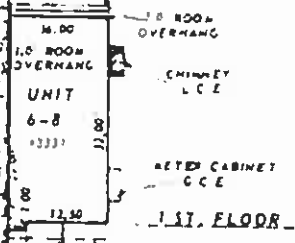
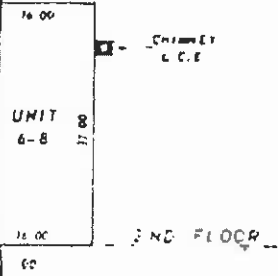
HAND THIS 27th DAY  
 84  
*[Signature]*  
 PENIEKS



SPRINGFIELD ASSOCIATES, INC			
P.O. BOX 7007			
FALLS CHURCH, VIRGINIA 22046			
Drawn By	Date	Checked By	Date
J.L.M.	1-84	<i>[Signature]</i>	1-11-84
Job No.	Plan Book No.	Sheet Code No.	Scale
VAP-1192	-----	-----	-----
REVISED			

01000-01090





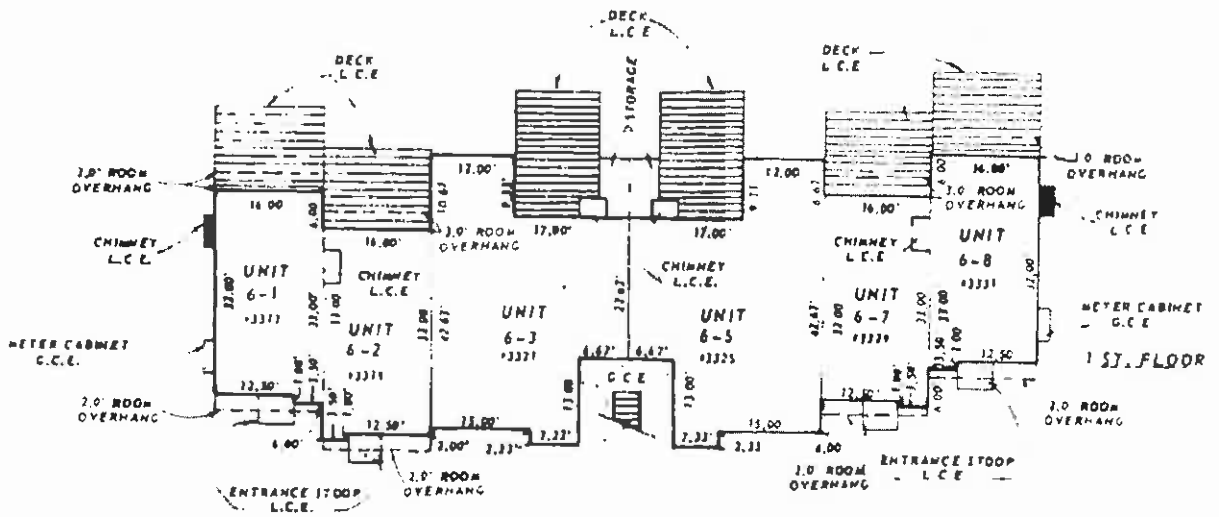
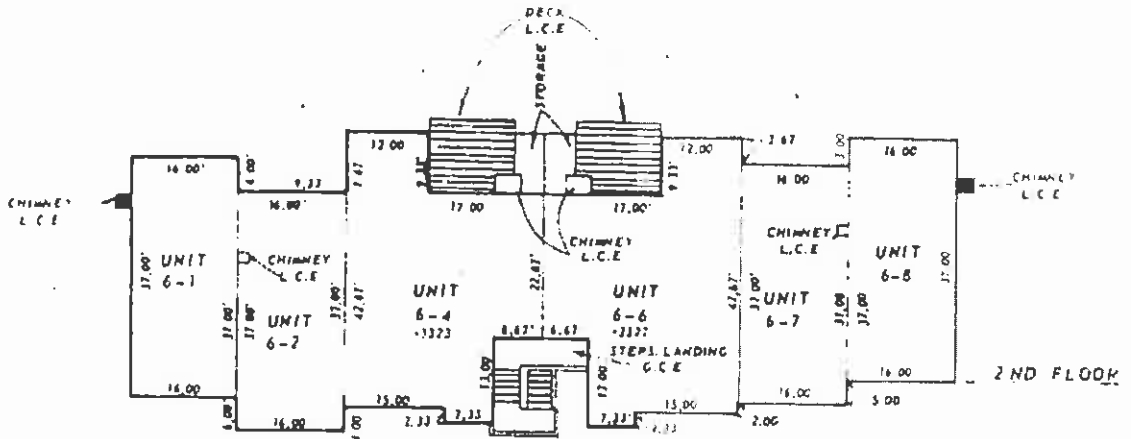
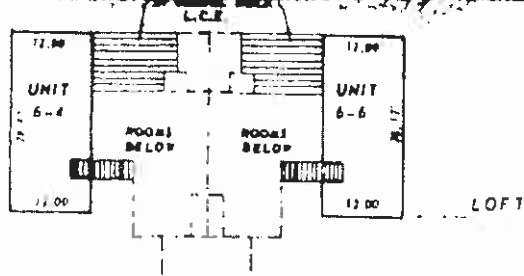
I, VILIS UPENIEKS, A  
 COMMONWEALTH OF VIRGINIA, HEREBY CERTIFY THAT THE UNITS  
 SHOWN HEREON ARE SUBSTANTIATED AS SHOWN.  
 27, 1984

*V. Upenieks*  
 VILIS UPENIEKS

I, VILIS UPENIEKS, A REGISTERED PROFESSIONAL ENGINEER  
 OF VIRGINIA, HEREBY CERTIFY THAT THE UNITS DELINEATED AND  
 SHOWN HEREON ARE SUBSTANTIATED AS SHOWN.  
 SECTION 55-79.58, PARAGRAPH 1010

GIVEN UNDER MY HAND AND SEAL  
 OF NOVEMBER, 1984

*V. Upenieks*  
 VILIS UPENIEKS



FIRST AMENDMENT TO DECLARATION  
OF  
WATER'S EDGE, A CONDOMINIUM

THIS AMENDMENT is made as of the date set forth below by THE ANDEN GROUP, a California general partnership (the "Declarant").

WITNESSETH:

WHEREAS, on even date herewith the Declarant caused to be recorded among the Land Records of Fairfax County, Virginia in Deed Book 5965 at page 926 et seq., a Declaration (the "Declaration") providing for the submission of certain land and easements described in such Declaration, together with the buildings and improvements thereon erected, owned by the Declarant in fee simple absolute, to the provisions of the Condominium Act of the Commonwealth of Virginia (Title 55, Section 55-79.39 et seq., 1950 Code of Virginia, as amended) thereby establishing a Condominium known as "Water's Edge, A Condominium"; and

WHEREAS, as provided in the Declaration, the Declarant has reserved the sole and exclusive right to expand the Condominium from time to time by adding thereto all or any portion of the real property (the "Additional Land") described in Exhibits A-2 and A-2(a) of the Declaration; and

WHEREAS, the Declarant desires to amend the Declaration to provide for the expansion of the Condominium by the submission thereto of a portion of the Additional Land and the improvements erected thereon, as hereinafter provided;

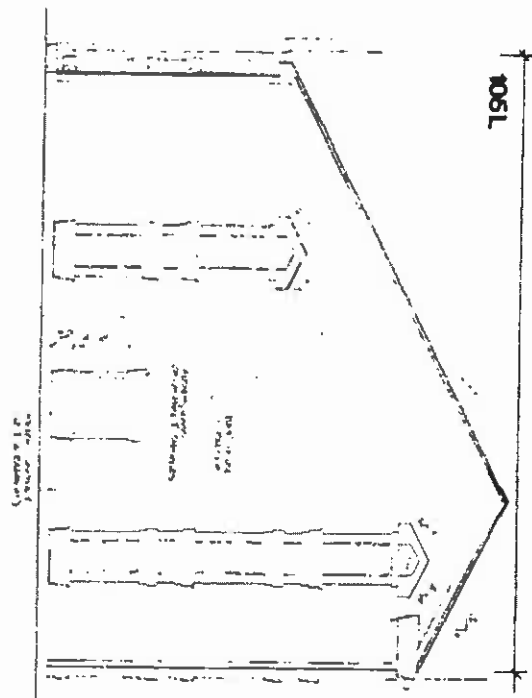
NOW, THEREFORE, in consideration of the premises, the Declarant does hereby declare that the Declaration shall be and hereby is amended as follows:

1. The Condominium is hereby expanded by the addition thereto in fee simple absolute of the portion of the Additional Land described in the Condominium Expansion Plat for Building 1 (the "Expansion Plat") and legal description thereto attached to and made a part of this First Amendment, together with the improvements erected thereon, which hereafter shall be a portion of the Condominium and shall be held, sold and conveyed subject to the covenants in the Declaration and Bylaws (and exhibits attached thereto), as the foregoing from time to time may be amended. Such covenants, conditions, restrictions, and limitations shall be binding on all parties having or acquiring any right, title or interest in the Condominium or any part thereof and shall inure to the benefit of all such parties.

2. The Condominium, as expanded hereby, shall continue to be known as Water's Edge, A Condominium.

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_  
CITY OF \_\_\_\_\_  
DATE: 03 09

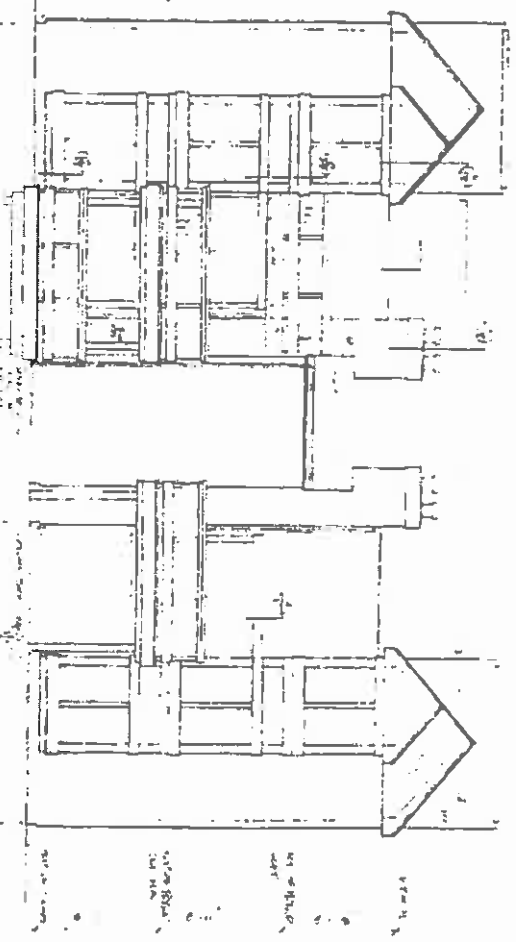
4999 RP 44 L 41



Side Elevation A

105L

105L Floor 105L

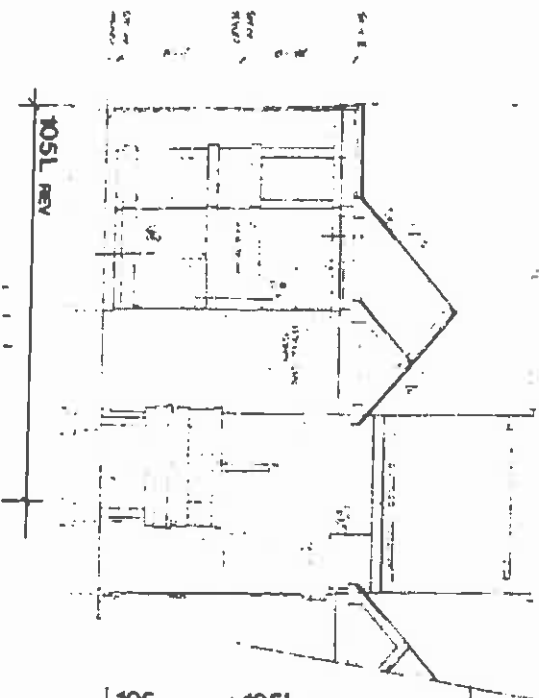


Rear Elevation

105L

105L REV

105L



Front Elevation A

105L

105L REV

105L Floor 105L

3. There are six (6) Units and appurtenant facilities erected on the portion of the Additional Land submitted hereby. The locations and dimensions of each Unit are shown on the Expansion Plat and on the Condominium Expansion Plan for Building 1 (the "Expansion Plan") attached to and made a part of this First Amendment. The Condominium henceforth shall consist of fourteen (14) Units and related Common Elements.

4. The Units hereby added to the Condominium conform to the description of Units as set forth in the Declaration. The Percentage Interest of each Unit a part of the Condominium prior to the recordation of this Amendment shall be reduced as shown on Exhibit C, and each new Unit added to the Condominium by recordation hereof shall be assigned that Percentage Interest as shown on such Exhibit C, which Exhibit C is annexed hereto and made a part hereof. Exhibit C sets forth a list of all Units now or previously submitted to the provisions of the Declaration, the area of each of such Units (determined by reference to the Condominium Plat and Plan, as amended by the Expansion Plat and Expansion Plan), and the reallocated Percentage Interest of each Unit in the Common Elements based upon the relative size (in approximate square feet) of each Unit (including Units hereby submitted) compared to all Units (including Units hereby submitted) in the Condominium. Percentage Interests are expressed as fractions, the numerator of which is the size of the Unit and the denominator of which is the aggregate size of all Units. The approximate areas of the Units and land hereby added and the immediate Common Elements to which each such Unit has access are shown on the Expansion Plat and Expansion Plan.

5. The Limited Common Elements hereby added to the Condominium conform to the description of limited common elements set forth in the Declaration, as more particularly shown on the Expansion Plan as Limited Common Elements. Such Limited Common Elements are assigned to the Unit(s) to which each is adjacent. The responsibility for Limited Common Elements shall be as set forth in the Declaration and Bylaws.

6. All Units, including the Units hereby submitted, shall be allocated one (1) vote in the Unit Owners' Association. Unit Owners, including Owners of the Units hereby submitted, shall have the right to future common profits, and shall be liable for future Common Expenses not specifically assessed, in proportion to their respective voting strengths in the Unit Owners' Association.

7. Each of the terms used in this Amendment shall have the meaning given to such term in the Declaration and Bylaws of the Condominium.

8. The provisions of the Declaration, as amended by this Amendment, shall be binding upon and inure to the benefit of the Declarant, each Owner, and each successive Owner of each Unit in the Condominium and any other person or entity having or acquiring

any interest in any such Unit or other portion of the Condominium.

9. Except as modified by this Amendment, the Declarant ratifies and confirms all of the terms and provisions of the Declaration.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be duly executed as of the 11<sup>th</sup> day of June, 1984.

THE ANDEN GROUP, a California general partnership

By: /MIDEN CORPORATION,  
a general partner

By: *James P. Joyce*  
James P. Joyce,  
Vice President

COMMONWEALTH OF VIRGINIA        )  
  )    SS:  
COUNTY OF FAIRFAX                )

I, *Lucille L. Sloan*, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that James P. Joyce, as Vice President of Miden Corporation, a general partner of The Anden Group, personally appeared before me in said jurisdiction and being by me first duly sworn, did depose and say that The Anden Group is a party of the foregoing and annexed Amendment and that the facts set forth in said Amendment are true and correct; and he acknowledged to me that The Anden Group executed the said Amendment as its free act and deed.

Subscribed and sworn to before me this 11 day of June, 1984.

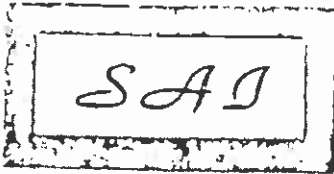
*Lucille L. Sloan*

My Commission Expires: *April 6 1987*

[Notarial Seal]

05965 1011

Springfield Associates, Inc.



ENGINEERS      PLANNERS      ARCHITECTS      SURVEYORS

CARL M. HELLWIG LS  
HERMAN L. COURSON LS  
WINKANT C. MCGINTY PE LS  
VILIS UPERIEKS PE LS  
MICHAEL H. KELLY PE LS  
PAUL F. MCCONNELL LS  
SANTIAGO CASALLERO AIA  
VESTA "BERNIE" SHORT  
CONSTRUCTION MANAGEMENT

March 22, 1984

DESCRIPTION OF BUILDING 1  
WATER'S EDGE  
A CONDOMINIUM  
MASON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

Beginning at a point in the outline of Water's Edge, Additional Land, said point lying S 12° 28' 10" E, 114.45 feet from the southwesterly corner of Lot 3, Lebanon Subdivision;

thence with the outline of the said Water's Edge, Additional Land the following courses and distances:

- S 71° 07' 00" E, 102.39 feet to a point;
- S 18° 53' 00" W, 85.00 feet to a point;
- N 79° 22' 00" W, 45.86 feet to a point;
- S 18° 53' 00" W, 101.82 feet to a point;
- S 34° 36' 47" W, 131.83 feet to a point; and
- N 55° 23' 13" W, 30.00 feet to a angle point in the

southerly line of Water's Edge, A Condominium;

thence with the easterly line of the said Water's Edge, A Condominium, and continuing with the aforesaid outline of Water's Edge, Additional Land the following courses and distances:

- N 34° 36' 47" E, 133.21 feet to a point;
- N 18° 53' 00" E, 57.27 feet to a point;
- N 63° 45' 00" W, 28.74 feet to a point; and
- N 18° 53' 00" E, 122.98 feet to the beginning,

containing 16,918 square feet or 0.38838 acres.

B: 5965 1012

WATER'S EDGE, A CONDOMINIUM  
EXHIBIT C TO DECLARATION

<u>UNIT AND UNIT TYPE</u>	<u>SQUARE FOOTAGE</u>	<u>PERCENTAGE INTEREST*</u>
Unit numbered 4-1 Unit Type 106-R	1051	1051/16,658
Unit numbered 4-2 Unit Type 106	1051	1051/16,658
Unit numbered 4-3 Unit Type 105-R	1064	1064/16,658
Unit numbered 4-4 Unit Type 105-LR	1421	1421/16,658
Unit numbered 4-5 Unit Type 105	1064	1064/16,658
Unit numbered 4-6 Unit Type 105-L	1421	1421/16,658
Unit numbered 4-7 Unit Type 106-R	1051	1051/16,658
Unit numbered 4-8 Unit Type 106	1051	1051/16,658
Unit numbered 1-1 Unit Type 105-R	1064	1064/16,658
Unit numbered 1-2 Unit Type 105-LR	1421	1421/16,658
Unit numbered 1-3 Unit Type 103	1049	1049/16,658
Unit numbered 1-4 Unit Type 103-L	1380	1380/16,658
Unit numbered 1-5 Unit Type 106-LR	1462	1462/16,658
Unit numbered 1-6 Unit Type 106-R	1108	1108/16,658
<b>TOTAL - 14 Units</b>	<u>16,658</u>	<u>16,658/16,658</u>

RECORDED W/CERTIFICATE ASSUMED

1984 JUN 12 PM 3:23

with plat attached

FAIRFAX COUNTY, VA.  
CLERK  
TESTE: *[Signature]*

\* Percentage Interests are expressed as fractions, the numerator of which is the approximate square footage of the Unit and the denominator of which is the approximate square footage of all Units in the Condominium. In the event the Condominium is expanded, numerators for each Unit will remain the same but the denominator will increase. All Units are in Fairfax County, Virginia.



BUILDING INFORMATION			
UNIT NO	ST ADDRESS	TYPE	SQ FT
1-1	3106	105-R	1064
1-2	3110	105-LR	1421
1-3	3104	101	1049
	3106	101-L	1380
	3102	104-LR	1462
1-4	3100	106-R	1108

N 02°55'20" W  
 S 78°35'20" E  
 S 122°20" E

LEGEND

- L.C.E. DENOTES LIMITED COMMON ELEMENTS.
- G.C.E. DENOTES GENERAL COMMON ELEMENTS.
- UNIT 1-1 DENOTES UNIT NUMBER
- 3106 DENOTES STREET ADDRESS.
- 10. FT. DENOTES FLOOR AREA
- TYPE 106 DENOTES UNIT TYPE
- A.C.C. DENOTES AIR CONDITIONER COMPRESSOR.
- \* DENOTES ITEMS NOT YET CONSTRUCTED.
- O.H. DENOTES ROOM OVERHANG

WATER'S EDGE  
 ADDITIONAL LAND

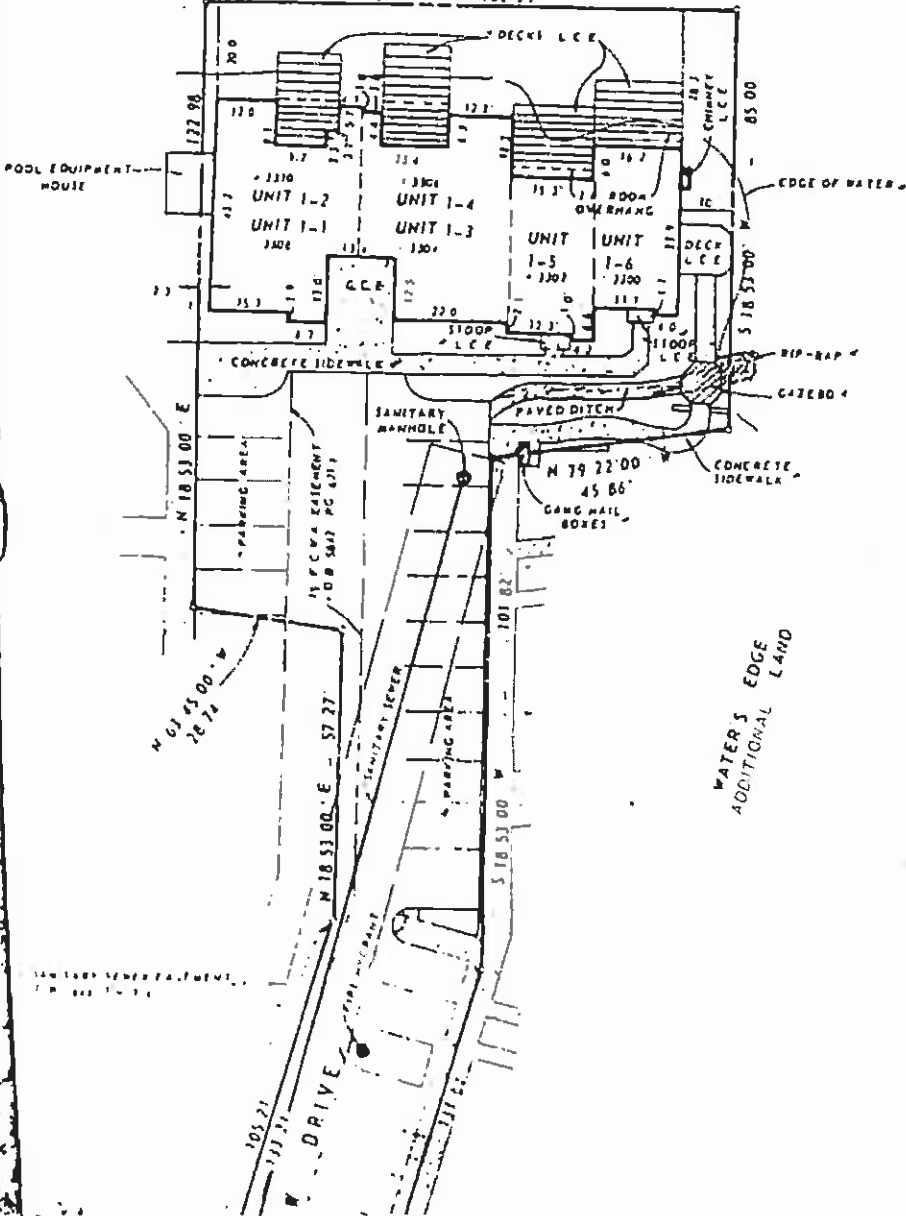
DK 5065 1014

LOT 3 LEBANON SUBDIVISION  
FAIRFAX COUNTY PARK AUTHORITY  
S 55 23 05 E

WATER'S EDGE  
ADDITIONAL LAND

LAKE

S 71 07 00 E - 102 39

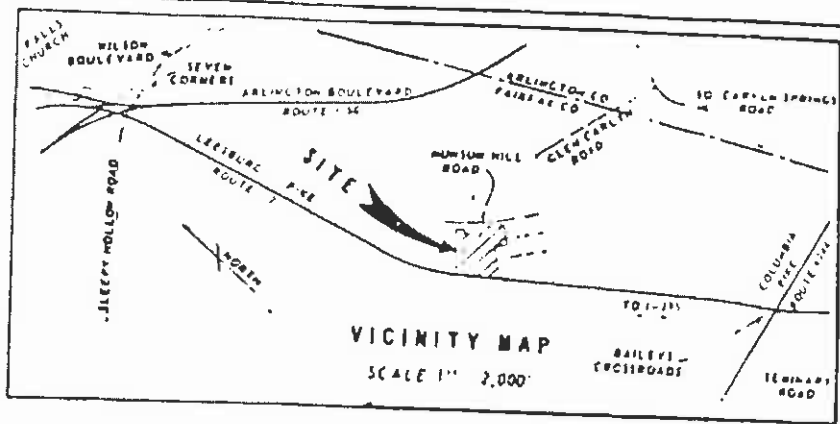


TPUL  
NORTH

4-23-81 C/S  
 4/2/81 C/C  
 THIS DOCUMENT  
 IS A COPY OF THE  
 ORIGINAL RECORD  
 FILED IN THE  
 OFFICE OF THE  
 CLERK OF THE  
 SUPERIOR COURT  
 OF THE STATE OF  
 VIRGINIA  
 IN THE COUNTY OF  
 FAIRFAX  
 ON APRIL 23, 1981  
 AT 10:00 AM

WATER'S EDGE  
ADDITIONAL LAND

CONSTRUCTION SHALL BE  
BE IN COMPLIANCE WITH  
AS OF MARCH 20, 1981



**NOTES**

1. LIMITED COMMON ELEMENTS (L.C.E.) ARE AS FOLLOWS:  
 (a) FOR UNITS 1-1 AND 1-3, DECKS, CHIMNEYS, AND FLUES.  
 (b) FOR UNITS 1-2 AND 1-4, DECKS, THEIR SUPPORTING COLUMNS, CHIMNEY AND FLUES.  
 (c) FOR UNITS 1-5 AND 1-6, ENTRANCE STOOPS, DECKS, CHIMNEY AND FLUES.
2. GENERAL COMMON ELEMENTS (G.C.E.) ARE AS FOLLOWS:  
 (a) FOR UNITS 1-1, 1-2, 1-3, AND 1-4, EXTERIOR FACINGS, ROOFS, WALKWAYS, STEPS, LANDINGS, AND METER CABINET (UNIT 1-1).  
 (b) FOR UNITS 1-5 AND 1-6, EXTERIOR FACINGS, ROOFS, AND METER CABINET (UNIT 1-6).
3. EACH AIR CONDITION COMPRESSOR IS A PART OF THE UNIT THAT IT SERVES
4. CHIMNEYS AND FLUES FOR UNITS 1-5 AND 1-6 ARE PART OF THE INDIVIDUAL UNIT.

TRUE NORTH

*W.P. [Signature]*  
4-10-84

CONDOMINIUM EXPANSION PLAT

BUILDING 1

WATER'S EDGE  
A CONDOMINIUM

SHOWING EXPANSION OF THE  
CONDOMINIUM TO INCLUDE AN  
ADDITIONAL 6 UNITS AND

*Handwritten signature/initials*

**NOTES**

1. LIMITED COMMON ELEMENTS (L.C.E.) ARE AS FOLLOWS:  
 (A) FOR UNIT 1-1 AND 1-2, DECKS, CHIMNEYS, AND FLUES;  
 (B) FOR UNIT 1-3 AND 1-4, DECKS, THEIR SUPPORTING COLUMNS,  
 CHIMNEY AND FLUES;  
 (C) FOR UNITS 1-5 AND 1-6, ENTRANCE STOOPS, DECKS, CHIMNEYS,  
 AND FLUES.
2. GENERAL COMMON ELEMENTS (G.C.E.) ARE AS FOLLOWS:  
 (A) FOR UNITS 1-1, 1-2, 1-3, AND 1-4, EXTERIOR FACINGS, ROOFS, AND  
 LANDINGS, AND METER CABINET (UNIT 1-1);  
 (B) FOR UNITS 1-5 AND 1-6, EXTERIOR FACINGS, ROOFS, AND METER CABINET  
 (UNIT 1-6).
3. EACH AIR CONDITION COMPRESSOR IS A PART OF THE UNIT THAT IT SERVES.
4. CHIMNEYS AND FLUES FOR UNITS 1-5 AND 1-6 ARE PART OF THE  
 INDIVIDUAL UNIT.

*W.P. Lister*  
 4-10-84

CONDOMINIUM EXPANSION PLAT  
 BUILDING 1

WATER'S EDGE  
 A CONDOMINIUM

SHOWING EXPANSION OF THE  
 CONDOMINIUM TO INCLUDE AN  
 ADDITIONAL 6 UNITS AND  
 RELATED COMMON ELEMENTS  
 WASHINGTON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

CONSTRUCTION SHOWN HEREON HAS  
 BEEN SUBSTANTIALLY COMPLETED  
 AS OF MARCH 20, 1984.

*Herbert L. Courson*  
 HERBERT L. COURSON  
 LAND SURVEYOR

CERTIFIED CORRECT

*Herbert L. Courson*  
 HERBERT L. COURSON  
 LAND SURVEYOR  
 MARCH 20, 1984



SPRINGFIELD ASSOCIATES, INC. P.O. BOX 7007 FALLS CHURCH, VIRGINIA 22046			
Drawn By	Date	Checked By	Date
JLB	3-88		2-84
Job No.	Plan Book No.	Sheet Copy No.	Scale
Y&P-1182			1" = 31'
REVISED			

8101 9898



**LEGEND**

- L.C.E. DENOTES LIMITED COMMON ELEMENTS.
- G.C.E. DENOTES GENERAL COMMON ELEMENTS.
- UNIT 1-1 DENOTES UNIT NUMBER
- 1100 DENOTES STREET ADDRESS.
- 10 FT. DENOTES FLOOR AREA
- TYPE 100 DENOTES UNIT TYPE
- A.C. DENOTES AIR CONDITIONER COMPRESSOR.
- ⊕ DENOTES ITEMS NOT YET CONSTRUCTED.
- C.H. DENOTES ROOM OVERHANG.

43116 1000  
 400-1-10-10

11 1000  
 000

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND STANDING IN THE NAME OF THE ANDEN GROUP AS RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA IN THE FOLLOWING DEED BOOKS AND PAGES D.B. 5510, PG. 1776, D.B. 5726 PG. 439, D.B. 5778 PG. 905, D.B. 5726 PG. 420, AND D.B. 5726 PG. 422, AND THAT IT IS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 55-29 AS PARAGRAPH (b) OF THE CONDOMINIUM ACT OF THE CODE OF VIRGINIA

I FURTHER CERTIFY THAT LOCATION AND DIMENSIONS OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN THERE ARE NO VISIBLE ENCROACHMENTS

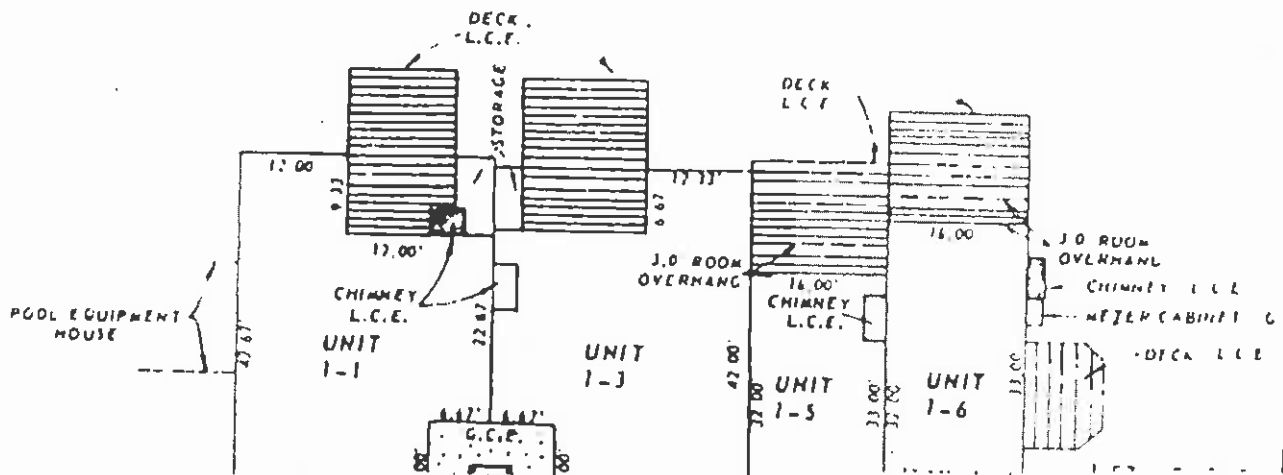
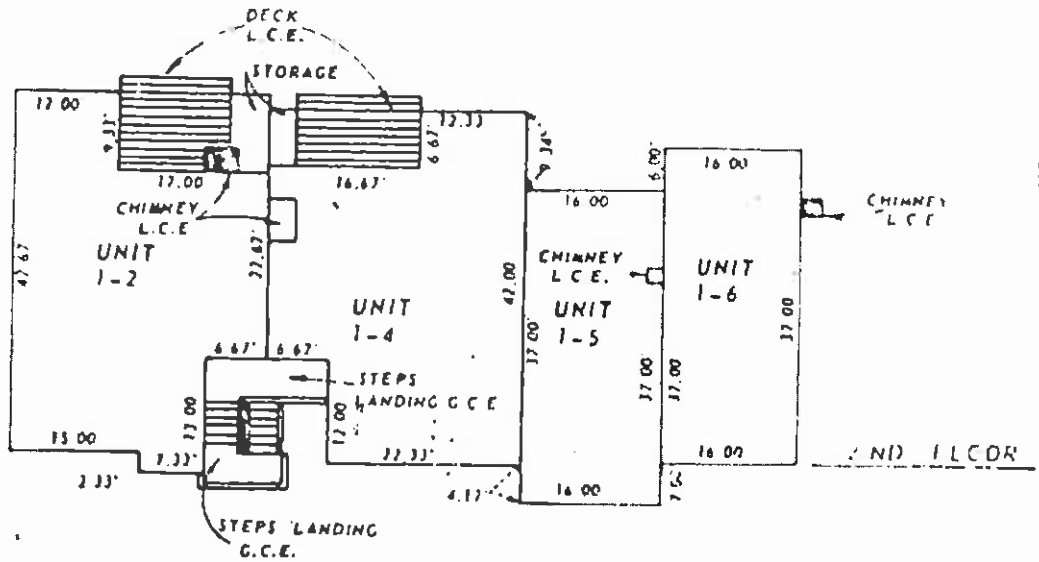
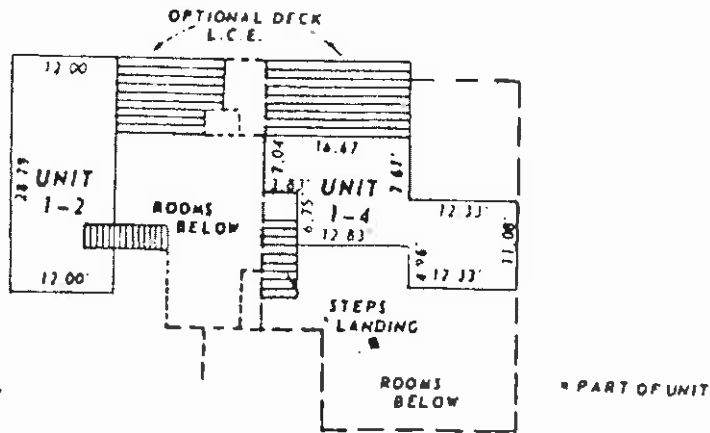
I FURTHER CERTIFY THAT THIS PLAT AND THE WORDING OF THE DECLARATION AS AMENDED, RECORDED OR INTENDED TO BE RECORDED CONTEMPORANEOUSLY HEREWITH IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED, AND THAT THE IDENTIFICATION AND LOCATION OF ALL EXISTING IMPROVEMENTS AS CONSTRUCTED CAN BE DETERMINED FROM THEM AND THE DIMENSIONS SHOWING THE LOCATION OF IMPROVEMENTS ARE ACTUAL FIELD MEASUREMENTS

*Herman L. Courson*  
 HERMAN L. COURSON  
 LAND SURVEYOR

MARCH 20, 1981  
 DATE

OWNER'S ENG  
 CONDOMINIUM

8101 55054



BUILDING INFORMATION

UNIT NO.	ST. ADDRESS	TYPE	SC. 33	PL. 33
1-1	* 3308	105R	1044	322.33
1-2	* 3310	105LR	1421	331.25
1-3	* 3304	103	1049	322.33
1-4	* 3306	103L	1380	331.25
1-5	* 3302	104LR	1462	322.33
1-6	* 3300	104R	1708	322.33

\* DENOTES DESIGN ELEVATION

4.23.47



NOTES

- 1. GENERAL COMMON ELEMENTS ARE AS FOLLOWS:  
 (a) FOR UNITS 1-1 AND 1-3, DECKS, CHIMNEYS, AND FLUES  
 (b) FOR UNIT 1-2 AND 1-4, DECKS, THEIR SUPPORTING COLUMNS, CHIMNEY AND FLUES.  
 (c) FOR UNITS 1-5 AND 1-6, ENTRANCE STOOPS, DECKS, CHIMNEY AND FLUES.
- 2. GENERAL COMMON ELEMENTS ARE AS FOLLOWS:  
 (a) FOR UNIT 1-1, 1-2, 1-3, AND 1-4, EXTERIOR FACINGS, ROOFS, WALKWAYS, STEPS, LANDINGS, AND METER CABINET (UNIT 1-1)  
 (b) FOR UNITS 1-5 AND 1-6, EXTERIOR FACINGS, ROOFS, AND METER CABINET (UNIT 1-6)
- 3. EACH AIR CONDITION COMPRESSOR IS A PART OF THE UNIT THAT IT SERVES
- 4. CHIMNEYS AND FLUES FOR UNITS 1-5 AND 1-6 ARE PART OF THE INDIVIDUAL UNIT

*W. J. ...*  
*10-8-81*

IT IS NOT  
WITHIN  
THE

*W. H. ...*  
4-10-84

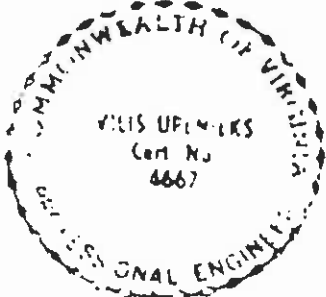
CONDOMINIUM EXPANSION PLAN  
BUILDING 1  
WATER'S EDGE  
A CONDOMINIUM  
SHOWING EXPANSION OF THE  
CONDOMINIUM TO INCLUDE AN  
ADDITIONAL 6 UNITS AND  
RELATED COMMON ELEMENTS  
MASON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

REGISTERED ENGINEER IN THE  
STATE OF VIRGINIA THAT THE UNITS  
ARE COMPLETE AS TO LOCATION

*W. H. ...*  
ENGINEERS

REGISTERED ENGINEER IN THE COMMONWEALTH OF  
VIRGINIA THAT THE PLAN ACCURATELY  
REPRESENTS THE PROVISIONS OF  
THE CONDOMINIUM ACT

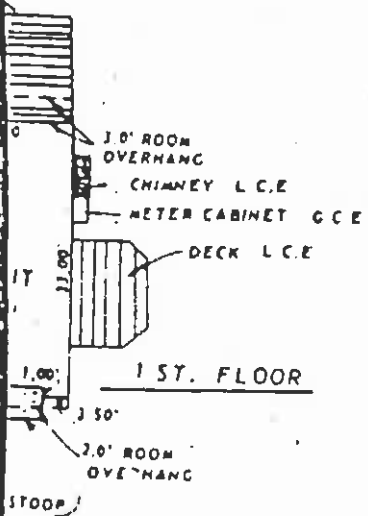
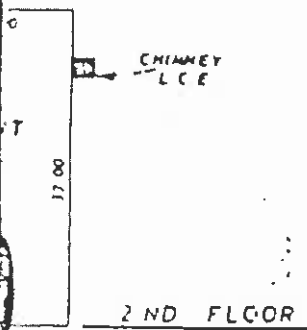
DATE: APR 20 1984  
*W. H. ...*  
ENGINEERS



SPRINGFIELD ASSOCIATES INC			
P.O. BOX 2000			
FALL CHURCH VIRGINIA 22040			
Drawn By:	Date:	Checked By:	Date:
J.L.R.	1-19-84		1/20
Job No.	Field Book No.	Home Copy No.	Scale
VAP - 1197			NO SCALE
REVISED			

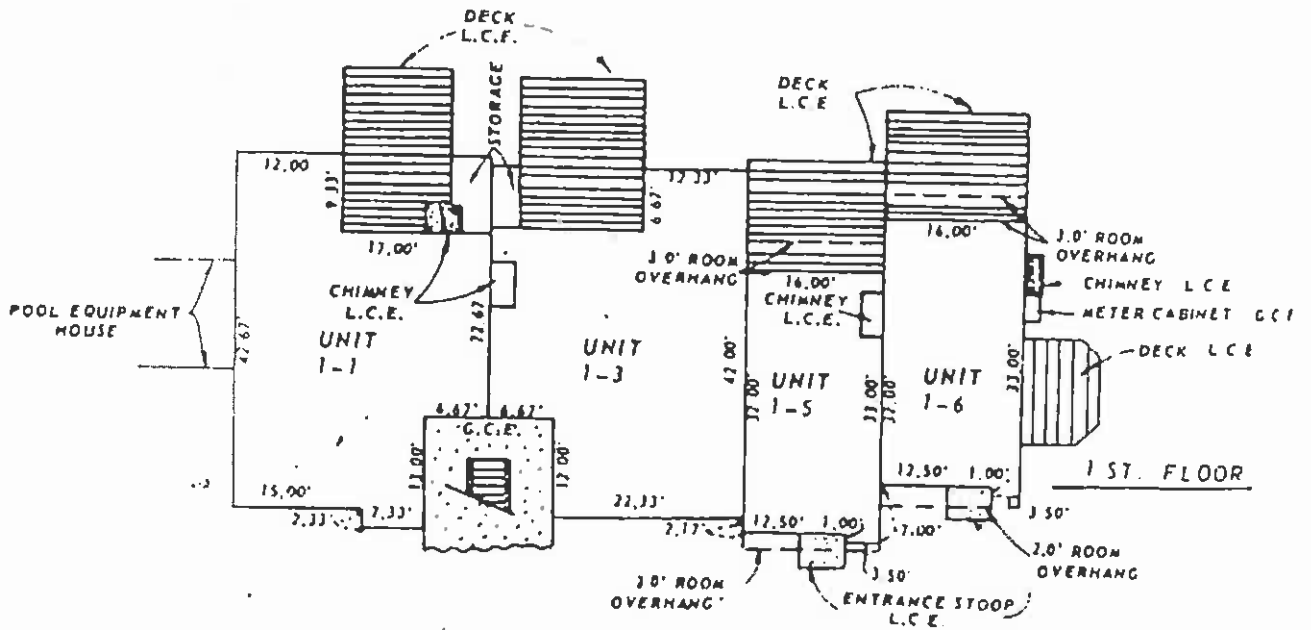
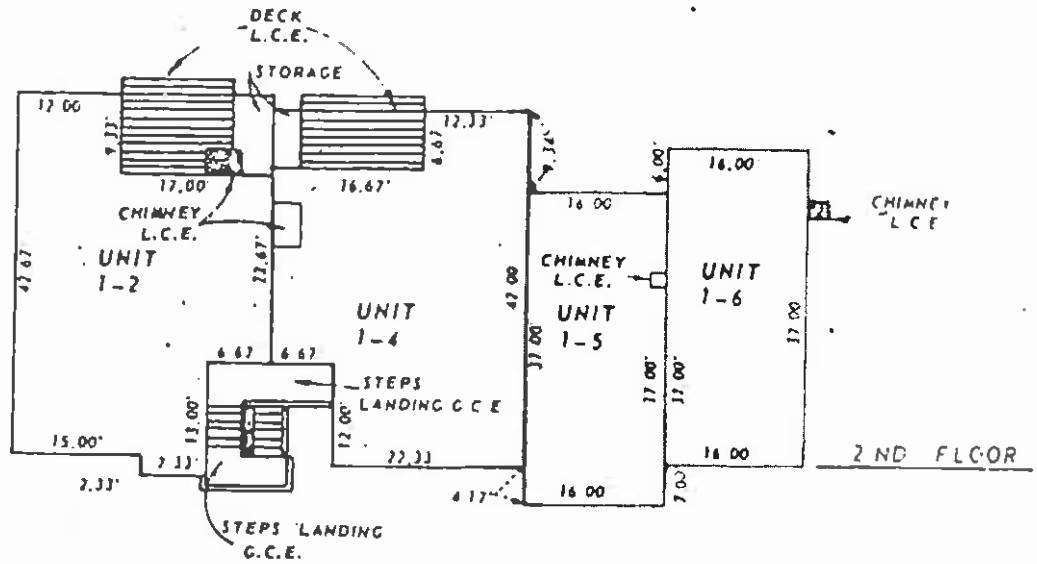
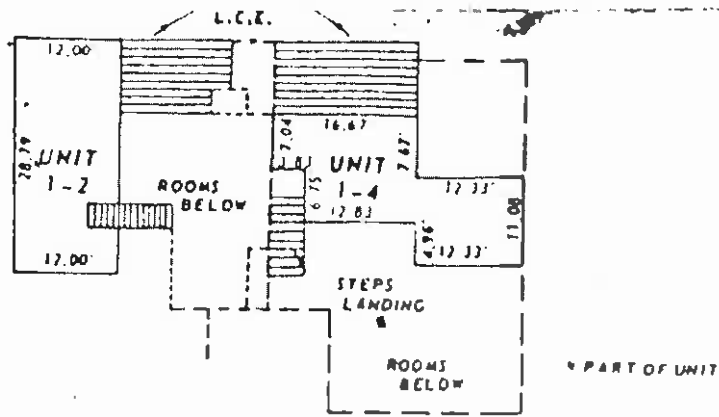
8K5965 1022

SHEET 2 OF 2



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SECTION



84-115618

REVISION OF DESIGN REVIEW									
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DOCUMENT CONTROL NUMBER									

THIRD AMENDMENT TO DECLARATION  
OF  
WATER'S EDGE, A CONDOMINIUM

THIS AMENDMENT is made as of the date set forth below by THE ANDEN GROUP, a California general partnership (the "Declarant").

WITNESSETH:

WHEREAS, on June 12, 1984, the Declarant caused to be recorded among the Land Records of Fairfax County, Virginia, in Deed Book 5965 at page 926 et seq., a Declaration (the "Declaration") providing for the submission of certain land and easements described in such Declaration, together with the buildings and improvements thereon erected, owned by the Declarant in fee simple absolute, to the provisions of the Condominium Act of the Commonwealth of Virginia (Title 55, Section 55-79.39 et seq., 1950 Code of Virginia, as amended) thereby establishing a Condominium known as "Water's Edge, A Condominium" (the "Condominium"), which Declaration previously has been amended by a First Amendment to Declaration recorded on June 12, 1984 in Deed Book 5965 at page 1008, and a Second Amendment to Declaration recorded on November 28, 1984, in Deed Book 6059 at page 201; and

WHEREAS, as provided in the Declaration, the Declarant has reserved the sole and exclusive right to expand the Condominium from time to time by adding thereto all or any portion of the real property (the "Additional Land") described in Exhibits A-2 and A-2(a) of the Declaration; and

WHEREAS, the Declarant desires to amend the Declaration to provide for the expansion of the Condominium by the submission thereto of a portion of the Additional Land and the improvements erected thereon, as hereinafter provided;

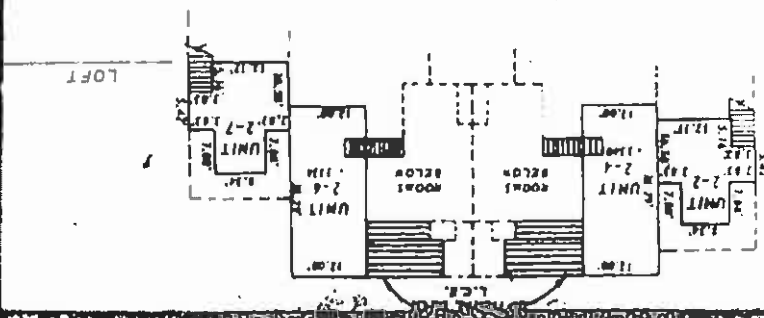
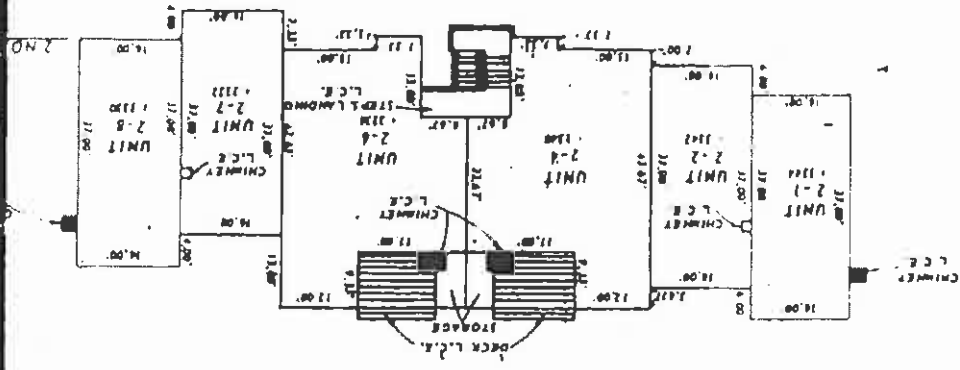
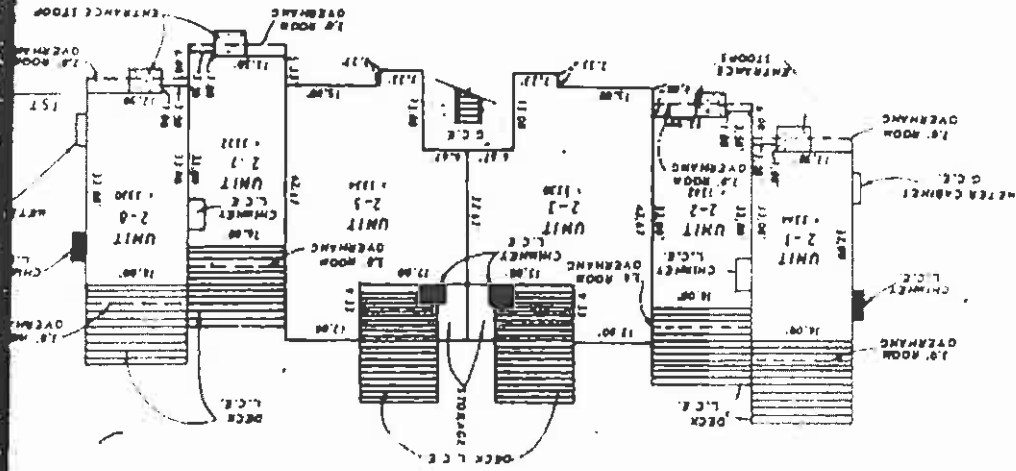
NOW, THEREFORE, in consideration of the premises, the Declarant does hereby declare that the Declaration shall be and hereby is amended as follows:

1. The Condominium is hereby expanded by the addition thereto in fee simple absolute of the portion of the Additional Land described in the Condominium Expansion Plat for Building (the "Expansion Plat") and Legal Description, each attached to and made a part of this Amendment, together with the improvements erected thereon, which hereafter shall be a portion of the Condominium and shall be held, sold and conveyed subject to the covenants in the Declaration and Bylaws (and exhibits attached thereto), as the foregoing from time to time have been and may be amended. Such covenants, conditions, restrictions, and limitations shall be binding on all parties having or acquiring any right, title or interest in the Condominium or any part thereof and shall inure to the benefit of all such parties.

3 copies  
87 79

STATE TAX	_____
COUNTY TAX	_____
TRANSFER FEE	24.00
CLERK'S FEE	_____
GRANTOR TAX	_____
COMES	_____

MS060 21391



2. The Condominium, as expanded hereby, shall continue to be known as Water's Edge, a Condominium.

3. There are eight (8) Units and appurtenant facilities erected on the portion of the Additional Land submitted hereby. The locations and dimensions of each Unit are shown on the Expansion Plat and on the Condominium Expansion Plan for Building 6 (the "Expansion Plan") attached to and made a part of this Amendment. The Condominium henceforth shall consist of thirty (30) Units and related Common Elements.

4. The Units hereby added to the Condominium conform to the description of Units as set forth in the Declaration. The Percentage Interest of each Unit a part of the Condominium prior to the recordation of this Amendment shall be reduced as shown on Exhibit C, and each new Unit added to the Condominium by recordation hereof shall be assigned that Percentage Interest as shown on such Exhibit C, which Exhibit C is annexed hereto and made a part hereof. Exhibit C sets forth a list of all Units now or previously submitted to the provisions of the Declaration, the area of each of such Units (determined by reference to the Condominium Plat and Plan, as amended by the Expansion Plat and Expansion Plan), and the reallocated Percentage Interest of each Unit in the Common Elements based upon the relative size (in approximate square feet) of each Unit (including Units hereby submitted) in the Condominium. Percentage Interests are expressed as fractions, the numerator of which is the size of the Unit and the denominator of which is the aggregate size of all Units. The approximate areas of the Units and land hereby added and the immediate Common Elements to which each such Unit has access are shown on the Expansion Plat and Expansion Plan.

5. The Limited Common Elements hereby added to the Condominium conform to the description of limited common elements set forth in the Declaration, as more particularly shown on the Expansion Plan as Limited Common Elements. Such Limited Common Elements are assigned to the Unit(s) to which each is adjacent. The responsibility for Limited Common Elements shall be as set forth in the Declaration and Bylaws.

6. All Units, including the Units hereby submitted, shall be allocated one (1) vote in the Unit Owners' Association. Unit Owners, including Owners of the Units hereby submitted, shall have the right to future common profits, and shall be liable for future Common Expenses not specifically assessed, in proportion to their respective voting strengths in the Unit Owners' Association.

7. Each of the terms used in this Amendment shall have the meaning given to such term in the Declaration and Bylaws of the Condominium.

8. The provisions of the Declaration, as amended by this Amendment, shall be binding upon and inure to the benefit of the

Declarant, each Owner, and each successive Owner of each Unit in the Condominium and any other person or entity having or acquiring any interest in any such Unit or other portion of the Condominium.

9. Except as modified by this Amendment, the Declarant ratifies and confirms all of the terms and provisions of the Declaration.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be duly executed as of the 12<sup>th</sup> day of December, 1984.

THE ANDEN GROUP, a California general partnership

By: MIDDEN CORPORATION, general partner

By: James P. Joyce  
James P. Joyce,  
Vice President

COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

)  
) ss:  
)

I, Luella L. Sloan, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that James P. Joyce, as Vice President of Miden Corporation, a general partner of The Anden Group, personally appeared before me in said jurisdiction and being by me first duly sworn, did depose and say that The Anden Group is a party of the foregoing and annexed Amendment and that the facts set forth in said Amendment are true and correct, and he acknowledged to me that The Anden Group executed the said Amendment as its free act and deed.

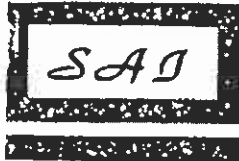
Subscribed and sworn to before me this 12<sup>th</sup> day of December, 1984.

Luella L. Sloan  
Notary Public

My Commission Expires: April 6, 1987

[Notarial Seal]





MS6068 P01304

*Springfield Associates, Inc.*

ENGINEERS

PLANNERS

ARCHITECTS

SURVEYORS

CARL H. WELLS, LE  
HERMAN L. COLEMAN, LE  
WILLIAM C. MCGRATH, PE, LE  
VLAH LUPINAC, PE, LE  
MICHAEL W. KELLY, PE, LE  
PAUL F. MCCORMACK, LE  
BARTHOLOMEW DANIELLO, PE, LE

VERITA "BEPHIE" BERRY  
CONSTRUCTION MANAGEMENT

November 8, 1984

DESCRIPTION OF BUILDING J  
WATER'S EDGE  
A CONDOMINIUM  
MASON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

Beginning at a point in the westerly outline of Water's Edge, Additional Land, said point lying N 70° 59' 11" W, 311.57 feet from the northwesterly corner of the land of Munson Hill Building Limited Partnership;

thence with said outline of Water's Edge, Additional Land, the following courses and distances:

S 18° 53' 00" W, 57.27 feet to a point; and  
S 34° 36' 47" W, 105.21 feet to a point in the northerly line of Water's Edge, A Condominium;

thence with the outline of said Water's Edge, A Condominium, and to continue with the outline of said Water's Edge, Additional Land, the following courses and distances:

N 55° 23' 13" W, 93.59 feet to a point;  
N 26° 15' 00" E, 147.28 feet to a point; and  
S 63° 45' 00" E, 100.56 feet to the beginning;

containing 15,725 square feet or 0.36100 acres.

HBR.jc

800 SOUTH WASHINGTON STREET  
FALLS CHURCH VIRGINIA 22044

(703) 251-9272

MAILING ADDRESS P.O. BOX 7007  
FALLS CHURCH VIRGINIA 22044

WATER'S EDGE, A CONDOMINIUM  
EXHIBIT C TO DECLARATION  
THIRD AMENDMENT

<u>UNIT AND UNIT TYPE</u>	<u>SQUARE FOOTAGE</u>	<u>PERCENTAGE INTEREST*</u>
Unit numbered 4-1 Unit Type 106-R	1051	1051/36,533
Unit numbered 4-2 Unit Type 106	1051	1051/36,533
Unit numbered 4-3 Unit Type 105-R	1064	1064/36,533
Unit numbered 4-4 Unit Type 105-LR	1421	1421/36,533
Unit numbered 4-5 Unit Type 105	1064	1064/36,533
Unit numbered 4-6 Unit Type 105-L	1421	1421/36,533
Unit numbered 4-7 Unit Type 106-R	1051	1051/36,533
Unit numbered 4-8 Unit Type 106	1051	1051/36,533
Unit numbered 1-1 Unit Type 105-R	1064	1064/36,533
Unit numbered 1-2 Unit Type 105-LR	1421	1421/36,533
Unit numbered 1-3 Unit Type 103	1049	1049/36,533
Unit numbered 1-4 Unit Type 103-L	1380	1380/36,533
Unit numbered 1-5 Unit Type 106-LR	1462	1462/36,533
Unit numbered 1-6 Unit Type 106-R	1108	1108/36,533
Unit numbered 2-1 Unit Type 106-R	1051	1051/36,533



85-006109

RECORDED  
4/17/1984 1:41 PM  
FIFTH AMENDMENT TO DECLARATION  
OF  
WATER'S EDGE, A CONDOMINIUM

STATE TAX \_\_\_\_\_  
LOCAL TAX \_\_\_\_\_  
TOTAL TAX 26.00

FIFTH AMENDMENT TO DECLARATION  
OF  
WATER'S EDGE, A CONDOMINIUM

MG085 M1335

THIS AMENDMENT is made as of the date set forth below by THE ANDEN GROUP, a California general partnership (the "Declarant").

WITNESSETH:

WHEREAS, on June 12, 1984, the Declarant caused to be recorded among the Land Records of Fairfax County, Virginia, in Deed Book 5965 at page 926 et seq., a Declaration (the "Declaration") providing for the submission of certain land and easements described in such Declaration, together with the buildings and improvements thereon erected, owned by the Declarant in fee simple absolute, to the provisions of the Condominium Act of the Commonwealth of Virginia (Title 55, Section 55-79.39 et seq., 1950 Code of Virginia, as amended) thereby establishing a Condominium known as "Water's Edge, A Condominium" (the "Condominium"), which Declaration previously has been amended by a First Amendment to Declaration recorded on June 12, 1984 in Deed Book 5965 at page 1008, a Second Amendment to Declaration recorded on November 28, 1984, in Deed Book 6059 at page 201, a Third Amendment to Declaration recorded on December 14, 1984, in Deed Book 6068 at page 1391, and a Fourth Amendment to Declaration recorded on December 18, 1984, in Deed Book 6070 at page 062; and

WHEREAS, as provided in the Declaration, the Declarant has reserved the sole and exclusive right to expand the Condominium from time to time by adding thereto all or any portion of the real property (the "Additional Land") described in Exhibits A-2 and A-2(a) of the Declaration; and

WHEREAS, the Declarant desires to amend the Declaration to provide for the expansion of the Condominium by the submission thereto of a portion of the Additional Land and the improvements erected thereon, as hereinafter provided;

NOW, THEREFORE, in consideration of the premises, the Declarant does hereby declare that the Declaration shall be and hereby is amended as follows:

1. The Condominium is hereby expanded by the addition thereto in fee simple absolute of the portion of the Additional Land described in the Condominium Expansion Plat for Building 8 (the "Expansion Plat") and Legal Description, each attached to and made a part of this Amendment, together with the improvements erected thereon, which hereafter shall be a portion of the Condominium and shall be held, sold and conveyed subject to the covenants in the Declaration and Bylaws (and exhibits attached

thereto), as the foregoing from time to time have been and may be amended. Such covenants, conditions, restrictions, and limitations shall be binding on all parties having or acquiring any right, title or interest in the Condominium or any part thereof and shall inure to the benefit of all such parties.

2. The Condominium, as expanded hereby, shall continue to be known as Water's Edge, a Condominium.

3. There are five (5) Units and appurtenant facilities erected on the portion of the Additional Land submitted hereby. The locations and dimensions of each Unit are shown on the Expansion Plat and on the Condominium Expansion Plan for Building 9 (the "Expansion Plan") attached to and made a part of this Amendment. The Condominium henceforth shall consist of forty-three (43) Units and related Common Elements.

4. The Units hereby added to the Condominium conform to the description of Units as set forth in the Declaration. The Percentage Interest of each Unit a part of the Condominium prior to the recordation of this Amendment shall be reduced as shown on Exhibit C, and each new Unit added to the Condominium by recodation hereof shall be assigned that Percentage Interest as shown on such Exhibit C, which Exhibit C is annexed hereto and made a part hereof. Exhibit C sets forth a list of all Units now or previously submitted to the provisions of the Declaration, the area of each of such Units (determined by reference to the Condominium Plat and Plan, as amended by the Expansion Plat and Expansion Plan), and the reallocated Percentage Interest of each Unit in the Common Elements based upon the relative size (in approximate square feet) of each Unit (including Units hereby submitted) in the Condominium. Percentage Interests are expressed as fractions, the numerator of which is the size of the Unit and the denominator of which is the aggregate size of all Units. The approximate areas of the Units and land hereby added and the immediate Common Elements to which each such Unit has access are shown on the Expansion Plat and Expansion Plan.

5. The Limited Common Elements hereby added to the Condominium conform to the description of limited common elements set forth in the Declaration, as more particularly shown on the Expansion Plan as Limited Common Elements. Such Limited Common Elements are assigned to the Unit(s) to which each is adjacent. The responsibility for Limited Common Elements shall be as set forth in the Declaration and Bylaws.

6. All Units, including the Units hereby submitted, shall be allocated one (1) vote in the Unit Owners' Association. Unit Owners, including Owners of the Units hereby submitted, shall have the right to future common profits, and shall be liable for future Common Expenses not specifically assessed, in proportion to their respective voting strengths in the Unit Owners' Association.

7. Each of the terms used in this Amendment shall have the meaning given to such term in the Declaration and Bylaws of the Condominium.

8. The provisions of the Declaration, as amended by this Amendment, shall be binding upon and inure to the benefit of the Declarant, each Owner, and each successive Owner of each Unit in the Condominium and any other person or entity having or acquiring any interest in any such Unit or other portion of the Condominium.

9. Except as modified by this Amendment, the Declarant ratifies and confirms all of the terms and provisions of the Declaration.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be duly executed as of the 21<sup>st</sup> day of December, 1984.

THE ANDEN GROUP, a California  
general partnership

By: ANDEN CORPORATION,  
a general partner

By: James P. Joyce  
James P. Joyce,  
Vice President

COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

} 861

I, Wendell K. Brown, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that James P. Joyce, as Vice President of Miden Corporation, a general partner of The Anden Group, personally appeared before me in said jurisdiction and being by me first duly sworn, did depose and say that The Anden Group is a party of the foregoing and annexed Amendment and that the facts set forth in said Amendment are true and correct; and he acknowledged to me that The Anden Group executed the said Amendment as its free act and deed.

Subscribed and sworn to before me this 21 day of December, 1984.

Wendell K. Brown  
Notary Public

My Commission Expires: Oct 3, 1987

[Notarial Seal]

WX6085 781999

WATER'S EDGE, A CONDOMINIUM  
EXHIBIT C TO DECLARATION  
FIFTH AMENDMENT

<u>UNIT AND UNIT TYPE</u>	<u>SQUARE FOOTAGE</u>	<u>PERCENTAGE INTEREST*</u>
Unit numbered 4-1 Unit Type 106-R	1051	1051/52,229
Unit numbered 4-2 Unit Type 106	1051	1051/52,229
Unit numbered 4-3 Unit Type 105-R	1064	1064/52,229
Unit numbered 4-4 Unit Type 105-LR	1421	1421/52,229
Unit numbered 4-5 Unit Type 105	1064	1064/52,229
Unit numbered 4-6 Unit Type 105-L	1421	1421/52,229
Unit numbered 4-7 Unit Type 106-R	1051	1051/52,229
Unit numbered 4-8 Unit Type 106	1051	1051/52,229
Unit numbered 1-1 Unit Type 105-R	1064	1064/52,229
Unit numbered 1-2 Unit Type 105-LR	1421	1421/52,229
Unit numbered 1-3 Unit Type 103	1049	1049/52,229
Unit numbered 1-4 Unit Type 103-L	1380	1380/52,229
Unit numbered 1-5 Unit Type 106-LR	1462	1462/52,229
Unit numbered 1-6 Unit Type 106-R	1108	1108/52,229

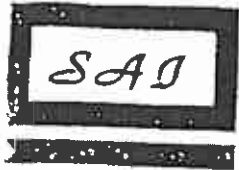


Unit numbered 2-1 Unit Type 106-R	1051	1051/52,229
Unit numbered 2-2 Unit Type 106-L	1380	1380/52,229
Unit numbered 2-3 Unit Type 105-R	1064	1064/52,229
Unit numbered 2-4 Unit Type 105-LR	1421	1421/52,229
Unit numbered 2-5 Unit Type 105	1064	1064/52,229
Unit numbered 2-6 Unit Type 105-L	1421	1421/52,229
Unit numbered 2-7 Unit Type 106-LR	1380	1380/52,229
Unit numbered 2-8 Unit Type 106	1051	1051/52,229
Unit numbered 3-1 Unit Type 106-R	1051	1051/52,229
Unit numbered 3-2 Unit Type 106-L	1380	1380/52,229
Unit numbered 3-3 Unit Type 103-R	1046	1046/52,229
Unit numbered 3-4 Unit Type 103-LR	1380	1380/52,229
Unit numbered 3-5 Unit Type 103	1046	1046/52,229
Unit numbered 3-6 Unit Type 103-L	1380	1380/52,229
Unit numbered 3-7 Unit Type 106-RL	1380	1380/52,229
Unit numbered 3-8 Unit Type 106-L	1380	1380/52,229

EX6085 M1941

Unit numbered 6-1 Unit Type 106-R	1108	1108/52,229
Unit numbered 6-2 Unit Type 106	1108	1108/52,229
Unit numbered 6-3 Unit Type 105-R	1064	1064/52,229
Unit numbered 6-4 Unit Type 105-LR	1421	1421/52,229
Unit numbered 6-5 Unit Type 105	1064	1064/52,229
Unit numbered 6-6 Unit Type 105-L	1421	1421/52,229
Unit numbered 6-7 Unit Type 106-R	1108	1108/52,229
Unit numbered 6-8 Unit Type 106	1108	1108/52,229
Unit numbered 9-1 Unit Type 105-R	1064	1064/52,229
Unit numbered 9-2 Unit Type 105-LR	1421	1421/52,229
Unit numbered 9-3 Unit Type 103	1049	1049/52,229
Unit numbered 9-4 Unit Type 103-L	1380	1380/52,229
Unit numbered 9-5 Unit Type 106-L	1380	1380/52,229
TOTAL - 43 Units	52,229	52,229/52,229

\*Percentage Interests are expressed as fractions, the numerator of which is the approximate square footage of the Unit and the denominator of which is the approximate square footage of all Units in the Condominium. In the event the Condominium is expanded, numerators for each Unit will remain the same but the denominator will increase. All Units are in Fairfax County, Virginia.



# Springfield Associates, Inc.

ENGINEERS      PLANNERS      ARCHITECTS      SURVEYORS

DARL H. MELLING LS  
HERMAN L. COLEMAN LS  
WILLIAM C. MOONEY PE LS  
VALERIO L. LUCIANO PE LS  
MICHAEL H. KELLY PE LS  
PAUL F. SACCOMELLI LS  
SANTIAGO CABALLERO AA

VELTA "SERVIE" BROWN  
CONSTRUCTION MANAGEMENT

December 10, 1984

REC-085 M1912

## DESCRIPTION OF BUILDING 9 WATER'S EDGE A CONDOMINIUM MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

Beginning at a point in the Additional Land, Water's Edge, said point also being the southeasterly corner of the Land of the Fairfax County Park Authority, and running thence through the Additional Land, Water's Edge S 44° 58' 43" N, 96.46 feet to a point in the northerly line of Water's Edge, A Condominium;

thence with the said line of Water's Edge, A Condominium the following courses and distances:

N 34° 46' 09" W, 38.73 feet to a point;  
N 55° 35' 00" W, 69.34 feet to a point;  
S 89° 27' 33" N, 88.48 feet to a point;  
N 54° 24' 34" W, 26.62 feet to a point;  
N 18° 53' 00" E, 85.00 feet to a point in the aforesaid Additional

Land, Water's Edge;

thence continuing through the land of the said Additional Land, Water's Edge N 34° 36' 55" E, 50.17 feet to a point in the aforesaid land of the Fairfax County Park Authority;

thence with the southerly line of the said land of the Fairfax County Park Authority S 55° 23' 05" E, 244.95 feet to the beginning,

Containing 23,015 square feet or 0.52835 acres.

HLC.jc

100 SOUTH WASHINGTON STREET  
FALLS CHURCH VIRGINIA 22044

100 DIST ATTACHED

RECORDED/CERTIFICATE NUMBER

1985 JAN 16 PM 3:47

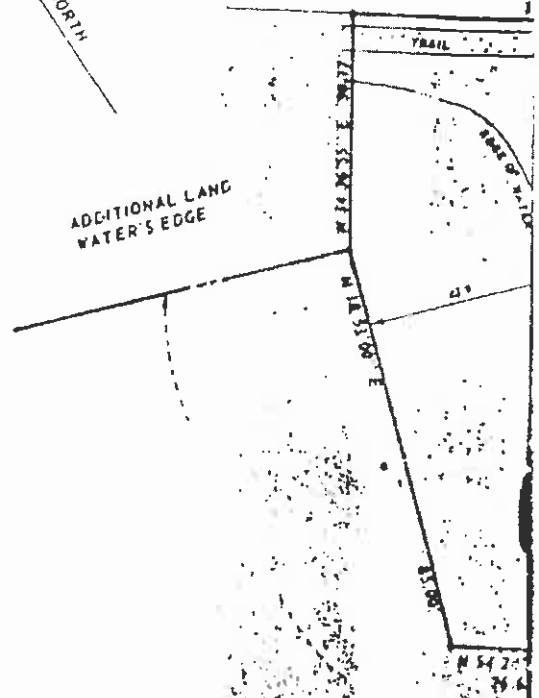
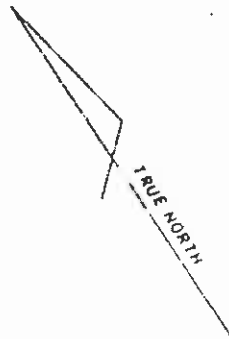
FAIRFAX COUNTY, VA.  
TESTE: *Warren E. Barry*  
CLERK

MAILING ADDRESS P. O. BOX 7000  
FALLS CHURCH VIRGINIA 22044

A COPY TESTE:  
WARREN E. BARRY, CLERK

By: *Deborah J. Sullivan*  
Deputy Clerk

BUILDING INFORMATION				
UNIT NO	ST	ADDRESS	TYPE	SQ FT
9-1		2327	101-A	1040
9-2		2327	101-LR	1040
9-3		2327	101	1040
9-4		2327	101-L	1040
9-5		2327	101-L	1040



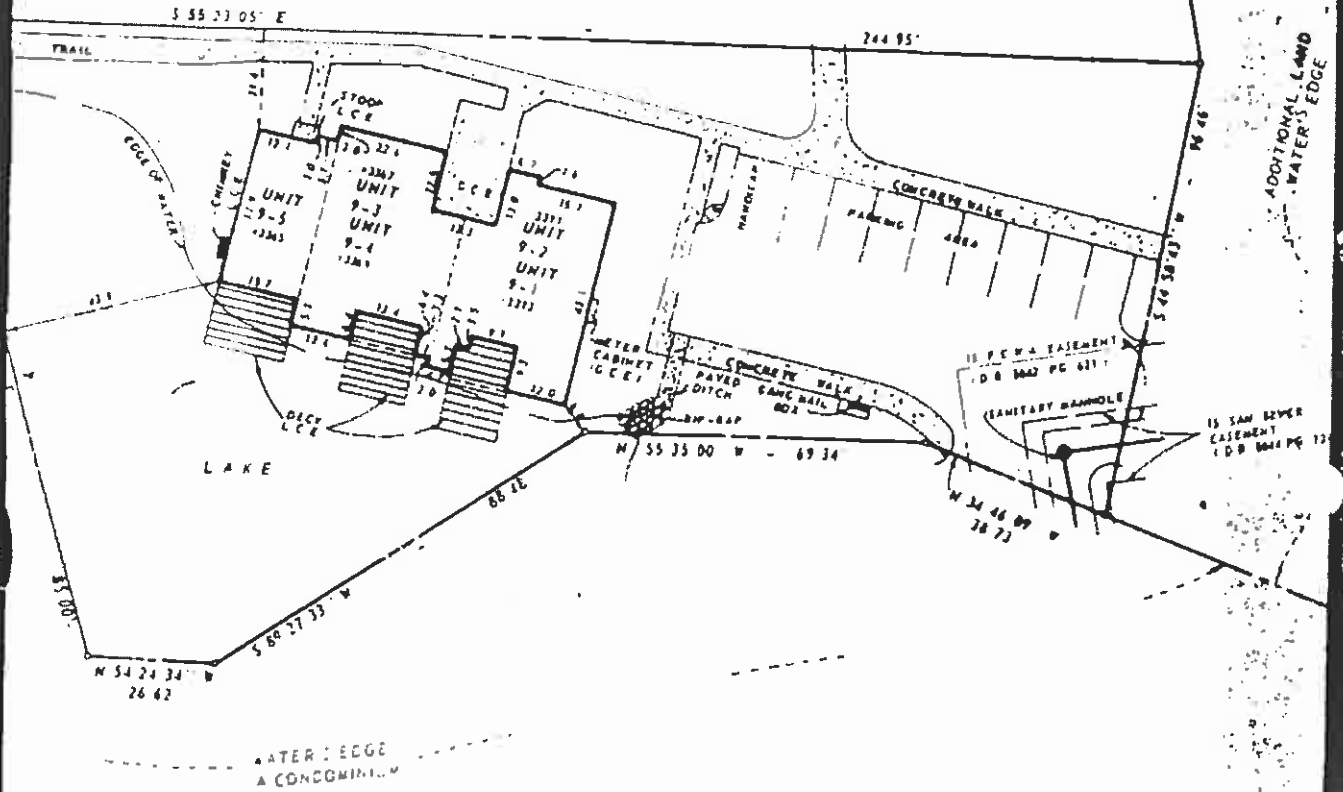
**LEGEND**

- L.C.E. DENOTES LIMITED COMMON ELEMENTS.
- G.C.E. DENOTES GENERAL COMMON ELEMENTS.
- UNIT 9-1 DENOTES UNIT NUMBER
- 2327 DENOTES STREET ADDRESS.
- SQ. FT. DENOTES FLOOR AREA
- TYPE 101 DENOTES UNIT TYPE
- A.C.C. DENOTES AIR CONDITIONER COMPRESSOR.
- \* DENOTES ITEMS NOT YET CONSTRUCTED
- O.H. DENOTES ROOM OVERHANG

**SURVEYOR'S CERTIFICATE**

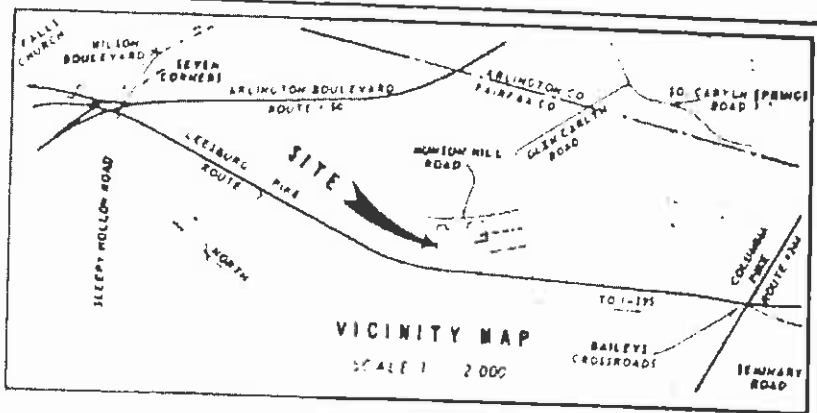
I HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND STANDING IN THE NAME OF THE UNDERSIGNED AS SHOWN BY THE

FAIRFAX COUNTY PARK AUTHORITY



AREA - 21,015 SQ. FT.

CONSTRUCTION SHD  
BEEN SUBSTANTIAL  
AS OF NOVEMBER



**NOTES**

1. LIMITED COMMON ELEMENTS (L.C.E.) ARE AS FOLLOWS:
  - a. FOR UNIT 9-5, ALL DECKS, ENTRANCE STOOPS, AND REAR YARD.
  - b. FOR UNITS 9-1 AND 9-3, ALL DECKS, CHIMNEYS, AND FLUES.
  - c. FOR UNITS 9-2 AND 9-4, ALL DECKS AND THEIR SUPPORTING COLUMNS, CHIMNEYS, AND FLUES.
2. GENERAL COMMON ELEMENTS (G.C.E.):
  - a. FOR UNIT 9-5, EXTERIOR FACINGS, ROOFS, AND WALKWAYS.
  - b. FOR UNITS 9-1 THRU 9-4, METER CABINET, EXTERIOR FACINGS, ROOFS, STEPS, LANDINGS, AND WALKS.
3. EACH AIR CONDITION COMPRESSOR IS A PART OF THE UNIT THAT IT SERVES.
4. CHIMNEYS AND FLUES FOR UNIT 9-5 IS PART OF THE INDIVIDUAL UNIT.
5. THE LAND SHOWN HEREON IS LOCATED ON TAX MAP 61-2-10011 PARCEL 1, 2, 2A, 4 AND IS ZONED R-12.

ADDITIONAL LAND WATER'S EDGE

IS SAN SEWER EASEMENT DR 544 PG 724

2744 *Ken...*

*John Gray*

**CONDOMINIUM EXPANSION PLAT**

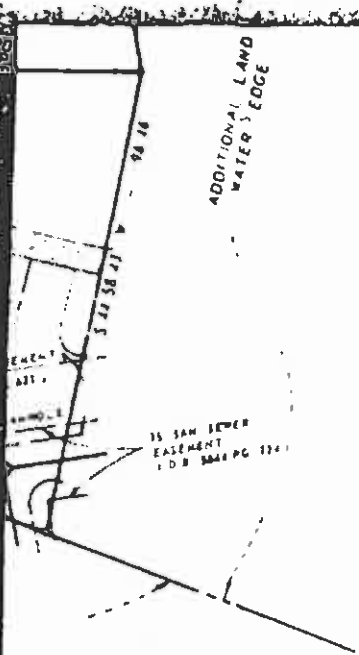
**BUILDING 9**

**WATER'S EDGE  
A CONDOMINIUM**

SHOWING EXPANSION OF THE  
CONDOMINIUM TO INCLUDE AN  
ADDITIONAL 5 UNITS AND

ALL INFORMATION SHOWN HEREON HAS  
BEEN VERIFIED AND IS COMPLETE.  
DATE NOVEMBER 20 1987

*Handwritten initials and signature*



**NOTES**

- 1 LIMITED COMMON ELEMENTS (L.C.E.) ARE AS FOLLOWS:  
 1.1 FOR UNIT 9-3, ALL DECKS, ENTRANCE, STAIR, AND REAR YARD.  
 1.2 FOR UNITS 9-1 AND 9-2, ALL DECKS, CHIMNEYS, AND FLUES.  
 1.3 FOR UNITS 9-2 AND 9-4, ALL DECKS AND THEIR SUPPORTING COLUMNS, CHIMNEYS AND FLUES.
- 2 GENERAL COMMON ELEMENTS (G.C.E.)  
 2.1 FOR UNIT 9-3, EXTERIOR FACINGS, PORCH, AND BALCONY.  
 2.2 FOR UNITS 9-1 THROUGH 4, METER CABINETS, EXTERIOR FACINGS, ROOFS, STEPS, LANDINGS, AND WALKS.
- 3 EACH AIR CONDITION COMPRESSOR IS A PART OF THE UNIT THAT IT SERVES.
- 4 CHIMNEYS AND FLUES FOR UNIT 9-3 ARE PART OF THE G.C.E.
- 5 THE LAND SHOWN HEREON IS LOCATED ON THE MAP OF THE COMMONWEALTH OF VIRGINIA, ZONED R-12, AND IS ZONED R-12.

21257  
*Herman L. Courson*

**CONDOMINIUM EXPANSION PLAT  
 BUILDING 9**

**WATER'S EDGE  
 A CONDOMINIUM**

SHOWING EXPANSION OF THE  
 CONDOMINIUM TO INCLUDE AN  
 ADDITIONAL 5 UNITS AND  
 RELATED COMMON ELEMENTS

MASON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

CONSTRUCTION SHOWN HEREON HAS  
 BEEN SUBSTANTIALLY COMPLETED  
 AS OF NOVEMBER 28, 1984

*Herman L. Courson*  
 HERMAN L. COURSON  
 LAND SURVEYOR

CERTIFIED CORRECT

*Herman L. Courson*  
 HERMAN L. COURSON  
 LAND SURVEYOR  
 NOVEMBER 28, 1984



SPRINGFIELD ASSOCIATES, INC.			
P.O. BOX 7007			
FALLS CHURCH, VIRGINIA 22046			
Drawn By	Date	Checked By	Date
J.L.M.	7-84	<i>[Signature]</i>	7-84
Job No.	Field Book No.	Hard Copy No.	Scale
WAF 1197	----	----	1" = 25'
REVISED			

0451M 5809m

SHEET 1 OF 2

ADDITIONAL LANE  
WATER EDGE

N 11 11 15 E 50.12  
N 18 11 00 E

LEGEND

- L.C.E. DENOTES LIMITED COMMON ELEMENTS
- G.C.E. DENOTES GENERAL COMMON ELEMENTS
- UNIT 9-1 DENOTES UNIT NUMBER
- 1121 DENOTES STREET ADDRESS
- 10 FT. DENOTES FLOOR AREA
- TYPE 100 DENOTES UNIT TYPE
- A.C.C. DENOTES AIR CONDITIONER COMPRESSOR
- \* DENOTES ITEMS NOT YET CONSTRUCTED
- O.H. DENOTES ROOM OVERHANG

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT IS CORRECT THAT IT IS A SUBDIVISION OF PART OF THE LAND STANDING IN THE NAME OF THE ANHEM GROUP AS RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY VIRGINIA IN THE FOLLOWING DEED BOOKS AND PAGES D.B. 5510, PG. 1776 D.B. 5726 PG. 439, D.B. 5728 PG. 965, D.B. 5726 PG. 440 AND D.B. 5726 PG. 437, AND THAT IT IS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 15.29-40 PARAGRAPHS 16 OF THE CONDOMINIUM ACT OF THE CODE OF VIRGINIA

I FURTHER CERTIFY THAT LOCATION AND DIMENSIONS OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY TRANSIT TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN THERE ARE NO VISIBLE ENCROACHMENTS

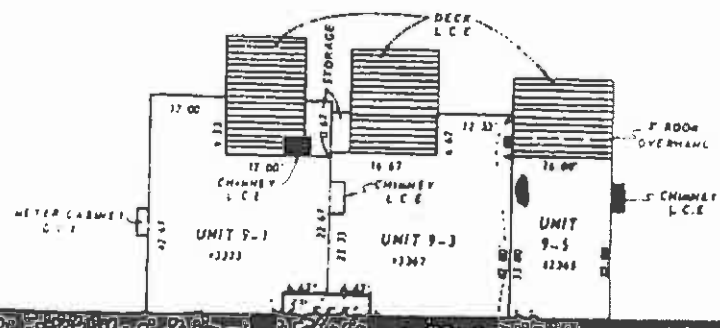
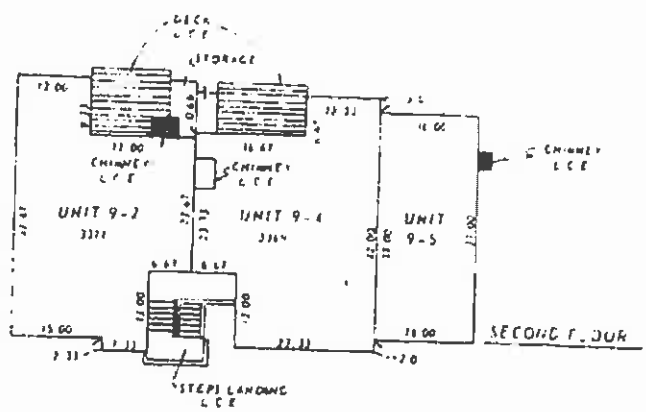
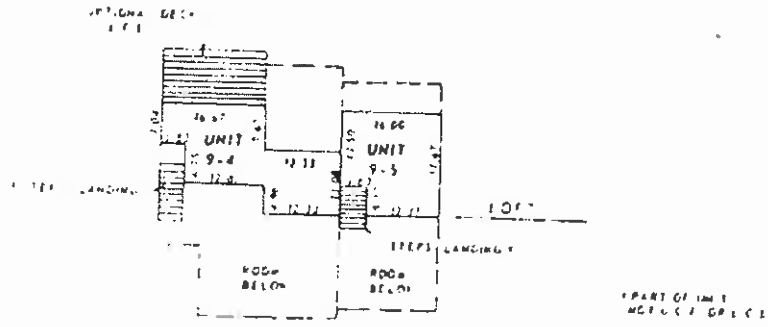
I FURTHER CERTIFY THAT THIS PLAT AND THE WORDING OF THE DECLARATION AS AMENDED, RECORDED, OR INTENDED TO BE RECORDED CONTEMPORANEOUSLY HERewith IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED, AND THAT THE IDENTIFICATION AND LOCATION OF ALL EXISTING IMPROVEMENT AS CONSTRUCTED CAN BE DETERMINED FROM THEM, AND THE DIMENSIONS SHOWING THE LOCATION OF IMPROVEMENT ARE ACTUAL FIELD MEASUREMENTS

NOVEMBER 26, 1984  
DATE

*Herman E. Courson*  
HERMAN E. COURSON  
LAND SURVEYOR

848104 580900



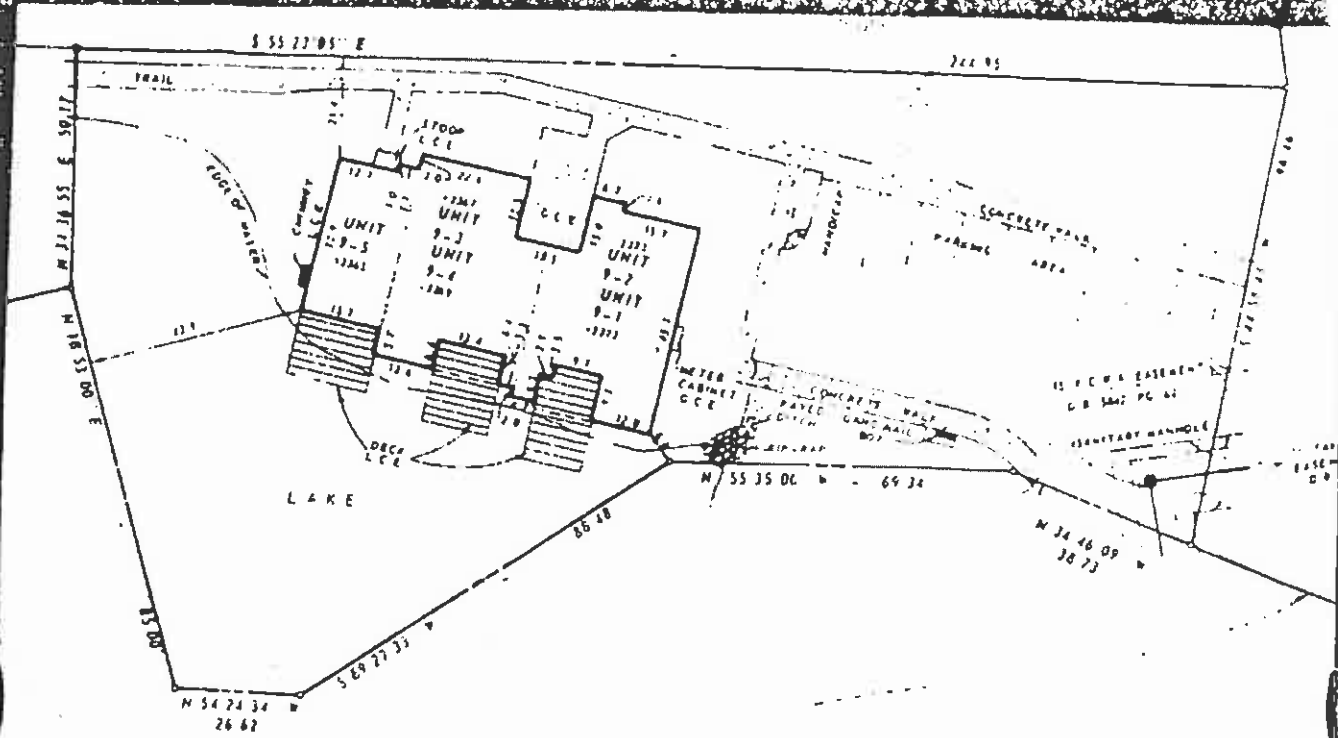


BUILDING INFORMATION				
UNIT NO.	ST. ADDRESS	TYPE	SQ. FT.	F.F. ELEV.
P-1	+2373	MS-B	1066	221.82
P-2	+2371	MS-LB	1471	221.80
P-3	+2367	MS	1049	221.83
P-4	+2361	MS-L	1288	221.85
P-5	+2363	MS-L	1288	221.87

\* DENOTES DESIGN ELEVATION

I, VILIS UPENIEKS, A REGISTERED ENGINEER IN COMMONWEALTH OF VIRGINIA, HEREBY CERTIFY THAT THE SHOWN HEREON HAS BEEN SUBSTANTIALLY COMPLETED NOVEMBER 28, 1984.

*Vilis Upenieks*  
 VILIS UPENIEKS



AREA 23,015 SQ. FT  
 OR  
 0.52835 ACRES

CONSTRUCT  
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 OF IMPROVEMENTS

6085 11347

NO.	DATE	BY	REVISION
1	10-27-80	P.P. PERRY	222-23
2	11-21-80		222-23
3	12-12-80		222-23
4	1-14-81		222-23

NOTES

1. LIMITED COMMON ELEMENTS (L.C.E.) ARE AS FOLLOWS:
  - a. FOR UNIT 9-5 DECKS AND ENTRANCE STOOPS AND REAR YARD
  - b. FOR UNITS 9-1 AND 9-3 ALL DECKS, CHIMNEYS, AND FLUES.
  - c. FOR UNITS 9-2 AND 9-4 ALL DECKS AND THEIR SUPPORTING COLUMNS, CHIMNEYS, AND FLUES.
2. GENERAL COMMON ELEMENTS (G.C.E.)
  - a. FOR UNIT 9-5 EXTERIOR FACINGS, ROOFS AND WALKWAYS
  - b. FOR UNITS 9-1 THRU 9-4 EXTERIOR FACINGS, ROOFS, STEPS, LANDINGS AND REFRIG. CABINET
3. EACH AIR CONDITION COMPRESSOR IS A PART OF THE UNIT THAT IT SERVES
4. CHIMNEYS AND FLUES FOR UNITS 9-5 IS PART OF THE INDIVIDUAL UNIT

12-12-80 *[Signature]*

1-14-81 *[Signature]*

REGISTERED ENGINEER IN THE STATE OF CALIFORNIA  
I HEREBY CERTIFY THAT THE UNITS AND RELATED COMMON ELEMENTS ARE AS SHOWN ON THE ATTACHED PLANS AND SPECIFICATIONS.

*[Signature]*  
ENGINEER

CONDOMINIUM EXPANSION PLAN  
BUILDING 9  
WATER'S EDGE  
A CONDOMINIUM  
SHOWING EXPANSION OF THE  
CONDOMINIUM TO INCLUDE AN  
ADDITIONAL 5 UNITS AND  
RELATED COMMON ELEMENTS

12-12-84 J. J. Smith

14-1-85 J. J. Smith

UPENIEKS, A REGISTERED ENGINEER IN THE COMMONWEALTH OF VIRGINIA, HEREBY CERTIFY THAT THE UNITS SHOWN ON THESE PLANS ARE SUBSTANTIALLY COMPLETED AS OF

*[Signature]*  
VIVIS UPENIEKS

UPENIEKS, A REGISTERED ENGINEER IN THE COMMONWEALTH OF VIRGINIA, HEREBY CERTIFY THAT THIS LOCATION PLAN ACCURATELY SHOWS THE LOCATION OF THE UNITS SHOWN ON THESE PLANS AND COMPLIES WITH THE PROVISIONS OF SECTION 16-1 OF THE CONDOMINIUM ACT.

BY MY HAND THIS 28th DAY OF DECEMBER, 1984

*[Signature]*  
VIVIS UPENIEKS



CONDOMINIUM EXPANSION PLAN  
BUILDING 9  
WATER'S EDGE  
A CONDOMINIUM  
SHOWING EXPANSION OF THE CONDOMINIUM TO INCLUDE AN ADDITIONAL 5 UNITS AND RELATED COMMON ELEMENTS  
MASON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

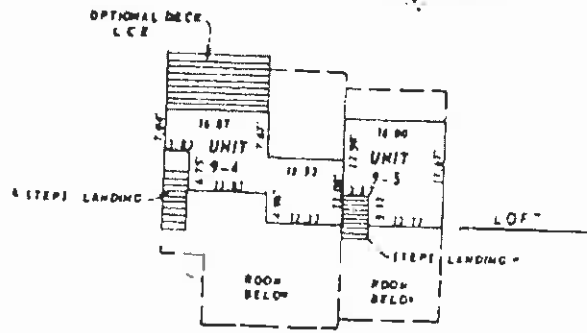
SPRINGFIELD ASSOCIATES, INC			
P.O. BOX 7007			
FALLS CHURCH, VIRGINIA 22046			
Drawn By	Date	Checked By	Date
J.J.S.	11-29-84	J.J.S.	12-12-84
Job No.	Field Book No.	Plot Copy No.	Scale
YAP-1182	-----	-----	-----
REVISED			

2561W 800M

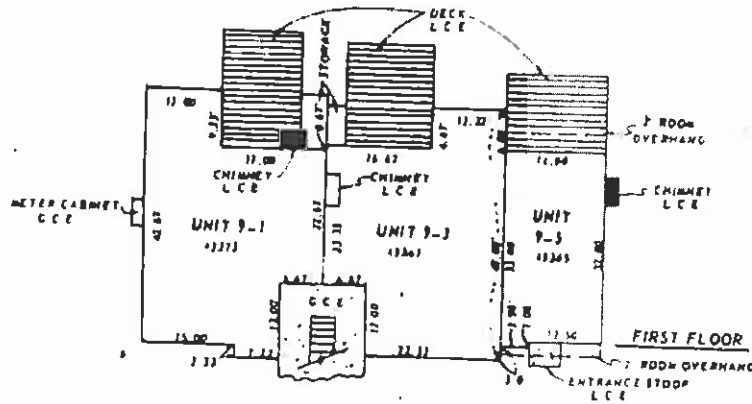
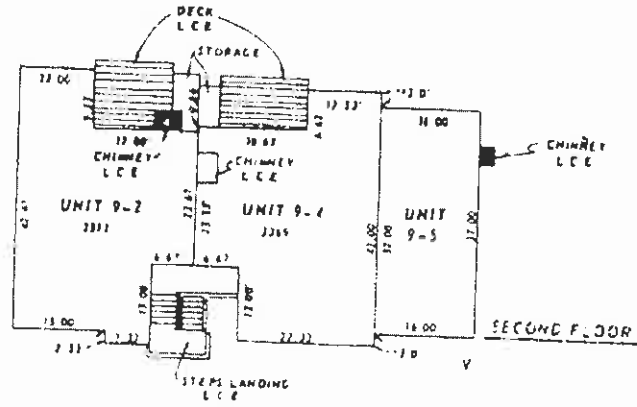
*W. J. ...*  
GIVEN UNDER MY HAND  
OF NOVEMBER, 1984

I, WILIS UPENIEKS, A REGISTRAR  
OF VIRGINIA, HEREBY CERTIFY THAT  
SECTION 55-29.58, PARAGRAPH (a) OF  
SHOWS THE UNITS DELINEATED AND CO

*W. J. ...*  
NOVEMBER 29, 1984  
COMMONWEALTH OF VIRGINIA, HERE  
SHOWN HEREON HAS BEEN SUBSTA



\* PART OF UNIT  
NOT C.C.E. OR L.C.E.



1954 5809