

AMENDMENT TO DECLARATION
WATERGATE AT LANDMARK CONDOMINIUM

Pursuant to the provisions of Section 55-79.63 of Chapter 4.2 of Title 55 of the Code of Virginia, known as the Virginia Condominium Act, West Alexandria Properties, Inc., the Declarant, a Delaware corporation, authorized to do business in Virginia, hereby enters into this Amendment to Declaration for the purpose of expanding Watergate at Landmark Condominium, to be located within the City of Alexandria, Virginia.

WHEREAS, The Declarant has executed a Declaration providing for the submission of certain land, described in Exhibit A to the Declaration, together with the buildings and improvements erected thereon, owned by the Declarant in fee simple absolute to the provisions of the Virginia Condominium Act, Section 55-79.39 et seq., of the Code of Virginia as amended, and thereby established the condominium known as Watergate at Landmark Condominium; and

WHEREAS, the Declarant as provided in Article V of the Declaration, pursuant to Section 55-79.63, has reserved his 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 Exhibit E to the Declaration; and

WHEREAS, the Declarant is the owner, in fee simple absolute, of certain real property located within the City of Alexandria, Virginia, and more particularly described by metes and bounds on amended Exhibit A attached hereto and made a part hereof, previously described as Parcel 2, Additional Land in Exhibit E, which it subjects by this Amendment to Declaration to be Watergate at Landmark Condominium; and

WHEREAS, the Declarant desires to exercise its option and right to expand the condominium, and 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; and

WHEREAS, the Declarant has reallocated the undivided interests in the common elements in accordance with Section 55-79.56(b) of the Code of Virginia and Article V of the Declaration; and

WHEREAS, the improvements and units created on the land hereby submitted to Watergate at Landmark Condominium by this Amendment to Declaration are compatible with and substantially identical to the improvements and units on the land previously submitted as Watergate at Landmark Condominium; and

WHEREAS, the Declarant has complied with all of the provisions as set forth in Article V of the Declaration; and

NOW, THEREFORE and for that purpose, West Alexandria Properties, Inc. hereby amends the Declaration of Watergate at Landmark Condominium as follows:

I. UNITS AND BOUNDARIES: Watergate at Landmark consists of two high-rise multi-family structures containing a total of 800 units and one one-story multi-family structure containing four units. These three structures are depicted on the attached PLATS and PLANS and each unit is given an identifying number. The attached PLAT which shows the location of the three structures is identified as amended Exhibit B, and the attached PLANS which show the location of units within the three structures are identified as amended Exhibit C. Both Amended Exhibits B and C are attached hereto and made a part hereof. The Condominium as expanded by this Amendment shall be known as Watergate at Landmark Condominium.

II. UNDIVIDED INTEREST IN COMMON ELEMENTS: Pursuant to the provisions of Section 55-79.55 of the Code of Virginia, as amended, the undivided ownership interest in the common elements of Watergate at Landmark Condominium are hereby allocated to each unit in accordance with the attached amended Exhibit D.

III. As set forth in the Declaration, the Declarant hereby reaffirms the reservation unto itself of certain rights, powers and authorities, including without limitation the right to further expand the condominium by adding all or any portion of the remaining additional land to the provisions of the Declaration and to include same as part of the condominium.

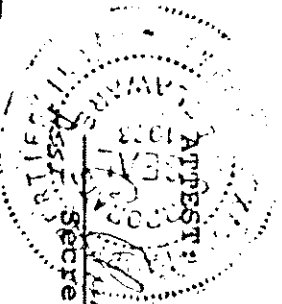
IV. Each of the words used in this Amendment to the Declaration shall have the meaning given to each term in the Declaration and By-Laws of the Condominium.

V. Except as modified by this Amendment, the Declarant ratifies and confirms all of the terms and provisions of the Declaration and By-Laws of Watergate at Landmark Condominium.

IN WITNESS WHEREOF, WEST ALEXANDRIA PROPERTIES, INC., has caused this Amendment to Declaration to be signed by its President and its Corporate Seal affixed, duly attested by its Secretary, this 6th day of May, 1976.

WEST ALEXANDRIA PROPERTIES, INC.

BY  President



Christopher Kelly
Secretary

STATE OF VIRGINIA)
) to-wit:
CITY OF ALEXANDRIA)

I, the undersigned, a Notary Public in and for the State and City aforesaid do hereby certify that Asst. James F. Roberts and C. Christopher Kelly, President and/Secretary, respectively, of WEST ALEXANDRIA PROPERTIES, INC., whose names are signed to the above writing bearing date on the 6th day of May, 1976, have acknowledged the same before me in my State and City aforesaid, that their signatures and the seal of said corporation affixed hereto are pursuant to due and proper authority heretofore had.

Given under my hand and seal this 6th day of May, 1976.

My commission expires August 27, 1979.

David S. Meese
Notary Public



AMENDED EXHIBIT "A"
 DESCRIPTION OF PARCEL 2 SUBMITTED LAND
 WATERGATE AT LANDMARK CONDOMINIUM
 CITY OF ALEXANDRIA, VIRGINIA

Beginning at a point in the common boundary of a parcel of the land of the City of Alexandria and the land of West Alexandria Properties, Inc., said point lying South 88° 16' 04" East, 418.81 feet from the point in the easterly right-of-way line of Stultz Road (66.00 feet wide) which also marks the southwest corner of the aforementioned city land,

Thence running with said common boundary South 88° 16' 04" East, 336.66 feet to a point marking the southeast corner of the aforementioned city land;

Thence through the land of West Alexandria Properties, Inc., the following courses and distances:

South 33° 53' 30" East, 54.58 feet,
 South 56° 06' 30" West, 198.83 feet;
 South 33° 53' 30" East, 73.58 feet;
 South 56° 06' 30" West, 43.52 feet;
 South 33° 53' 30" East, 19.00 feet;
 South 56° 06' 30" West, 210.33 feet;
 North 33° 53' 30" West, 19.00 feet;
 South 56° 06' 30" West, 28.50 feet;
 North 33° 53' 30" West, 24.00 feet;
 North 56° 06' 30" East, 9.50 feet;
 North 33° 53' 30" West, 38.00 feet;
 South 56° 06' 30" West, 9.50 feet;
 North 33° 53' 30" West, 24.67 feet;
 South 33° 36' 30" West, 8.27 feet;
 South 11° 06' 30" West, 156.24 feet;
 South 78° 53' 30" East, 8.00 feet;
 South 11° 06' 30" West, 21.00 feet;
 South 78° 53' 30" East, 2.00 feet;
 South 11° 06' 30" West, 91.86 feet;
 South 78° 53' 30" West, 169.66 feet;
 North 11° 06' 30" East, 365.35 feet;
 North 33° 53' 30" West, 59.78 feet, and
 North 56° 06' 30" East, 260.00 feet to the point of beginning.

Containing 178,498 Square Feet or 4.0977 Acres.

PREPARED BY HOLLAND ENGINEERING
 Telephone: 548-2188

EDWARD S. HOLLAND
 CERTIFIED SURVEYOR
 No. 115

CURVE TABLE

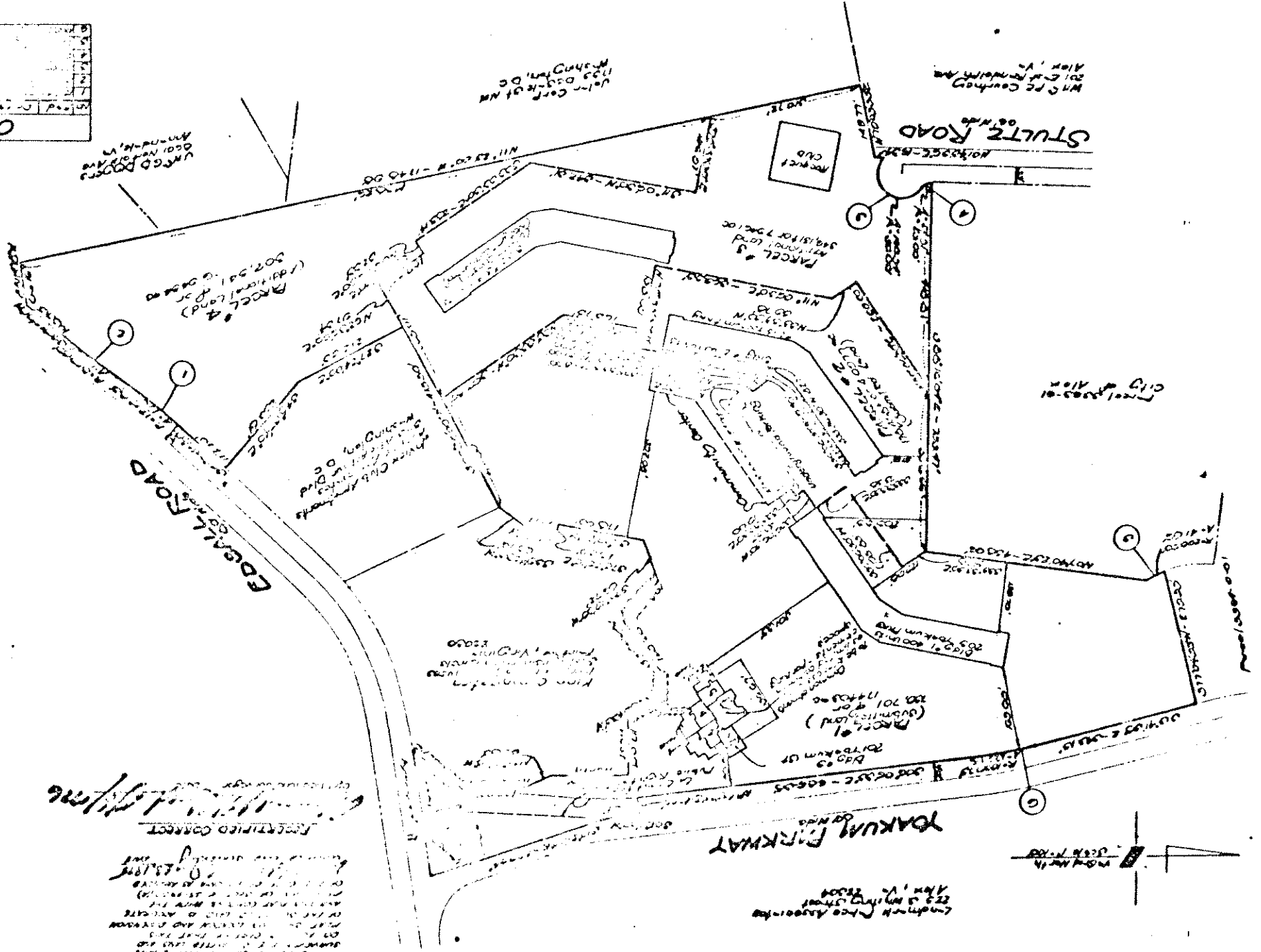
1	100.00	100.00	100.00
2	100.00	100.00	100.00
3	100.00	100.00	100.00
4	100.00	100.00	100.00
5	100.00	100.00	100.00
6	100.00	100.00	100.00
7	100.00	100.00	100.00
8	100.00	100.00	100.00
9	100.00	100.00	100.00
10	100.00	100.00	100.00

ASSA TABLE

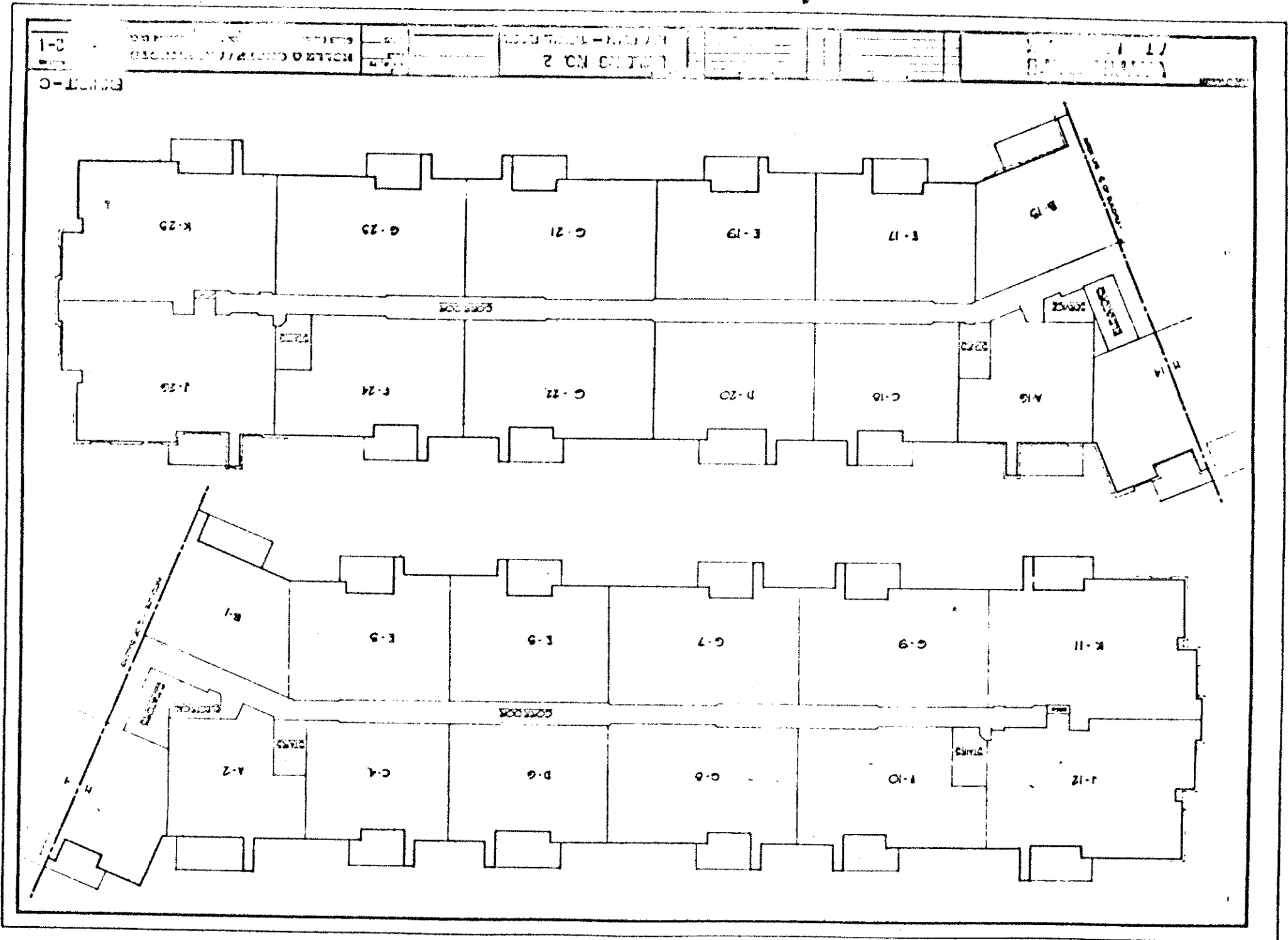
Parcel #1	Subdivided land	2,901.80	for 7,400.00
Parcel #2	Subdivided land	1,905.80	for 4,007.70
Parcel #3	Subdivided land	1,905.80	for 7,051.00
Parcel #4	Additional land	1,905.80	for 5,511.00
Total			15,818.30

EXHIBIT - 88F
 Part of the
 LOCATION OF ADDITIONAL
 LOTS OF LANDMARK
 CONDAMINIUM
 City of Alexandria, Virginia

CERTIFIED SURVEYOR
 Edward S. Holland
 No. 115



City of Alexandria



2-1

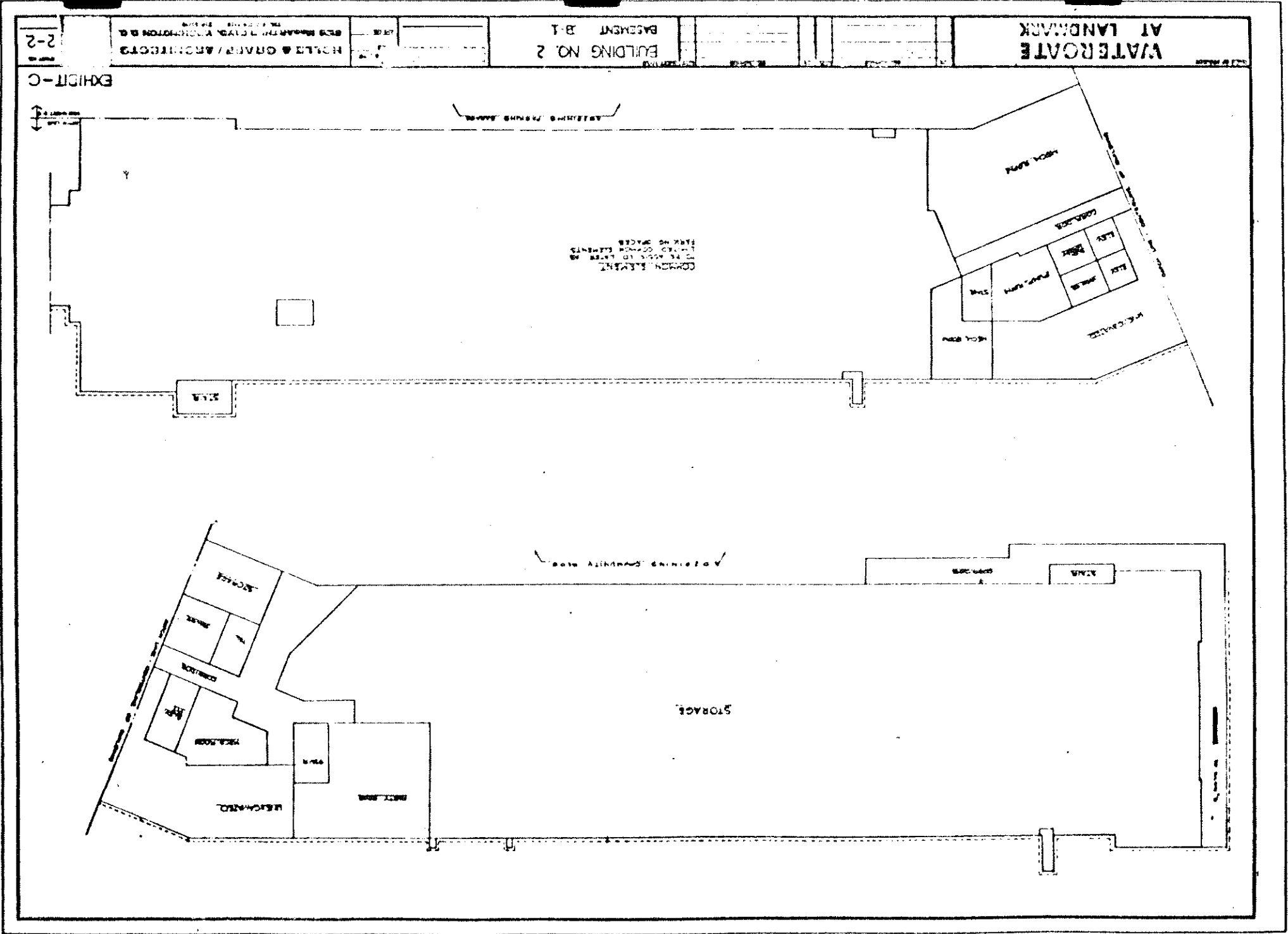
NOTED CONTROL CENTER

BUILDING NO. 2

1/1

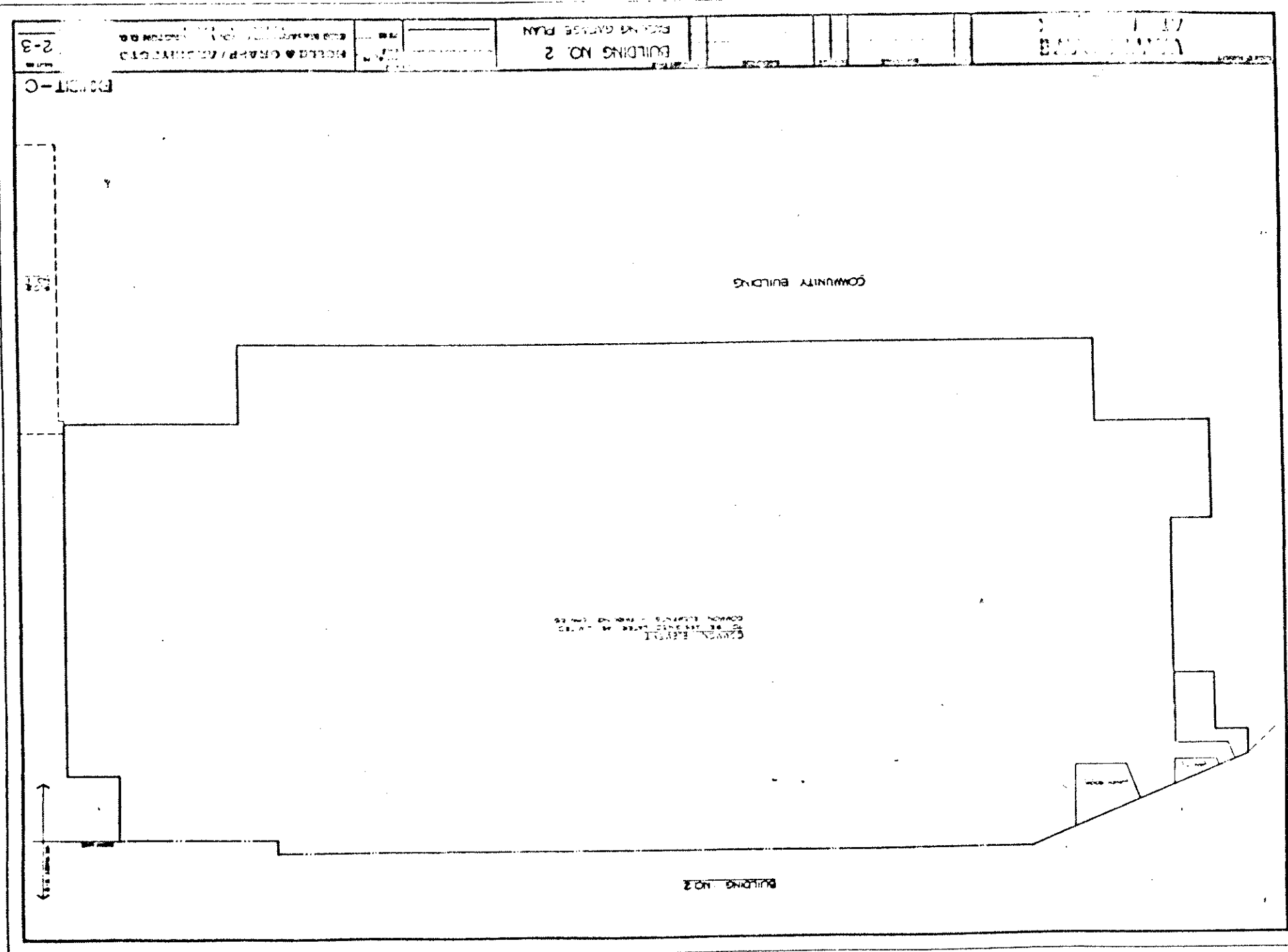
WING - C

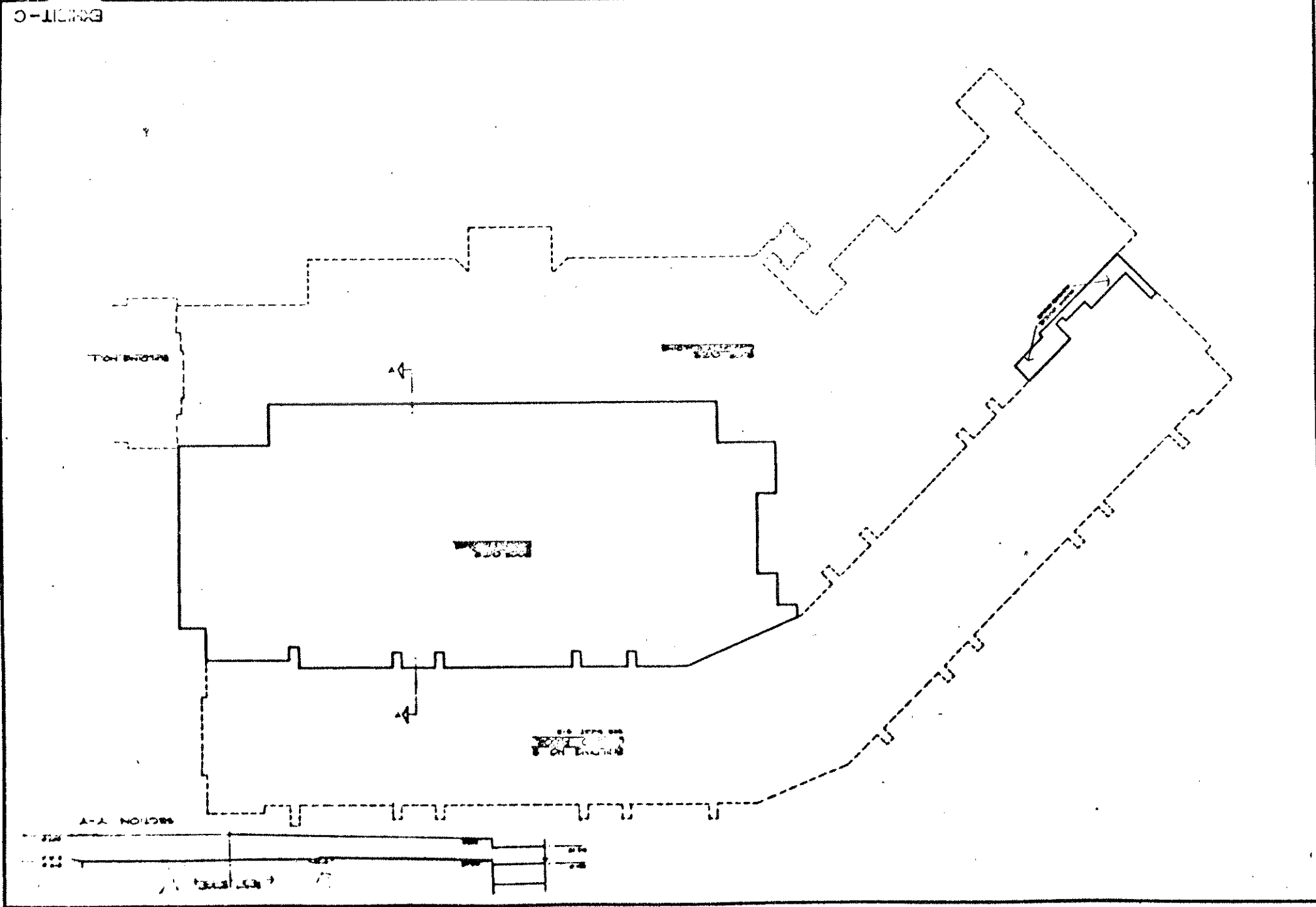
24



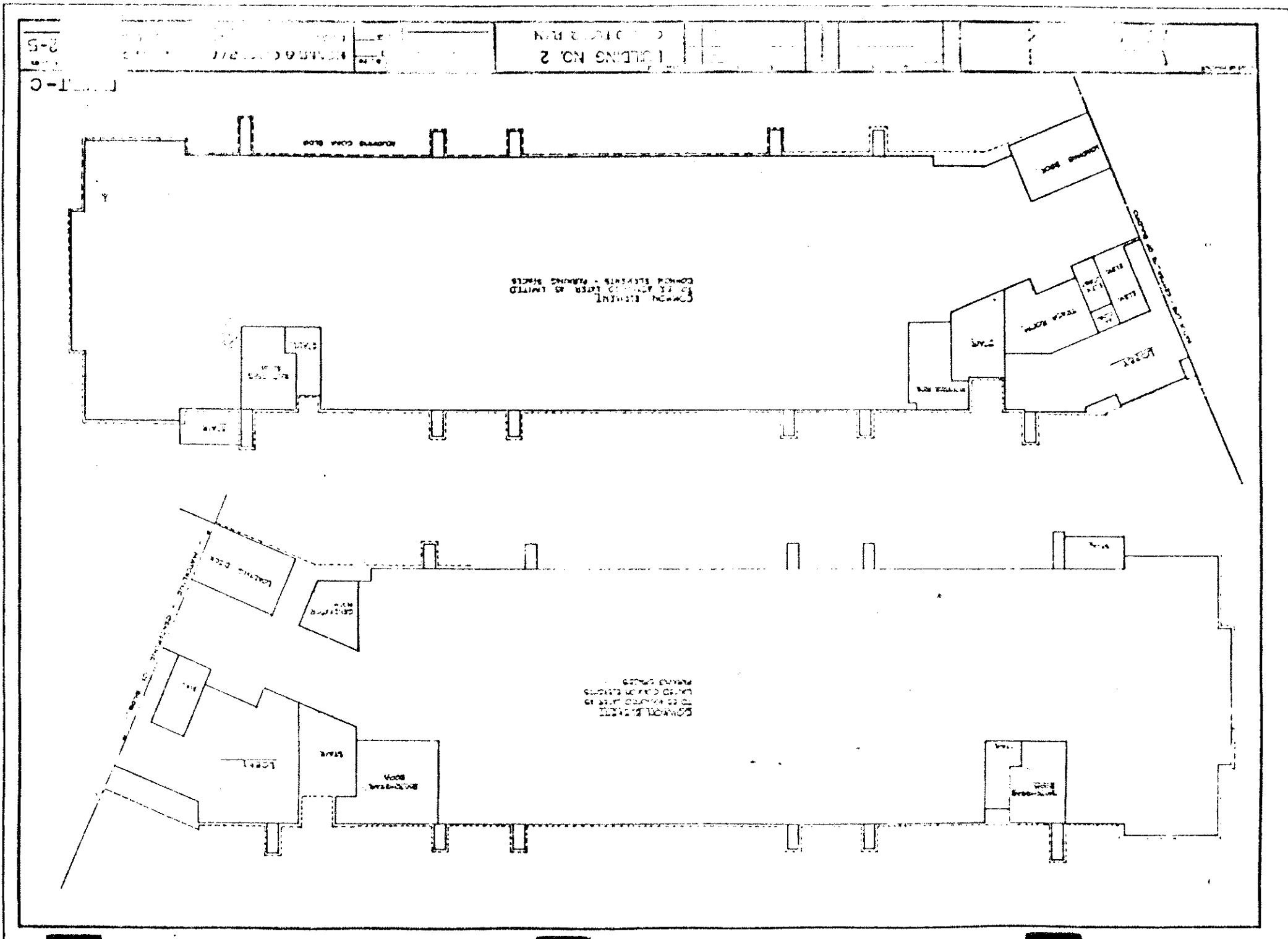
EX 020 REV 025

FORM C-3 (REV. 1-20-60)

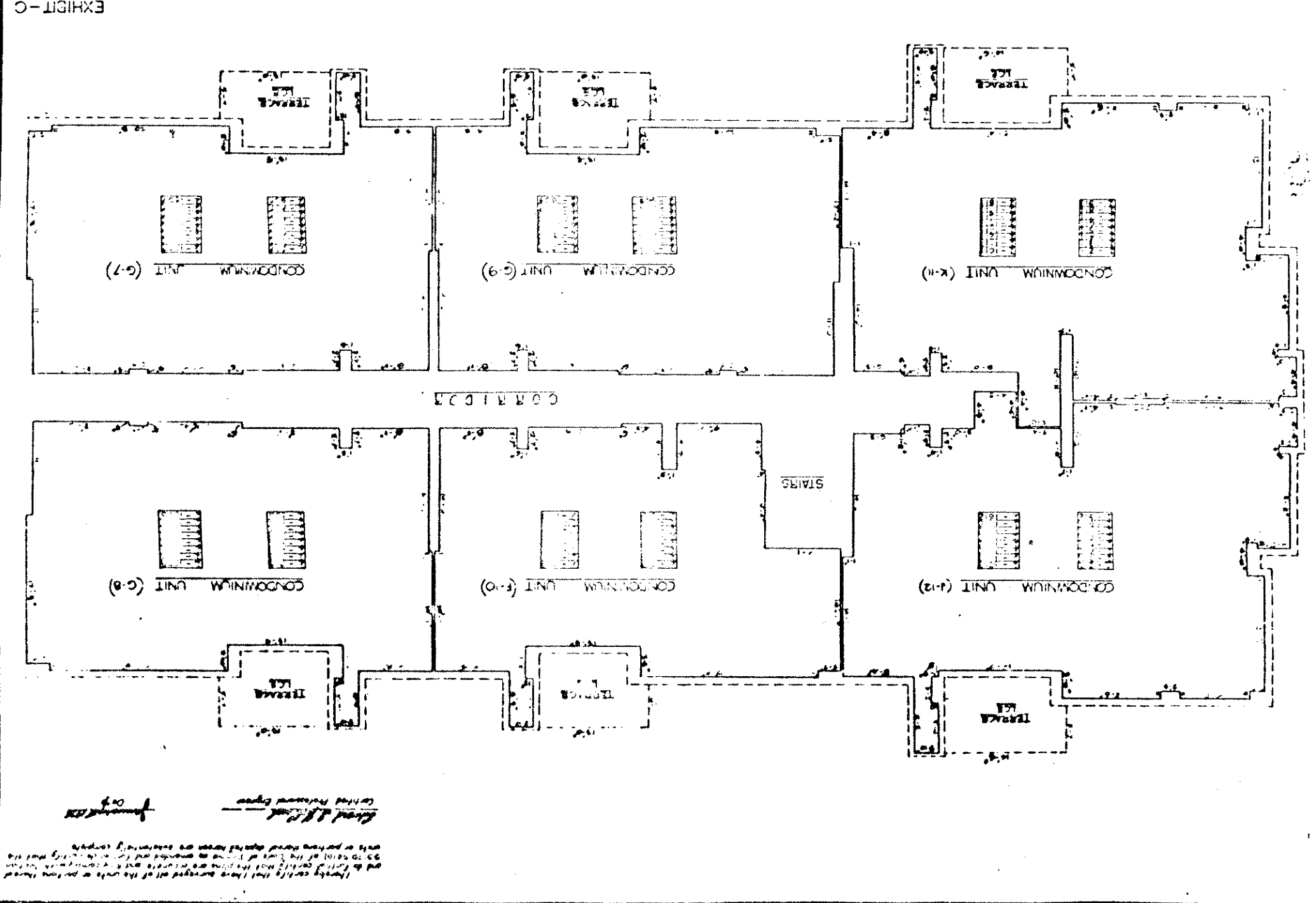




611 000 027



COMMON EXHIBIT

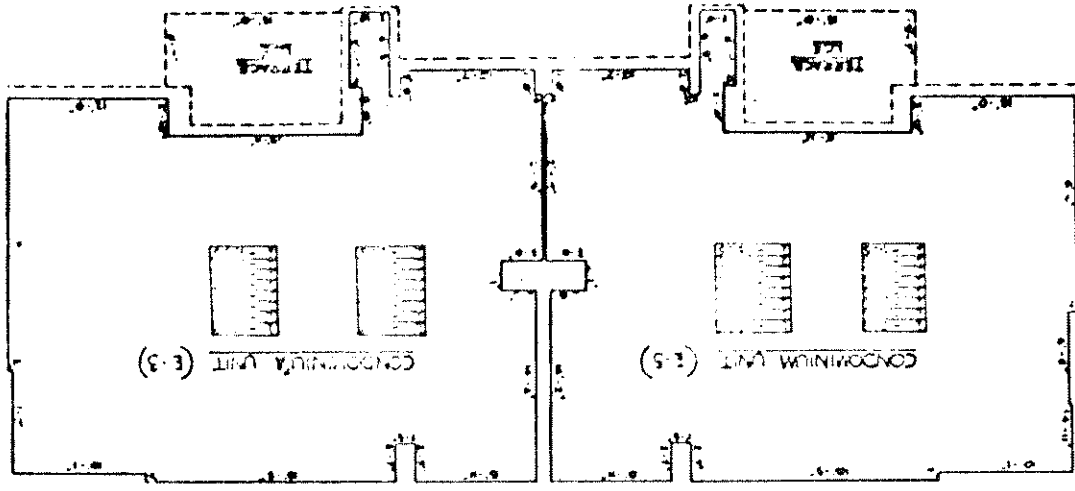


Handwritten notes and signatures at the bottom of the plan, including the name 'James R. [Signature]' and a date '02/29'.

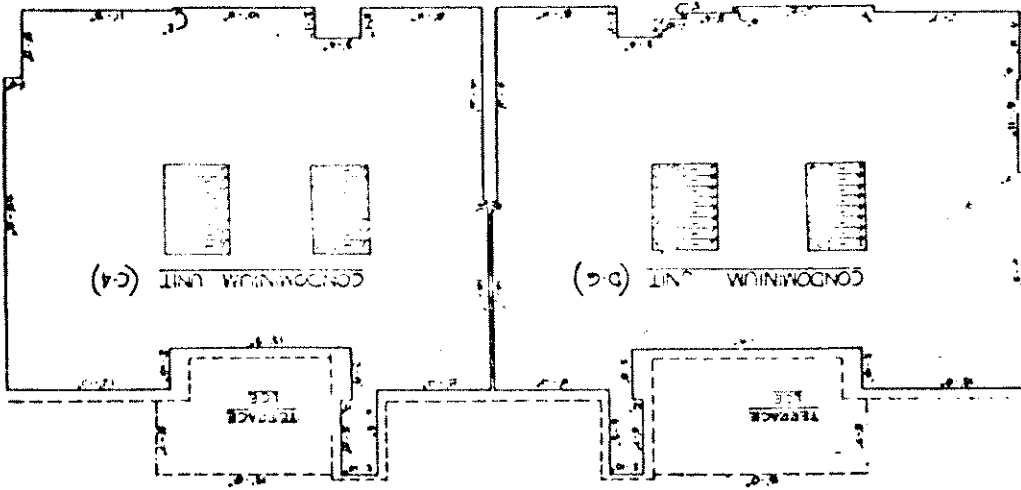
000 000 529

REVISED 5/30

EXHIBIT-C



CORRIDOR

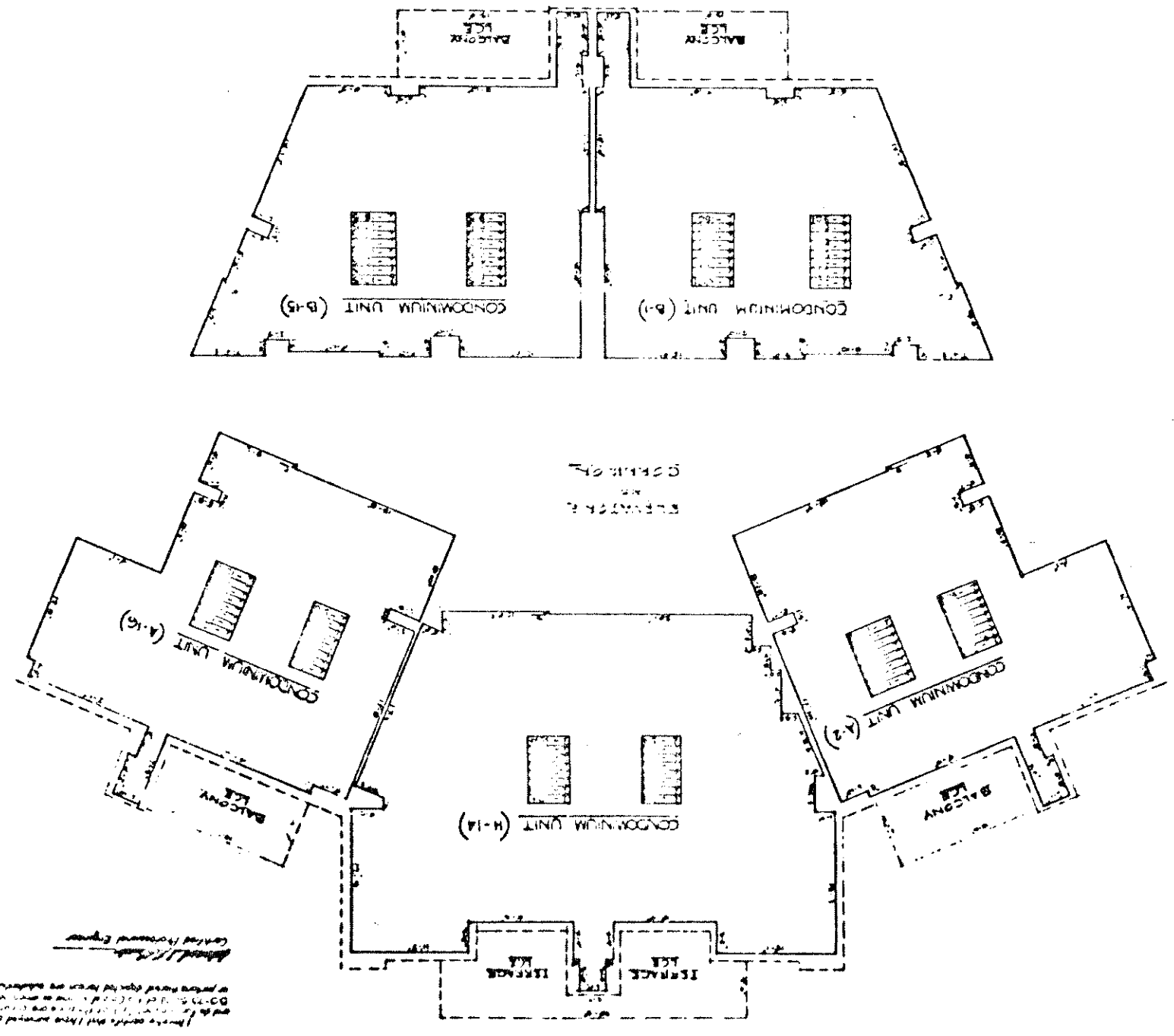


I hereby certify that these drawings of the units or portions thereof and the floor covering, if any, are accurate and they comply with Section 52.70.02 of the Code of Ordinances and further do certify that the units or portions thereof depicted herein are substantially complete.

Donald L. Smith
 Licensed Professional Engineer

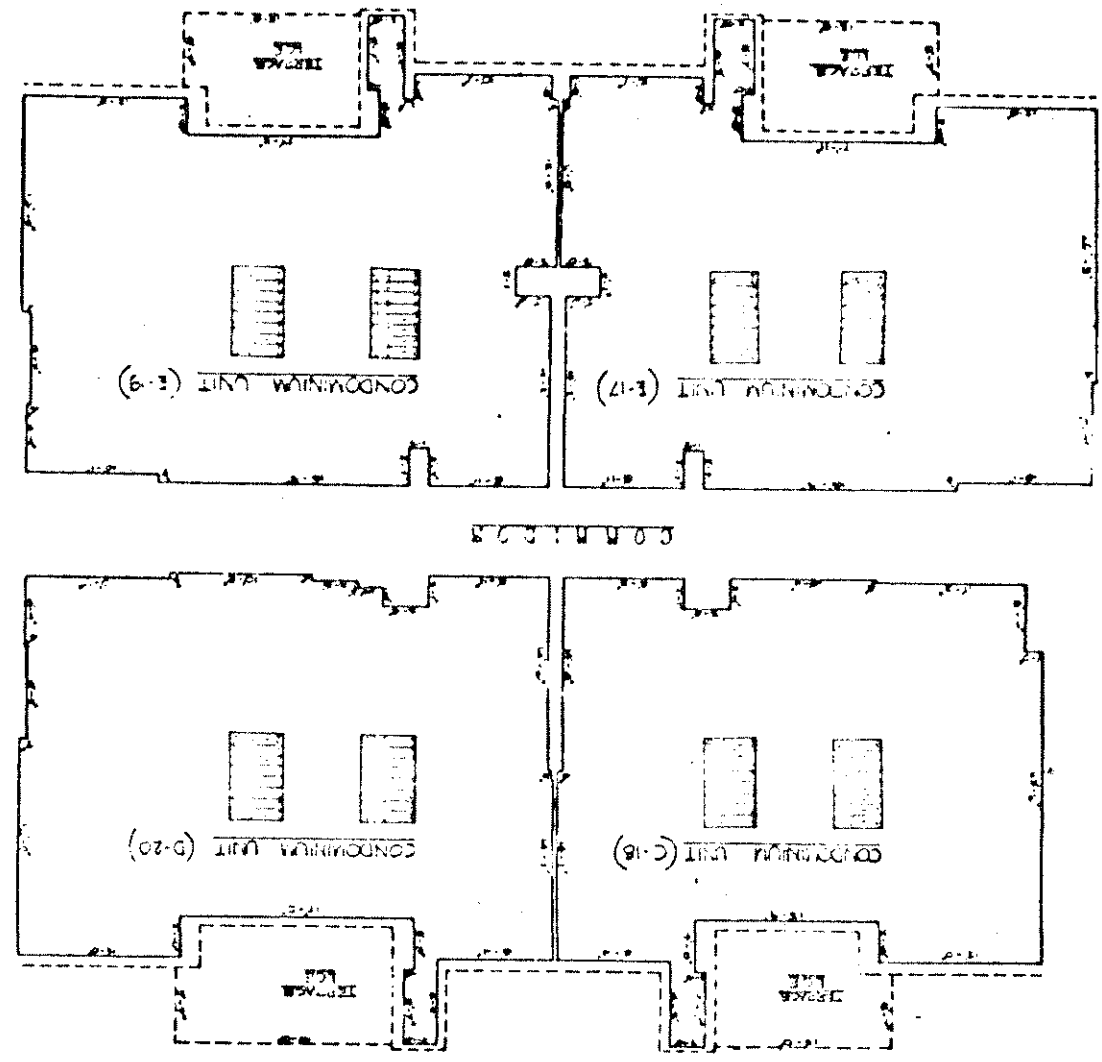
James W. Smith
 Designer

EXHIBIT-C



I hereby certify that I have prepared all the units in Building No. 2
and that the units are shown as shown and that I am a duly Licensed
Professional Engineer in the State of Virginia.
Date: [REDACTED]
Central Professional Engineer
James H. [REDACTED]

DEPT-C



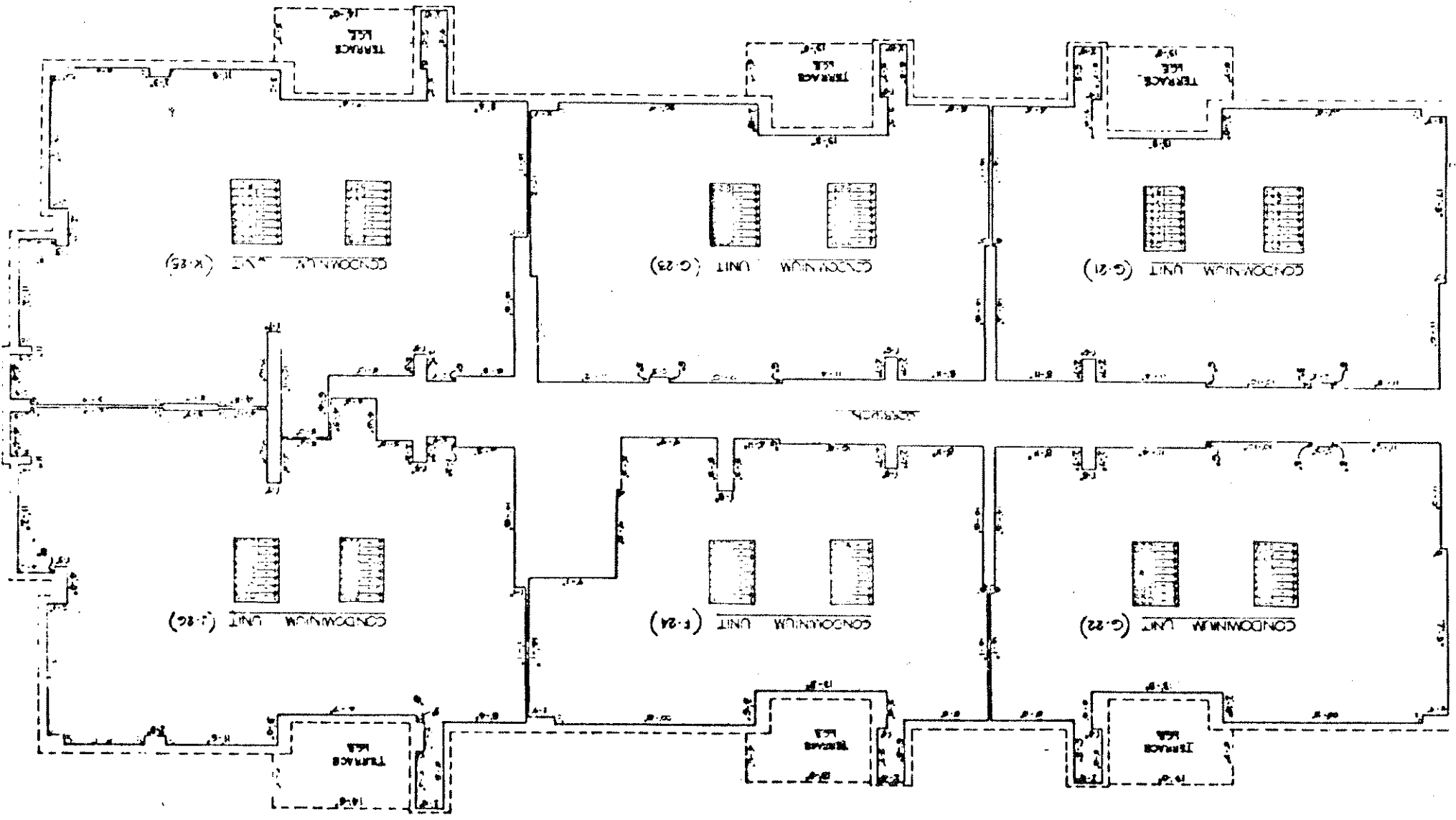
CORRIDOR

I have reviewed all of the work of persons named
 and to whom work has been assigned and I certify that
 the work has been done in accordance with the
 specifications and drawings and that the
 work is complete and ready for use.

 Licensed Professional Engineer

 Date

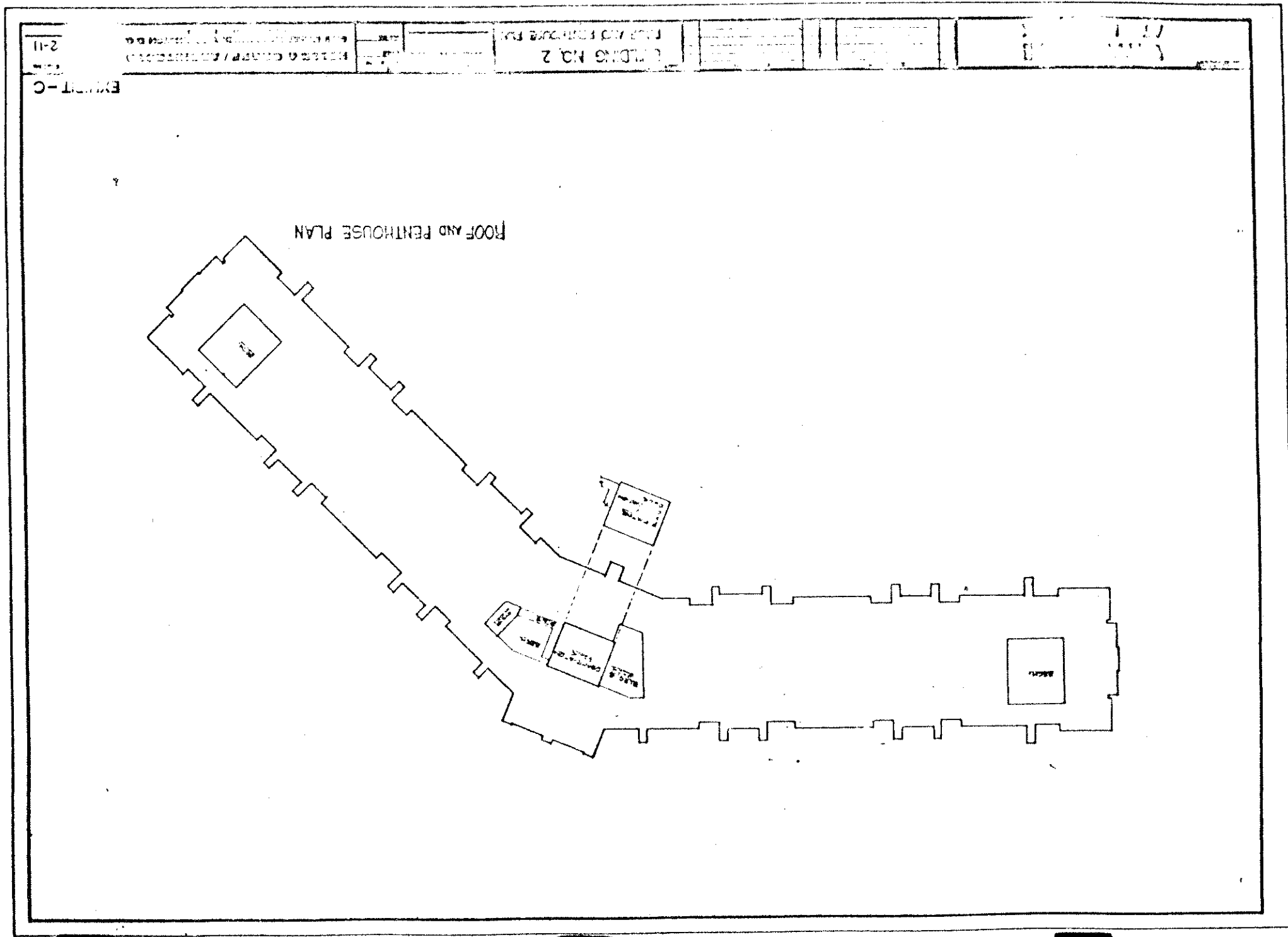
100-100-100



This plan shows the layout of all the units in the building.
 It is intended to be used in conjunction with Section 22 of the
 Condominium Act, R.S. 409:22, and the rules and regulations
 of the Condominium Association. It is not to be used as a
 contract or as a basis for any other legal action.
 Prepared by: [Signature]
 Date: [Date]

2024 OCT 27 PM 5:03

EXHIBIT - C



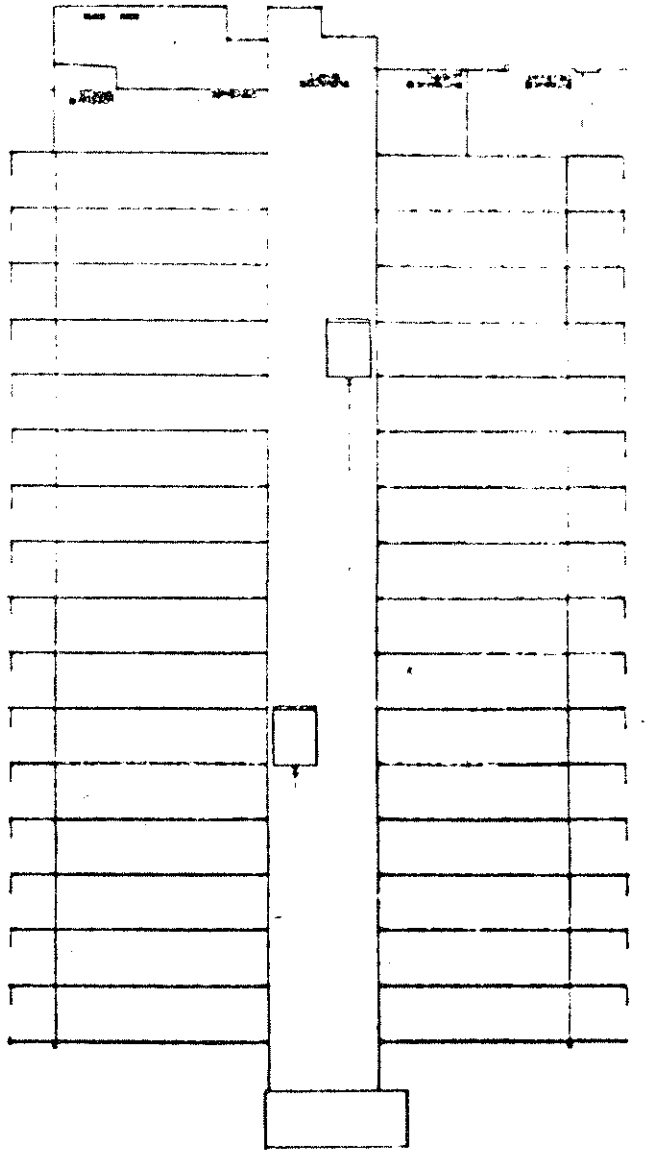
**WATERGATE
AT LANDMARK**

**SECTION
BUILDING NO. 2**

**HOLTS & GRAFF ARCHITECTS
3000 MASSACHUSETTS AVENUE, WASHINGTON D.C.**

2-11

EXHIBIT - C



- BASEMENT B-1
- GROUND FLOOR
- 1st FLOOR
- 2nd FLOOR
- 3rd FLOOR
- 4th FLOOR
- 5th FLOOR
- 6th FLOOR
- 7th FLOOR
- 8th FLOOR
- 9th FLOOR
- 10th FLOOR
- 11th FLOOR
- 12th FLOOR
- 13th FLOOR
- 14th FLOOR
- 15th FLOOR
- 16th FLOOR
- 17th FLOOR
- 18th FLOOR
- ROOF
- RESTROOM

NOTE: FLOOR AND CEILING ELEVATIONS ARE RELATED TO THE U.S. & C. MEAN SEA LEVEL.

Handwritten notes and signatures in the bottom right corner of the drawing area.

DATE: 000 0000

Unit Grouped by Type	207	302	402	502	602	702	802	902	201	301	401	501	601	701	801	901	204	304	404	504	604	704	804	904
	1002	1102	1202	1402	1502	1602	1702	1802	1001	1101	1201	1401	1501	1601	1701	1801	1004	1104	1204	1404	1504	1604	1704	1804
	216	316	416	516	616	716	816	916	215	315	415	515	615	715	815	915	218	318	418	518	618	718	818	918
	1016	1116	1216	1416	1516	1616	1716	1816	1015	1115	1215	1415	1515	1615	1715	1815	1018	1118	1218	1418	1518	1618	1718	1818

Type	Sq. Ft. per Unit	% Interest Common Elements per Unit		Bids. 1 & 5	Total Units per Type	Bids. 1 & 5	% Interest Common Elements per Type	
		1-2-5	1-2-5				1-2-5	1-2-5
A	863	.1775	.0892	64	32	64	5.6800	5.7088
B	881	.1812	.0910	64	32	64	5.7984	5.8240
C	986	.2028	.1019	64	32	64	6.4896	6.5216
C	986	.2028	.1022	1	1	1	.2029	.1022
D	1064	.2188	.1099	64	32	64	7.0016	7.0336

AMENDED - EXHIBIT D Page 1 of 4
 WATERGATE AT LANDMARK
 SCHEDULE OF UNDIVIDED INTEREST IN COMMON ELEMENTS

AMENDED - EXHIBIT D Page 2 of 4
 WATERGATE AT LANDMARK
 SCHEDULE OF UNDIVIDED INTEREST IN COMMON ELEMENTS

Sq. Ft. per Unit % Interest Common Elements per Unit Bids. 1 & 5 Total Units per Type Bids. 1 & 5 % Interest Common Elements per Type

Type Unit 1-2-5 1-2-5 1-2-5 1-2-5

Unit Grouped by Type		
203	303	403
1005	1105	1205
1003	1103	1203
205	305	405
503	1403	505
603	1503	605
703	1603	705
803	1703	805
903	1803	905
217	1017	219
317	1117	319
417	1217	419
517	1417	519
617	1517	619
717	1617	719
817	1717	819
917	1817	919
52		
1024	1110	1124
1124	1224	1424
1424	1510	1624
1624	1710	1824
1824	1810	924
53		
1010	1110	1224
1224	1410	1524
1524	1610	1724
1724	1810	924
1824	1810	924

1098	E	1098	.2259	.1137	1	1	.2491	.1254
1211	F	1211	.2490	.1251	32	64	7.9680	8.0064
1098	E	1098	.2258	.1134	64	128	14.4512	14.5152
1211	F	1211	.2491	.1254	1	1	.2491	.1254

Unit Grouped by Type	207	307	407	507	607	707	807	907	209	309	409	509	609	709	809	909	222	322	422	522	622	722	822	922
	1007	1107	1207	1407	1507	1607	1707	1807	1009	1109	1209	1409	1509	1609	1709	1809	1022	1122	1222	1422	1522	1622	1722	1822
	208	308	408	508	608	708	808	908	221	321	421	521	621	721	821	921	223	323	423	523	623	723	823	923
	1014	1114	1214	1414	1514	1614	1714	1814	1309	1309	1309	1309	1309	1309	1309	1309	1309	1309	1309	1309	1309	1309	1309	1309
	314	414	514	614	714	814	914	1014	1309	1309	1309	1309	1309	1309	1309	1309	1309	1309	1309	1309	1309	1309	1309	1309

Sq. Ft. per Unit	Type	% Interest Common Elements per Unit		Total Units per Type		% Interest Common Elements per Type	
		Bids. 1 & 5	1-2-5	Bids. 1 & 5	1-2-5	Bids. 1 & 5	1-2-5
1309	G	.2692	.1352	96	192	25.8432	25.9584
1309	G	.2693	.1355	1	1	.2693	.1355
1365	H	.2806	.1411	16	32	4.4896	4.5152

AMENDED - EXHIBIT D Page 3 of 4
 WATERGATE AT LANDMARK
 SCHEDULE OF UNDIVIDED INTEREST IN COMMON ELEMENTS

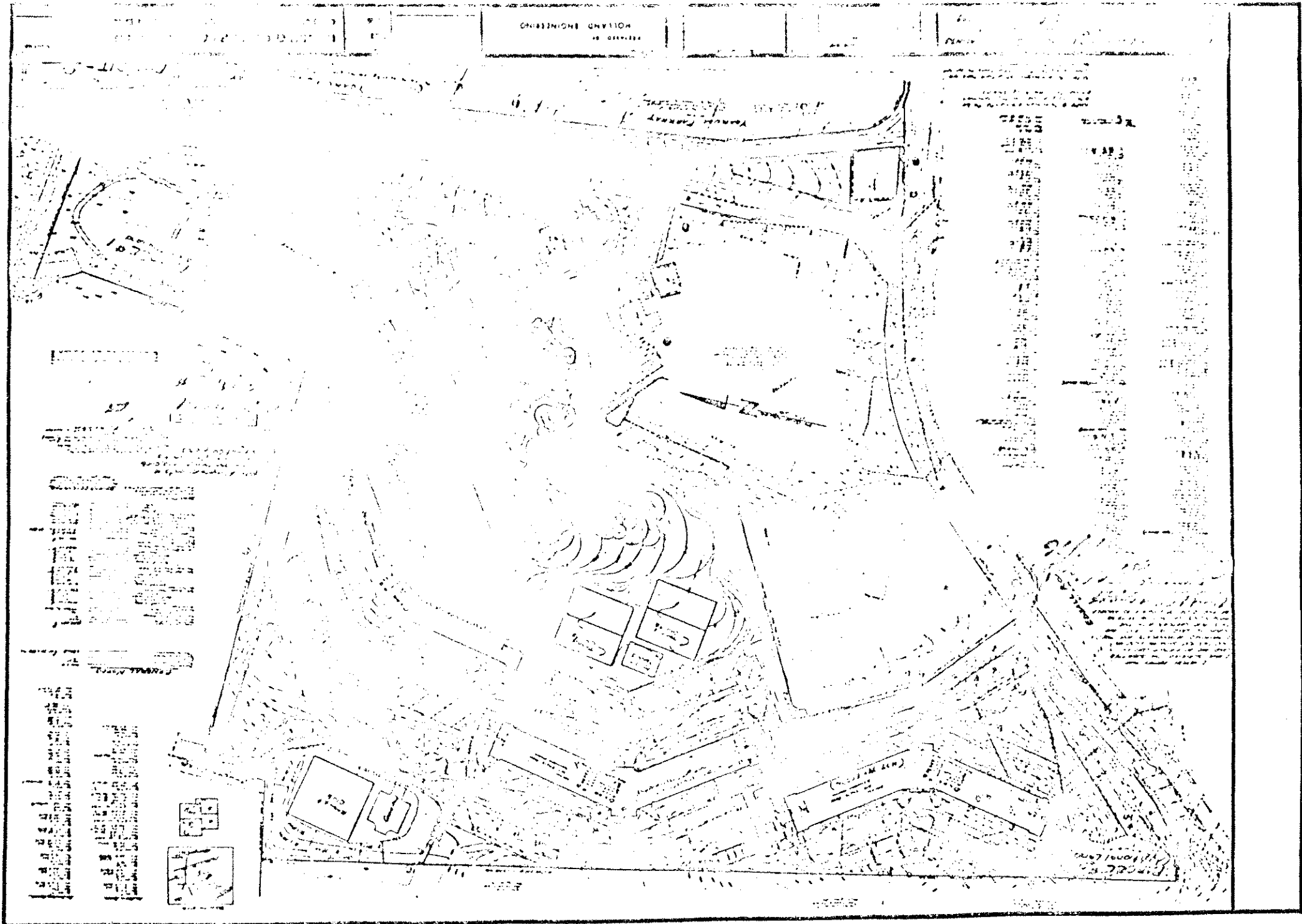
Unit Grouped by Type			
212	1012	226	1028
312	1112	326	1126
412	1212	426	1226
512	1412	526	1426
612	1512	626	1526
712	1612	726	1626
812	1712	826	1726
912	1812	926	1826
211	1011	225	1025
311	1111	325	1125
411	1211	425	1225
511	1411	525	1425
611	1511	625	1525
711	1611	725	1625
811	1711	825	1725
911	1811	925	1825

Sq. Ft.	per Unit	Type	% Interest Common Elements per Unit	Total Units per Type	% Interest Common Elements per Type
1621	1621	J	.3333	32	10.6656
1621	1621	K	.3333	32	10.6656
<hr/>					
967964	486284			804	100.000
<hr/>					
967964	486284			804	100.000

AMENDED - EXHIBIT D Page 4 of 4
 WATERGATE AT LANDMARK
 SCHEDULE OF UNDIVIDED INTEREST IN COMMON ELEMENTS

VIRGINIA:
 In the Clerk's office of the Circuit Court-City of Alexandria this deed was received and the taxes imposed by Sec. 57-54.1 in the amount of \$ have been paid & with the Amended certificate admitted to record on 5-6-76 3:20 P.M.

Alvin W. Brinks CLERK



600 075 100 019

2024 07 10 10:00

Alan M. Bennett

