

5507

BOOK 866 PAGE 309

SECOND 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 Second 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 has executed an Amendment to Declaration providing for the submission of certain land described in Amended 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, thereby expanding 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 3, Additional Land in Exhibit E, which it subjects by this Second 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 Second 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,

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 three high-rise multi-family structures containing a total of 1,200 units and one one-story multi-family structure containing four units. These four 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 Second Amendment shall be known as Watergate at Landmark Condominium.

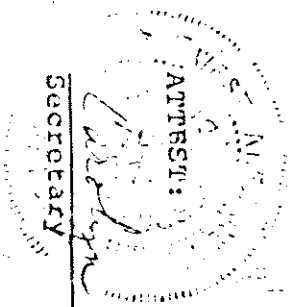
II. Undivided Interest in Common Elements: Pursuant to the provisions of Section 55-79.55 of the Code of Virginia, as amended, the undivided ownership interest in the common elements of Watergate at Landmark Condominium are hereby allocated to each unit in accordance with the attached amended Exhibit 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 this Second 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 Second 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 Second Amendment to Declaration to be signed by its President and its Corporate Seal affixed, duly attested by its Secretary, this 5th day of August, 1977.



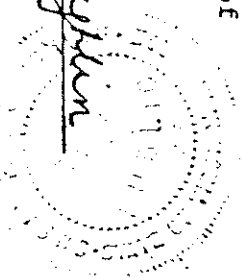
Carolyn F. Elliott
Secretary

WEST ALEXANDRIA PROPERTIES, INC.
By James F. Roberts
President

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

I, the undersigned, a Notary Public in and for the State and City aforesaid do hereby certify that James F. Roberts and Carolyn F. Elliott, President and Secretary, respectively, of WEST ALEXANDRIA PROPERTIES, INC., whose names are signed to the above writing bearing date on the 5th day of August, 1977, 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 here-tofore had.

Given under my hand and seal this 5th day of August, 1977.



Susan F. McLaughlin
Notary Public

My commission expires: July 7, 1979

AMENDED EXHIBIT "A"
DESCRIPTION OF PARCEL 3 SUBMITTED LAND
WATERGATE AT LANDMARK CONDOMINIUM
CITY OF ALEXANDRIA, VIRGINIA

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Beginning at a point in the Easterly right-of-way line of Stultz Road, said point also marking the Southwest corner of Parcel 3563-01 of the land of The City of Alexandria:

Thence running with the Southerly line of said land South 88° 16'04" East, 418.81 feet to a point;

Thence through the tract of land of which the Parcel herein described is a part the following courses and distances:

South 56° 06'30" West, 260.00 feet;
South 33° 53'30" East, 59.78 feet;
South 11° 06'30" West, 365.35 feet;
South 78° 53'30" East, 133.09 feet;
South 11° 06'30" West, 165.75 feet; and
South 33° 53'30" East, 302.80 feet to a point
in the Northerly line of the land of Inview
Associates, Inc.;

Thence with said line and through the tract of land of which the Parcel herein described is a part South 62° 36'00" West, 263.01 feet to a point;

Thence continuing through said tract the following courses and distances:

North 33° 53'30" West, 109.56 feet;
South 56° 06'30" West, 32.33 feet;
North 33° 53'30" West, 285.14 feet;
North 11° 06'30" East, 342.31 feet; and
North 78° 53'30" West, 156.97 feet to a point
in the Westerly line of the land of Jolar
Corporation;

Thence with said line North 11° 23'30" West, 310.72 feet to a point in the Southerly line of the land of W.H. and P.E. Courtney;

Thence with said line and continuing with the Southerly right-of-way line of the aforementioned Stultz Road North 79° 03'55" East, 149.77 feet to a point;

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Thence with said Southerly line as it forms a cul de sac at the end of said road the following courses and distances:

North 01° 43'56" East, 16.34 feet; with the arc of a curve to the left whose radius is 50.00 feet and whose chord bearing and chord are

North 36° 44'11" East and 99.95 feet, respectively, an arc distance of 160.34 feet, and with the arc of a curve to the right whose radius is 25.00 feet and whose chord bearing and chord are

North 26° 41'57" West and 23.80 feet, respectively, an arc distance of 24.81 feet to the point of beginning containing 346,131 square feet or 7.9461 acres.

VIRGINIA
In the Clerk's office of the Circuit
Court-City of Alexandria this deed
was received and the taxes imposed by
Sec. 59-541 in the amount of \$
have been paid to wit: the Annexed
certificate admitted to record on

1917 12-17-17

William W. Switzer
CLERK

EDWARD S. HOLLAND
 CERTIFIED CORRECT
 Surveyor

CURVE TABLE

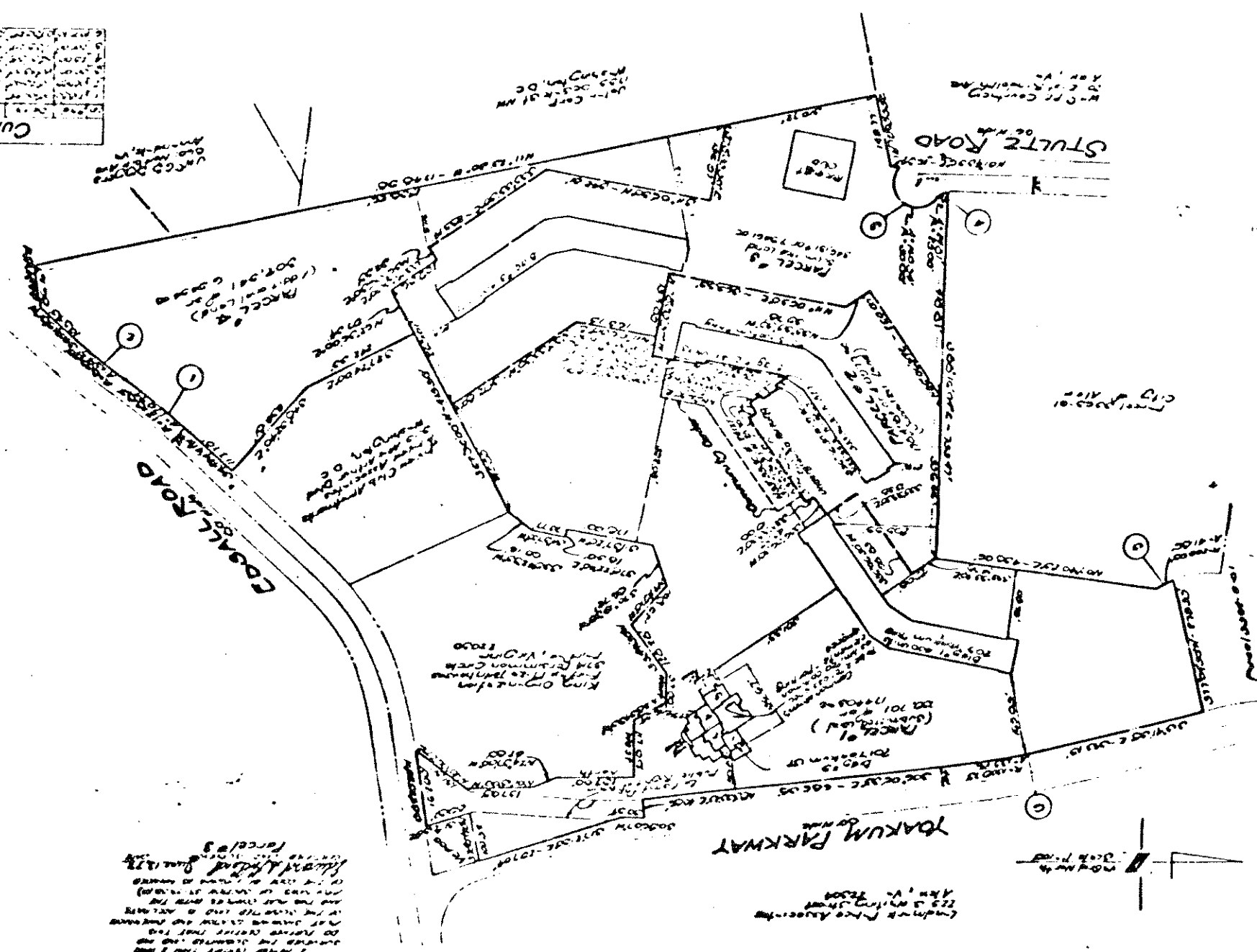
Station	Angle	Radius	Chord	Offset
1+00.00	90°	100.00	100.00	0.00
1+50.00	90°	100.00	100.00	0.00
2+00.00	90°	100.00	100.00	0.00

AREA TABLE

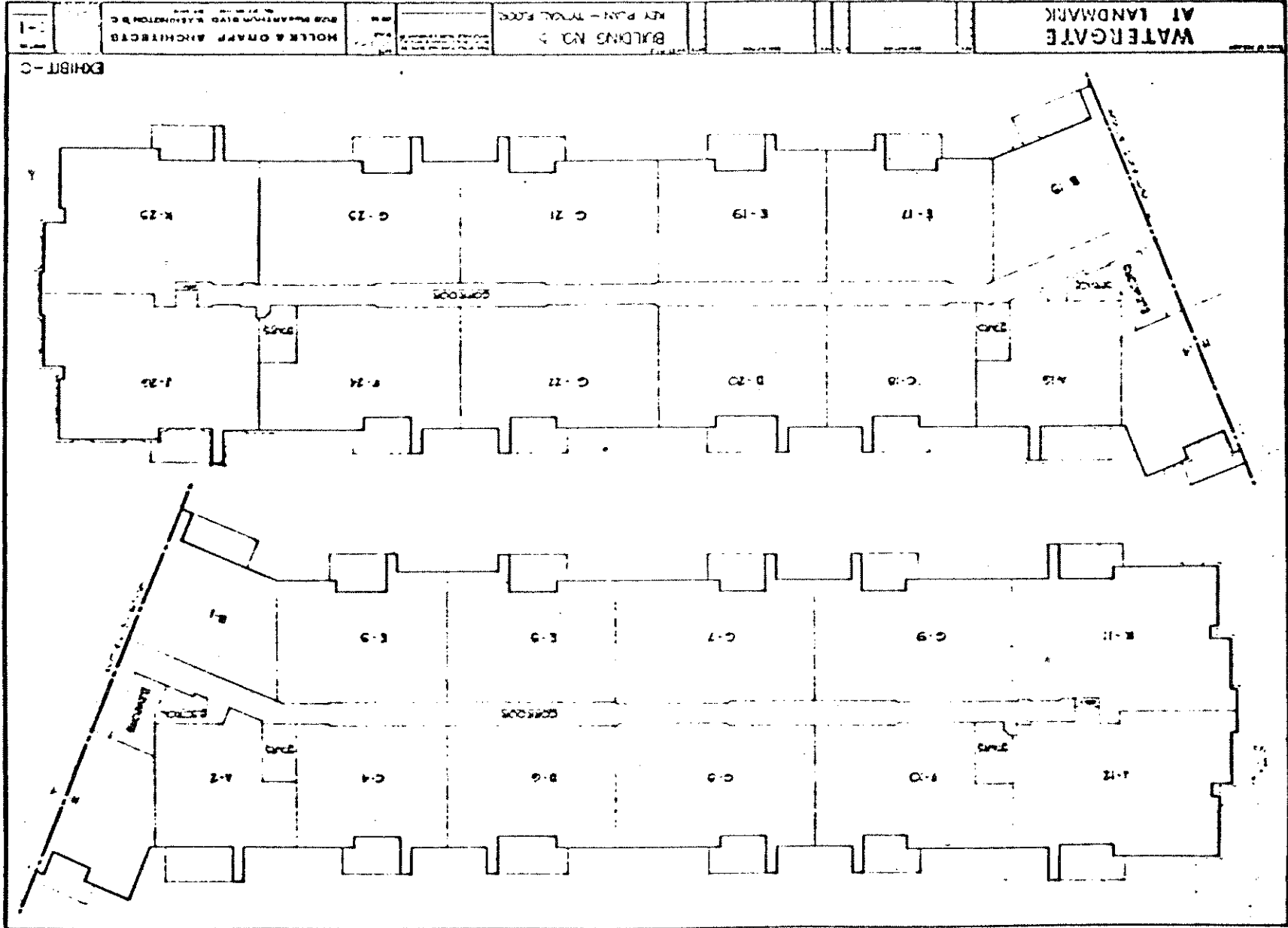
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Parcel 2	100.00
Parcel 3	100.00
Parcel 4	100.00
Parcel 5	100.00
Parcel 6	100.00
Parcel 7	100.00
Parcel 8	100.00
Parcel 9	100.00
Parcel 10	100.00
Parcel 11	100.00
Parcel 12	100.00
Parcel 13	100.00
Parcel 14	100.00
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Parcel 88	100.00
Parcel 89	100.00
Parcel 90	100.00
Parcel 91	100.00
Parcel 92	100.00
Parcel 93	100.00
Parcel 94	100.00
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Parcel 96	100.00
Parcel 97	100.00
Parcel 98	100.00
Parcel 99	100.00
Parcel 100	100.00

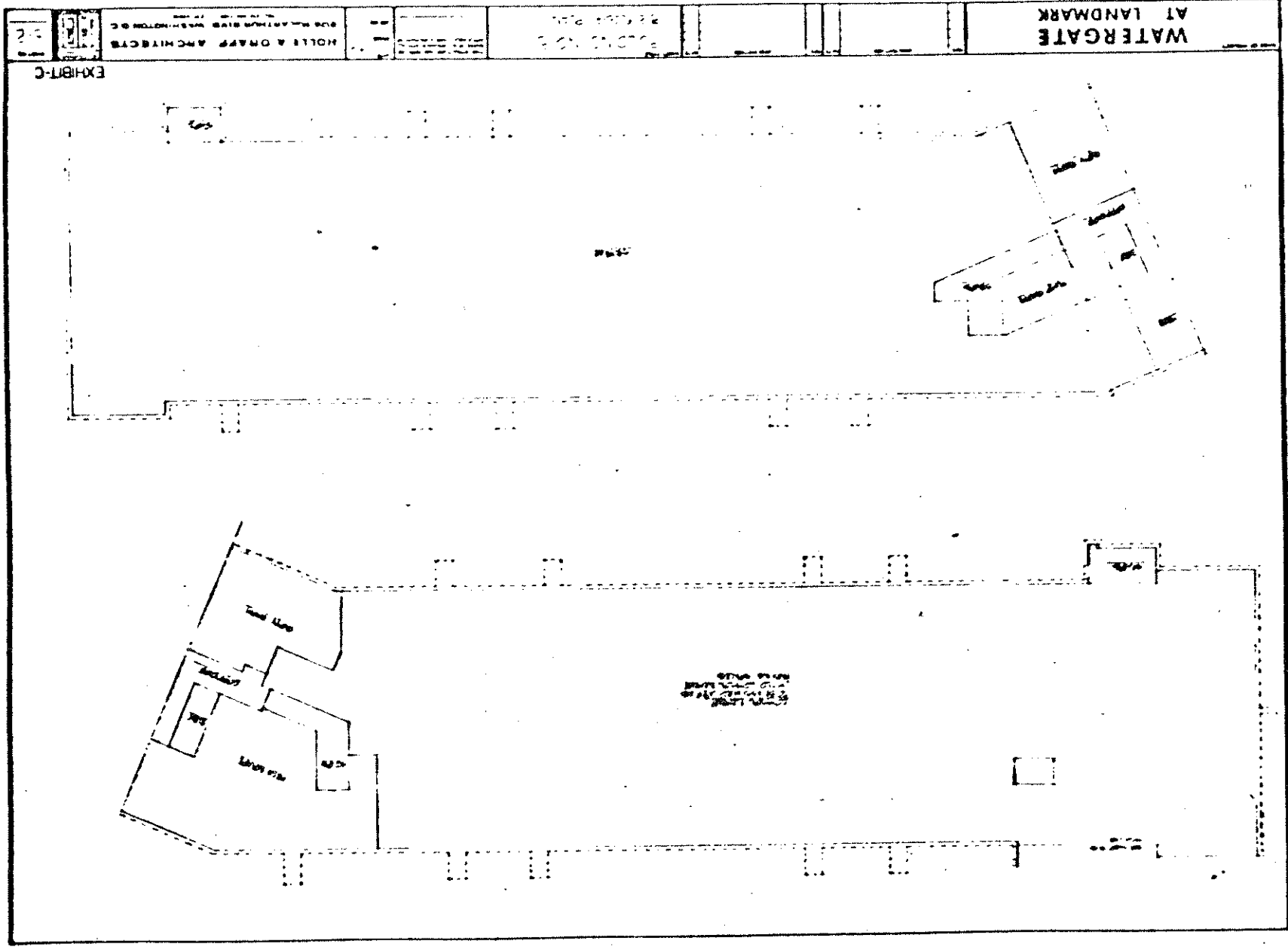
EXHIBIT - 88F
 WATERGATE AT LANDMARK
 CONDOMINIUM
 CITY OF ALEXANDRIA, VIRGINIA
 LOCATION & DIMENSIONS OF
 SUBMITTED & ADDITIONAL
 LAND
 PLAT SHOWING

Plat showing location & dimensions of submitted & additional land for Watergate at Landmark Condominium, City of Alexandria, Virginia. The land is shown in red on the attached plat. The land is located at the intersection of Stultz Road and Yorkum Parkway. The land is bounded by Stultz Road to the north, Yorkum Parkway to the east, and the existing parking area to the south and west. The land is shown in red on the attached plat.



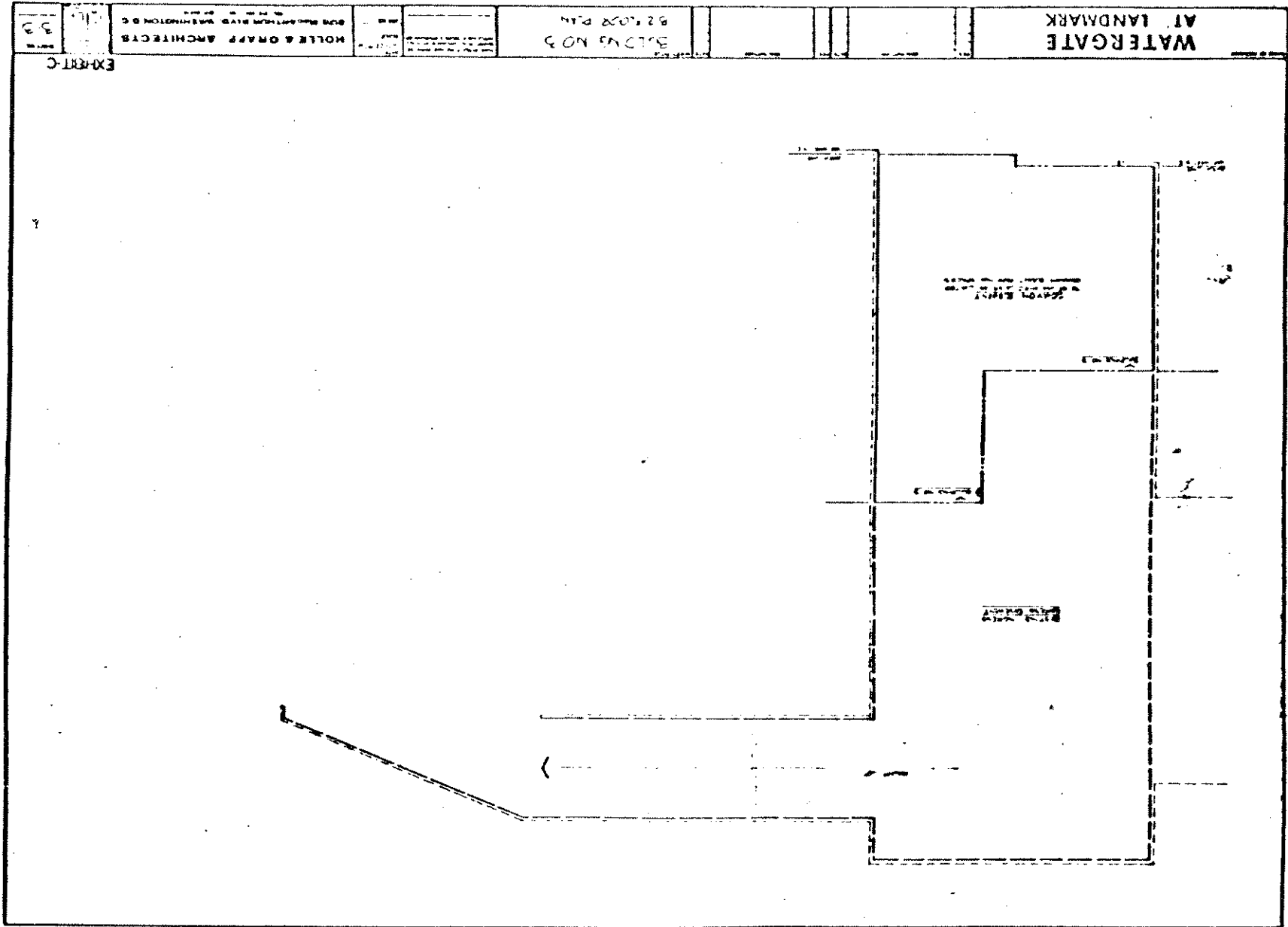
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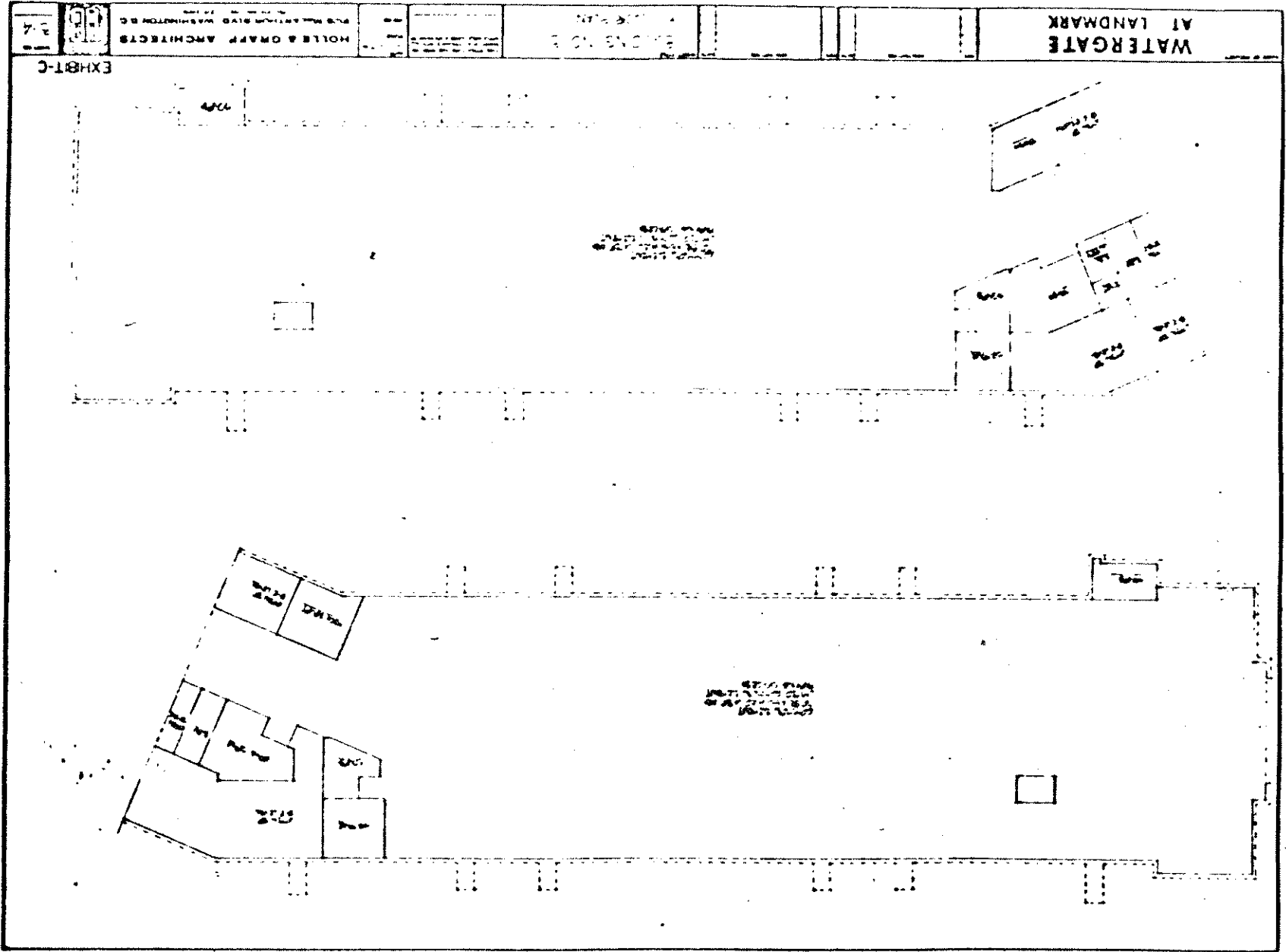




PLAN 833 WGE 317

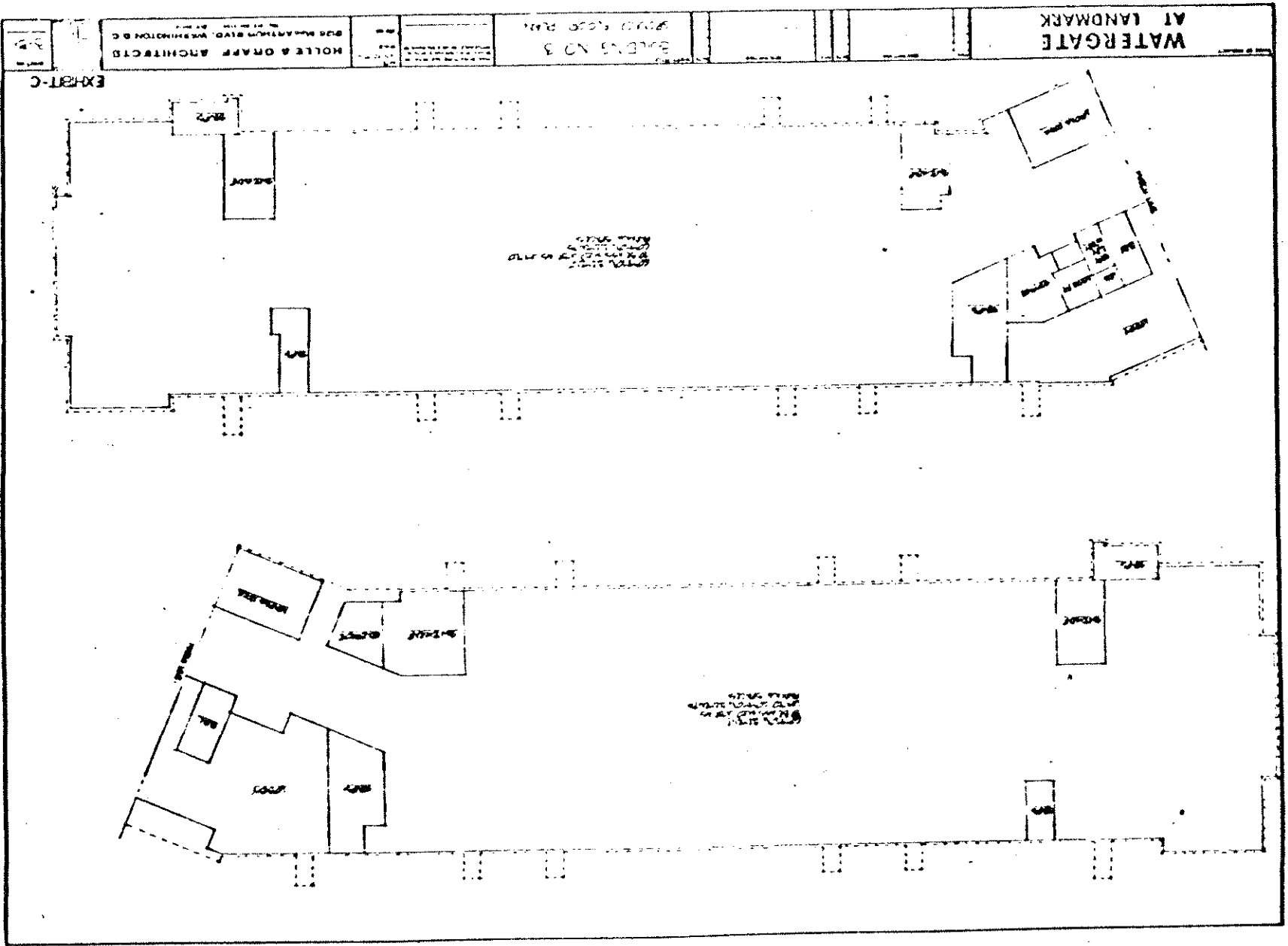
EXHIBIT 833 PAGE 318





NOV 1971

NO. 833-468319



NOV 8 1977 WGE 320

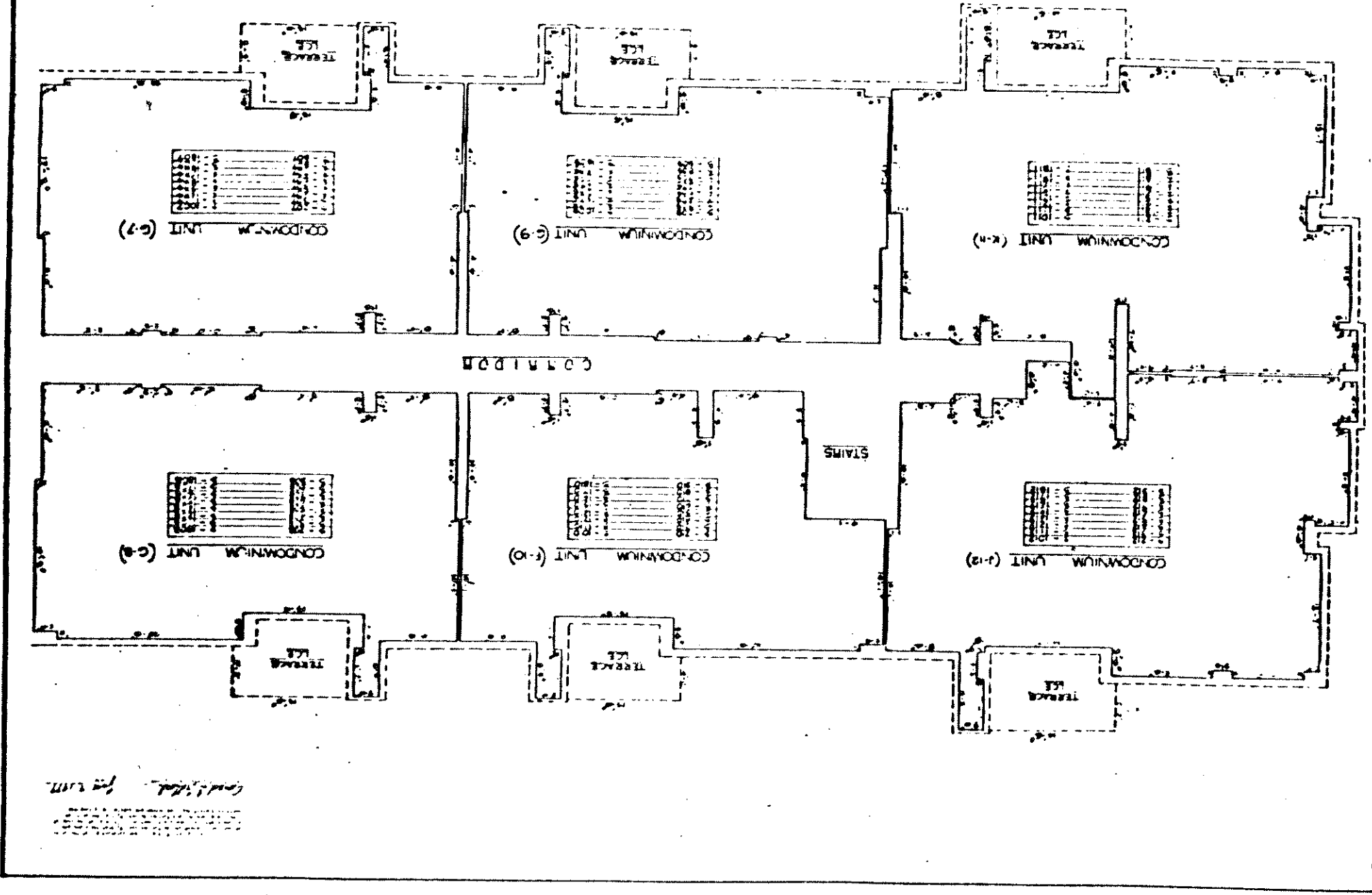
WATERGATE
AT L

BUILDING NO. 5
PLAN

HOLLE & OMAR ARCHITECTS
2000 M. MARTIN BLDG. WASHINGTON

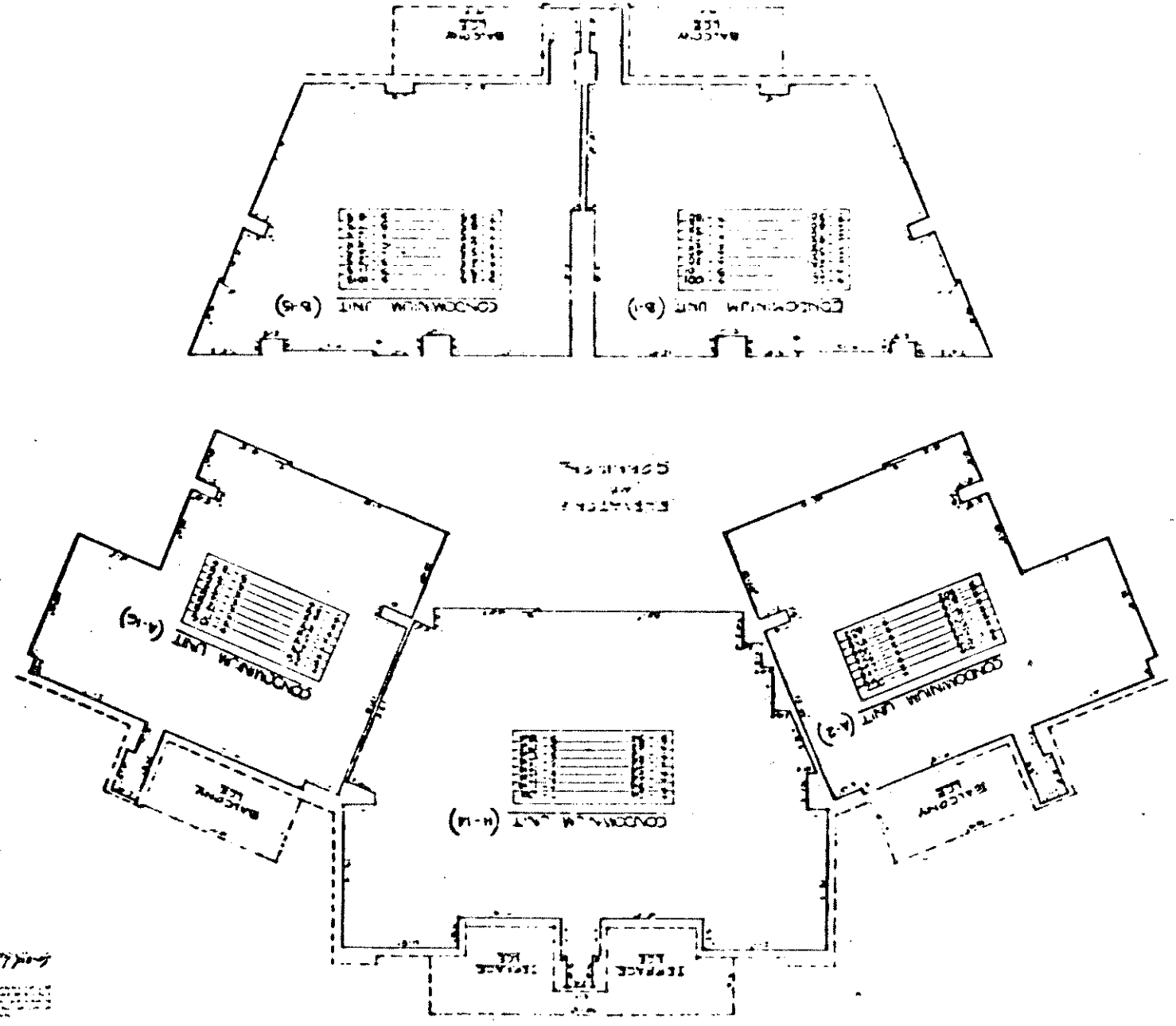
36

EXHIBIT - C



Scale: 1/8" = 1'-0"
Date: 10/1/81

NOV 8 1981
46E321



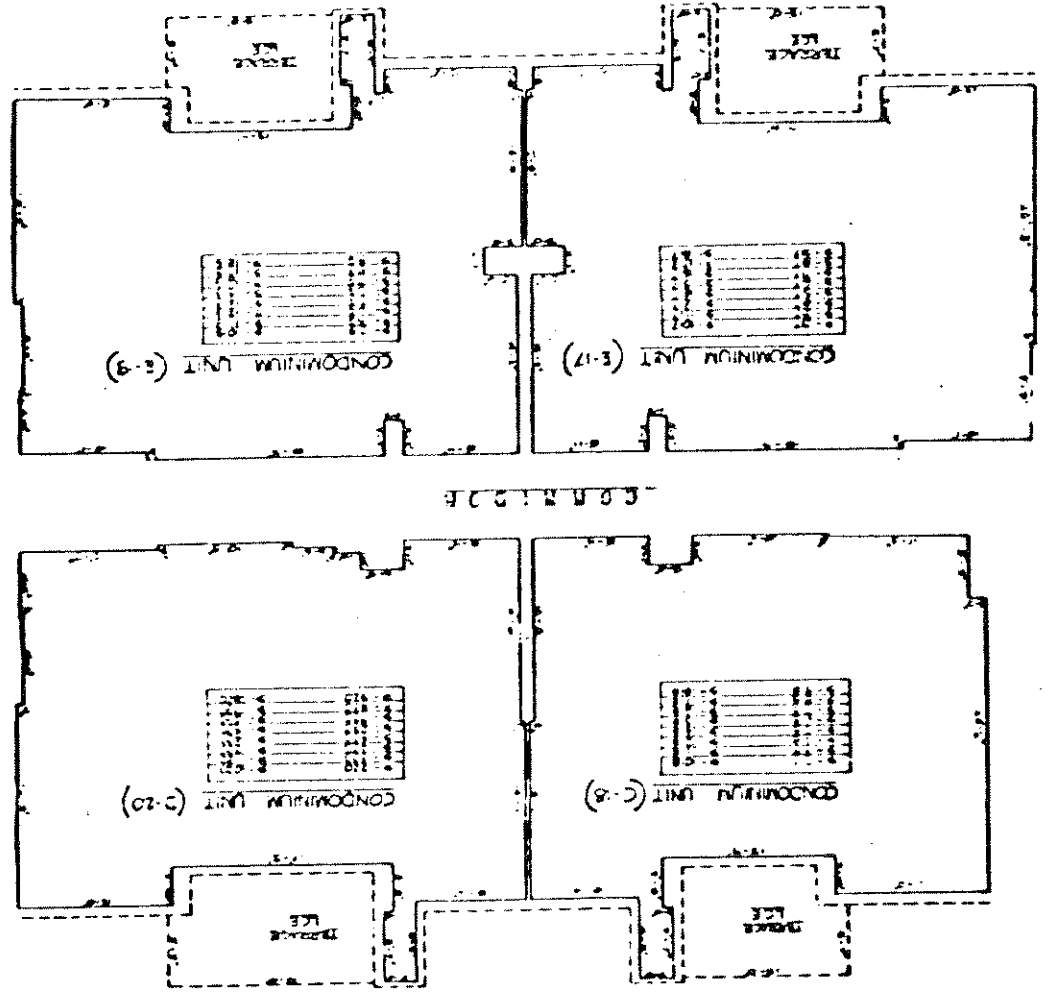
Scale: 1/8" = 1'-0"

DATE: 11/15/73

BY: [Signature]

830 CASE 024

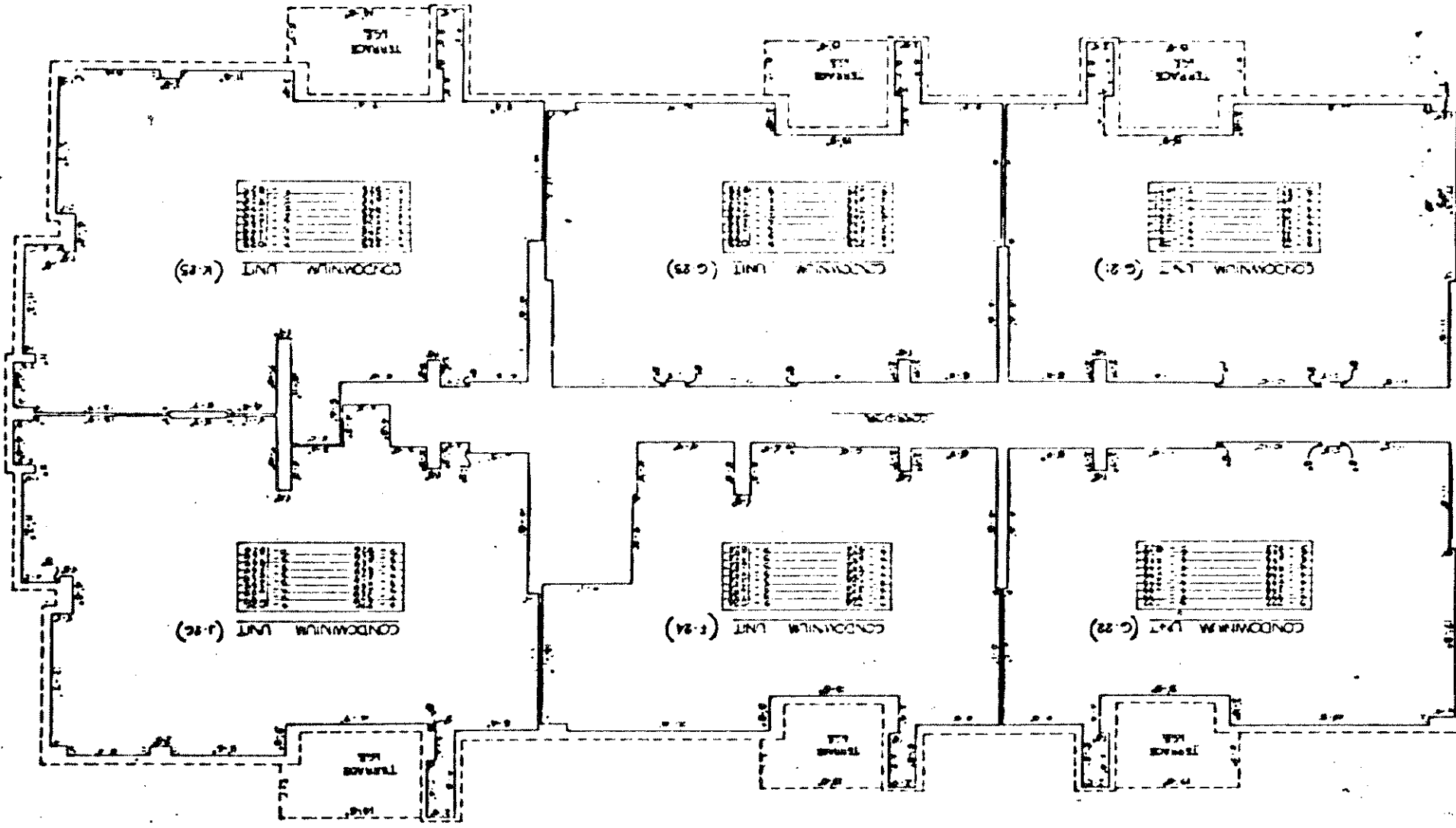
EXHIBIT - C



[Handwritten signature]

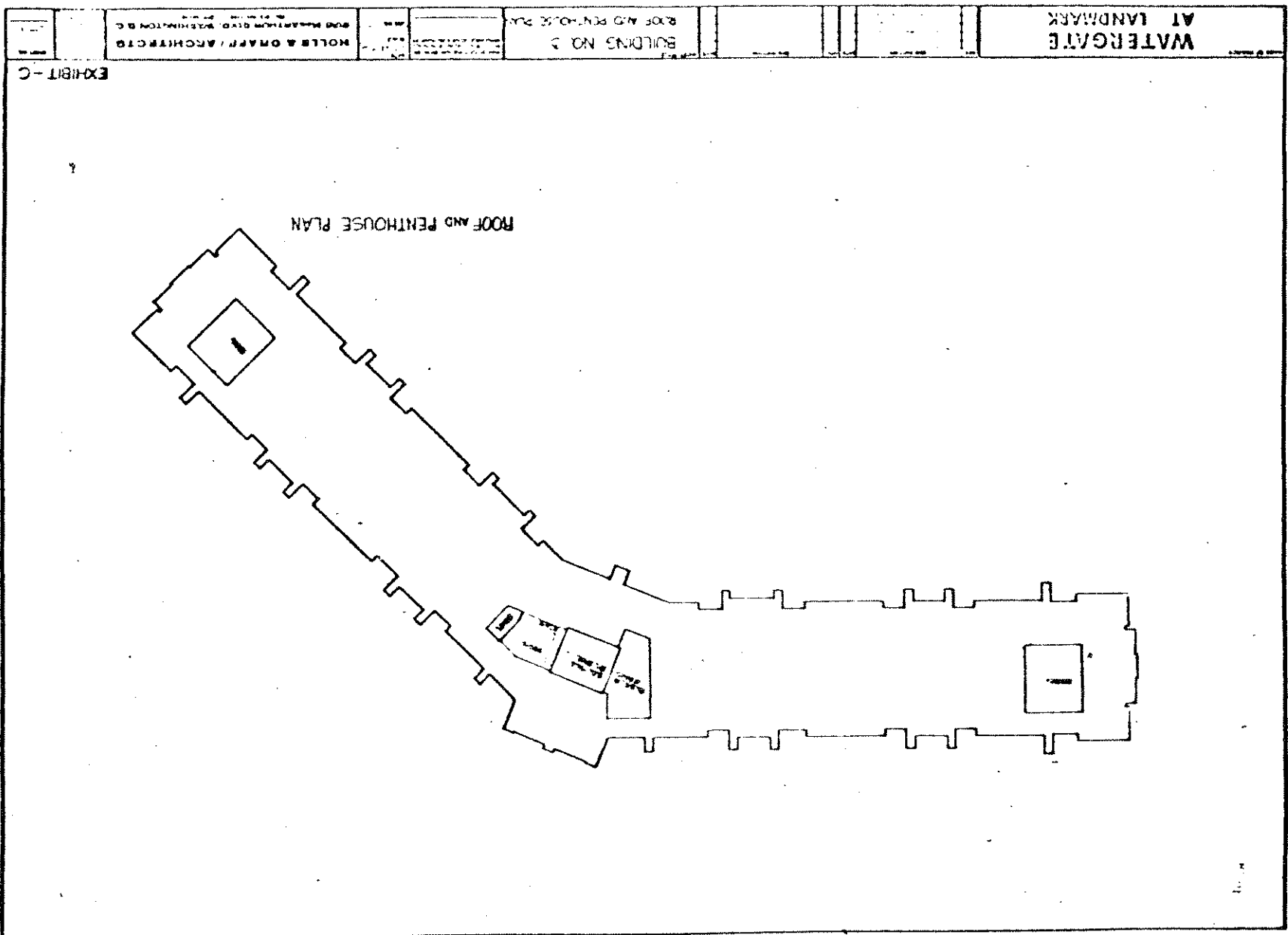
[Faint, illegible text]

EXHIBIT - C

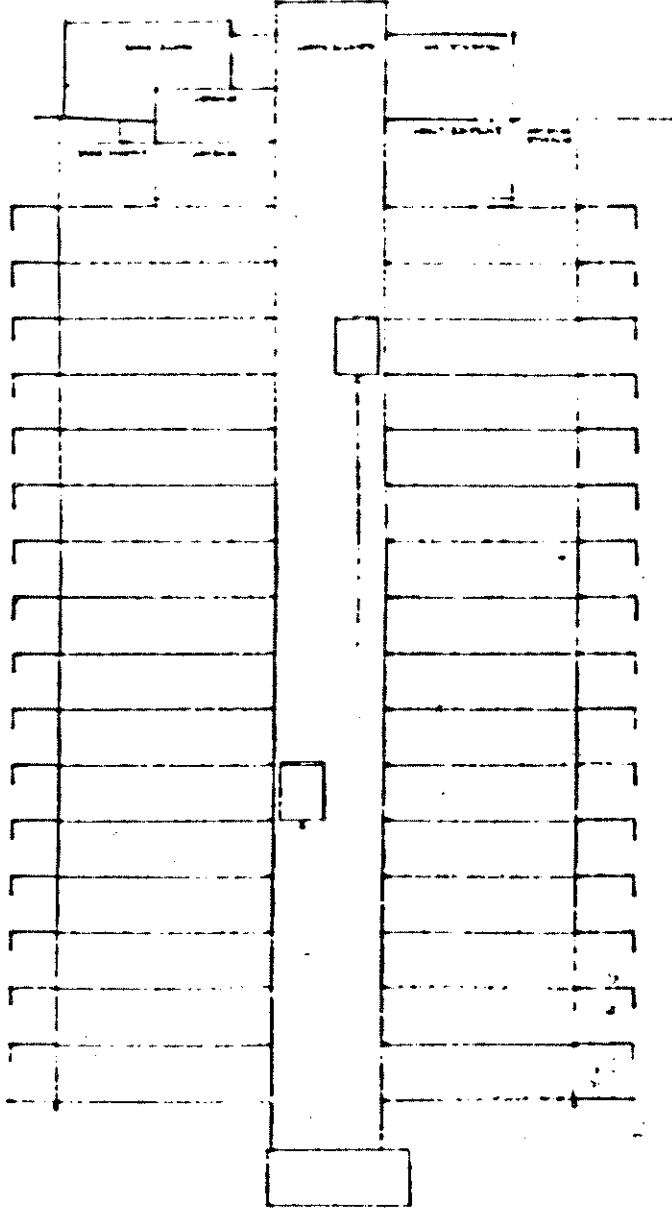


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NOV 8 35 48E 326



SECTION



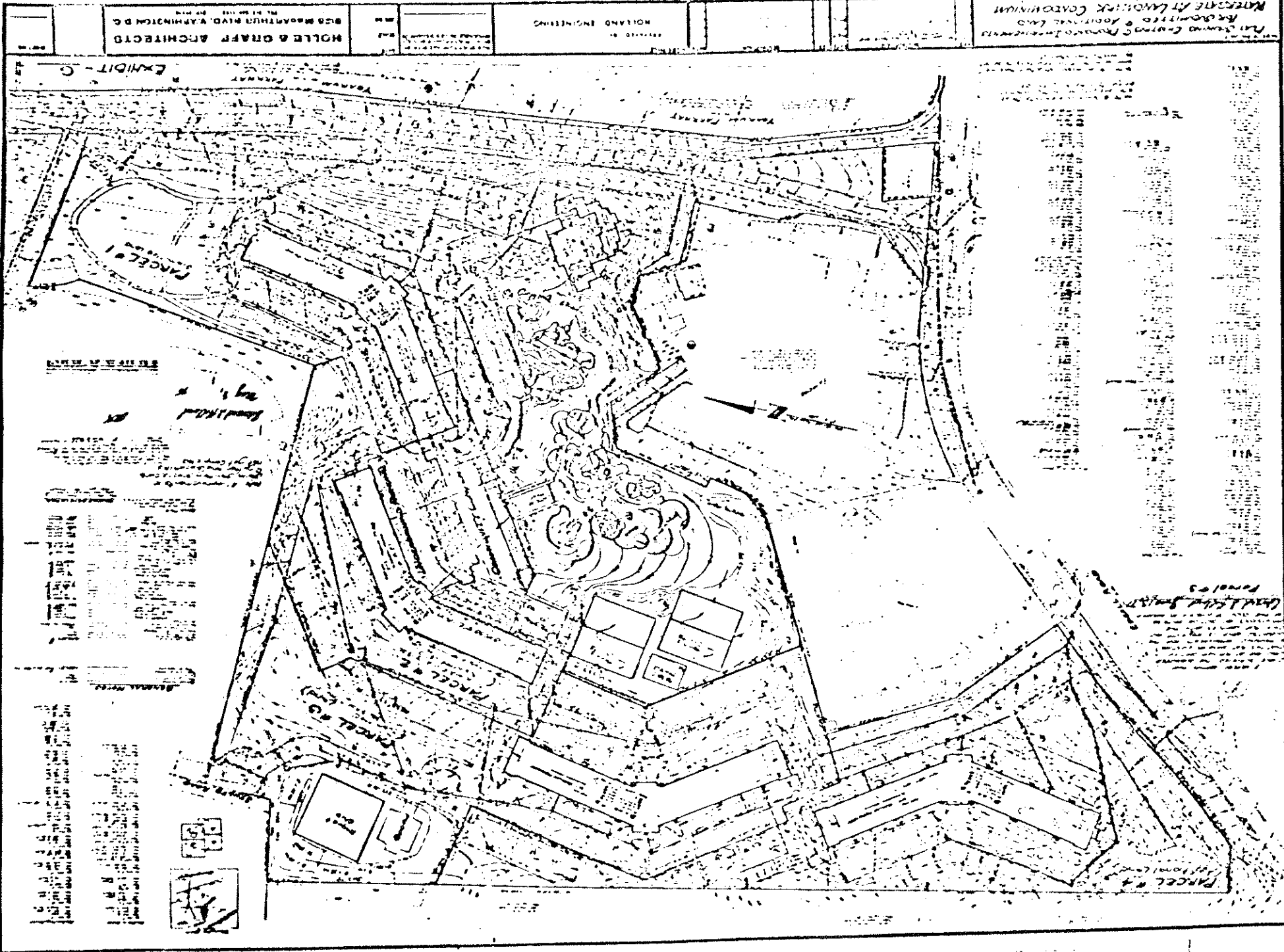
FLOOR	ROOM NO.	ROOM NAME
GROUND FLOOR	001	REAR ENTRANCE
GROUND FLOOR	002	LOBBY
GROUND FLOOR	003	REAR ENTRANCE
1st FLOOR	011	OFFICE
1st FLOOR	012	OFFICE
1st FLOOR	013	OFFICE
1st FLOOR	014	OFFICE
1st FLOOR	015	OFFICE
1st FLOOR	016	OFFICE
1st FLOOR	017	OFFICE
1st FLOOR	018	OFFICE
1st FLOOR	019	OFFICE
1st FLOOR	020	OFFICE
1st FLOOR	021	OFFICE
1st FLOOR	022	OFFICE
1st FLOOR	023	OFFICE
1st FLOOR	024	OFFICE
1st FLOOR	025	OFFICE
1st FLOOR	026	OFFICE
1st FLOOR	027	OFFICE
1st FLOOR	028	OFFICE
1st FLOOR	029	OFFICE
1st FLOOR	030	OFFICE
1st FLOOR	031	OFFICE
1st FLOOR	032	OFFICE
1st FLOOR	033	OFFICE
1st FLOOR	034	OFFICE
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1st FLOOR	036	OFFICE
1st FLOOR	037	OFFICE
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1st FLOOR	042	OFFICE
1st FLOOR	043	OFFICE
1st FLOOR	044	OFFICE
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1st FLOOR	088	OFFICE
1st FLOOR	089	OFFICE
1st FLOOR	090	OFFICE
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1st FLOOR	094	OFFICE
1st FLOOR	095	OFFICE
1st FLOOR	096	OFFICE
1st FLOOR	097	OFFICE
1st FLOOR	098	OFFICE
1st FLOOR	099	OFFICE
1st FLOOR	100	OFFICE

ALL NOTES AS-BUILT DATA

NOTE: ALL ROOMS TO BE FINISHED TO MATCH EXISTING CONDITIONS AT ALL LEVELS.

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PROJ. 833 WARE 328



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HOLLIS & GRAFF ARCHITECTS

1200 MASSACHUSETTS AVENUE, WASHINGTON, D.C.

EXHIBIT - C

AMENDED - EXHIBIT D Page 1 of 4

WATERGATE AT LANDMARK
 SCHEDULE OF UNDIVIDED INTEREST IN COMMON ELEMENTS

Sq. Ft. per Unit	Type	% Interest Common Elements per Unit			Bidgt. 1 & 5	Bidgt. 1 & 5	Total Units per Type	% Interest Common Elements per Type
		1-2-5	1-2-3-5	1-2-3-5				
201	A	1015	215	1015	.1775	.0992	32	9.6500
301		1101	215	1101				
401		1201	415	1215				
501		1401	515	1415				
601		1501	615	1515				
701		1601	715	1615				
801		1701	815	1715				
901		1801	915	1815				
202		1002	215	1016				
302		1102	316	1116				
402	1202	416	1216					
502	1402	516	1416					
602	1502	616	1516					
702	1602	716	1616					
802	1702	816	1716					
902	1802	916	1816					
201	B	1015	215	1015	.1812	.0910	32	9.8368
301		1101	215	1101				
401		1201	415	1215				
501		1401	515	1415				
601		1501	615	1515				
701		1601	715	1615				
801		1701	815	1715				
901		1801	915	1815				
201		1001	215	1015				
301		1101	215	1101				
401	1201	415	1215					
501	1401	515	1415					
601	1501	615	1515					
701	1601	715	1615					
801	1701	815	1715					
901	1801	915	1815					
201	C	1004	219	1018	.2028	.1019	32	6.5216
304		1104	318	1118				
404		1204	418	1218				
504		1404	518	1418				
604		1504	618	1518				
704		1604	718	1618				
804		1704	818	1718				
904		1804	918	1818				
204		1004	219	1018				
304		1104	318	1118				
404	1204	418	1218					
504	1404	518	1418					
604	1504	618	1518					
704	1604	718	1618					
804	1704	818	1718					
904	1804	918	1818					
205	C	1006	220	1020	.2029	.1022	1	2.022
306		1106	320	1120				
406		1206	420	1220				
506		1406	520	1420				
606		1506	620	1520				
706		1606	720	1620				
806		1706	820	1720				
906		1806	920	1820				
206		1006	220	1020				
306		1106	320	1120				
406	1206	420	1220					
506	1406	520	1420					
606	1506	620	1520					
706	1606	720	1620					
806	1706	820	1720					
906	1806	920	1820					
206	D	1064	2185	1099	.0734	.1099	32	7.0154
306		1164	2185	1120				
406		1264	420	1220				
506		1464	520	1420				
606		1564	620	1520				
706		1664	720	1620				
806		1764	820	1720				
906		1864	920	1820				
206		1064	2185	1099				
306		1164	2185	1120				
406	1264	420	1220					
506	1464	520	1420					
606	1564	620	1520					
706	1664	720	1620					
806	1764	820	1720					
906	1864	920	1820					

2001 866 No. 330

Unit Grouped by Type

% Interest Common Elements per Type

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

Sq. Ft. per Unit	Type	% Interest Common Elements per Unit			Total Units per Type			% Interest Common Elements per Type		
		1 & 5	1-2-5	1-2-3-5	1-2-5	1-2-3-5	1 & 5	1-2-5	1-2-3-5	
1003	E	205	1103	305	192	128	64	14,512	14,515.2	14,534.4
1005	E	1205	1405	1505						
1203	E	405	505	605						
1403	E	505	605	705						
1503	E	605	705	805						
1703	E	805	905	1005						
1803	E	905	1005	1105						
203	E	1003	1103	1203						
217	E	1017	1117	1217						
317	E	1117	1217	1317						
417	E	1217	1317	1417						
517	E	1417	1517	1617						
617	E	1517	1617	1717						
717	E	1617	1717	1817						
817	E	1717	1817	1917						
917	E	1817	1917	2017						
210	F	224	1110	324						
310	F	324	1210	424						
410	F	424	1310	524						
510	F	524	1410	624						
610	F	624	1510	724						
710	F	724	1610	824						
810	F	824	1710	924						
910	F	924	1810	1024						

Unit Grouped by Type		
52	53	
205	1003	1005
303	1103	1105
403	1203	1205
503	1403	1405
603	1503	1505
703	1603	1605
803	1703	1705
903	1803	1805
219	1017	1019
319	1117	1119
419	1217	1219
519	1417	1419
619	1517	1519
719	1617	1619
819	1717	1719
919	1817	1819

Sq. Ft. per Unit	Type	% Interest Common Elements per Unit			Total Units per Type			% Interest Common Elements per Type		
		1 & 5	1-2-5	1-2-3-5	1-2-5	1-2-3-5	1 & 5	1-2-5	1-2-3-5	
1098	E	2258	1134	10757	192	128	64	14,512	14,515.2	14,534.4
1058	E	2259	1137	10759	1	1	1	2259	1137	10759
1211	F	2430	1251	10836	98	64	32	7,9680	8,0064	8,0256
1211	F	2431	1254	10837	1	1	1	2491	1254	10837

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 WATERGATE AT LANDMARK
 SCHEDULE OF UNDIVIDED INTEREST IN COMMON ELEMENTS

Unit Grouped by Type	
207	1007
307	1107
407	1207
507	1407
607	1507
707	1607
807	1707
907	1807
209	1009
309	1109
409	1209
509	1409
609	1509
709	1609
809	1709
909	1809
222	1022
322	1122
422	1222
522	1422
622	1522
722	1622
822	1722
922	1822

Type	Sq. Ft. per Unit	% Interest Common Elements per Unit					Bids. 1 & 5	Total Units per Type			% Interest Common Elements per Type											
		1-2-5	1-2-3-5	1-2-5	1-2-3-5	1-2-5		1-2-3-5														
G	208	1007	1107	1207	1407	1507	1608	1508	1409	1509	1421	1521	1309	.2692	.1352	.0503	96	192	288	25.8432	25.9584	26.0064
G	1309	1023	1123	1223	1423	1523	1623	1723	1823	1923	2023	2123	1309	.2693	.1355	.0506	1	1	1	2693	1355	.0506
H	1365	1414	1514	1614	1714	1814	1914	2014	2114	2214	2314	2414	1365	.2806	.1411	.0543	16	32	48	4.6696	4.5152	4.5204

Bids: 1 & 5 1-2-5 1-2-3-5
 % Interest Common Elements per Type

Unit Grouped by Type			
212	1026	226	1012
312	1126	326	1112
412	1226	426	1212
512	1426	526	1412
612	1526	626	1512
712	1626	726	1612
812	1726	826	1712
912	1826	926	1812
211	1025	225	1011
311	1125	325	1111
411	1225	425	1211
511	1425	525	1411
611	1525	625	1511
711	1625	725	1611
811	1725	825	1711
911	1825	925	1811

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 WATERGATE AT LANDMARK
 SCHEDULE OF UNDIVIDED INTEREST IN COMMON ELEMENTS

Sq. Ft.	per Unit	Type	% Interest Common Elements per Unit			Total Units per Type				
			Bldgs. 1 & 5	1-2-5	1-2-3-5					
1621	.3333	J	.1675	.1118	32	64	96	10.6556	10.7200	10.7328
1621	.3333	K	.1675	.1118	32	64	96	10.6556	10.7200	10.7328
486284					404	804	1204	100.0000	100.0000	100.0000
367954					404	804	1204	100.0000	100.0000	100.0000
1449044					404	804	1204	100.0000	100.0000	100.0000

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