

8282

BOOK 950 PAGE 308

THIRD 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 Third 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 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, of the Code of Virginia, as amended, 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 4, Additional Land in Exhibit E, which it subjects by this Third 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, as amended, 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 Third 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 four high-rise multi-family structures containing a total of 1,456 units and one one-story multi-family structure containing four units. These five 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 five structures is identified as amended Exhibit B, and the attached PLANS which show the location of units within the five 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 Third 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.

IV. Each of the words used in this Third 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 Third Amendment to Declaration, 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 Third Amendment to Declaration to be signed by its President and its Corporate Seal affixed, duly attested by its Secretary, this 1st day of August, 1979.



Ronald P. Kirby

Ronald P. Kirby, Secretary

WEST ALEXANDRIA PROPERTIES, INC.

By *Ronald E. Sappenfield*

Ronald E. Sappenfield, President

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 Ronald E. Sappenfield and Ronald P. Kirby, President and Secretary, respectively, of WEST ALEXANDRIA PROPERTIES, INC., whose names are signed to the above writing bearing date on the 1st day of August, 1979, 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 1st day of August

W. C. ...

Notary Public
State of Virginia at Large



My commission expires: July 27, 1981

VIRGINIA:
to the Clerk's office of the Circuit Court City of Alexandria this deed was received and the taxes imposed by Sec. 59-54.1 in the amount of \$ have been paid & with the Annexed certificate admitted to record on 8-1-79 9:23 A.M.

Frederick L. Johnson

Clerk

AMENDED EXHIBIT A
DESCRIPTION OF PARCEL 4
"SUBMITTED LAND"
WATERGATE AT LANDMARK CONDOMINIUM
CITY OF ALEXANDRIA, VIRGINIA

Beginning at a point in the Northerly right-of-way line of Edsall Road (80 feet wide) said point marking the Southwest corner of the land of Inview Associates;

thence running with said line of Edsall Road the following courses and distances:

South $43^{\circ} 24' 41''$ West, 117.070 feet, with the arc of a curve to the left whose radius is 1218.83 feet and whose chord bearing and chord are South $39^{\circ} 24' 19''$ West and 170.30 feet, respectively, an arc distance of 170.44 feet, with the arc of a curve to the right whose radius is 1389.89 feet and whose chord bearing and chord are South $38^{\circ} 06' 30''$ West and 131.38 feet, respectively, an arc distance of 131.43 feet, and

South $40^{\circ} 49' 01''$ West, 93.54 feet to the Southeast corner of the land of J.W. & G.B. Biggers,

thence with an Easterly line of said land South $77^{\circ} 19' 38''$ West, 93.90 feet to a point;

thence with another Easterly line of said land and the Easterly line of the land of Jolar Corporation North $11^{\circ} 23' 30''$ West, 1438.26 feet to a point;

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

South $78^{\circ} 53' 30''$ East, 156.97 feet;
South $11^{\circ} 06' 30''$ West, 342.31 feet;
South $33^{\circ} 53' 30''$ East, 285.14 feet;
North $56^{\circ} 06' 30''$ East, 32.33 feet;
South $33^{\circ} 53' 30''$ East, 109.56 feet, and
North $52^{\circ} 36' 00''$ East, 97.34 feet to the
Northwest corner of the aforementioned land
of Inview Associates;

thence with the Westerly lines of said land South $27^{\circ} 24' 00''$ East, 242.53 feet and South $48^{\circ} 52' 40''$ East, 230.81 feet to the point of beginning.

Containing 302,264 square feet or 6.9390 acres.

PREPARED BY HOLLAND ENGINEERING
Telephone: 548-2188



Landmark Place Association
 123 S. MYRTLE STREET
 ALEX, VA 22304

I HEREBY CERTIFY THAT I HAVE
 SUBMITTED THE SUBMITTED LAND AND
 ALL SURROUNDING LAND AND THEREAFTER
 THAT SURROUNDING LAND IS ACCURATE
 AND THE PLAT CORRECTLY SHOWS THE
 PROVISIONS OF SECTION 15.2-201
 OF THE CODE OF VIRGINIA AS APPLICABLE
 TO THE CODE OF VIRGINIA AS APPLICABLE
 TO THE CODE OF VIRGINIA AS APPLICABLE
 TO THE CODE OF VIRGINIA AS APPLICABLE

**WATERGATE AT LANDMARK
 CONDOMINIUM**
 City of Alexandria, Virginia

EXHIBIT - 69F

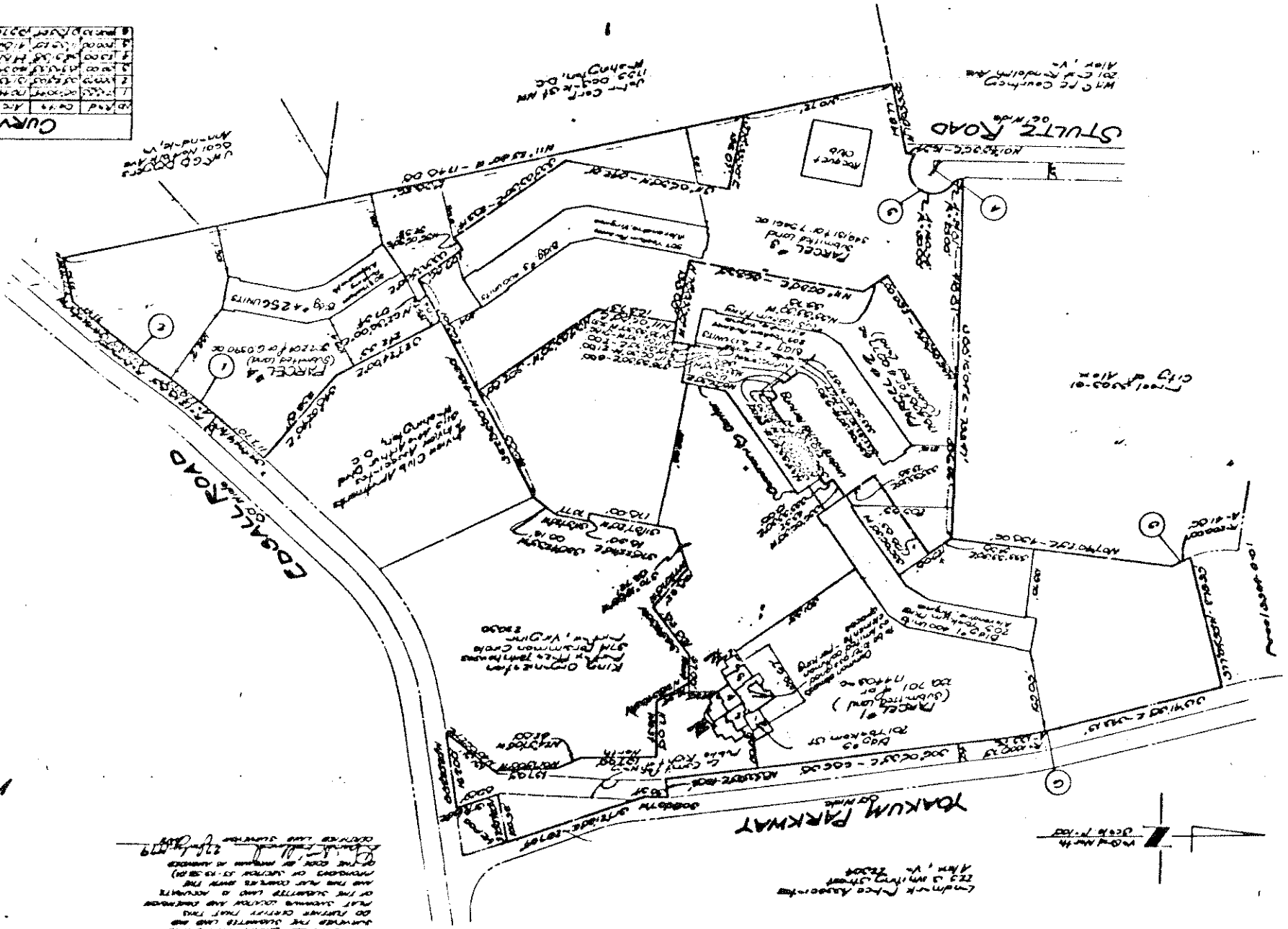
AREA TABLE

Parcel #1	Submitted land	10,701	For 17,400 sq
Parcel #2	Submitted land	10,400	For 8,007 sq
Parcel #3	Submitted land	5,619	For 7,001 sq
Parcel #4	Submitted land	60,208	For 6,990 sq
Parcel #5	Submitted land	100,656	For 20,428 sq
Total	Submitted land	197,584	For 43,826 sq

CURVE TABLE

Curve No.	Stationing	Radius	Chord	Angle
1	1+00.00 to 1+100.00	100.00	100.00	90.00
2	1+100.00 to 1+200.00	100.00	100.00	90.00
3	1+200.00 to 1+300.00	100.00	100.00	90.00
4	1+300.00 to 1+400.00	100.00	100.00	90.00
5	1+400.00 to 1+500.00	100.00	100.00	90.00
6	1+500.00 to 1+600.00	100.00	100.00	90.00
7	1+600.00 to 1+700.00	100.00	100.00	90.00
8	1+700.00 to 1+800.00	100.00	100.00	90.00
9	1+800.00 to 1+900.00	100.00	100.00	90.00
10	1+900.00 to 2+000.00	100.00	100.00	90.00

EDWARD S. HOLLAND
 Surveyor for Virginia
 License No. 12345
 CERTIFIED CORRECT
 1/15/2024



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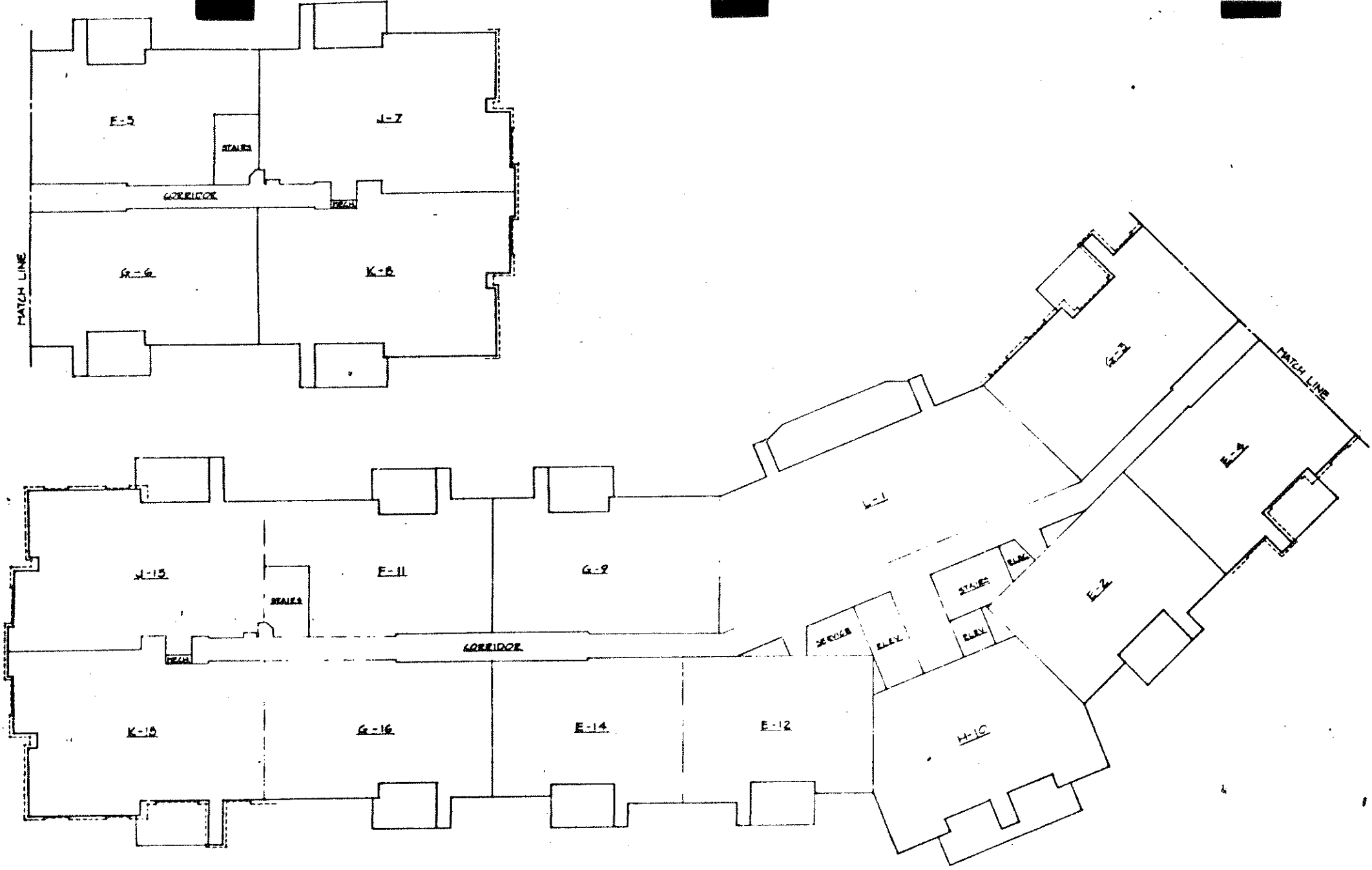


EXHIBIT-C

WATERGATE AT LANDMARK	PLAN 4	DATE 12 OCT 77	DRAWN BY JMS	CHECKED BY JMS	THIS STRUCTURE WAS BUILT AND SERVED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES	DATE 12 OCT 77	HOLLE & GRAFF / ARCHITECTS 8125 McARTHUR BLVD. WASHINGTON D.C. TEL. 202 696-1100 212 2040	SHEET NO. 4-1

WATERGATE
AT LANDMARK

4

BUILDING NO 4
B-2 FLOOR PLAN

HOLLE & GRAFF ARCHITECTS
6125 MACARTHUR BLVD. WASHINGTON D.C.
TEL. 202 698 1122

VA-030-5

4-2

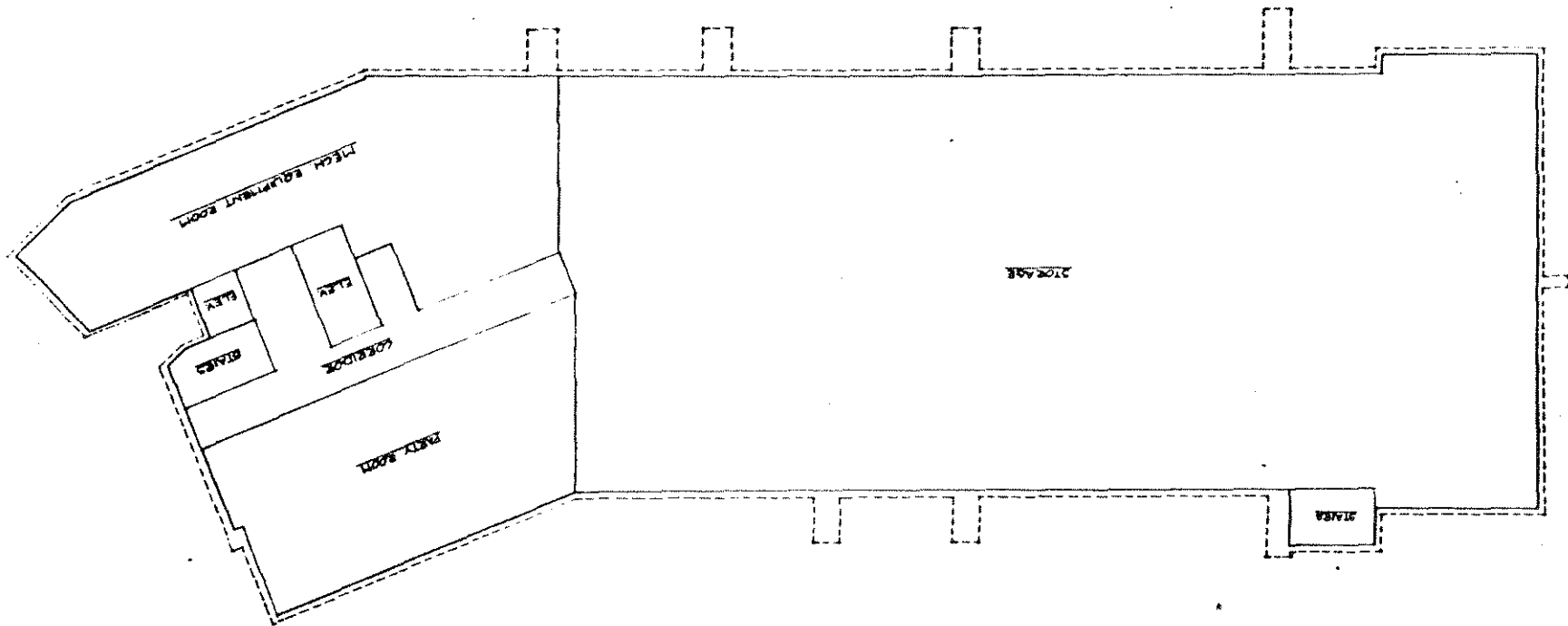


EXHIBIT-C

WATERGATE

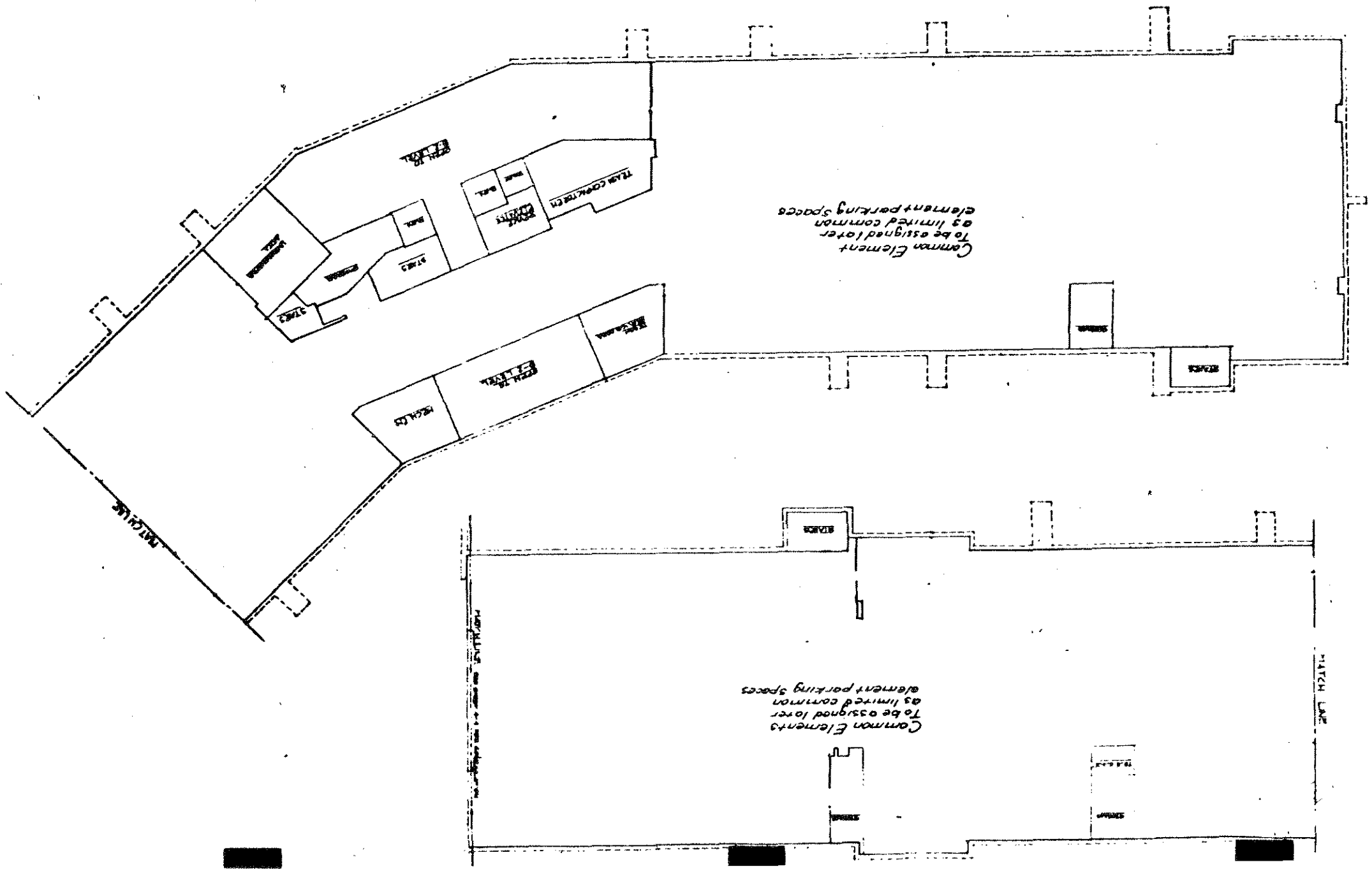
PLAN A

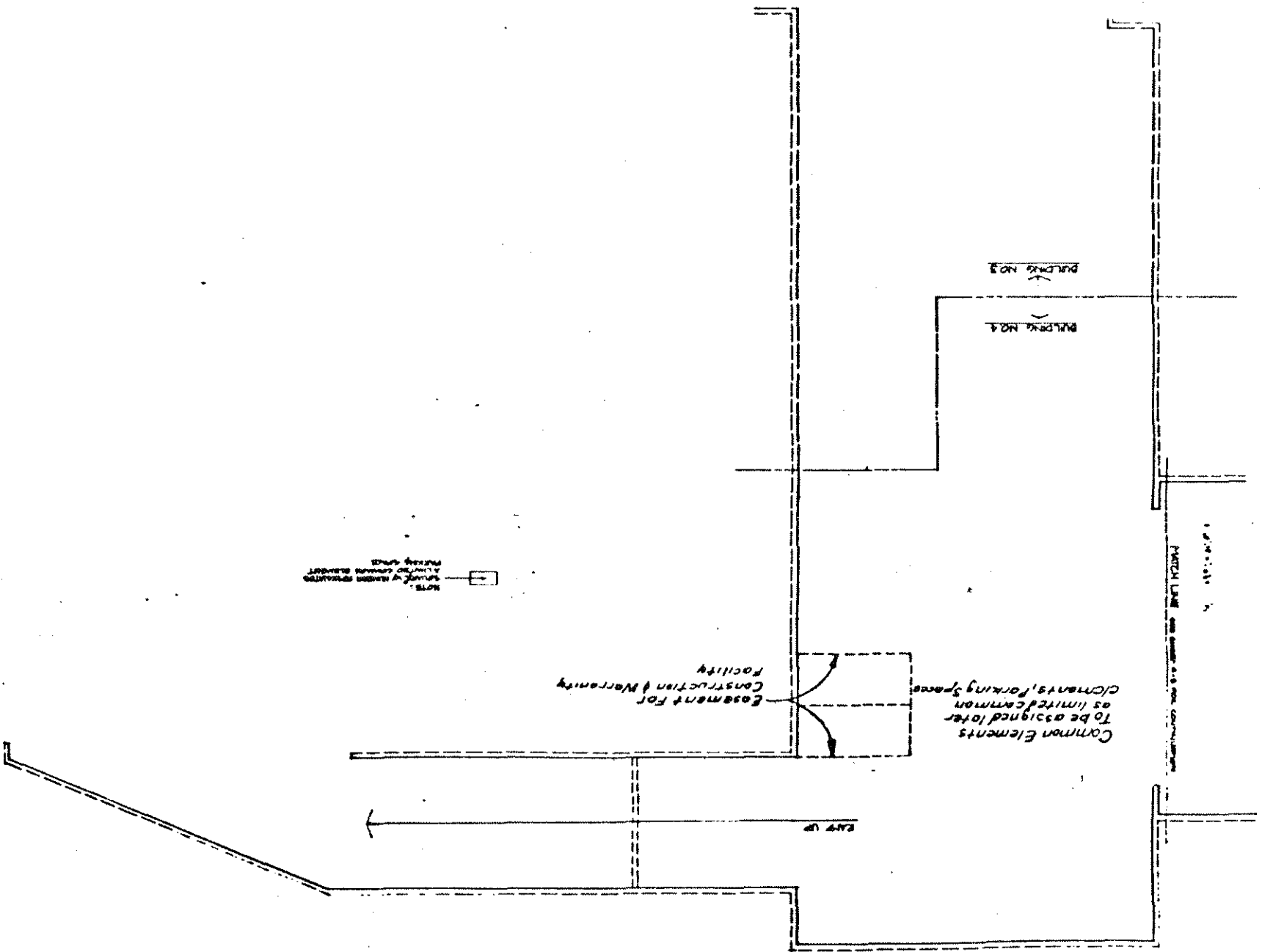
BUILDING NO. 4

HOLLIS & GRAFF / ARCHITECTS
2000 MOUNTAIN VIEW BLVD. WASHINGTON D.C.

4-3

EXHIBIT-C





WATERGATE AT LANDMARK

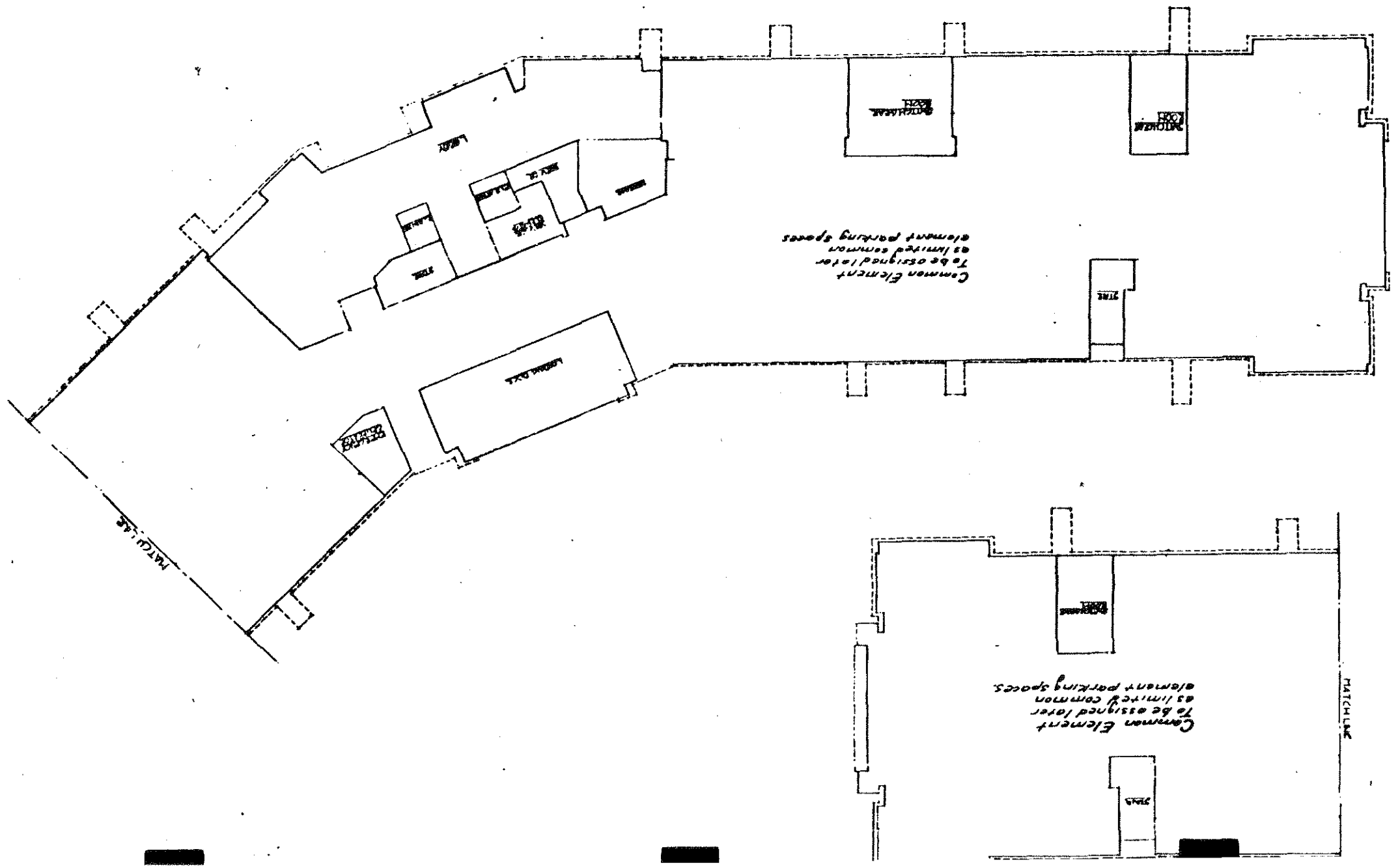
4

BUILDING NO. 4
GROUND FLOOR PLAN

HOLLER & GRAFT / ARCHITECTS
2000 MOUNTAIN VIEW BLVD., WASHINGTON D.C.
TEL. 202-331-1100 FAX 202-331-1101

4-5

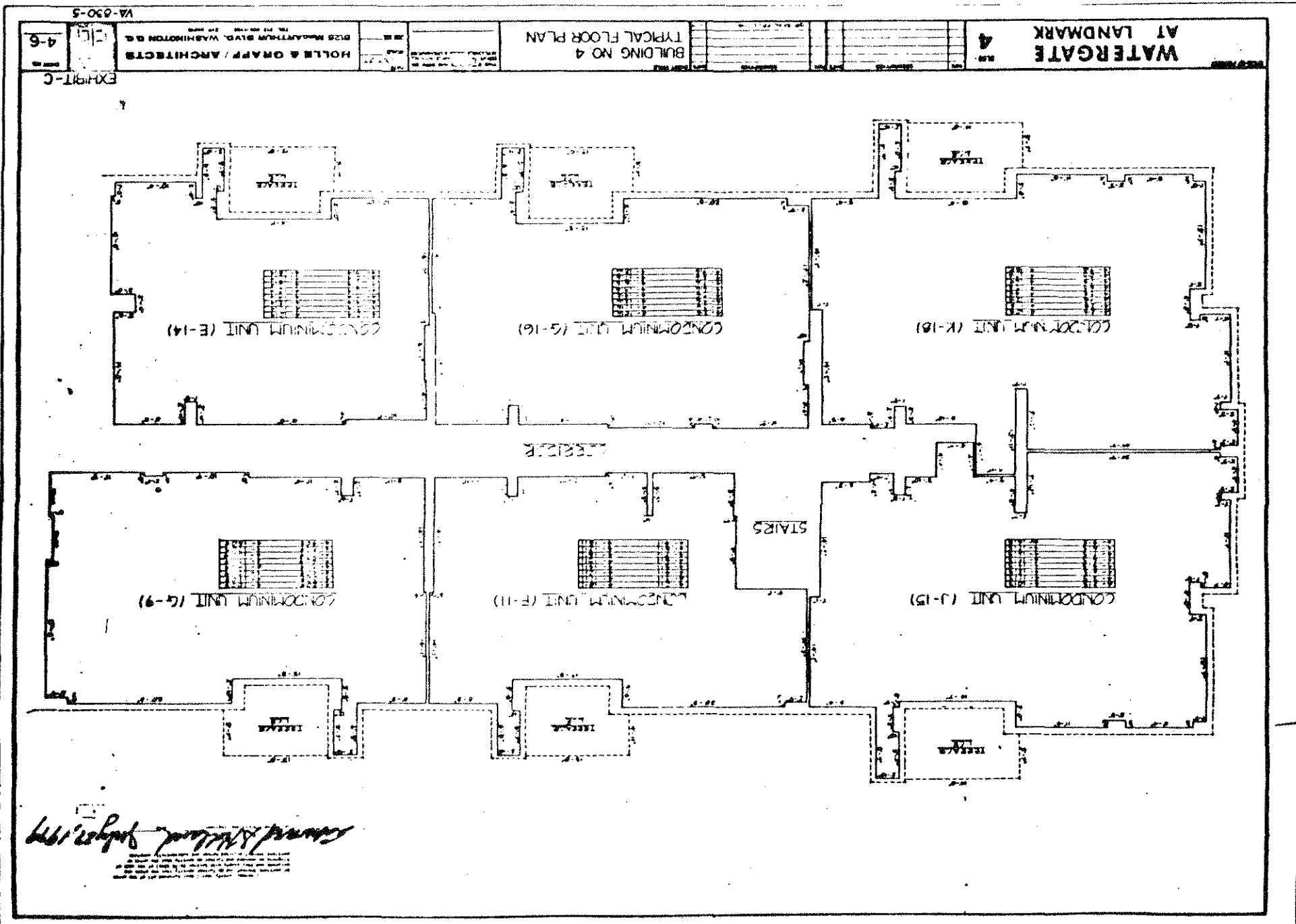
EXHIBIT-C

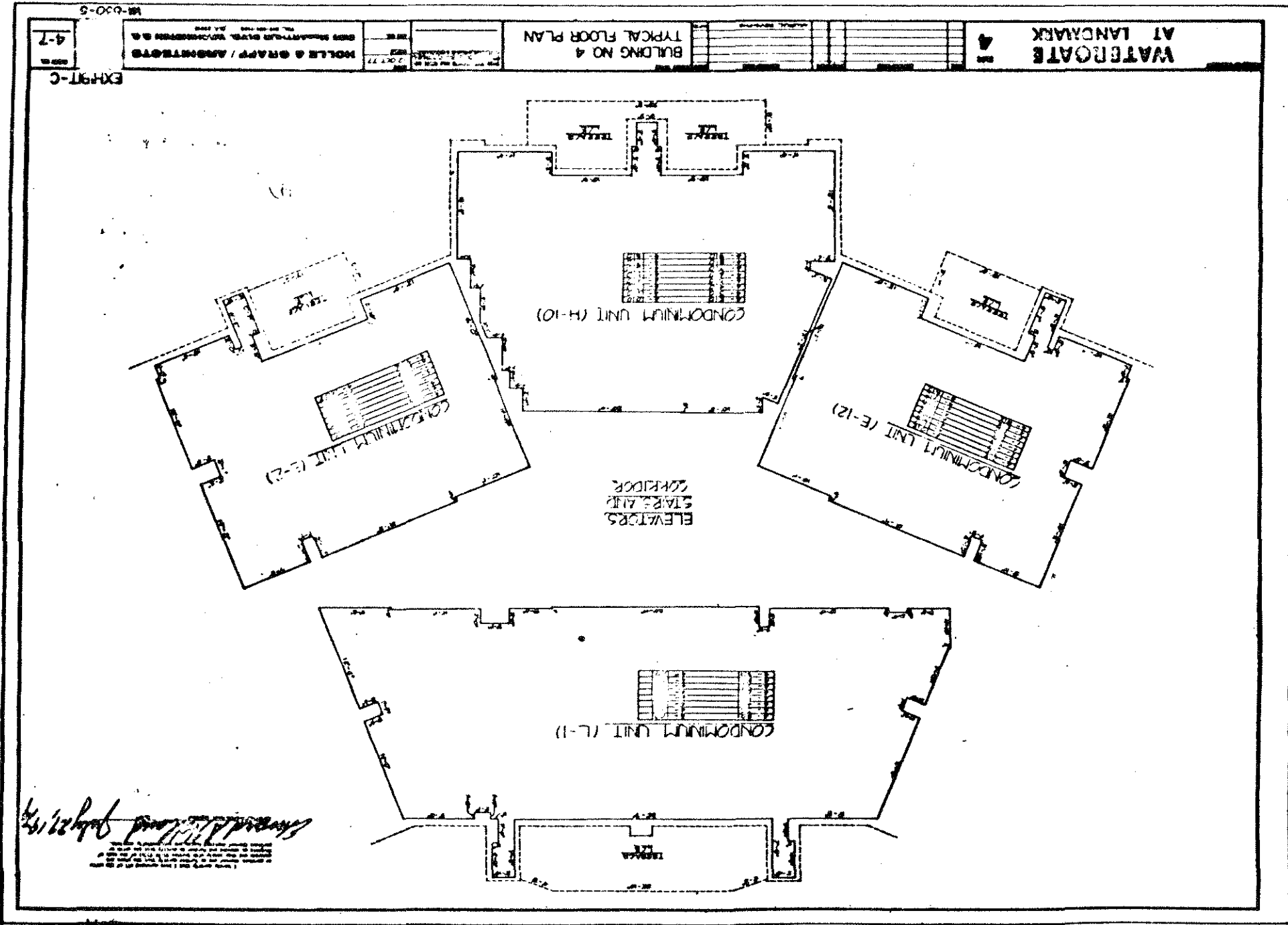


*Common Element
To be assigned later
as limited common
element parking spaces.*

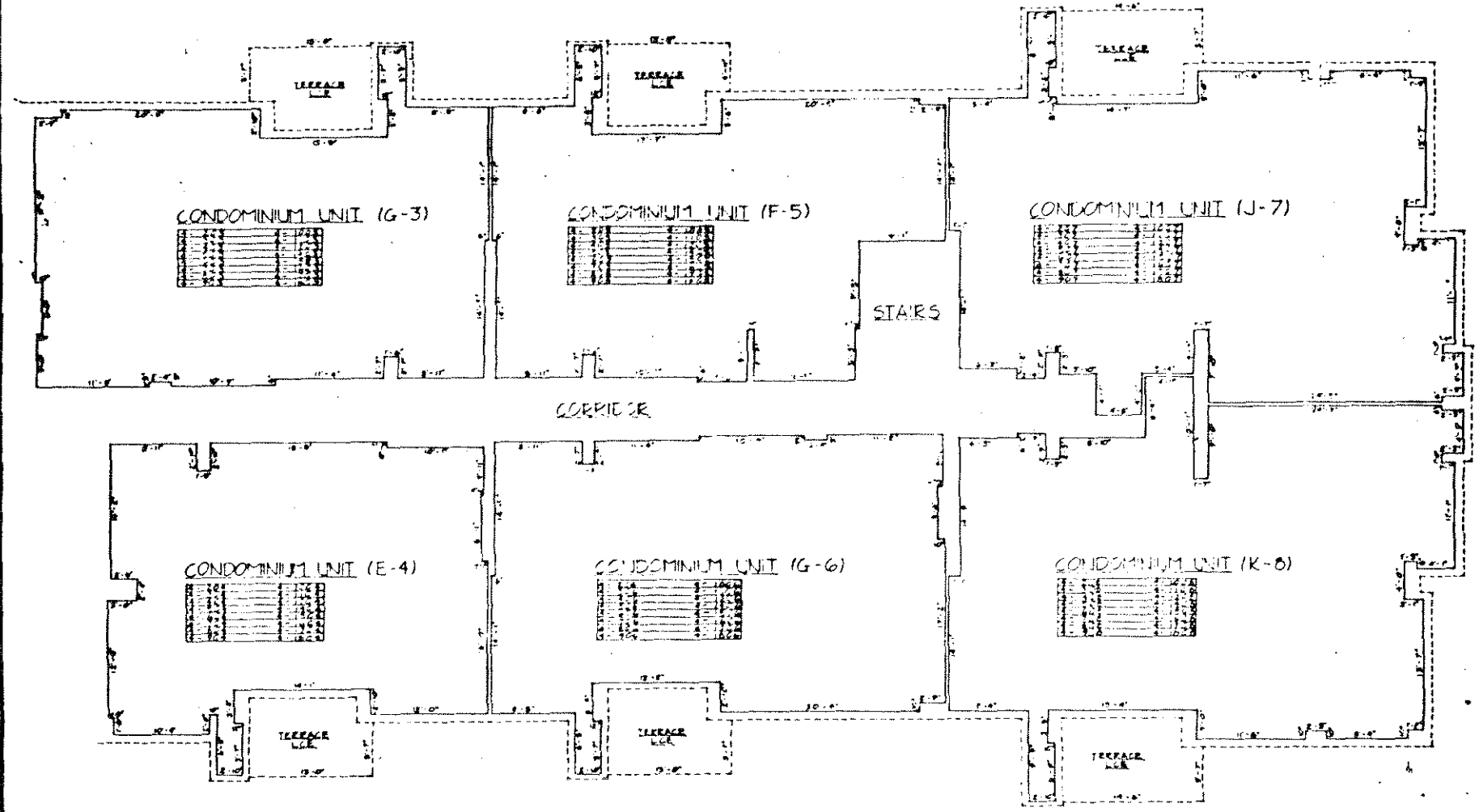
*Common Element
To be assigned later
as limited common
element parking spaces.*

MATCHLINE





Edward S. Holland July 27, 1977



WATERGATE LANDMARK	4	BUILDING NO 4 TYPICAL FLOOR PLAN		HOLL & GRAPP / ARCHITECTS 8128 BRIDGEWAY BLVD. WASHINGTON D.C. TEL. 202-885-1100	EXHIBIT-C 4-8
		VA-600-3			

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AT CANTONMENT
B

BUILDING NO 4
ROOF / PENTHOUSE PLAN

HOLLER & GRAFF / ARCHITECTS
5700 MOUNTAIN VIEW BLVD. WASHINGTON D.C.
TEL. 202-692-1100 FAX 202-692-1101

4-9

ROOF AND PENTHOUSE PLAN

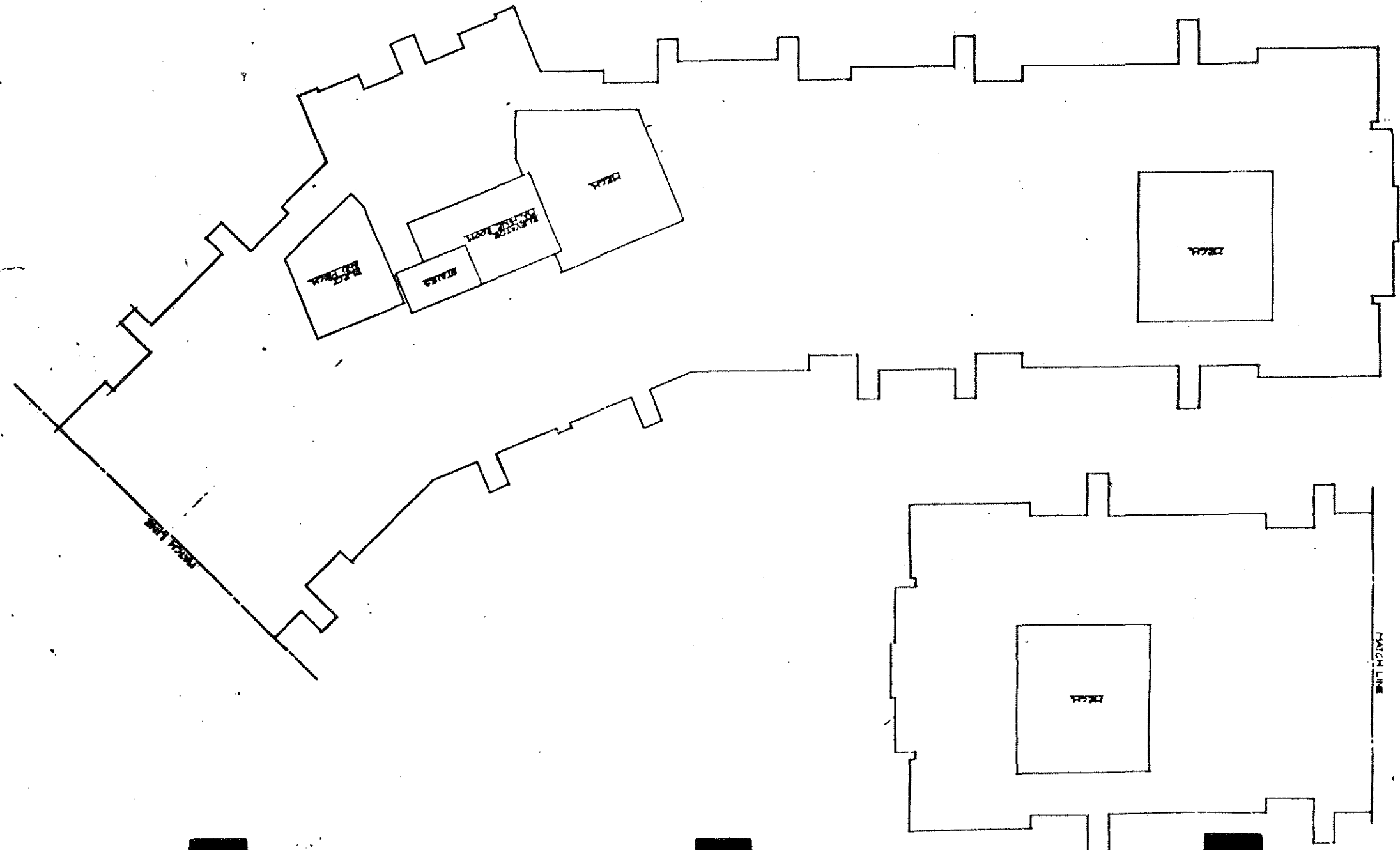


EXHIBIT-C

EXHIBIT-C

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

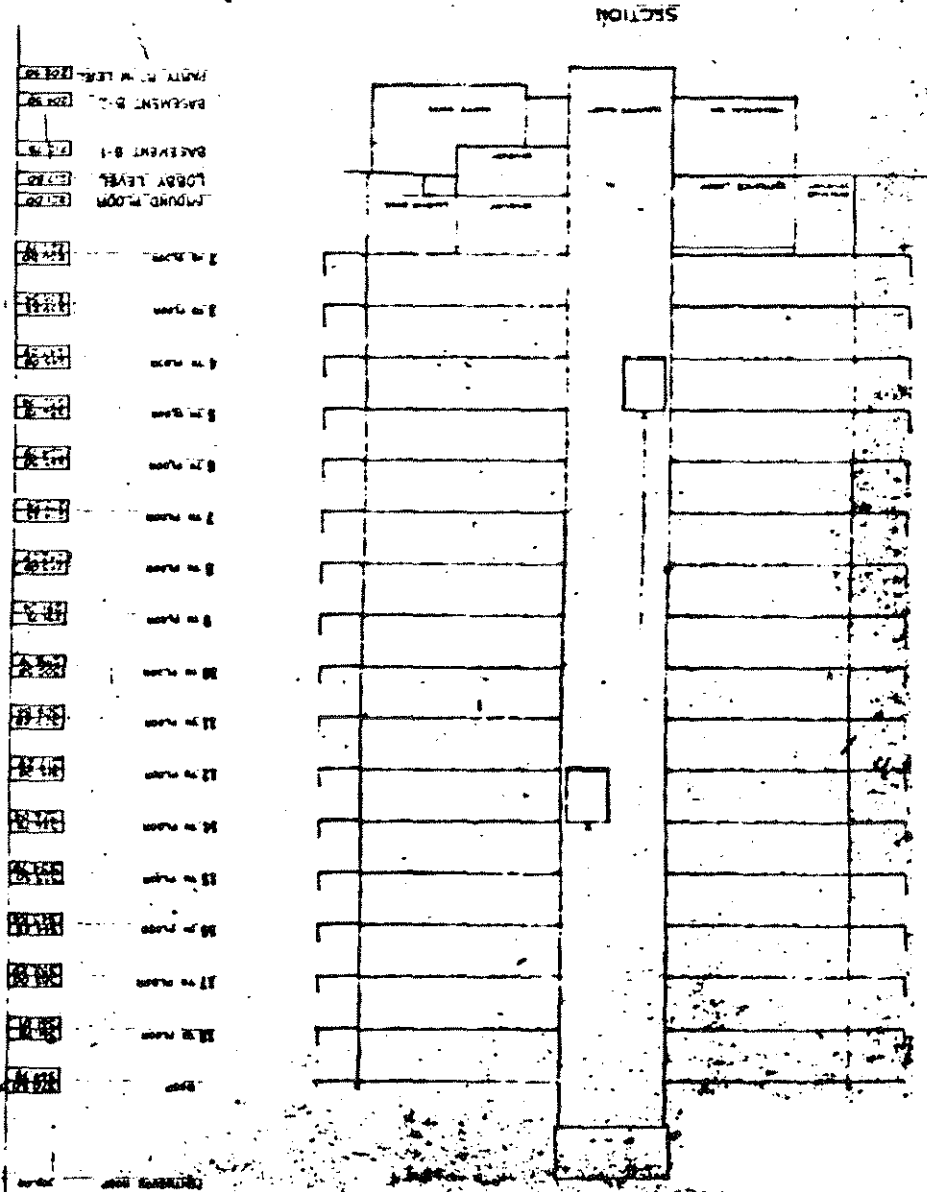


Exhibit C

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

	Unit Grouped by Type				Type	Sq. Ft. per Unit	% Interest Common Elements per Unit				Bldgs. 1 & 5	Total Units per Type			% Interest Common Elements per Type			
							Bldgs. 1 & 5	1-2-5	1-2-3-5	1-2-3-4-5		1-2-5	1-2-3-5	1-2-3-4-5	Bldgs 1 & 5	1-2-5	1-2-3-5	1-2-3-4-5
Bldg. 1, 2, 3	202	1002	216	1016	A	863	.1775	.0892	.0595	.0480	32	64	96	96	5.6800	5.7088	5.7120	4.6094
	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														
Bldg. 1, 2, 3	201	1001	215	1015	B	881	.1812	.0910	.0608	.0490	32	64	96	96	5.7984	5.8240	5.8368	4.7055
	301	1101	315	1115														
	401	1201	415	1215														
	501	1401	515	1415														
	601	1501	615	1515														
	701	1601	715	1615														
	801	1701	815	1715														
	901	1801	915	1815														
Bldg. 1,2,3	204	1004	218	1018	C	986	.2028	.1019	.0680	.0548	32	64	96	96	6.4896	6.5216	6.5280	5.2664
	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														
	51			C	986	.2029	.1022	.0682	.0548	1	1	1	1	.2029	.1022	.0682	.0548	
Bldg. 1,2,3	206	1006	220	1020	D	1064	.2188	.1099	.0734	.0592	32	64	96	96	7.0016	7.0336	7.0464	5.6830
	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														

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

	Unit Grouped by Type				Type	Sq. Ft. per Unit	% Interest Common Elements per Unit				Bldgs.	Total Units per Type			% Interest Common Elements per Type			
							Bldgs.								Bldgs.			
							1 & 5	1-2-5	1-2-3-5	1-2-3-4-5		1 & 5	1-2-5	1-2-3-5	1-2-3-4-5	1 & 5	1-2-5	1-2-3-5
Bldg. 1, 2, 3	203	1003	205	1005	E	1098	.2258	.1134	.0757	.0611	64	128	192	256	14.4512	14.5152	14.5344	15.6388
	303	1103	305	1105														
	403	1203	405	1205														
	503	1403	505	1405														
	603	1503	605	1505														
	703	1603	705	1605														
	803	1703	805	1705														
903	1803	905	1805															
Bldg. 1,2,3	217	1017	219	1019	E	1098	.2259	.1137	.0759	.0611	1	1	1	1	.2259	.1137	.0759	.0611
	317	1117	319	1119														
	417	1217	419	1219														
	517	1417	519	1419														
	617	1517	619	1519														
	717	1617	719	1619														
817	1717	819	1719															
Bldg. 4 See Attachment # 1	917	1817	919	1819	E	1098	.2259	.1137	.0759	.0611	1	1	1	1	.2259	.1137	.0759	.0611
Bldg. 1, 2, 3	210	1010	224	1024	1211	.2490	.1251	.0836	.0674	.32	64	96	128	7.9680	8.0064	8.0256	8.6241	
	310	1110	324	1124														
	410	1210	424	1224														
	5101410	524	1424	F														
	610	1510	624	1524														
	710	1610	724	1624														
	810	1710	824	1724														
Bldg. 4 See Attachment #2	910	1810	924	1824	F	1211	.2491	.1254	.0837	.0674	1	1	1	1	.2491	.1254	.0837	.0674

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

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	Unit Grouped by Type				Type	Sq. Ft. per Unit	% Interest Common Elements per Unit				Bldgs.	Total Units per Type				% Interest Common Elements per Type			
							Bldgs.									Bldgs.			
	1 & 5	1-2-5	1-2-3-5	1-2-3-4-5			1 & 5	1-2-5	1-2-3-5	1-2-3-4-5		1 & 5	1-2-5	1-2-3-5	1-2-3-4-5	1 & 5	1-2-5	1-2-3-5	1-2-3-4-5
Bldg. 1, 2, 3	207	1007	208	1008	G														
	307	1107	308	1108															
	407	1207	408	1208															
	507	1407	508	1408															
	607	1507	608	1508															
	707	1607	708	1608															
	807	1707	808	1708															
	907	1807	908	1808															
Bldg. 1,2,3	209	1009	221	1021	G	1309	.2692	.1352	.0903	.0728	96	192	288	352	25.8432	25.9584	26.0064	25.6357	
	309	1109	321	1121															
	409	1209	421	1221															
	509	1409	521	1421															
	609	1509	621	1521															
	709	609	721	1621															
	809	1709	821	1721															
909	1809	921	1821																
Bldg. 1, 2, 3	222	1022	223	1023	G														
	322	1122	323	1123															
	422	1222	423	1223															
	522	1422	523	1423															
	622	1522	623	1523															
	722	1622	723	1623															
Bldg. 4 See Attachment #3	822	1722	823	1723	G	1309	.2693	.1355	.0906	.0728	1	1	1	1	.293	.1355	.0906	0728	
	922	1822	93	1823															
	54																		
Bldg. 1, 2, 3	214		1014		H	1365	.2806	.1411	.0943	.0759	16	32	48	64	4.4896	4.5152	4.5264	4.8604	
	314		1114																
	414		1214																
	514		1414																
	614		1514																
	714		1614																
Bldg. 4 See Attachment #4	814		1714		H	1365	.2806	.1411	.0943	.0759	16	32	48	64	4.4896	4.5152	4.5264	4.8604	
	914		1814																

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

	Y				per Type	Sq. Ft. Bldgs. Unit	% Interest Common Elements per Unit				Total Units per Type			% Interest Common Elements per Type					
	Unit Grouped by Type						Bldgs.				1 & 5	1-2-5	1-2-3-5	1-2-3-4-5	Bldgs.				
							1 & 5	1-2-5	1-2-3-5	1-2-3-4-5					1 & 5	1-2-5	1-2-3-5	1-2-3-4-5	
	212	1012	226	1026															
	312	1112	326	1126															
	412	1212	426	1226															
Bldg.	512	1412	526	1426															
1, 2, 3	612	1512	626	1526	J	1621	.3333	.1675	.1118	.0902	32	64	96	128	10.6656	10.7200	10.7328	11.5440	
	712	1612	726	1626															
	812	1712	826	1726															
Bldg. 4	912	1812	926	1826															
See Attachment #5																			
	211	1011	225	1025															
	311	1111																	
	325	1125																	
	411	1211	425	1225															
Bldg.	511	1411	525	1425															
1, 2, 3	611	1511	625	1525	K	1621	.3333	.1675	.1118	.0902	32	64	96	128	10.6656	10.7200	10.7328	11.5440	
	711	1611	725	1625															
	811	1711	825	1725															
Bldg. 4	911	1811	925	1825															
See Attachment #6																			
Bldg. 4					L	1834				.1020				16					1.6326
See Attachment #7																			
Total							<u>486284</u>	<u>967964</u>	<u>1449644</u>	<u>1797372</u>	<u>404</u>	<u>804</u>	<u>1204</u>	<u>1460</u>	<u>100.0000</u>	<u>100.0000</u>	<u>100.0000</u>	<u>100.0000</u>	

RUMK 5/10 Page 3/75

ATTACHMENT NO. 4 — BUILDING NO. 4

<u>Units Grouped by Type</u>		<u>Type</u>	<u>Sq. Ft. per Unit</u>
210	1010	(H)	1365
310	1110		
410	1210		
510	1410		
610	1510		
710	1610		
810	1710		
910	1810		

ATTACHMENT NO. 5 — BUILDING NO. 4

<u>Units Grouped by Type</u>				<u>Type</u>
207	1007	215	1015	(J)
307	1107	315	1115	
407	1207	415	1215	
507	1407	515	1415	
607	1507	615	1515	
707	1607	715	1615	
807	1707	815	1715	
907	1807	915	1815	

ATTACHMENT NO. 6 — BUILDING NO. 4

<u>Units Grouped by Type</u>				<u>Type</u>	<u>Sq. Ft. per Unit</u>
208	1008	218	1018	(K)	1621
308	1108	318	1118		
408	1208	418	1218		
508	1408	518	1418		
608	1508	618	1518		
708	1608	718	1618		
808	1708	818	1718		
908	1808	918	1818		

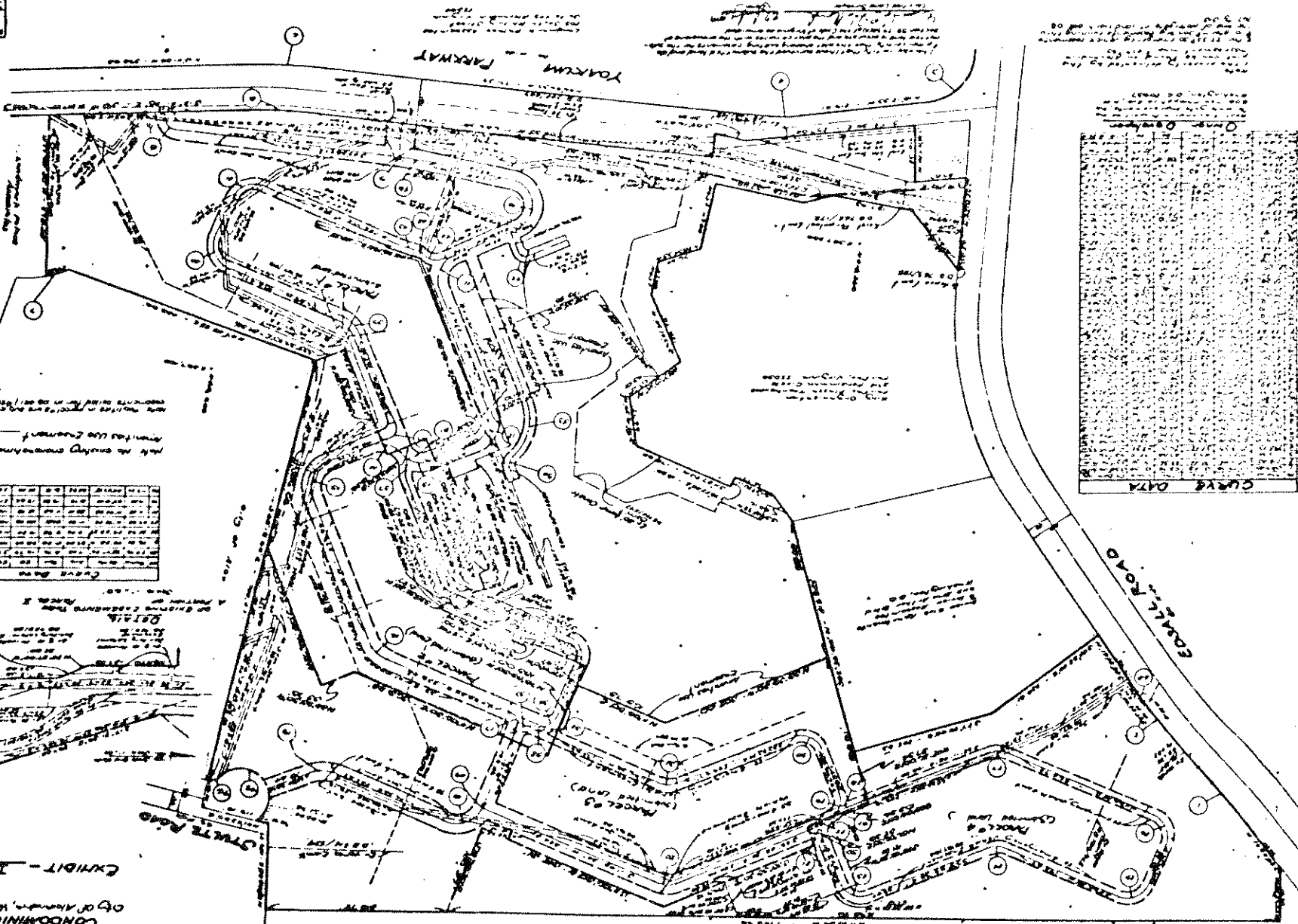
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ATTACHMENT NO. 7 — BUILDING NO. 4

<u>Sq. Ft. per Unit</u>	<u>Units Grouped by Type</u>	<u>Type</u>	<u>Sq. Ft. per Unit</u>	
1621	201	1001	(L)	
	301	1101		
	401	1201		
	501	1401		
	601	1501		
	701	1601		
	801	1701		
	901	1801		
				1834

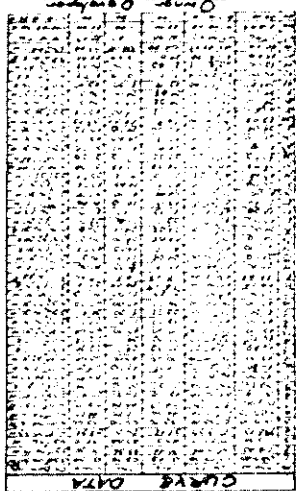
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1. All dimensions are in feet and inches.
 2. All bearings are true bearings.
 3. All curves are circular.
 4. All areas are in square feet.
 5. All volumes are in cubic feet.
 6. All elevations are in feet above mean sea level.
 7. All bearings and distances are as shown on the plan.
 8. All curves are defined by their radius, center, and direction.
 9. All areas are defined by their boundaries.
 10. All volumes are defined by their boundaries and elevations.



Curve Data

Station	Radius	Center	Direction
1+00	100	Left	Right
1+20	100	Left	Right
1+40	100	Left	Right
1+60	100	Left	Right
1+80	100	Left	Right
2+00	100	Left	Right
2+20	100	Left	Right
2+40	100	Left	Right
2+60	100	Left	Right
2+80	100	Left	Right
3+00	100	Left	Right
3+20	100	Left	Right
3+40	100	Left	Right
3+60	100	Left	Right
3+80	100	Left	Right
4+00	100	Left	Right
4+20	100	Left	Right
4+40	100	Left	Right
4+60	100	Left	Right
4+80	100	Left	Right
5+00	100	Left	Right
5+20	100	Left	Right
5+40	100	Left	Right
5+60	100	Left	Right
5+80	100	Left	Right
6+00	100	Left	Right
6+20	100	Left	Right
6+40	100	Left	Right
6+60	100	Left	Right
6+80	100	Left	Right
7+00	100	Left	Right
7+20	100	Left	Right
7+40	100	Left	Right
7+60	100	Left	Right
7+80	100	Left	Right
8+00	100	Left	Right
8+20	100	Left	Right
8+40	100	Left	Right
8+60	100	Left	Right
8+80	100	Left	Right
9+00	100	Left	Right
9+20	100	Left	Right
9+40	100	Left	Right
9+60	100	Left	Right
9+80	100	Left	Right
10+00	100	Left	Right
10+20	100	Left	Right
10+40	100	Left	Right
10+60	100	Left	Right
10+80	100	Left	Right



Joni M. Barnette
Project Chair

