DECLARATION

OF

ROSSLYN HEIGHTS, EAST, A CONDOMINIUM

Pursuant to the provisions of Chapter 4.2 of Title 55 of the Code of Virginia, known as the Virginia Condominium Act, FAIRMAC REALTY CORP., a Delaware corporation and ROSSLYN DEVELOPMENT CORPORATION, INC., a Virginia corporation, Joint Venturers, trading as RADNOR HEIGHTS ASSOCIATES, hereby enter into this Declaration for the purposes of establishing ROSSLYN HEIGHTS, EAST, A CONDOMINIUM, located within Arlington County, Virginia.

FAIRMAC REALTY CORP., a Delaware corporation and ROSSLYN DEVELOPMENT CORPORATION, INC., a Virginia corporation, Joint Venturers, trading as RADNOR HEIGHTS ASSOCIATES, are the owners of certain real property located within the County of Arlington, Virginia, and more particularly described on Schedule A attached hereto and made a part hereof, which is subjected by this Declaration to be ROSSLYN HEIGHTS, EAST, A CONDOMINIUM.

I. UNITS AND BOUNDARIES. ROSSLYN HEIGHTS, EAST, A CONDOMINIUM, consists of two (2) buildings containing fifty-six (56) units. These two buildings are designated on the attached PLATS and PLANS and each unit is given an identifying number. The attached PLAT which shows the location of the two buildings and the attached PLANS which show the location of the fifty-six (56) units are identified as Exhibit "A", incorporated herein by reference and made a part hereof.

The Unit Boundaries: Each Unit shall include that part of the structure which lies within the following boundaries:

ALL UNITS LOCATED ENTIRELY IN THE BASEMENT LEVEL:

1. Upper and Lower (Horizontal) Boundaries: The upper and lower boundaries of all units located entirely in the basement shall have the following boundaries extended to the intersection with the vertical boundaries:

(A) Upper Boundary: The horizontal plane of the top of the subflooring of the first floor.

(B) Lower Boundary: The horizontal plane of the unfinished surface of the floor slab.

2. Vertical Boundaries: The vertical plane of the outside face of the exterior walls which do not separate this type unit from any other unit, and the vertical plane of the center line of the party walls which separate this type unit from other units, with such vertical planes extended to intersections with each other.

ALI, UNITS LOCATED ENTIRELY ON THE FIRST FLOOR:

1. Upper and Lower (Horizontal) Boundaries: The upper and lower boundaries of all units located entirely on the first floor shall have the following boundaries extended to the intersection with the vertical boundaries:

(A) Upper Boundary: The horizontal plane of the top of the subflooring of the second floor.

(B) Lower Boundary: The horizontal plane of the top of the subflooring of the first floor.

2. Vertical Boundaries: The vertical plane of the outside face of the exterior walls which do not separate this type unit from any other unit, and the vertical plane of the center line

of the party walls which separate this type unit from other units, with such vertical planes extended to intersections with each other.

ALI, UNITS LOCATED ENTIRELY ON THE SECOND FLOOR:

1. Upper and Lower (Horizontal) Boundaries: The upper and lower boundaries of all units located on the second floor shall have the following boundaries extended to the intersection with the vertical boundaries:

(A) Upper Boundary: The horizontal plane of the top of the subflooring of the third floor.

(B) Lower Boundary: The horizontal plane of the top of the subflooring of the second floor.

2. Vertical Boundaries: The vertical plane of the outside face of the exterior walls which do not separate this type unit from any other unit, and the vertical plane of the center line of the party walls which separate this type unit from other units, with such vertical planes extended to intersections with each other.

ALL UNITS LOCATED ON THE THIRD FLOOR:

1. Upper and Lower (Horizontal) Boundaries: The upper and lower boundaries of all units located on the third floor shall have the following boundaries extended to the intersections with the vertical boundaries:

(A) Upper Boundary: The horizontal plane of the underside of roof (the roof is a common element).

(B) Lower Boundary: The horizontal plane of the top of the subflooring of the third floor.

2. Vertical Boundaries: The vertical plane of the outside face of the exterior walls which do not separate this type unit from any other unit, and the vertical plane of the center line of the party walls which separate this type unit from other units, with such vertical planes extended to intersections with each other.

II. LIMITED COMMON ELEMENTS: There are no Limited Common Elements in ROSSLYN HEIGHTS, EAST, A CONDOMINIUM.

III. UNDIVIDED INTEREST IN THE COMMON ELEMENTS: The undivided interest in the Common Elements is a fraction, the numerator of which is the par value of the particular unit and the denominator of which is the aggregate par value of all units located within ROSSLYN HEIGHTS, EAST, A CONDOMINIUM. The par value assigned to each type unit is as follows:

TYPE OF UNIT	PAR VALUE
A	780
AA	780
B	710
BB	710
C	840
CC	840
D	840
DD	840
E	660
F	900
K	840
L	675

Attached hereto as Exhibit B, incorporated herein by reference and made a part hereof is a table indicating the fractional interest allocated to each unit in ROSSLYN HEIGHTS, EAST, A CONDOMINIUM, in the Common Elements.

IV. EASEMENT TO FACILITATE SALES: The Declarant hereby expressly reserves, for itself, its successors and assigns, an easement to facilitate sales pursuant to the provisions of Section 55-79.66 of the Code of Virginia 1950, as amended. The Declarant specifically reserves for such purpose the right to utilize not more than eight (8) units owned by it and Common Elements for sales offices, model units and administrative offices, The Declarant hereby expressly reserves for itself, its successors and assigns, an easement to access to and use of the Common Elements of the condominium in order to facilitate sales of condominium units, and to post signs which advertise the sale of condominium units.

V. REPAIR AND UTILITY EASEMENTS: Easements are reserved through each of the units for the benefit of any adjoining unit as may be required for structural repair and for electrical lines and conduits, gas lines, heating, air conditioning and ventilating ducts, water lines, drain pipes and other appurtenances to such utility systems in order to adequately serve each of such units. These easements are restricted to the maintenance and repair of such utility lines and pipes and are strictly limited to the owner of adjoining units.

VI. CONVERTIBLE SPACES: The Declarant may designate as Convertible Spaces as defined in Section 55-79.41(j) of the Code of Virginia 1950, as amended, certain portions of the building to be submitted in this condominium. Such designation may be utilized where the basic structure of the building has been erected, but all or a portion of the units contained therein cannot, on the date of recordation of this Declaration, be certified as substantially completed as required by Section 55-79.58(b) of the Code of Virginia 1950, as amended; provided, however, the requirements of Section 55-79.58(b) will be complied with as to the Convertible Space. The conversion of such Convertible Spaces shall be made pursuant to Section 55079.62 of the Code of Virginia 1950, as amended.

VII. PARTITION REMOVAL: No unit owner may remove all or any portion of a vertical party wall or the horizontal separation between his unit and the unit above or below without first obtaining written permission so to do from the Board of Directors of the Unit Owners Association.

VIII. RELOCATION OF BOUNDARIES BETWEEN UNITS: Unit owners may cause the relocation of condominium boundaries between adjoining units pursuant to the provisions of Section 55-79.69 of the Code of Virginia 1950, as amended.

IX. SUBDIVISION OF UNITS: Unit owners may cause the subdivision of any unit pursuant to the provisions of Section 55-79.70 of the Code of Virginia 1950, as amended.

IN WITNESS WHEREOF, FAIRMAC REALTY CORP., a Delaware corporation and ROSSLYN DEVELOPMENT CORPORATION, INC., a Virginia corporation, Joint Venturers, trading as RADNOR HEIGHTS ASSOCIATES, have caused this Declaration to be signed this 28th day of July, 1980.

RADNOR HEIGHTS ASSOCIATES

By: FAIRMAC REALTY CORP.

By [Basil P. Kazitoris]

ROSSLYN DEVELOPMENT CORPORATION, INC.

STATE OF VIRGINIA
CITY/COUNTY OF Fairfax, to-wit

The foregoing Declaration was acknowledged before me this 28th day of July, 1980, by Basil P. Kazitoris as Vice President of FAIRMAC REALTY CORP., and Shelton Zuckerman as President of ROSSLYN DEVELOPMENT CORPORATION, INC.

My commission expires: 2-3-82

Camille Jue Crytmas
Notary Public

EXHIBIT "B"

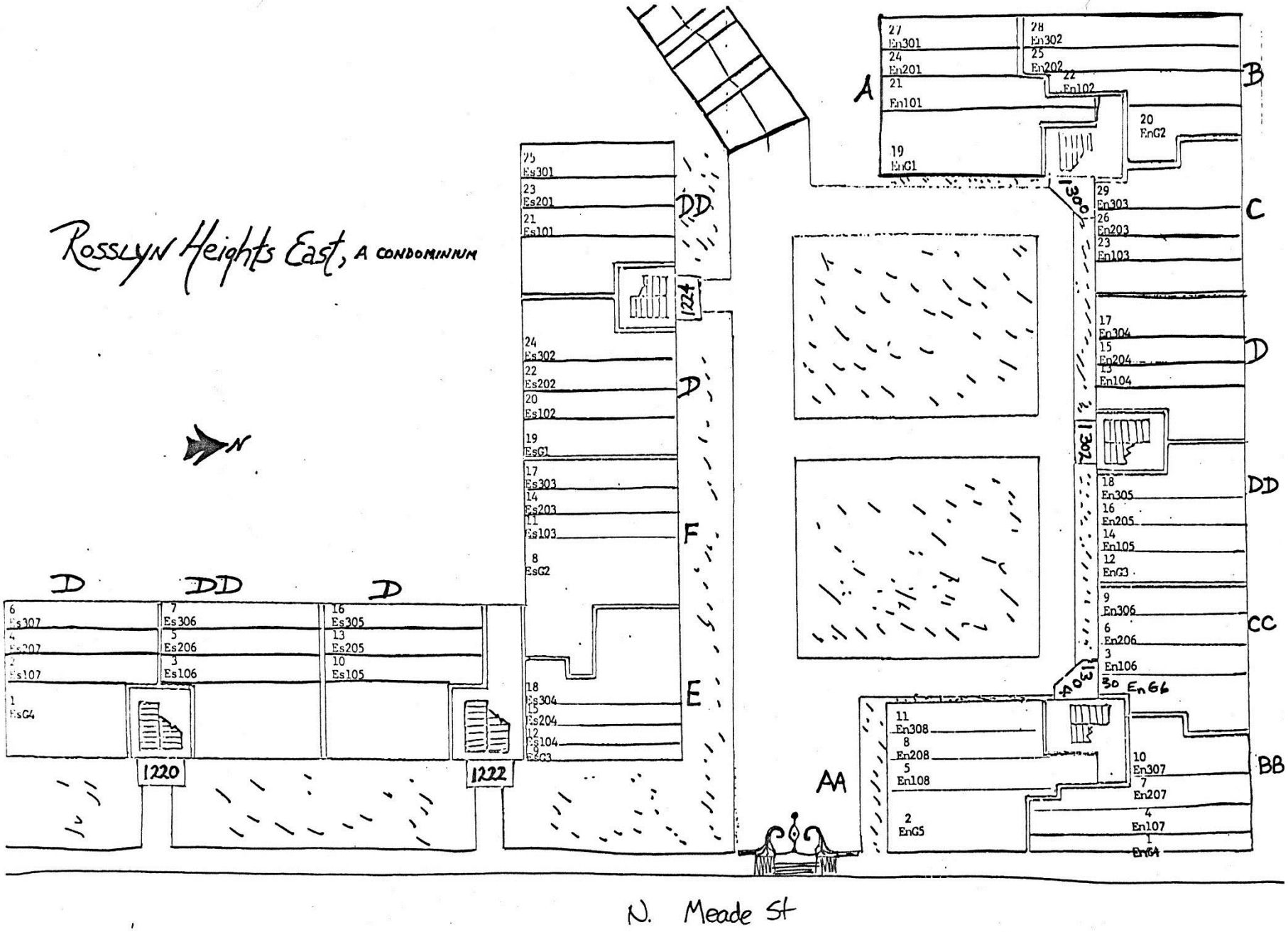
TABLE OF INTEREST IN THE COMMON ELEMENTS

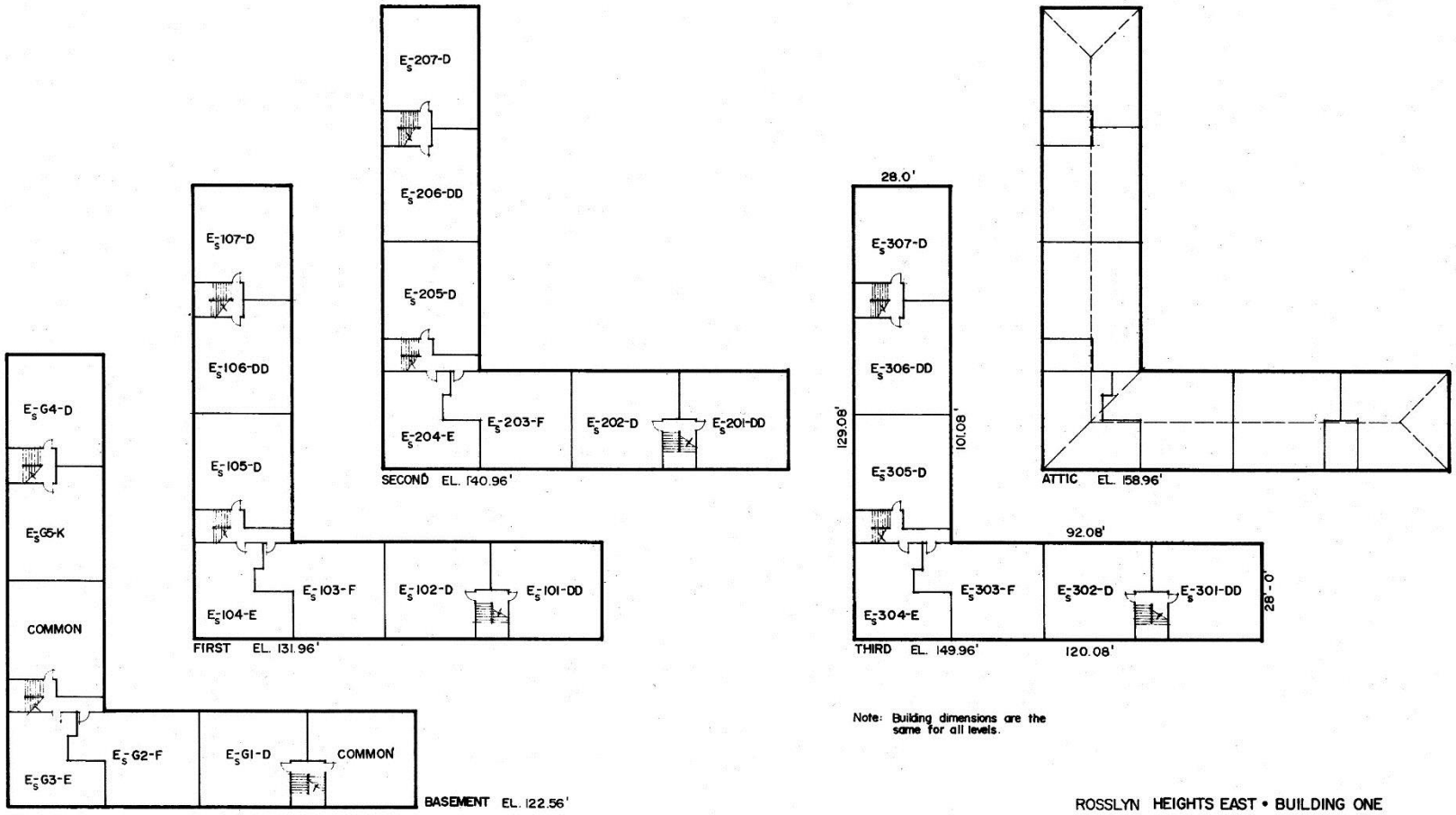
OF

ROSSLYN HEIGHTS, EAST, A CONDOMINIUM

IDENTIFICATION OF UNIT	PAR VALUE OF UNIT	FRACTION OF UNDIVIDED INTEREST IN COMMON ELEMENTS
4 A UNITS	780	780/44875
4 AA UNITS	780	780/44875
4 B UNITS	710	710/44875
4 BB UNITS	710	710/44875
3 C UNITS	840	840/44875
3 CC UNITS	840	840/44875
14 D UNITS	840	840/44875
10 DD UNITS	840	840/44875
4 E UNITS	660	660/44875
4 F UNITS	900	900/44975
1 K UNIT	840	840/44975
1 L UNIT	675	675/44875

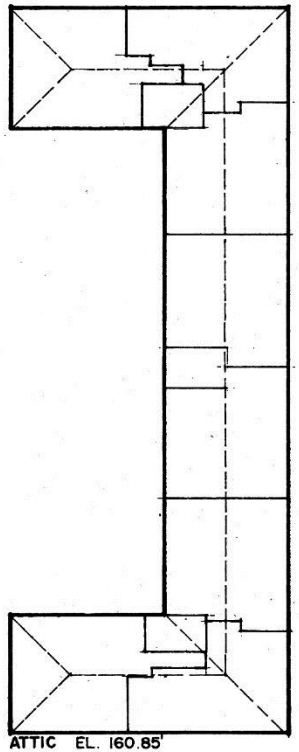
Rosslyn Heights East, A CONDOMINIUM



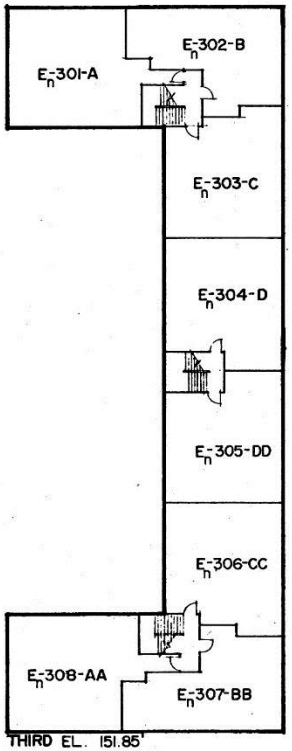


Note: Building dimensions are the same for all levels.

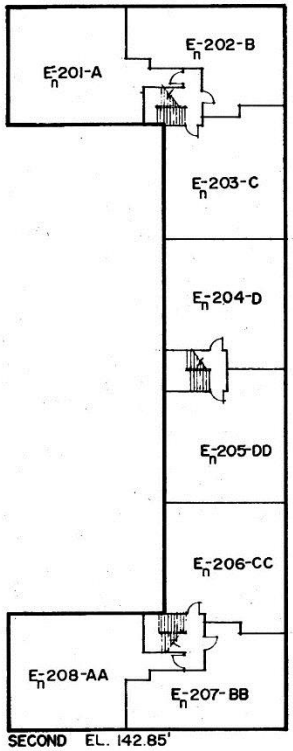
ROSSLYN HEIGHTS EAST • BUILDING ONE



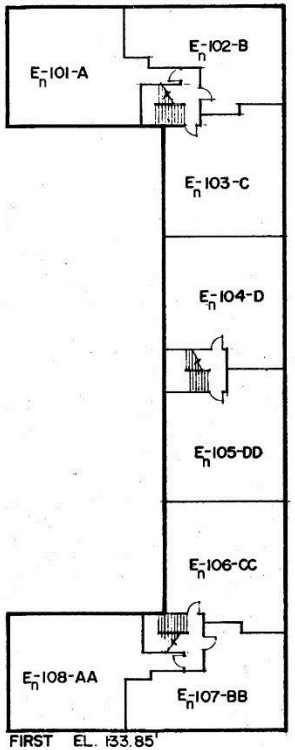
ATTIC EL. 160.85'



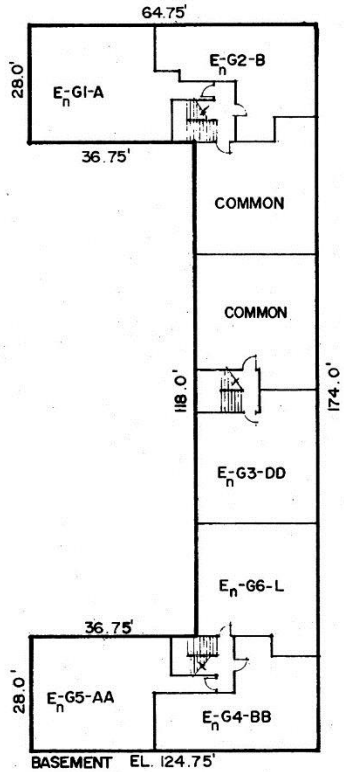
THIRD EL. 151.85'



SECOND EL. 142.85'



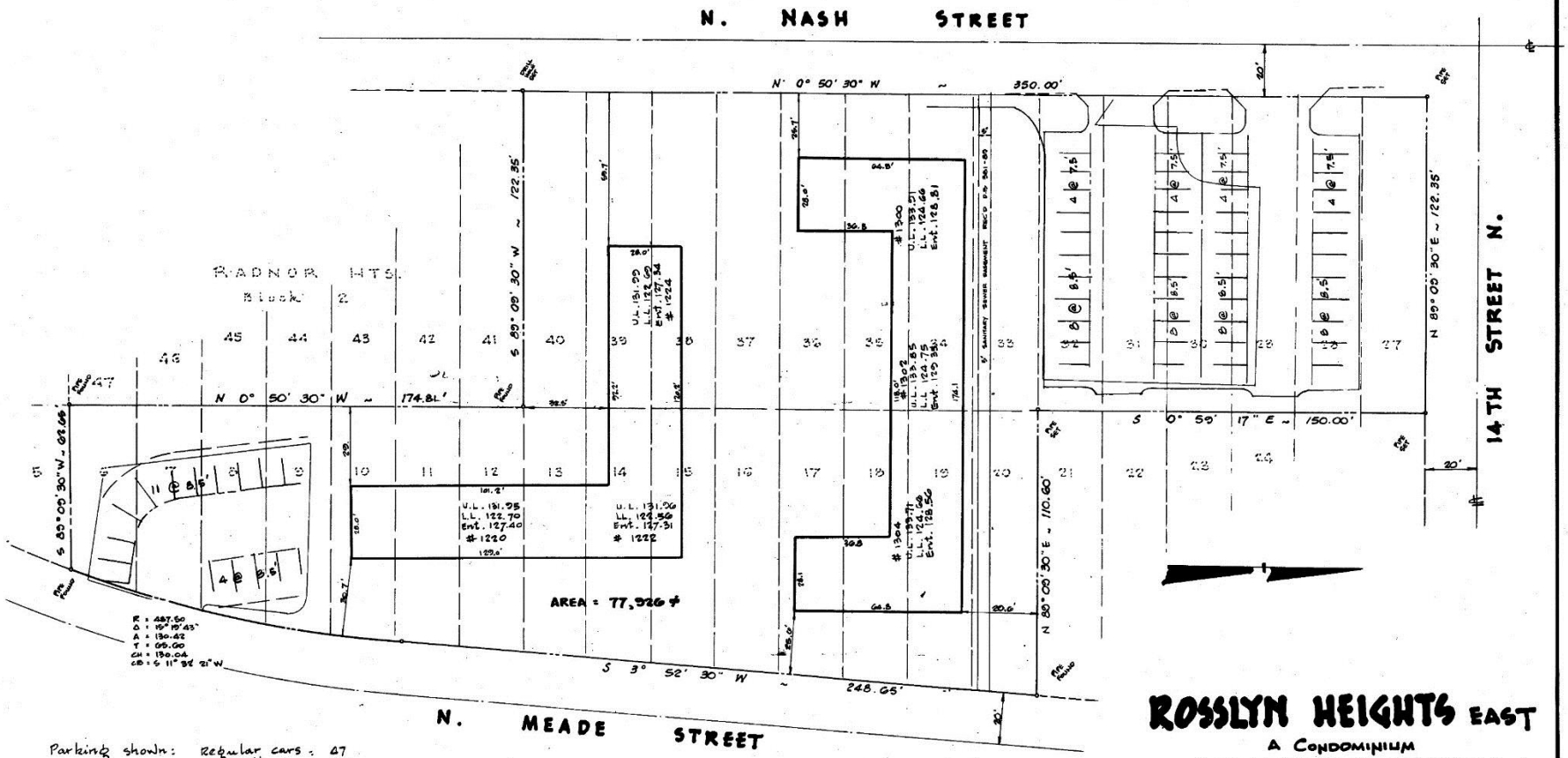
FIRST EL. 133.85'



BASEMENT EL. 124.75'

Note: Building dimensions are the same for all levels

ROSSLYN HEIGHTS EAST • BUILDING TWO



ROSSLYN HEIGHTS EAST

A CONDOMINIUM

BEING LOTS 6 THRU 20, 27 THRU 40 INCL., BLOCK 2,

RADNOR HEIGHTS

Arlington County, Virginia

Scale : 1" = 25' Aug., 1980

DELASHMUTT ASSOCIATES
CERTIFIED ENGINEERS & SURVEYORS
ARLINGTON ~ VIRGINIA

I, Thomas B. Chamberlin, a duly certified land surveyor, do hereby certify that this drawing is accurate and complies with the provisions of Section 55-79.58 a of the Virginia Condominium Act, and the buildings and physical improvements shown hereon are substantially complete as shown.

certified land surveyor.