

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF VIRGINIA (REG. NO. 1211B), HEREBY CERTIFIES TO (i) MARYLAND GARDENS LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, (ii) FIRST AMERICAN TITLE INSURANCE COMPANY, (iii) MAX & LONDON, P.A., (iv) BURKE & HERBERT BANK & TRUST COMPANY, (v) AND ALL OTHER PARTIES HAVING ANY INTEREST IN TITLE TO THE SUBJECT PREMISES SHOWN HEREON, AS FOLLOWS:

1. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARDS AND PROCEDURES FOR LAND BOUNDARY SURVEYING PRACTICE" ADOPTED BY THE STATE OF VIRGINIA.
2. BOUNDARY METES AND BOUNDS SHOWN WERE ESTABLISHED BY A FIELD SURVEY ACTUALLY MADE ON THE GROUND PURSUANT TO THE RECORD DESCRIPTION, AND ALL INFORMATION SHOWN HEREON IS CORRECT.
3. THIS PLAT CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY SHOWN HEREON.
4. EXCEPT AS SHOWN HEREON, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ON SAID PROPERTY, OR ANY OTHER EASEMENTS OR RIGHTS OF WAY WHICH THE UNDERSIGNED HAS BEEN ADVISED.
5. THERE ARE NO PARTY WALLS OR ENCROACHMENTS UPON ADJOINING PREMISES, STREETS OR ALLEYS. IN ADDITION, THERE ARE NO ENCROACHMENTS ON THE PROPERTY SHOWN HEREON BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN ON THIS PLAT.
6. THE UNDERSIGNED HAS RECEIVED AN EXAMINED COPIES OF THE COMMITMENT FOR TITLE INSURANCE NO. 33058 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF OCTOBER 15, 1996 WITH RESPECT TO THE SUBJECT PREMISES, AND OF EACH INSTRUMENT LISTED THEREIN. THE LOCATION OF EACH APPLICABLE EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTERS AFFECTING TITLE LISTED IN SAID REPORT, TO THE EXTENT IT CAN BE LOCATED, HAS BEEN SHOWN HEREON WITH APPROPRIATE RECORDING REFERENCES.
7. THE PROPERTY SHOWN HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN SCHEDULE "A" OF THE ABOVE REFERENCED COMMITMENT.
8. THAT ALL MATTERS REPORTED IN THE COMMITMENT THAT CANNOT BE LOCATED HAVE BEEN LISTED IN NOTE FORM ON THIS SURVEY.
9. THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING PARCELS, ROADS, HIGHWAYS, STREETS OR ALLEYS AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
10. THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD WAY MAPS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OF THE FEDERAL INSURANCE ADMINISTRATION.



RECORD MERIDIAN

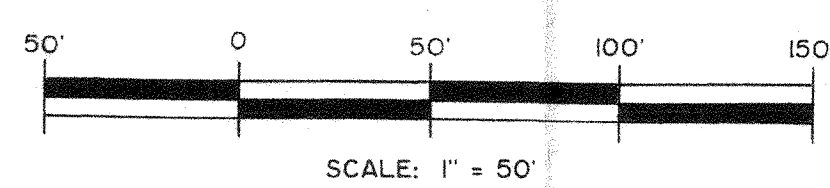


- NOTES:
1. THE PROPERTY SHOWN HEREON IS DELINEATED ON FAIRFAX COUNTY ASSESSMENT MAP 039-3-02-00-0004-D AND IS RECORDED IN DEED BOOK 6361, PAGE 341.
 2. THE PROPERTY IS ZONED CMP.



TOTAL AREA = 9.1233 ACRES

- LEGEND:
- F.H. - FIRE HYDRANT
 - EP. - EDGE OF PAVEMENT
 - D.B. - DEED BOOK
 - PG. - PAGE
 - M.H. - MANHOLE
 - C & G - CURB & GUTTER
 - CONC. - CONCRETE
 - SAN. - SANITARY
 - BSMT. - BASEMENT
 - ESMT. - EASEMENT
 - TYP. - TYPICAL
 - IPF - IRON PIPE FOUND
 - € - CENTERLINE
 - [Hatched Box] - DENOTES ASPHALT
 - [Dotted Box] - DENOTES CONCRETE
 - - DENOTES LIGHT POLE



DATE			BY			REVISION		
PLAT OF SURVEY								
THE PROPERTY OF								
MARYLAND GARDENS LIMITED PARTNERSHIP								
ALSO KNOWN AS								
TECH CENTER I								
TOWN OF VIENNA								
FAIRFAX COUNTY, VIRGINIA								
SCALE: 1" = 50'						OCTOBER 31, 1996		
ROSS, FRANCE, & RATLIFF, LTD.								
CIVIL ENGINEERING & LAND SURVEYING								
8802 SUDLEY ROAD								
MANASSAS, VIRGINIA 20110 FAX 361-6353								
DES: 361-4188			DWN: D.J.			CHK: L.J.R.		
SHEET 1 OF 1								