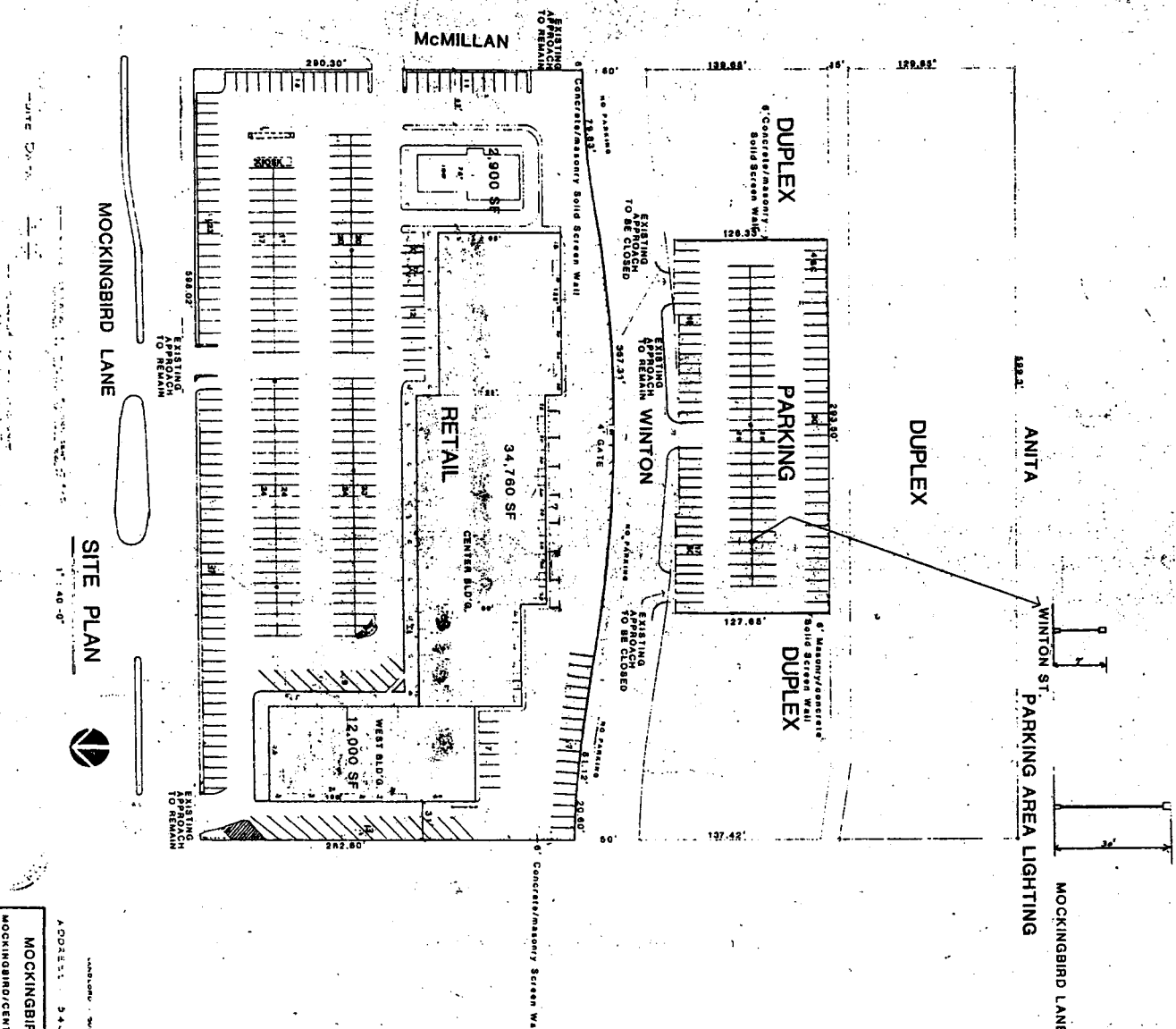


25462

032856

EXHIBIT 28A



MOCKINGBIRD LANE

MOCKINGBIRD LANE

SITE PLAN

1" = 40'-0"

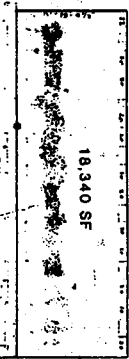


ANITA

PARKING AREA LIGHTING

MOCKINGBIRD LANE

SECOND LEVEL



BUILDING AREAS

AREA	MAIN LEVEL	2ND LEVEL
FREE-STANDING BLDG.	3,100 SF	18,340
WEST BLDG.	12,000	12,000
WEST BLDG.	43,860	20,340
GRAND TOTAL	59,260 SF	

PARKING REQUIRED

RESTAURANT	15,200
OFFICE	15,343
RESTAURANT/CLUB	15,100
TOTAL (MAX)	45,643

PARKING AVAILABLE

TOTAL	441
--------------	------------

FLOOR AREA RATIO

.45:1

NOTE: There shall be no net 1,158 sq. ft. of office space within the 31,000 sq. ft. of office space within the 441 parking spaces.

ADDRESS: 3400 F WOODMEAD DRIVE, WOODBRIDGE, VA

MOCKINGBIRD / CENTRAL PLAZA

MOCKINGBIRD/CENTRAL PLAZA, A JOINT VENTURE

DEVELOPER: WORTH CAPITAL

APPROVED BY CITY COUNCIL

19813

DECKER AND ASSOCIATES
CONSULTING ENGINEERS

1
OF
2