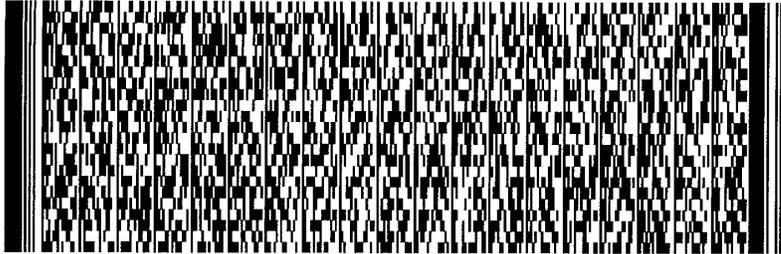


Fairfax Circuit Court - CPAN Cover Sheet v2.0

4/2/2015

Fairfax County Land Records Cover Sheet



Consideration	0.00	Consideration/Actual Value %	100
Actual/Assessed Value	3190940.00	Tax Exemption	Amount Not Taxed 0.00
Code Section			
DEM Number		Tax Map Number	021-2- -04- -0020-
Original Book	23646	Original Page	0532
Title Company	CARDINAL TITLE INSURANCE AGENCY, INC.	Title Case	RE17456COV
Property Descr.	LANGLEY FOREST, SEC 5, LOT 20	Multiple Lots?	No
Return to Party - Name:	CAPITAL VIEW, LLC	Address:	1010 ROCKVILLE PIKE, STE 30, ROCKVILLE, MD 20852
Certified	No	Copies	0
		Page Range	

Instruments
COVENANT

Grantor(s)
DONOFRIO, JOHN_I_N, DONOFRIO, BERNADETTE C_I_N

Grantee(s)
DONOFRIO, BERNADETTE C_I_N, DONOFRIO, JOHN_I_N

Print Cover Sheet 1

Commercial-05/2009

Covenant of Perpetual Maintenance

This Covenant of Perpetual Maintenance ("Covenant") is made this 9th day of February, 2015 by John Donofrio (the "Association/Owner").

WITNESSETH

Tax Map # **021-2-04-0020**

Box 101

WHEREAS, the Association/Owner is the owner of certain real properties located in Fairfax County, Virginia, being more particularly described as Tax Map#(s) 021-2-04-0020; and by virtue of deeds recorded in Deed Book 23646 Pages 0532; which properties are part of a residential/commercial development known as Fairfax County Plan Name _____ Number _____ (the "Development"); and

Prepared by CARDINAL TITLE

WHEREAS, the Association/Owner is responsible for the maintenance of all the open space areas and other improvements for the Development; which includes _____ (the "Improvements") within the dedicated rights-of-way on Public Roads known as _____; and

WHEREAS, the Virginia Department of Transportation ("VDOT") has required that the Association/Owner provide this Covenant of Perpetual Maintenance to maintain the "Improvements" within the dedicated rights-of-way.

Now, therefore the Association/Owner, for itself and its successors and/or assigns, does hereby covenant and agree to maintain, at its sole cost and expense, the "Improvements" in the dedicated rights-of-way as shown on the plan/sketch attached hereto as "Exhibit"; and to restore if necessary the area affected by any such maintenance. VDOT shall not be held responsible for any damage to the "Improvements" resulting from any cause including, but not limited to, ordinary right of way maintenance.

The Association/Owner covenants that all work within the "Improvements" shall conform to the current version of the Virginia Work Area Protection Manual issued by VDOT and all applicable specifications and standards designed to protect the public safety.

The Association/Owner, for itself and for its successors and assigns, shall indemnify and hold harmless VDOT or its successor for any and all damages, accidents, occurrences or claims which might arise or be asserted against VDOT from Owner's performance of (or failure to perform) the required maintenance and from the construction, presence and existence of the "Improvements".

In the event VDOT or its successor, chooses to exercise its acknowledged right to demand or cause removal of the above "Improvements"; it must be removed at the owner's sole cost and expense.

The covenants and obligations of the Association/Owner, and its successors and/or assigns, contained herein are expressly intended to run with the land.

WITNESS THE FOLLOWING SIGNATURE AND SEAL:

"ASSOCIATION/OWNER"

After recording, please return to:
Capital View, LLC
1010 Rockville Pike
Suite 300
Rockville, MD 20852
RE17456

By: John Donofrio
Name: John Donofrio
Title: OWNER

Commercial-05/2009

STATE OF ^{Langley} VIRGINIA:
COUNTY OF ^{Montgomery} _____ : to-wit

The foregoing instrument was acknowledged before me this 9th day of February,
20 15, by JOHN MENDOZA, _____ of
AWM LLC (Association/Owner)

[Signature]
Notary Public

My Commission Expires: Oct. 1, 2017

Virginia Notary Registration Number: W 17
^{Langley}

EXHIBIT A

LEGAL DESCRIPTION

All of that certain lot or parcel of land, together with improvements thereon and appurtenances thereunto appertaining, situate, lying and being in the County of Fairfax, Commonwealth of Virginia, and more particularly described as:

Lot 20, Section 5, LANGLEY FOREST, as the same appears duly dedicated, platted and recorded in Deed book 1729 at Page 312 and by supplemental Deed of Dedication recorded in Deed Book 1735 at Page 248, and as further amended by Deed Book 1743 at Page 88, among the land records of Fairfax County, Virginia.

AND BEING a part of the same property conveyed to Jeffrey L. Epremian and Annette J. Epremian by Deed dated May 2, 1996 and recorded on May 3, 1996 in Deed Book 9694 at Page 698, among the aforesaid land records.

TAX ID #: 021-2-04-0020

**Property Address: 6810 Wemberly Way
McLean, Virginia 22101-1531**