

DEED OF DEDICATION

THIS DEED OF DEDICATION, made this 12th day of MARCH, 1984, by and between JOLAMAR, INC. ("Owner"); JOEL M. GREENFELD and ROBERT A. GREENBAUM, Trustees ("Trustees"); THE BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA, a body corporate and politic ("County"), and THE LOUDOUN COUNTY SANITATION AUTHORITY, a body corporate and politic ("Water Authority"):

WITNESSETH:

PREAMBLE The Owner is the fee simple owner and proprietor by Deed dated March 7, 1984 and recorded March 13, 1984 in Deed Book 838 at Page 1512, among the land records of Loudoun County, Virginia, of all that certain property described in the said Deed, including the property which is more particularly described in Schedule "A" attached hereto and made a part hereof, containing 13.2576 Acres of land.

By Deed of Trust dated March 12, 1984 and recorded March 13, 1984 in Deed Book 838 at Page 1518 among the land records of Loudoun County, Virginia, certain property, including the 13.2576 Acres, was conveyed unto the Trustees to secure an indebtedness as more particularly set forth therein.

The aforesaid Deed of Trust authorizes the Trustees, or either of them, to enter into and execute Deeds of Dedication of the subject property without the necessity of joinder or consent of the noteholder.

It is the desire of the Owner to subdivide the said parcel of land containing 13.2576 Acres as SECTION FOUR, CARDINAL GLEN, in accordance with the plat attached hereto and made a part hereof.

MAIGHT, TRAMONTE & SICILIANO
Lawyers
210 East Broad Street
Falls Church, Virginia 22046

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt of which is hereby acknowledged, said Owner, together with the Trustees, do hereby dedicate and subdivide all of the 13.2576 Acre tract, which is described in Schedule "A" attached hereto and made a part hereof as:

LOTS ONE HUNDRED FIFTY (150) through ONE HUNDRED FIFTY-SIX (156), and LOTS ONE HUNDRED SIXTY-SIX through ONE HUNDRED EIGHTY-FIVE (185), both inclusive, and Parcels "I", "J" and "K", SECTION FOUR, CARDINAL GLEN

in accordance with the attached plat dated December, 1983, prepared by Gannett Fleming Civil Engineers, Inc. and certified by Herman R. Startzenbach, C.L.S., and does hereby:

- 1) Dedicate and reserve and subject the Property to the restrictions, easements and rights of way shown upon the property, all as indicated on said plat.
- 2) Reserve the right to grant such other easements and rights of way for the construction, maintenance, and operation of utilities, drainage, storm sewer and sanitary sewer facilities, and streets, parking areas and ingress and egress, as may be necessary in the orderly development of the Property.
- 3) Dedicate the streets, avenues, drives, lanes, roads and boulevards shown thereon as public thoroughfares, all as indicated on said plat.
- 4) Establish 4.9740 Acres of open space as shown on the plat as Parcels "I", "J" and "K" to be conveyed in fee simple to a Homeowners Association.
- 5) The Trustees do hereby release said Parcels "I", "J" and "K", the streets, avenues, drives, lanes, roads and boulevards from the lien referred to above, it being intended that the lien of the Deed of Trust on the remainder of this property not situate in said Parcels "I", "J" and "K", and thoroughfares shall remain as heretofore described.
- 6) Owner, together with the Trustees, as authorized by the aforesaid Deed of Trust, does hereby grant and convey unto the

Authority, its successors and assigns, the easements and rights of way shown on the attached plat as sanitary sewer and water line easements for the purpose of installing, constructing, operating, maintaining, adding to or altering present or future sanitary lines, including house connection lines, the necessary manholes and appurtenances for the collection of sewage, and their transmission through and across the property of the Owner, and for the purpose of installing, constructing, operating, maintaining, adding to or altering and replacing present or future water mains, including fire hydrants, valves, meters, building service connections and other appurtenant facilities, together with all rights and privileges reasonably necessary to the exercise of the easements and rights of way, including, but not limited to, the right of access to and from the rights of way and the right to use abutting land adjoining the easements when necessary for actual construction and maintenance. This right shall not be construed to allow the Authority to erect any building or structure of a permanent nature on such abutting land.

All water mains, sewers, manholes and appurtenant facilities which are installed in said rights of way and easements shall be or become (when accepted) and remain the property of the Authority, its successors and assigns.

- 7) The Owner, together with the Trustees, as authorized by the aforesaid Deed of Trust, does hereby grant and convey unto the County, its successors and assigns, the easements and rights of way shown on the attached plat for the purpose of constructing, operating, maintaining, adding to or altering present or future storm sewer lines or other drainage structures, plus necessary inlet structures and appurtenances for the collection of storm sewage and its transmission through and across the property of the Owner, together with all rights and privileges reasonably necessary to the exercise of the easements and rights of way, including the right of access to and from the rights of way and the right to use abutting land adjoining the easements when necessary for actual construction or maintenance, and then only to the minimum extent necessary for such construction and maintenance. This right shall not be construed to allow the County to erect any buildings or structures of a permanent nature on such abutting land.

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All storm sewer and appurtenant facilities which are installed in the easements and rights of way shall be and remain the property of the County, its successors and assigns.

- 8) Authority and County shall have the right to trim, cut and remove trees, shrubbery, fences, structures or other obstructions or facilities in or near the easements being conveyed, deemed by it to interfere with the proper and efficient construction, operation and maintenance of said uses; provided, however, that the Authority or County, at its own expense, shall restore, as nearly as possible, the premises to their original condition, such restoration, including the backfilling of trenches, the replacement of fences, and the resodding of lawns, and the reseeding of pasture areas, and the replacement of shrubbery, but not the replacement of structures, trees, or other natural obstructions.
- 9) The Owner reserves the right to construct and maintain roadways over said easements and to make any use of the easements herein granted, which may not be inconsistent with the rights herein conveyed or interfere with the use of said easements by the County or the Authority for the purposes named; provided, however, that the Owner shall not erect any building or other structure, excepting a fence, on the easements without obtaining the prior written approval of the Authority or the County, as their interest may appear.

The Owner further declares that all residential lots within its subdivision shall be held, sold and conveyed subject to the Declaration of Covenants, Conditions, and Restrictions as are more particularly set forth in Schedule "B" attached hereto and recorded herewith, to provide for the preservation of values and amenities in the community, and which shall run with the real property and be binding on all parties having any right, title or interest in the described lots or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

This Deed of Dedication is made in accordance with the statutes made and provided in such cases and with the approval of the proper authorities of Loudoun County, Virginia, and in

accordance with the free consent and desire of the sole owner and proprietor of the land described in the plat and Schedule "A" hereto attached, and in accordance with the free consent and desire of the Trustees' named herein. RPF

WITNESS the following signatures and seals:

JOLAMAR, INC.

By: Joseph L. Alfandre (SEAL)
Joseph L. Alfandre, President

Joel M. Greenfeld
Joel M. Greenfeld, Trustee

Robert A. Greenbaum
Robert A. Greenbaum, Trustee

STATE OF VIRGINIA
COUNTY OF FAIRFAX, to-wit:

I, the undersigned Notary Public, do hereby certify that Joseph L. Alfandre, President of Jolamar, Inc. whose name is signed to the foregoing Deed of Dedication, personally appeared before me in my County and State aforesaid and acknowledged the same.

GIVEN under my hand and seal this 12th day of March, 1984.

My commission expires:

7-21-87

Shirley B. Layton
Notary Public

STATE OF VIRGINIA
COUNTY OF FAIRFAX, to-wit:

I, the undersigned Notary Public, do hereby certify that Joel M. Greenfeld and Robert A. Greenbaum, Trustees, whose names are signed to the foregoing Deed of Dedication, personally appeared before me in my County and State aforesaid and acknowledged the same.

GIVEN under my hand and seal this 12 day of March, 1984.

My commission expires:

7-21-87

Shirley B. Layton
Notary Public

SCHEDULE "A"

BOUNDARY DESCRIPTION
CARDINAL GLEN, SECTION FOUR
BROAD RUN MAGISTERIAL DISTRICT
LOUDOUN COUNTY, VIRGINIA

BEGINNING at a point on the southern right-of-way line of Cardinal Glen Circle, 50' R/W at the western boundary of Section One, Cardinal Glen. Said point being further located from the western right-of-way line of Wren Court in Section One, Cardinal Glen along the southern right-of-way line of Cardinal Glen Circle by the following two courses and distances from the point of tangency:

1. N 56° 25' 06" W, 30.00 feet;
2. Thence around a curve to the right whose radius is 435.00 feet, whose delta is 6° 59' 14" and whose long chord is N 52° 55' 28" W, 53.02 feet, an arc distance of 53.05 feet;

THENCE along the western boundary of Parcel C, Section One, Cardinal Glen, S 47° 22' 24" W, 466.69 feet to a point on the northern right-of-way of Rt. 7;

THENCE along the northern right-of-way line of Virginia State Route 7, N 56° 25' 06" W, 600.00 feet to a point being the southeast corner of Baskin;

THENCE along lands now or formerly of Baskin by the following three courses and distances:

1. N 49° 54' 03" E, 765.60 feet;
2. N 39° 29' 05" W, 72.93 feet;
3. N 53° 28' 27" E, 251.19 feet;

THENCE through other lands now or formerly of B. Mark Fried, Trustee for Dulaney Joint Venture by the following ten courses and distances:

1. S 45° 03' 12" E, 109.01 feet;
2. Thence around a curve to the left whose radius is 435.00 feet, whose delta is 07° 26' 25" and whose long chord is S 41° 13' 37" W, 56.44 feet, an arc distance of 56.48 feet.
3. S 52° 29' 35" E, 50.00 feet;
4. Thence around a curve to the right whose radius is 25.00 whose delta is 97° 59' 01" and whose long chord is N 86° 29' 56" E, 37.75 feet, an arc distance of 42.75 feet.
5. S 44° 30' 34" E, 16.35 feet;
6. Thence around a curve to the left whose radius is 242.00 feet, whose delta is 19° 30' 54" and whose long chord is N 54° 16' 01" E, 82.03 feet, an arc distance of 82.43 feet;

7. S 25° 58' 32" W, 134.97 feet;
8. S 05° 40' 52" W, 61.82 feet;
9. S 08° 14' 39" E, 61.82 feet;
10. N 85° 58' 06" E, 461.52 feet.

THENCE along the rear of Lot No. 84, Section Two, Cardinal Glen
S 20° 39' 32" E, 150.81 feet;

THENCE along Parcel B, Section One, Cardinal Glen the following three
courses and distances:

1. S 69° 20' 28" W, 190.73 feet;
2. S 83° 48' 26" W, 206.23 feet;
3. S 33° 34' 54" W, 100.00 feet.

THENCE along the northern right-of-way line of Cardinal Glen Circle
by the following two courses and distances:

1. N 56° 25' 06" W, 50.00 feet;
2. Around a curve to the right, whose radius is 385.00 feet
whose delta is 06° 59' 14" and whose long chord is N 52° 55' 28" W, 46.92 f.
an arc distance of 46.95 feet.

THENCE crossing Cardinal Glen Circle, S 40° 34' 09" W, 50.00 feet,
to the point of beginning.

CONTAINING 13.2576 acres of land as shown on the Record Plat Section
Four, Cardinal Glen, dated December, 1983 prepared by Gannett Fleming Civil Engineers
Inc.