

DEED IN TRUST UNDER  
LAND TRUST AGREEMENT

THIS DEED IN TRUST UNDER LAND TRUST AGREEMENT, made this 16<sup>JH</sup> day of OCTOBER, 1992 by and between JEAN MARY O'CONNELL/NADER and HOWARD/NADER, husband and wife, SHEILA ANN/O'CONNELL and PIERRE/SHEVENELL, husband and wife, ANTHONY MINER/O'CONNELL, divorced and not remarried, and ANTHONY MINER/O'CONNELL, Trustee Under the Last Will and Testament of Harold A. O'Connell (collectively, "Grantors"); and ANTHONY MINER/O'CONNELL, Trustee, of Fairfax County, Virginia (hereinafter sometimes collectively referred to as "Trustees" or "Grantees"):

W I T N E S S E T H:

That Grantors for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby grant and convey to the Grantees as trustees the hereinafter described parcel of real estate, situate and being in Fairfax County, Virginia, and being more particularly described on the attached and incorporated EXHIBIT A ("Property").

TO HAVE AND TO HOLD the Property in fee simple, with the appurtenances thereunto belonging, upon the trusts and for the uses and purposes set forth herein and in that certain Land Trust Agreement dated as of 16<sup>TH</sup> day of OCTOBER 1992, which is incorporated herein by this reference.

Full power and authority is hereby granted to the Trustee and their successors and assigns to protect and conserve the property; to sell, contract to sell and grant options to purchase the Property and any right, title or interest therein on any terms; to exchange the Property or any part thereof for any other real or personal property upon any terms; to convey the Property by deed or other conveyance to any grantee, with or without consideration; to mortgage, pledge or otherwise encumber the Property or any part thereof; to lease, contract to lease, grant options to lease and renew, extend, amend and otherwise modify leases on the Property or any part thereof from time to time, for any period of time, for and rental and upon any other terms and conditions; and to release, convey or assign any other right, title or interest whatsoever in the Property or any part thereof.

No party dealing with the Trustee in relation to the Property in any manner whatsoever, and (without limiting the foregoing) no party to whom the Property or any part thereof or any interest therein shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, shall be obliged (a) to see to the application of any purchase money, rent or money borrowed or otherwise advanced on the Property, (b) to see that the terms of this trust have been complied with, (c) to inquire into the authority, necessity of expediency of any act of any Trustee, or (d) be privileged to inquire into any of the terms of the Trust Agreement. Every deed, mortgage, lease or other instrument executed by the Trustee in relation to the Property shall be conclusive evidence in favor of every person claiming and right, title or interest thereunder; (a) that at the time of the delivery thereof this trust was in full force and effect, (b) that such instrument

TAX MAP 90-4-001-17  
CODE OF VIRGINIA 55-17.1  
ANTHONY O'CONNELL  
6541 FRANCONIA ROAD  
SPRING FIELD, VIRGINIA 22150

BK8307 1446

was executed in accordance with the trusts, terms and conditions hereof and of the Trust Agreement and is binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such instrument, and (d) if a conveyance has been made to a successor or successors in trust, that such successor or successors have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of his, its or their predecessor in trust.

The Trustee shall have no individual liability or obligation whatsoever arising from his ownership, as trustee, of the legal title to said property, or with respect to any act done or contract entered into or indebtedness incurred by him in dealing with said property, or in otherwise acting as such trustee, except only so far as said Trust Property and any trust funds in the actual possession of the Trustee shall be applicable to the payment and discharge thereof.

The interest of every beneficiary hereunder and under the Trust Agreement and of all persons claiming under any of them shall be only in the earnings, avails and proceeds arising from the rental, sale or other disposition of the Property. Such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any right, title or interest, legal or equitable, in or to the Property, as such, but only in the earnings, avails and proceeds thereof as provided in the Trust Agreement.

This deed is governed by and is to be read and construed with reference to Section 55-17.1, Code of Virginia (1950 as amended) and now in force.

Except as hereinafter noted, the Grantors covenant that they have the right to convey the Property to the Trustee, that Grantors have done no act to encumber the Property, that the Trustees shall have quiet possession of the Property, free from all encumbrances, and that Grantors will execute such further assurances of the Property as may be requisite.

Howard Nader and Pierre Shevenell join in this Deed in Trust Under Land Trust Agreement for the sole purpose of consenting to the conveyance of the Property, and hereby forever convey, release and waive any marital rights or right to claim an elective share in such Property as part of their spouses' augmented estate pursuant to Code of Virginia, Section 64.1-13, et seq., as amended, and give no covenant or warranty of title to the property hereby conveyed.

WITNESS the following signatures and seals:

Jean Mary O'Connell Nader (SEAL)  
Jean Mary O'Connell Nader

Howard Nader (SEAL)  
Howard Nader

Sheila O'Connell (SEAL)  
Sheila Ann O'Connell

Pierre Shevanel (SEAL)  
Pierre Shevanel

Anthony Miner O'Connell (SEAL)  
Anthony Miner O'Connell

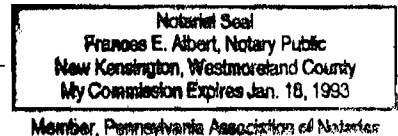
Anthony Miner O'Connell, Trustee (SEAL)  
Anthony Miner O'Connell, Trustee  
Under the Last Will and Testament of  
Harold A. O'Connell

STATE OF Pennsylvania  
COUNTY OF Westmoreland, to wit:

13<sup>th</sup> The foregoing instrument was acknowledged before me this  
day of August, 1992, by Jean Mary O'Connell  
Nader.

Francis E. Albert  
Notary Public

My Commission expires: \_\_\_\_\_

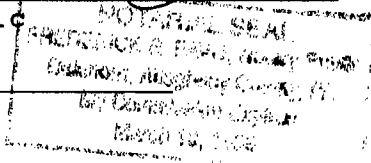


STATE OF Pennsylvania  
COUNTY OF Washington, to wit:

14 The foregoing instrument was acknowledged before me this  
day of August, 1992, by Howard Nader.

Francis E. Albert  
Notary Public

My Commission expires: 3-10-95



STATE OF Maine  
COUNTY OF Cumberland, to wit:

The foregoing instrument was acknowledged before me this 8th day of September, 1992, by Sheila Ann O'Connell.

Emerson M. Allen  
Notary Public

My Commission expires: Sept 21, 1999

STATE OF Maine  
COUNTY OF Cumberland, to wit:

The foregoing instrument was acknowledged before me this 8th day of September, 1992, by Pierre Shevenell.

Emerson M. Allen  
Notary Public

My Commission expires: Sept 21, 1999

STATE OF VIRGINIA  
COUNTY OF FAIRFAX, to wit:

The foregoing instrument was acknowledged before me this 3rd day of August, 1992, by Anthony Miner O'Connell.

Barbara A. Antonucci  
Notary Public

My Commission expires: 7-31-94

STATE OF VIRGINIA  
COUNTY OF FAIRFAX, to wit:

The foregoing instrument was acknowledged before me this 3rd day of August, 1992, by Anthony Miner O'Connell, Trustee Under the Last Will and Testament of Harold A. O'Connell.

Barbara A. Antonucci  
Notary Public

My Commission expires: 7-31-94

Exhibit A

BEGINNING at a stake and stones in the East Ravensworth line a corner to lines of G. Haines in line of lands of C. Potter's Estate and thence running with said line N 8-1/4° E. 450 feet to a stake and stones corner to lands heretofore conveyed by C. Huntington; thence with said land N 68-1/2° W. 939 feet to a stake and stones in center of abandoned road bed of Washington Southern Railway Company; thence with the center thereof S 21-1/2° W. 880 feet to a stake and stones; thence by lands of G. Haines N 89-1/4° E. 1121 feet to the beginning containing 15 acres more or less.

BK8307 1451

JOSEPH BERRY  
VIENNA, VIRGINIA  
CIVIL ENGINEER  
COUNTY SURVEYOR FOR FAIRFAX COUNTY

Description of H.A.O'Connell's property, situated in Mount Vernon District, Fairfax County, Virginia and bounded as follows:-

Beginning at the corner of E.A. Brice in the middle of the old railroad bed, now abandoned; thence with the line of Brice S. 74°08'20"E. (passing through a pipe at 40.0 ft.) 929.77 ft. to a pipe in the line of William Parker; thence with the line of Parker and continuing the same course with the line of Mrs. Edna B. Hunter S. 1°42'25"W. 477.15 ft. to a pipe; thence with another line of Mrs. Hunter S. 85°19'50"W. (passing through a pipe at 1088.26 ft.) 1131.22 ft. to the middle of the old railroad bed; thence with the middle of the old railroad bed N. 16°43'20"E. 859.5 ft. to the beginning. Containing 15.329 acres.

*Joseph Berry*

With plat attached

OCT 23 1992

RECORDED FAIRFAX CO VA

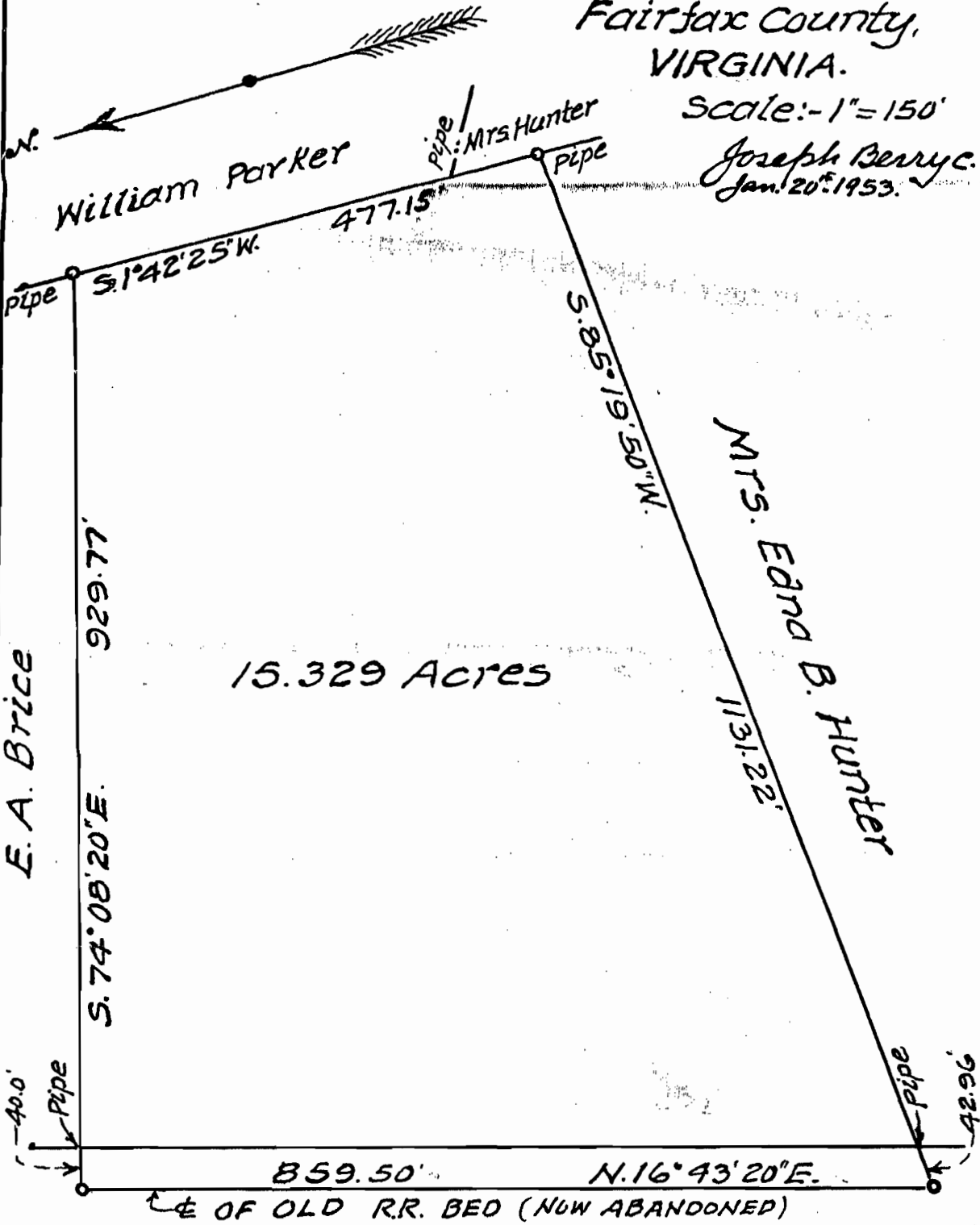
TESTE:

*J. Berry*  
CLERK

PROPERTY OF  
H. A. O'CONNELL,  
Fairfax County,  
VIRGINIA.

Scale: - 1" = 150'

Joseph Berry C.S.  
Jan. 20<sup>th</sup> 1953.



POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, all of the beneficial owners of that certain real property located in Fairfax County, Virginia, and more particularly described on the attached and incorporated Exhibit A ("Property"), do hereby nominate, constitute and appoint Anthony Miner O'Connell of Fairfax County, Virginia, our true and lawful agent and attorney-in-fact to do, execute and perform all and every act necessary to be done in and about the Property. And the execution or performance of any act or thing pursuant to these presents shall be as binding upon the undersigned, as fully and amply, to all intents and purposes, as if they have been duly executed and acknowledged or performed by the undersigned.

And we hereby ratify and confirm all lawful acts and things heretofore done by the said attorney-in-fact on our behalf.

This power shall not terminate upon the disability of the principals.

Any person, firm or corporation shall be fully protected in relying upon this power of attorney unless and until such person, firm or corporation has received actual written notice of its revocation or a notice of its revocation has been recorded among the land records of Fairfax County, Virginia.

WITNESS the following signatures and seals, this 16<sup>TH</sup> day of OCTOBER, 1992.

Jean Mary O'Connell Nader (SEAL)  
Jean Mary O'Connell Nader

Sheila O'Connell (SEAL)  
Sheila Ann O'Connell

Anthony Miner O'Connell (SEAL)  
Anthony Miner O'Connell

Anthony Miner O'Connell (SEAL)  
Anthony Miner O'Connell, Trustee,  
Under the Last Will and Testament of  
Harold A. O'Connell

TAX MAP 90-4-001-17  
CODE OF VIRGINIA 55-17.1

ANTHONY O'CONNELL  
6541 FRANCONIA ROAD  
SPRINGFIELD, VIRGINIA 22150

BK 8845 1444



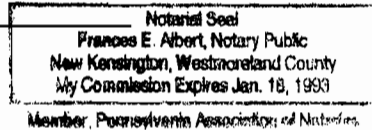
BK 8845 1445

STATE OF Pennsylvania  
COUNTY OF Westmoreland, to wit:

13<sup>th</sup> The foregoing instrument was acknowledged before me this  
day of August 1992, by Jean Mary O'Connell Nader.

Francis E. Albert  
Notary Public

My Commission expires: \_\_\_\_\_



STATE OF Maine  
COUNTY OF Cumberland, to wit:

8<sup>th</sup> The foregoing instrument was acknowledged before me this  
day of September 1992, by Sheila Ann O'Connell.

[Signature]  
Notary Public

My Commission expires: September 21, 1999

STATE OF Virginia  
COUNTY OF FAIRFAX, to wit:

3<sup>rd</sup> The foregoing instrument was acknowledged before me this  
day of August 1992, by Anthony Miner O'Connell.

Barbara A Antonucci  
Notary Public

My Commission expires: 7-31-94

STATE OF Virginia  
COUNTY OF FAIRFAX, to wit:

3<sup>rd</sup> The foregoing instrument was acknowledged before me this  
day of August 1992, by Anthony Miner O'Connell,  
Trustee, under the Last Will and Testament of Harold A. O'Connell.

Barbara A Antonucci  
Notary Public

My Commission expires: 7-31-94

Exhibit A

BEGINNING at a stake and stones in the East Ravensworth line a corner to lines of G. Haines in line of lands of C. Potter's Estate and thence running with said line N 8-1/4° E. 450 feet to a stake and stones corner to lands heretofore conveyed by C. Huntington; thence with said land N 68-1/2° W. 939 feet to a stake and stones in center of abandoned road bed of Washington Southern Railway Company; thence with the center thereof S 21-1/2° W. 880 feet to a stake and stones; thence by lands of G. Haines N 89-1/4° E. 1121 feet to the beginning containing 15 acres more or less.

JOSEPH BERRY  
VIENNA, VIRGINIA  
CIVIL ENGINEER  
COUNTY SURVEYOR FOR FAIRFAX COUNTY

BK 8845 1447

Description of H.A.O'Connell's property, situated in Mount Vernon District, Fairfax County, Virginia and bounded as follows:-

Beginning at the corner of E.A.Brice in the middle of the old railroad bed, now abandoned; thence with the line of Brice S.74°08'20"E. (passing through a pipe at 40.0 ft.) 929.77 ft. to a pipe in the line of William Parker; thence with the line of Parker and continuing the same course with the line of Mrs.Edna B.Hunter S.1°42'25"W. 477.15 ft. to a pipe; thence with another line of Mrs.Hunter S.85°19'50"W. (passing through a pipe at 1088.26 ft.) 1131.22 ft. to the middle of the old railroad bed; thence with the middle of the old railroad bed N.16°43'20"E. 859.5 ft. to the beginning. Containing 15.329 acres.

*Joseph Berry*

With plat attached

NOV 12 93

RECORDED FAIRFAX CO VA

TESTE:

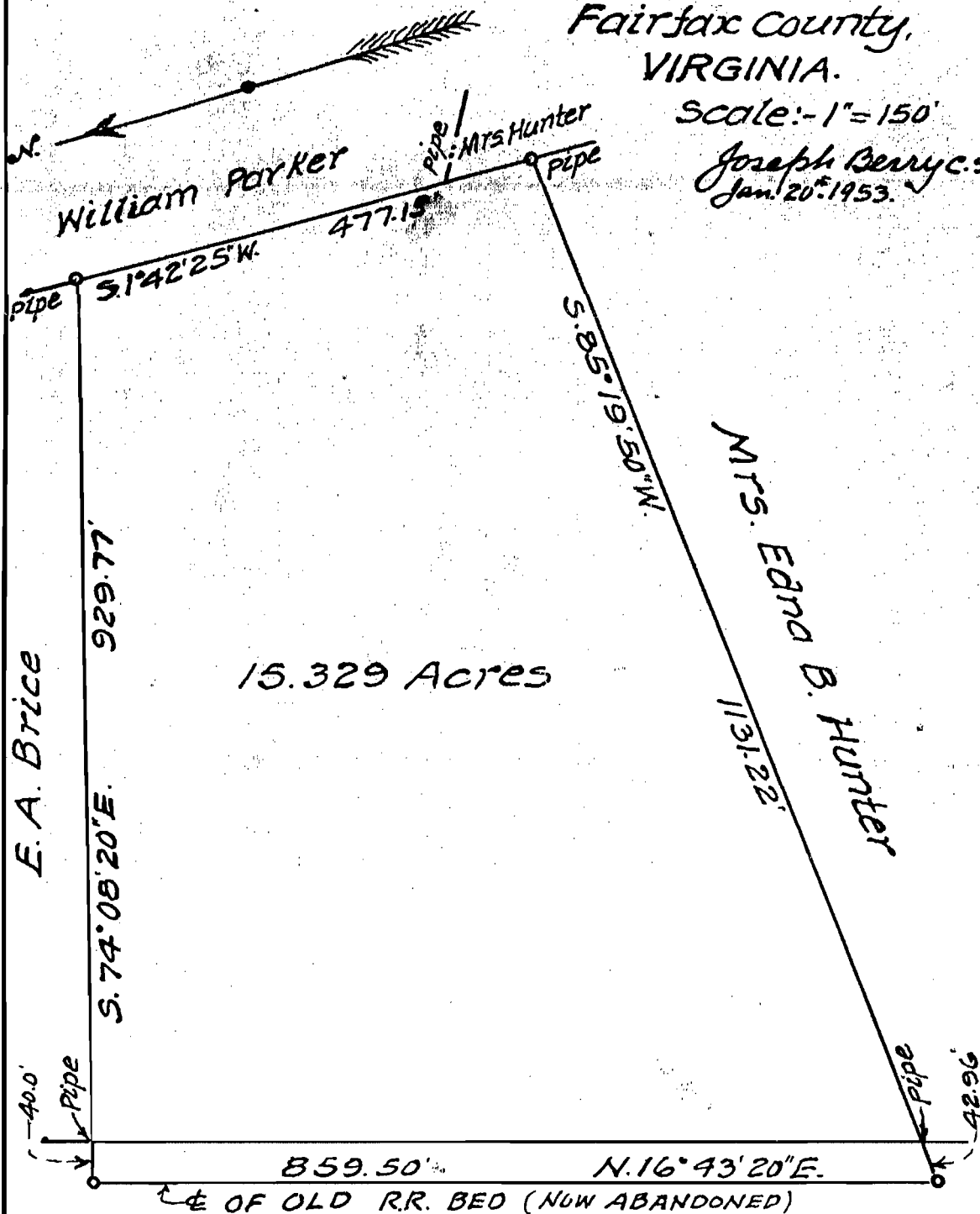
*M. J. Frey*  
CLERK

2

PROPERTY OF  
H. A. O'CONNELL,  
Fairfax County,  
VIRGINIA.

Scale: - 1" = 150'

Joseph Berry, c.s.  
Jan. 20, 1953.



BK 8845 1448

LAND TRUST AGREEMENT

THIS LAND TRUST AGREEMENT ("Trust Agreement"), dated as of the 16<sup>th</sup> day of OCTOBER 1992, between ANTHONY MINER O'CONNELL, TRUSTEE, (collectively, "Trustee" or "Trustees"), and JEAN MARY O'CONNELL, NADER, SHEILA ANN O'CONNELL, ANTHONY MINER O'CONNELL, and ANTHONY MINER O'CONNELL, Trustee Under the Last Will and Testament of Harold A. O'Connell (collectively, "Beneficiary" or "Beneficiaries") provides:

RECITALS

R-1. Beneficiaries, by virtue of that certain Deed in Trust Under Land Trust Agreement recorded in Deed Book 8307 at Page 1446 among the land records of Fairfax County, Virginia, have caused title to the real property described in the attached and incorporated Exhibit A ("Property") to be conveyed to the Trustee.

R-2. Pursuant to that certain Power of Attorney dated 16<sup>th</sup> day of October, 1992, a copy of which is attached and incorporated herein as Exhibit B, the Beneficiaries designated Anthony Miner O'Connell ("O'Connell") as their true and lawful agent and attorney-in-fact to do, execute and perform all and every act or thing necessary to be done in and about the Property.

R-3. By this Trust Agreement, the Trustee will hold legal title to the Property for the uses and purposes and subject to the terms and conditions set forth in this Trust Agreement.

NOW, THEREFORE, for and in consideration of the premises, the foregoing recitals, and the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound, hereby agree as follows:

1. Recitals. The recitals set forth above are incorporated herein by reference, as if fully set forth in the text of this Trust Agreement.

2. Legal and Beneficial Title. Beneficiaries have appointed and do hereby constitute and appoint the trustee, or his survivor(s) or successor(s), as trustee for Beneficiaries to hold legal title to the Property for the benefit of beneficiaries, their successors and assigns, pursuant to the terms and conditions of this Trust Agreement. The Trustee hereby declares, acknowledges and agrees that the Trustee holds, and shall continue to hold pursuant to this Trust Agreement, the legal record title to the Property as trustee and nominee for the benefit of the beneficiaries.

3. Beneficiaries' Rights and Obligations.

3.01. The parties hereto acknowledge that this Trust Agreement evidences the ownership (and all of the burdens and benefits thereof) in the Property by the Beneficiaries; provided, however, that the interest of beneficiaries in the Property shall be deemed to be personal property, pursuant to the provisions of Section 55-17.1 Code of Virginia (1950 as amended), and shall pass or may be assigned or otherwise transferred as such. No Beneficiary

TAX MAP 90-4-001-17  
CODE OF VIRGINIA 55-17.1  
ANTHONY O'CONNELL  
6541 FRANCONIA ROAD  
SPRINGFIELD, VIRGINIA 22150

BK 8815 1449

shall have any legal or equitable right, title or interest, as realty, in or to any real estate which constitutes all of any part of the Property, or the right to compel partition. The Beneficiaries shall have only the right, as personalty, hereinabove set forth. The death of a Beneficiary shall not terminate this trust or in any manner affect the powers of the Trustee. The death or resignation of O'Connell or any successor attorney-in-fact ("Attorney-in-Fact") designated by the Beneficiaries shall not terminate this trust or in any manner affect the powers of the Trustee but shall result in the designation by the Beneficiaries of a successor attorney-in-fact. Notwithstanding the foregoing, the Beneficiaries shall be the real and beneficial owners of the Property for all purposes whatsoever (including, without limitation, risk of loss, federal, state and local income taxes, estate and inheritance taxes, and real property taxes), to the same extent and with the same force and effect as if a deed to the property had been recorded in the name of the beneficiaries. Accordingly, without limiting the generality of the foregoing, from and after the effective date of this Trust Agreement, The Beneficiaries shall have the right, acting by and through their Attorney-in-Fact, to (i) use, occupy, enjoy, and control the Property, to receive the earnings, profits and proceeds from any rental, sale, financing or refinancing, or other disposition of the Property, including any proceeds from casualty or title insurance policies and any condemnation awards or proceeds, and to otherwise have and exercise all of the burdens and benefits of beneficial ownership and control of the Property; (ii) develop the Property or construct, repair, alter, remodel, demolish or replace any improvements on the Property, in such manner or form as the Attorney-in-Fact shall determine in his or her sole discretion; (iii) lease, contract to lease, grant options to lease and renew, extend, amend or otherwise modify leases on the Property, any portion or portions thereof, or any improvements located thereon, from time to time, for any rental and upon any other terms and conditions: and (iv) encumber, convey, or otherwise deal with title to the Property or any portion or portions of the Property and direct the Trustee to encumber, convey or otherwise deal with legal title to the Property, or any portion or portions of the Property, as hereinafter set forth.

3.02. Except for those obligations of Trustee referenced in paragraph 9.02, Beneficiaries, acting by and through their Attorney-in-Fact, hereby covenant and agree to (i) pay all real estate taxes and other assessments for the Property, when and as the same are due; (ii) at all times adequately insure any improvements on the Property against fire and other casualties, and maintain liability insurance in reasonable amounts with a company doing business in the Commonwealth of Virginia that is reasonably acceptable to the Trustee, all of which policies shall name the Trustee as additional insured thereunder; (iii) pay all sums falling due under any and all loans or other liens now or hereafter affecting, encumbering, relating to or arising from any contract relating to the property; (iv) pay all expenses in connection with the ownership and upkeep of, or otherwise concerning, the Property, including, without limitation, all maintenance charges, insurance

premiums, repairs, etc.; (v) pay all costs in connection with any transfer of the property, legal title thereto, or any interest therein, including any transfer and/or recordation taxes or costs in connection with any financing placed on the Property or any transfer of the Property or any interest therein; and (vi) file all income tax returns with respect to the Property and its operation and pay all taxes on the earnings and avails of the Property or growing out of the ownership thereof.

4. DUTIES of TRUSTEE; ACTIONS by Trustee.

4.01. Trustee shall perform the following duties without compensation therefor, except as is otherwise provided in paragraphs 8 and 9 of this Trust Agreement: Trustee has the authority to (i) execute all instruments which shall be necessary to protect and conserve the Property; (ii) sell, contract to sell and grant options to purchase the Property, or any portion or portions thereof and any right, title or interest therein for cash or on credit; (iii) exchange the Property, or any portion or portions thereof, for any other real property upon any terms; (iv) convey the Property, or any portion or portions thereof, by deed or other conveyance to any grantee, with or without consideration; (v) mortgage, pledge or otherwise encumber the Property, or any portion or portions thereof (including the granting of deeds of trust thereon); and (vi) release, convey or assign any other right, title or interest whatsoever, in, to or about the Property, or any portion or portions thereof. Trustee shall have the power to perform any of the above acts without the consent of the Beneficiaries or the Attorney-in-Fact. Upon written direction of all the beneficiaries or Attorney-in-Fact, Trustee shall be required to perform any of the above acts. Trustee shall not be required to inquire into the authenticity, necessity or propriety of any written direction executed and delivered to it by all of the Beneficiaries or their Attorney-in-Fact pursuant to this paragraph.

4.02. The foregoing power and authority of Trustee, as contained in paragraph 4.01 above, shall in no way limit the power of the Beneficiaries to take any and all of the same actions in their own name and stead in lieu of taking action through Trustee, to the extent permitted by the laws of the State of Virginia.

4.03. All actions by the Trustee under this Trust Agreement shall be effective only if joined in, in writing, by all parties comprising Trustee. Should a dispute or disagreement arise between the Beneficiaries in respect of this Trust Agreement or the Property, the Trustee shall be entitled, in his or her sole and absolute discretion, to seek the guidance of a court of law or equity in accordance with applicable law.

4.04. (a) If the Property or any part thereof remains in this trust at the expiration of twenty (20) years from the date hereof, the Trustee shall promptly either convey record title to the Property to the Beneficiaries, at the cost of the Beneficiaries, or promptly sell the Property at a public sale after a reasonable public advertisement and reasonable notice thereof to the Beneficiaries, and after deducting the reasonable cost and expenses of such sale, the Trustee shall deliver the proceeds of sale either to the Attorney-in-Fact or to the Beneficiaries in accordance with the respective interests.

(b) If at any time prior to the expiration of twenty (20) years from the date hereof the assets of this trust shall consist solely of cash, the Trustee shall transfer and deliver all of such assets to either the Attorney-in-Fact or the Beneficiaries in accordance with their respective interests. Upon the completion of the action required by this paragraph, the trust and this Trust Agreement shall terminate.

4.05. Anything in this Trust Agreement to the contrary notwithstanding, the Trustee is directed to sell the Property or any portion thereof without the consent of the Beneficiaries if, at any time prior to the expiration of twenty (20) years from date hereof, the Trustee shall deem it advisable in order to protect the interests of the Beneficiaries, but no such sale may be made until after reasonable notice thereof is given to all of the Beneficiaries. After deducting the reasonable costs and expenses of such sale, the Trustee shall deliver the proceeds thereof to the Attorney-in-Fact or the Beneficiaries in accordance with the provisions of subparagraph 4.04 above.

5. Trustee Not to Exercise Rights of Ownership or Control Over Property. Trustee does hereby covenant and agree with the beneficiaries that Trustee will not, in Trustee's capacity as trustee and holder of legal record title to the Property, take any actions respecting the Property, except in accordance with the powers granted in paragraph 4.01 above or by the direction of all of the Beneficiaries or the Attorney-in-Fact. It is expressly understood and agreed between the Beneficiaries and Trustee that the manner of holding title to the Property (or any part thereof) is solely for the convenience of the Beneficiaries; accordingly, the spouse, executors, administrators, beneficiaries, distributees, successors or assigns of any party comprising Trustee or any other holder of record title to all or any portion of the Property, shall have no right, title or interest in and to any of the Property by reason of the manner in which title is held, but the entire Property shall be treated as property of the Beneficiaries, subject to the terms of this Trust Agreement. Trustee hereby assigns to the Beneficiaries the proceeds, if any, receivable by Trustee with respect to any insurance policies under which Trustee is insured with respect to Trustee's holding record title to the Property, including, without limitation, proceeds from title insurance policies.

6. Disclaimer of Partnership. This Trust Agreement shall not be deemed to be, or create or evidence, the existence of a business trust, an association in the nature of a corporation, a partnership, a joint venture or any other business entity or enterprise between the Trustee and the Beneficiaries,

7. Third Parties.

7.01. No party dealing with the Trustee in relation to the Property, or any portion or portions thereof, in any manner whatsoever and (without limiting the foregoing), no party to whom the Property, or any portion or portions thereof, or any interest therein shall be conveyed, contracted to be sold, leased or mortgaged by Trustee, shall be obliged to (i) see to the application of any purchase money, rent or money borrowed or otherwise advanced on the Property; (ii) see that the terms of this



Trust Agreement have been complied with; (iii) inquire into the authority, necessity or expediency of any act of Trustee; or (iv) be privileged to inquire into any of the terms of this Trust Agreement.

7.02. Every deed, mortgage, lease or other instrument executed by Trustee in relation to the Property, or any portion or portions thereof, shall, if joined in by all parties comprising Trustee in conformity with the provisions of paragraph 4.03 of this Trust Agreement, be conclusive evidence in favor of every person claiming any right, title or interest thereunder (i) that at the time of delivery thereof the trust created hereunder was in full force and effect, (ii) that such instrument was executed in accordance with the terms and conditions of this Trust Agreement and all amendments hereof, if any, and is binding upon the Beneficiaries, (iii) that Trustee was duly authorized and empowered to execute and deliver such instrument, and (iv) if a conveyance has been made to a successor or successors in trust, that such successor or successors have been properly appointed and are fully vested with all of the title, estate, rights, powers, duties, and obligations of its, his or their trust.

7.03. No person or entity not a party hereto, specifically including (but not limited to) any creditors of any of the Beneficiaries or Trustee, shall derive any rights or benefits by virtue of the provisions of this Trust Agreement whether under any third party beneficiary theory, right of subrogation or otherwise; and any and all intention to create any such rights in any person or entity not a party hereto is hereby specifically disclaimed.

8. Trustee Not Individually Liable; Indemnification and Reimbursement of Trustee by the Beneficiaries.

8.01. The Trustee, in such capacity, shall have no individual liability or obligation whatsoever arising from holding the legal record title to the Property pursuant to the provisions hereof or any action taken by the Trustee with respect to the Property except as a result of Trustee's gross negligence or willful misconduct, or with respect to any act done or contract entered into or indebtedness incurred by the Beneficiaries, and the Beneficiaries shall indemnify, defend and hold Trustee harmless from any such liability and obligations. Any instrument required to be executed by Trustee with respect to the Property, including but not limited to deeds, deed of trust or mortgages, shall expressly state that the Trustee has joined in such instrument solely in the capacity as Trustee and will have no personal liability or obligation thereunder for performance of any covenants thereof or for payment of any indebtedness or other sums evidenced or secured thereby.

8.02. Notwithstanding the obligations in paragraph 9.02, the Trustee shall not be required (i) to take any action with respect to the property unless the Trustee shall have been furnished with sufficient funds therefor or be indemnified to Trustee's reasonable satisfaction with respect to the costs thereof; or (ii) to pay or advance any sums of money with respect to the property or this Trust Agreement except from funds provided to Trustee for such purpose. If Trustee shall pay any money or

incur any liability to pay any money on account of this Trust Agreement or the Property, or any portion or portions thereof, or incur any liability to pay any money on account of Trustee holding title to the Property or otherwise in connection with this Trust Agreement, whether because of breach of contract, injury to person or property, fines or penalties under any law, or otherwise, Beneficiary agrees that, except as is otherwise provided in paragraphs 8.01 above and 9.02 below, the Beneficiaries will, at their expense, indemnify, defend and hold harmless Trustee from and against any liabilities or obligations incurred by Trustee for any reason whatsoever as a result of this Trust Agreement, including all loss, costs, expenses and reasonable attorneys' fees, and that the Beneficiaries will, on demand, pay Trustee all such payments made by Trustee together with trustee's expenses, including reasonable attorneys' fees.

8.03. The Trustee shall be entitled to rely, and shall be fully protected in relying, upon any communication or document to have been made or signed by the Attorney-in-Fact provided the Trustee has not received written notice of the revocation of the power of attorney by any of the Beneficiaries. Effective immediately upon Trustee's receipt of such notice, Trustee shall take no action under this Trust Agreement, except as provided in paragraph 4.01, without the consent of all of the Beneficiaries or a final order from a court of competent jurisdiction authorizing such action.

9. Compensation of Trustee; Expenses Paid by Trustee; Real Estate Taxes.

9.01. Trustee shall be compensated for its duties under this Trust Agreement on a value added basis. The Beneficiaries agree that the basis of the trust property is \$300,000, the assessed value of the property determined by a professional appraisal on June 8, 1992. Trustee is to receive 1/3 of any amount realized above the \$300,000 basis upon sale of the property or 1/3 of any increase in the appraised value of the property upon conveyance of title to the Beneficiaries.

9.02. Trustee agrees to pay for all expenses voluntarily undertaken towards increasing the value of the property and the expense of (any) sales commission incurred in the eventual sale of the property.

9.03. All real estate taxes on the property shall be shared by all of the Beneficiaries. If a Beneficiary does not provide his or her share of the taxes, The Trustee will pay the shortfall and shall be reimbursed the principal plus 10% interest per annum. Trustee shall be reimbursed for any outstanding real estate tax shares or other Beneficiary shared expense still owed by any Beneficiary at settlement on the eventual sale of the property.

10. Termination; Resignation of Trustee; Amendment.  
The Trust created hereunder may be terminated by all of the Beneficiaries or the Attorney-in Fact at any time and, upon such termination, Trustee shall convey the Property, or any remaining portion or portions thereof, to the Beneficiaries or to any person or persons designated by each of them, in accordance with their respective interest, at the sole cost of the Beneficiaries. This Trust Agreement may be amended only by a written agreement executed

by Trustee and all of the Beneficiaries or the Attorney-in-Fact and may be revoked or terminated by written notice from all of the Beneficiaries or the Attorney-in-Fact to Trustee. Trustee shall, upon the direction of all the Beneficiaries or the Attorney-in-Fact and at the sole cost of the Beneficiaries, execute any and all amendments hereto or modifications hereof, provided that the same preserve the provisions of paragraphs 8 and 9 hereof unless otherwise agreed in writing by all of the Beneficiaries or the Attorney-in-Fact and Trustee. Notwithstanding the foregoing, the Trustee shall have the right to resign as trustee upon thirty (30) days written notice if any of the Beneficiaries shall fail in any material respect to perform any of their obligations under this Trust Agreement running to the benefit of Trustee, without any further liability or obligation of Trustee under this Trust Agreement, such resignation to be effective upon the date specified in such notice unless the Beneficiaries shall substitute a new trustee or trustees prior to such effective date pursuant to the provisions of paragraph 12 of this Trust Agreement. The resigning Trustee shall not be required or obligated to take any action under this Trust Agreement or with respect to the Property from and after the date any such notice of resignation is given, except to convey the property to a successor trustee if so requested. In the event all trustees then serving under this Trust Agreement resign and no substitute trustees are appointed by the Beneficiaries prior to the date such resignation is effective, then the trustee may convey record title to the Property to the Beneficiaries in accordance with their respective interests, at the Beneficiaries' cost, or, at Trustee's option, file a suit for appropriate relief in a court of competent jurisdiction.

11. Governing Law. This Trust Agreement shall be construed in accordance with the laws of the Commonwealth of Virginia.

12. Recordation; Copies of Trust Agreement. The Beneficiaries shall have the right, at their expense and without cost to Trustee, to have this Trust Agreement, or a memorandum hereof, recorded among the land records of Fairfax County, Virginia. Copies of this Trust Agreement or any amendment hereto or modification hereof, certified by Trustee or all of the Beneficiaries or their Attorney-in-Fact to be true and correct, shall be satisfactory evidence thereof for all purposes.

13. Substitution of Trustees. All of the Beneficiaries in agreement or the Attorney-in-Fact shall have the absolute right, at any time and for any reason, with or without cause, to remove the Trustee, or any of them, and to appoint a substitute trustee or trustees hereunder, or upon the resignation, death, incapacity, disability or absence of the Trustee, or any of them, to appoint a successor trustee or trustees hereunder, which appointed successor or substitute trustee or trustees shall be conferred with all the rights and charged with all the duties that are conferred or charged upon the Trustee originally named herein, and Trustee covenants to promptly execute, acknowledge and deliver to the Beneficiaries a deed conveying record title to the Property to the successor trustee(s) and any and all documents in connection therewith. Said power of substitution or removal may be exercised

at any time or from time to time, with or without cause, and one or more exercises thereof shall not be deemed to exhaust said power.

14. Successors. The provisions of this Trust Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Land Trust Agreement under seal as of the day and year first above written.

TRUSTEE:

*Anthony Miner O'Connell* (SEAL)  
Anthony Miner O'Connell, Trustee  
6541 Franconia Road  
Springfield, Virginia 22150

Percentage Interest  
In The Trust

17.96687%

17.96687%

17.96687%

46.0994%

BENEFICIARIES:

*Jean Mary O'Connell Nader* (SEAL)  
Jean Mary O'Connell Nader

*Sheila A O'Connell* (SEAL)  
Sheila Ann O'Connell

*Anthony Miner O'Connell* (SEAL)  
Anthony Miner O'Connell

*Anthony Miner O'Connell* (SEAL)  
Anthony Miner O'Connell, Trustee,  
Under the Last Will and Testament  
of Harold A. O'Connell

STATE OF Virginia  
COUNTY OF FAIRFAX, to wit:

3rd day of August 1992, by Anthony Miner O'Connell, Trustee.

*Baldina A Antonucci*  
Notary Public

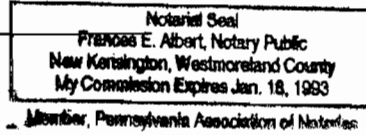
My Commission expires: 7-31-94

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_, to wit:

13<sup>th</sup> The foregoing instrument was acknowledged before me this day of August 1992, by Jean Mary O'Connell Nader.

Francis E. Albert  
Notary Public

My Commission expires: \_\_\_\_\_



STATE OF Maine  
COUNTY OF Cumberland, to wit:

16<sup>th</sup> The foregoing instrument was acknowledged before me this day of October 1992, by Sheila Ann O'Connell.

Pearl R. Mahany  
Notary Public

My Commission expires: UNCOMMISSION EXPIRES OCTOBER 15, 1997

STATE OF VIRGINIA  
COUNTY OF FAIRFAX, to wit:

3<sup>rd</sup> The foregoing instrument was acknowledged before me this day of August 1992, by Anthony Miner O'Connell.

Barbara A. Antonucci  
Notary Public

My Commission expires: 7-31-94

STATE OF VIRGINIA  
COUNTY OF FAIRFAX, to wit:

3<sup>rd</sup> The foregoing instrument was acknowledged before me this day of August 1992, by Anthony Miner O'Connell, Trustee, under the Last Will and Testament of Harold A. O'Connell.

Barbara A. Antonucci  
Notary Public

My Commission expires: 7-31-94

BK 8845 1458

Exhibit A

BEGINNING at a stake and stones in the East Ravensworth line a corner to lines of G. Haines in line of lands of C. Potter's Estate and thence running with said line N 8-1/4° E. 450 feet to a stake and stones corner to lands heretofore conveyed by C. Huntington; thence with said land N 68-1/2° W. 939 feet to a stake and stones in center of abandoned road bed of Washington Southern Railway Company; thence with the center thereof S 21-1/2° W. 880 feet to a stake and stones; thence by lands of G. Haines N 89-1/4° E. 1121 feet to the beginning containing 15 acres more or less.

BK 8845 1459

JOSEPH BERRY  
VIENNA, VIRGINIA  
CIVIL ENGINEER  
COUNTY SURVEYOR FOR FAIRFAX COUNTY

Description of H.A.O'Connell's property, situated in Mount Vernon District, Fairfax County, Virginia and bounded as follows:-

Beginning at the corner of E.A. Brice in the middle of the old railroad bed, now abandoned; thence with the line of Brice S. 74°08'20"E. (passing through a pipe at 40.0 ft.) 929.77 ft. to a pipe in the line of William Parker; thence with the line of Parker and continuing the same course with the line of Mrs. Edna B. Hunter S. 1°42'25"W. 477.15 ft. to a pipe; thence with another line of Mrs. Hunter S. 85°19'50"W. (passing through a pipe at 1088.26 ft.) 1131.22 ft. to the middle of the old railroad bed; thence with the middle of the old railroad bed N. 16°43'20"E. 859.5 ft. to the beginning. Containing 15.329 acres.

*Joseph Berry*

Exhibit B

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, all of the beneficial owners of that certain real property located in Fairfax County, Virginia, and more particularly described on the attached and incorporated Exhibit A ("Property"), do hereby nominate, constitute and appoint Anthony Miner O'Connell of Fairfax County, Virginia, our true and lawful agent and attorney-in-fact to do, execute and perform all and every act necessary to be done in and about the Property. And the execution or performance of any act or thing pursuant to these presents shall be as binding upon the undersigned, as fully and amply, to all intents and purposes, as if they have been duly executed and acknowledged or performed by the undersigned.

And we hereby ratify and confirm all lawful acts and things heretofore done by the said attorney-in-fact on our behalf.

This power shall not terminate upon the disability of the principals.

Any person, firm or corporation shall be fully protected in relying upon this power of attorney unless and until such person, firm or corporation has received actual written notice of its revocation or a notice of its revocation has been recorded among the land records of Fairfax County, Virginia.

WITNESS the following signatures and seals, this 16<sup>TH</sup> day of OCTOBER, 1992.

Jean Mary O'Connell Nader (SEAL)  
Jean Mary O'Connell Nader

Sheila O'Connell (SEAL)  
Sheila Ann O'Connell

Anthony Miner O'Connell (SEAL)  
Anthony Miner O'Connell

Anthony Miner O'Connell, Trustee (SEAL)  
Anthony Miner O'Connell, Trustee,  
Under the Last Will and Testament of  
Harold A. O'Connell



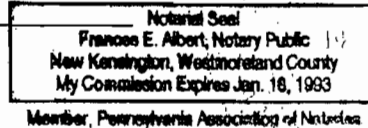
BK 8845 1461

STATE OF Pennsylvania  
COUNTY OF Westmoreland, to wit:

13<sup>th</sup> The foregoing instrument was acknowledged before me this  
day of August 1992, by Jean Mary O'Connell Nader.

Francis E. Albert  
Notary Public

My Commission expires: \_\_\_\_\_



STATE OF Maine  
COUNTY OF Cumberland, to wit:

8<sup>th</sup> The foregoing instrument was acknowledged before me this  
day of September 1992, by Sheila Ann O'Connell.

Francis E. Albert  
Notary Public

My Commission expires: September 21, 1999

STATE OF VIRGINIA  
COUNTY OF FAIRFAX, to wit:

3<sup>rd</sup> The foregoing instrument was acknowledged before me this  
day of August 1992, by Anthony Miner O'Connell.

Basiliana A. Antonucci  
Notary Public

My Commission expires: 7-31-94

STATE OF VIRGINIA  
COUNTY OF FAIRFAX, to wit:

3<sup>rd</sup> The foregoing instrument was acknowledged before me this  
day of August 1992, by Anthony Miner O'Connell,  
Trustee, under the Last Will and Testament of Harold A. O'Connell.

Basiliana A. Antonucci  
Notary Public

My Commission expires: 7-31-94

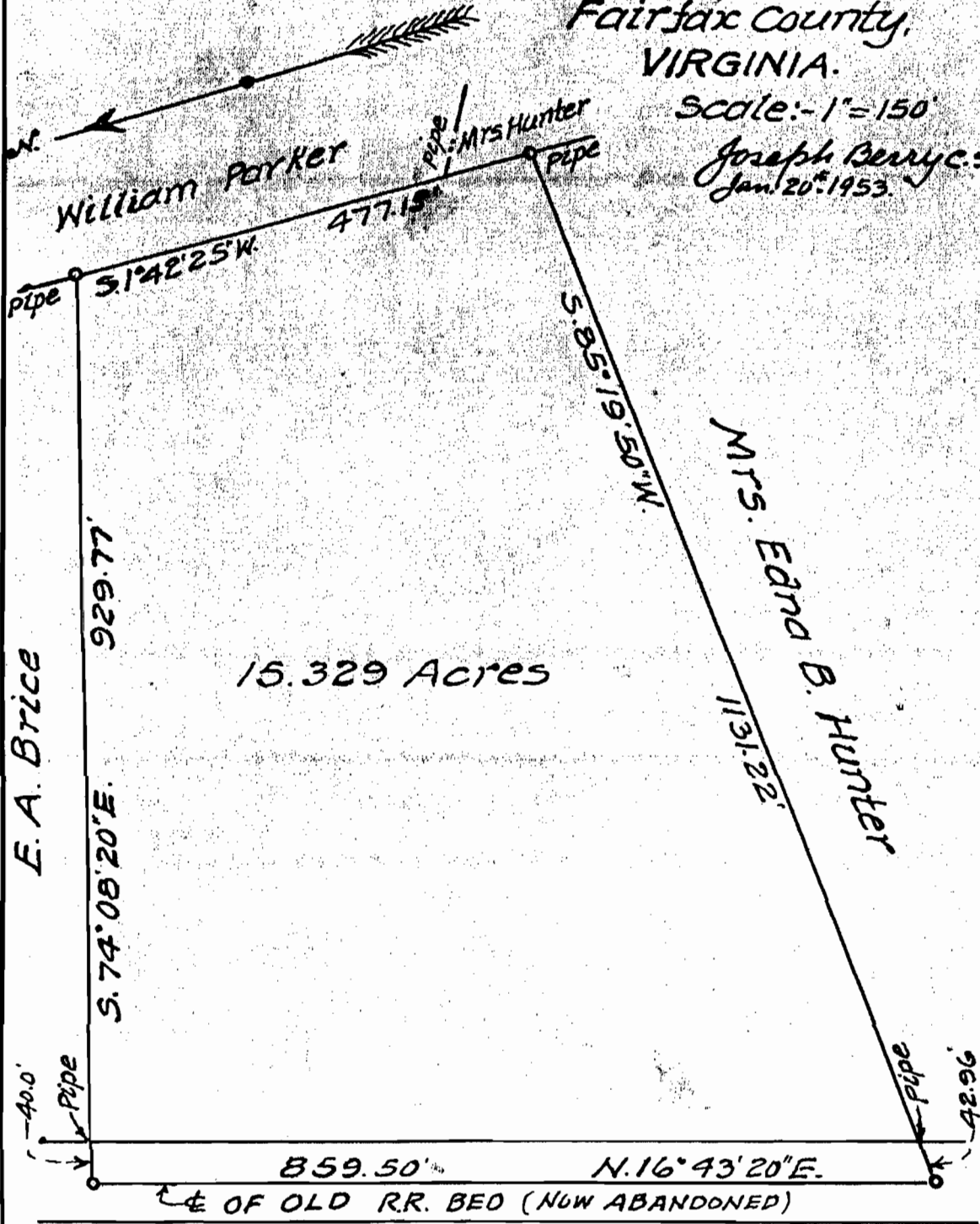
**With plat attached** NOV 12 93  
RECORDED FAIRFAX CO VA  
TESTE: [Signature]  
CLERK

BK 8845 1462

PROPERTY OF  
H. A. O'CONNELL,  
Fairfax County,  
VIRGINIA.

Scale: - 1" = 150'

Joseph Perry, C.S.  
Jan 20, 1953.



15.329 Acres

ASSIGNMENT AND RECEIPT

I, Anthony Miner O'Connell, Trustee under the last will and testament of Harold A. O'Connell, of Fairfax County, Virginia, do hereby assign, set over, and transfer unto Anthony Miner O'Connell, Trustee under a DEED IN TRUST UNDER LAND TRUST AGREEMENT dated October 16, 1992, and recorded in Deed Book 8307 at Page 1446 of the Land Records of Fairfax County, Virginia, attached hereto and made a part hereof, a 46.0994% interest in a certain tract or parcel of land containing, be the same more or less, 15.0 acres of ground, located in Fairfax County, Virginia, more particularly described in Exhibit A attached to the said DEED IN TRUST UNDER LAND TRUST AGREEMENT.

I, Anthony Miner O'Connell, Trustee under a DEED IN TRUST UNDER LAND TRUST AGREEMENT dated October 16, 1992, recorded as aforesaid in Deed Book 8307 at Page 1446 hereby acknowledge receipt of a 46.0994% interest in the certain tract or parcel of land containing 15.0 acres of land, more or less, described in Exhibit A attached to the said DEED IN TRUST UNDER LAND TRUST AGREEMENT attached hereto, which I agree to hold in trust for Jean Mary O'Connell Nader, Sheila Ann O'Connell and myself, Anthony Miner O'Connell.

Witness the following signatures and seals the 11<sup>TH</sup> day of ~~February~~ MARCH, 1993.

Jean Mary O'Connell Nader SEAL *Nader*  
Jean Mary O'Connell Nader

Sheila Ann O'Connell SEAL  
Sheila Ann O'Connell

Anthony M. O'Connell SEAL  
Anthony Miner O'Connell

Anthony Miner O'Connell, Trustee SEAL  
Anthony Miner O'Connell,  
Trustee under the last will  
and testament of Harold A. O'Connell

Anthony Miner O'Connell, Trustee SEAL  
Anthony Miner O'Connell,  
Trustee under DEED IN TRUST UNDER  
LAND TRUST AGREEMENT recorded in Deed Book  
8307 at page 1446

TAX MAP 90-4-001-17  
CODE OF VIRGINIA 55-17.1

ANTHONY O'CONNELL  
6541 FRANCONIA ROAD  
SPRINGFIELD, VIRGINIA 22150

**ASSIGNMENT AND RECEIPT**

I, Anthony Miner O'Connell, Trustee under the last will and testament of Harold A. O'Connell, of Fairfax County, Virginia, do hereby assign, set over, and transfer unto Anthony Miner O'Connell, Trustee under a DEED IN TRUST UNDER LAND TRUST AGREEMENT dated October 16, 1992, and recorded in Deed Book 8307 at Page 1446 of the Land Records of Fairfax County, Virginia, attached hereto and made a part hereof, a 46.0994% interest in a certain tract or parcel of land containing, be the same more or less, 15.0 acres of ground, located in Fairfax County, Virginia, more particularly described in Exhibit A attached to the said DEED IN TRUST UNDER LAND TRUST AGREEMENT.

I, Anthony Miner O'Connell, Trustee under a DEED IN TRUST UNDER LAND TRUST AGREEMENT dated October 16, 1992, recorded as aforesaid in Deed Book 8307 at Page 1446 hereby acknowledge receipt of a 46.0994% interest in the certain tract or parcel of land containing 15.0 acres of land, more or less, described in Exhibit A attached to the said DEED IN TRUST UNDER LAND TRUST AGREEMENT attached hereto, which I agree to hold in trust for Jean Mary O'Connell Nader, Sheila Ann O'Connell and myself, Anthony Miner O'Connell.

Witness the following signatures and seals the 15<sup>th</sup> day of January, 2001

Jean Mary O'Connell Nader SEAL *Nader*  
Jean Mary O'Connell Nader

Sheila Ann O'Connell SEAL  
Sheila Ann O'Connell

Anthony Miner O'Connell SEAL  
Anthony Miner O'Connell

Anthony Miner O'Connell SEAL *Trustee*  
Anthony Miner O'Connell,  
Trustee under the last will  
and testament of Harold Anthony O'Connell

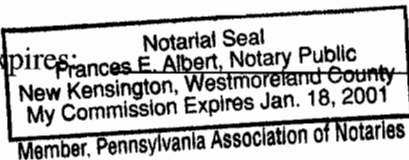
Anthony Miner O'Connell SEAL *Trustee*  
Anthony Miner O'Connell,  
Trustee under DEED IN TRUST UNDER  
LAND TRUST AGREEMENT recorded in Deed Book  
8307 at page 1446

State of Pennsylvania  
County of Westmoreland, to wit:

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of January 2001, by Jean Mary O'Connell Nader.

Frances E. Albert  
Notary Public

My commission expires:



State of Maine  
County of Cumberland, to wit:

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of July 2001, by Sheila Ann O'Connell.

Ruth E. Martin  
Notary Public

**RUTH E. MARTIN**

My commission expires:

NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES MAY 3, 2005

State of Virginia  
City Harrisonburg County of Harrisonburg, to wit:

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of December 2000 by Anthony Miner O'Connell.

Angela H. Maats  
Notary Public

My commission expires:

May 31, 2002

City State of Virginia  
County of Harrisonburg, to wit:

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of December 2000, by Anthony Miner O'Connell, Trustee under the last will and testament of Harold Anthony O'Connell.

Angela H. Maats  
Notary Public

My commission expires: May 31, 2002

State of Virginia  
County of Harrisonburg, to wit:

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of December 2000, by Anthony Miner O'Connell, Trustee under DEED IN TRUST UNDER LAND TRUST AGREEMENT recorded in Deed Book 803 at page 1446

Angela H. Maats  
Notary Public

My commission expires: May 31, 2002