

**DECLARATION  
FOR  
GRANDVIEW ESTATES, A CONDOMINIUM**

ARTICLE 1  
CREATION; DEFINED TERMS

Section 1.1. Creation of the Condominium. Pursuant to the provisions of D.C. Code SECTION 42-1900 et. seq., (as amended, the "Condominium Act"), 1265 TALBERT STREET, L.L.C. ( the "Declarant"), hereby create a condominium comprised of the land described as submitted land in Exhibit A, located within the District of Columbia ("Land"), together with all improvements thereto and all easements, rights and appurtenances thereunto appertaining ("Property"). The Property is shown on the condominium plats and plans (respectively, the "Plats" and "Plans") recorded in the Office of the Surveyor of the District of Columbia in Condominium Book 66 at Page 5, and attached hereto as Exhibit D and Exhibit E respectively.

Section 1.2. Defined Terms. Except as otherwise defined herein or in Section 1.3 of the Bylaws comprising Exhibit B hereto, all terms used in the condominium instruments shall have the meanings specified in Section 42-1901.02 of the Condominium Act. All exhibits referred to in the condominium instruments are exhibits to this Declaration.

Section 1.3. Name and Address of Condominium. The name of the condominium is "GRANDVIEW ESTATES, A CONDOMINIUM" ("Condominium"). The address of the Condominium is 1264-1308 Talbert Street, S.E., Washington, D.C. 20007.

ARTICLE 2  
BUILDINGS ON THE LAND; UNIT BOUNDARIES

Section 2.1. Buildings. There will be 23 buildings erected on the Property ("Buildings"), which Buildings contain forty-six (46) individual units with appurtenant facilities (each a "Unit" and collectively, the "Units").

Section 2.2. Location and Dimensions of Buildings. The location and dimensions of the Building are depicted on the Plats attached to the Public Offering Statement as Exhibit III B and recorded in the Office of the Surveyor of the District of Columbia pursuant to Section 1.2 above.

Section 2.3. Units. The location of the Units within the Building and their dimensions are shown on the "Plans" attached as Exhibit E hereto and recorded in the Office of the Surveyor of the District of Columbia pursuant to Section 1.2 above. The Common Element Interest Table attached as Exhibit C is a list of all Units, their identifying numbers, location (all as shown more fully on the Plats and Plans) and the Common Element Interest appurtenant to each unit determined on the basis of equality. Each unit has an equal Common Element Interest.



Section 2.4. Unit Boundaries. The boundaries of each Unit are as follows:

(a) Horizontal (upper and lower) Boundaries: The upper and lower boundaries of the Units are the following boundaries extended to an intersection with the vertical (perimetric) boundaries:

(1) Upper Boundary: The horizontal plane of the bottom surface of the wood joists of the ceiling except where there is a dropped ceiling in which locations the upper boundary is the horizontal plane which includes the top side of the acoustic tiles or wallboard of the dropped ceiling.

(2) Lower Boundary: The horizontal plane of the top surface of the undecorated wood subflooring .

(b) Vertical (perimetric) Boundaries: The vertical boundaries of the Units are the vertical planes which include the back surface of the wallboard, plaster or other finished surface of all walls bounding the Units extended to intersections with each other and with the upper and lower boundaries.

(c) The Unit includes the heating and air-conditioning apparatus serving only that Unit (whether or not located within the Unit boundaries). Any portion of a utility system or other apparatus serving more than one Unit (e.g., pipes, conduits, ducts) which is located partially within and partially outside the Unit (including without limitation the fire protection sprinkler system) is part of the common elements. Any portion of a utility system serving only one Unit that is located outside the Unit is a limited common element appurtenant to that Unit.

Section 2.5. Maintenance Responsibilities. Notwithstanding the ownership of the various portions of the common elements and the Units by virtue of the foregoing boundary description, the provisions of the Bylaws shall govern the division of maintenance and repair responsibilities between the Unit owner and the Association.

Section 2.6. Relocation of Unit Boundaries and Subdivision of Units. Relocation of boundaries between Units and subdivision of Units is permitted subject to compliance with the provisions therefor in Sections 5.7 and 8.5 of the Bylaws and in Sections 42-1902.25 and 42-1902.26 of the Condominium Act.

ARTICLE 3  
COMMON ELEMENTS

Section 3.1. Limited Common Elements.

(a) The locations of the common elements to which each Unit has direct access are shown on the Plats and Plans; pursuant to Section 42-1902.06(5) of the Condominium Act, a fireplace, parking space, balcony, porch, patio, terrace or fence, if any, shown adjacent to a unit is a limited common element appurtenant to that unit.

Section 3.2. Reserved Common Elements. The Board of Directors shall have the power in its discretion from time to time to grant revocable licenses in designated common elements to the Association or to any Unit owners and to establish a reasonable charge to such Unit owners for the use and maintenance thereof. The common elements or portions thereof so designated shall be referred to as Reserved Common Elements. Such designation by the Board shall not be construed as a sale or disposition of the common elements.

Section 3.3. Alteration of Common Elements by the Declarant. The Declarant reserves the right to modify, alter, remove or improve defective, obsolete or non-functional portions of the common elements, including without limitation any equipment, fixtures and appurtenances, when in the Declarant's judgment it is necessary or desirable to do so, until the expiration of the applicable warranty period.

ARTICLE 4  
EASEMENTS

In addition to the easements created by Sections 42-1902.16 and 42-1902.21 of the Condominium Act, the following easements are hereby granted and the following rights are hereby reserved.

Section 4.1. Easement to Facilitate Sales. All Units shall be subject to an easement in favor of the Declarant pursuant to Section 42-1902.22 of the Condominium Act. The Declarant reserves the right to use any Units owned or leased by the Declarant as models, management offices, sales offices (for this and other projects) or customer service offices. The Declarant reserves the right to relocate the same from time to time within the Property; upon relocation, the furnishings thereof may be removed. The Declarant further reserves the right to maintain on the Property such advertising signs as may comply with applicable governmental regulations, which may be placed in any location on the Property and may be relocated or removed, all at the sole discretion of the Declarant. This easement shall continue until the Declarant has conveyed to Unit owners other than the Declarant all the Units in the Condominium that the Declarant has the right to create and the warranty period has expired.

Section 4.2. Easement for Access and Support.

(a) Access. The Declarant reserves in favor of the Declarant, the managing agent and any other person authorized by the Board of Directors the right of access to any common element (including limited common elements) or Unit as provided in section 42-1903.07 of the Condominium Act and Section 5.9 of the Bylaws. In case of emergency, such entry shall be immediate whether or not the Unit owner is present at the time. Further, until the expiration of the warranty period, such entry shall be permitted to inspect or perform warranty-related work (for the benefit of the Unit being entered, other Units or the common elements) whether or not the Unit owner or the Association consents or is present at the time.

(b) Support. Each Unit and common element shall have an easement for lateral and subjacent support from every other unit and common element as provided in Section 42-1903.07 of the Condominium Act.

Section 4.3. Declarant's Right to Grant Easements. The Declarant shall have the right to grant and reserve easements and rights-of-way through, under, over and across the Property for construction purposes, and for the installation, maintenance and inspection of the lines and appurtenances for public or private water, sewer, drainage, gas, electricity, telephone, television reception and other utilities or for any other developmental purposes deemed necessary in the Declarant's sole discretion. This right shall continue until the Declarant has conveyed to Unit owners other than the Declarant all the Units that the Declarant has the right to create.

(a) Construction; Utilities. The Declarant shall have the right to grant and reserve easements and rights-of-way through, under, over and across the Property for construction purposes, and for installation, maintenance and inspection of the lines and appurtenances for public or private water, sewer, drainage, gas, electricity, telephone, television reception and other utilities. This right shall continue until the Declarant has conveyed to unit owners other than the Declarant all the units that the Declarant has the right to create.

(b) Access. The Declarant reserves the right to grant or reserve easements and rights-of-way through, over and across the Property to afford vehicular and pedestrian access through, over and across the common elements from and to any public street or road adjoining the Property and any portion of the real estate described in Exhibit A which is not, at the time of such grant or reservation, part of the Property. This right shall continue until the seventh anniversary of the recordation of this Declaration.

Section 4.4. Cross-Easement for Use of Common Facilities.

(a) Grant of Easement. Each unit owner and each person lawfully residing in a Unit is hereby granted a non-exclusive easement for access to and use of the amenities, back patio and grounds constituting a portion of the common elements (other than any limited common elements) of the Condominium ("Common Facilities").

(b) Extent of Easement. The easement created hereby shall be subject to the following:

(1) the right of the Declarant prior to the termination of the Declarant Control Period to grant and reserve easements and rights-of-way through, under, over and across the Common Facilities, for the installation, maintenance and inspection of the lines and appurtenances for public or private water, sewer, drainage, gas, electricity, telephone, television reception and other utilities; and

(2) the right of the Association to adopt rules and regulations governing the use of the Common Facilities.

(c) Delegation of Use. Any person having the right to use the Common Facilities may delegate such right to the members of such person's household, and to such other persons as may be permitted by the Association.

(d) Rights to Use. Each person having the right to use the Common Facilities and each person to whom such right has been delegated shall comply with the rules and regulations regarding such use, as such rules and regulations may be established and amended from time to time by the Board of Directors. Such rights to use may be suspended upon failure of a Unit owner to pay condominium assessments, or upon failure to comply with such rules and regulations.

Section 4.5. Easement to Facilitate Expansion. The Declarant reserves a transferable easement over and on the common elements for the purpose of making improvements on the Land and additional land pursuant to the provisions of the condominium instruments and the Condominium Act, and for the purpose of doing all things reasonably necessary and proper in connection therewith.

Section 4.6 Easement for Access Over Common Elements. Subject to the rights reserved to the Association and the Declarant herein and in the Condominium Act regarding common elements, Each unit owner shall have an easement for ingress and egress through the common elements to access such owner'

ARTICLE 5  
AMENDMENT TO CONDOMINIUM  
INSTRUMENTS; REQUIRED CONSENT

This Declaration may be amended as provided in the Condominium Act, as amended from time to time. No amendment of the Declaration may be made without the prior written approval of the required percentage of Mortgagees where such approval is provided for in Section 8.5 of the Bylaws or where such approval is required elsewhere in the condominium instruments or by the Condominium Act. To the extent permitted by law, no amendment to the condominium instruments shall diminish or impair the rights of Mortgagees under the condominium instruments without the prior written consent of all Mortgagees, nor diminish or impair the rights of the Declarant under the condominium instruments without the prior written consent of the Declarant. No amendment may modify this Article or the rights of any person hereunder. Except as specifically provided in the condominium instruments, no provision of the condominium instruments shall be construed to grant to any Unit owner, or to any other person, any priority over any rights of Mortgagees.

ARTICLE 6  
DEVELOPMENT OPTIONS

Section 6.1. Contraction of the Condominium. The Declarant hereby reserves an option until the fifth anniversary of the recordation of this Declaration to contract the Condominium from time to time in compliance with subsection 42-1902.20 of the Condominium Act without the consent of any unit owner or Mortgagee. The option to contract may be terminated prior to such anniversary only by the Declarant recording an instrument relinquishing such option. The Declarant reserves the right to withdraw any or all portions of the withdrawable land at any time, at different times, in any order, without limitation; provided, however, that the withdrawable land shall not exceed the area described on Exhibit A. There are no other limitations on the option to contract.

Section 6.2. Expansion of the Condominium.

(a) Reservation. The Declarant hereby reserves an option until the fifth anniversary of the recordation of this Declaration to expand the Condominium from time to time in compliance with section 42-1902.10 of the Condominium Act without the consent of any unit owner or Mortgagee. The option to expand may be terminated prior to such anniversary only upon the recordation by the Declarant of an instrument relinquishing such option. The Declarant reserves the right to add any or all portions of the additional land at any time, at different times, in any order, without limitation; provided, however, that the additional land shall not exceed the area described on Exhibit A. There are no other limitations on the option to expand except as set forth in this Article.

(b) Assurances. The Declarant makes no assurances as to location of improvements on the additional land. At such time as the Condominium is expanded, the maximum number of units on the additional land will not exceed 46. The maximum number of units on any portion of the additional land added to the Condominium shall not exceed 46 units per acre. The maximum percentage of the aggregate land and floor area of all units that may be created on the additional land that may be occupied by units not restricted exclusively to residential use, if such additional land is added to the Condominium, is zero percent. The Declarant makes no assurances as to what improvements may be constructed on the additional land but such improvements will be compatible in quality, materials and style with the improvements on the Land. The Declarant reserves the right to designate common elements therein which may be subsequently assigned as limited common elements. The Declarant makes no assurances as to type, size or maximum number of such common elements or limited common elements. The allocation of Common Element Interests in the additional land shall be computed as required by subsection 42-1902.25 of the Condominium Act on the basis of equality. The Declarant's current development plan contemplates a total of 100 stacked townhome style units to be constructed in approximately twelve phases as a single expanding condominium. The Declarant reserves the right to modify its development plan and the right to stop development of units or common elements at any stage prior to annexation of necessary additional land and if the Declarant determines that market conditions warrant. If the Declarant does not add, or adds and then subsequently withdraws, any portion of the additional land, the Declarant shall nevertheless have the right to construct all or any portion of any building on the additional land and operate the same without restriction.

(c) Mortgage Approval. No additional land may be added to the Condominium without the prior written consent of the U.S. Department of Housing and Urban Development (HUD), the Department of Veterans Affairs and Fannie Mae if any of them holds, insures or guarantees any mortgage in the existing condominium. In no event shall any of the foregoing agencies be entitled to withhold its consent if the proposed annexation of additional land is consistent with the Declarant's expansion plans as set forth in this Section 6.3. the written consent of the foregoing agencies shall be deemed to have been received if the Declarant or the Association sends the proposed amendment to condominium instruments adding additional land or a summary of the Declarant's expansion plans to the main office if such headquarters by certified mail, return receipt requested, and the Declarant or Association receives no objection to the proposed amendment or expansion plans within thirty (30) days after the date such notice is sent.

ARTICLE 7  
RIGHT TO LEASE OR SELL UNITS

The Declarant shall own in fee simple each Unit to which legal title is not conveyed or otherwise transferred to another person. The Declarant retains the right to enter into leases with any persons for the occupancy of any of the Units owned by the Declarant.

ARTICLE 8  
SPECIAL DECLARANT RIGHTS; TRANSFER

Section 8.1. Special Declarant Rights. Special declarant rights are those rights reserved for the benefit of the Declarant as provided for in the Condominium Act and the condominium instruments, and shall include without limitation the following rights: (a) to complete improvements indicated on the Plats and Plans; (b) to maintain sales offices, management offices, and signs advertising the Condominium; (c) to use easements through the common elements for the purpose of making improvements within the Condominium; and (d) to appoint or remove any Officer of the Unit Owners Association or director during the Declarant Control Period.

Section 8.2. Transfer of Special Declarant Rights.

(a) The Declarant may transfer special declarant rights created or reserved under the Condominium Act or provided for in the condominium instruments by an instrument evidencing the transfer recorded in the land records where the condominium instruments are recorded. The instrument is not effective unless executed by the transferor and transferee.

(b) Upon transfer of any special declarant right, the liability of a transferor declarant is as follows:

(1) A transferor is not relieved of any obligation or liability arising before the transfer and remains liable for warranty obligations imposed upon the transferor declarant by the Condominium Act. Lack of privity (direct contractual relationship) does not deprive any Unit owner of standing to bring an action to enforce any obligation of the transferor.

(2) If the successor to any special declarant right is an affiliate of a declarant, the transferor is jointly and severally liable with the successor for any obligation or liability of the successor that relates to the Condominium.

(3) If a transferor retains any special declarant rights, but transfers other special declarant rights to a successor who is not an affiliate of the declarant, the transferor is also liable for any obligations and liabilities relating to the retained special declarant rights imposed on a declarant by the Condominium Act or by the condominium instruments arising after the transfer.

(4) A transferor has no liability for any act or omission, or any breach of contractual or warranty obligation arising from the exercise of a special declarant right by a successor declarant who is not an affiliate of the transferor.

(c) Unless otherwise provided in the Mortgage, in case of foreclosure of the Mortgage (or deed in lieu of foreclosure), tax sale, judicial sale, sale by a trustee under a deed of trust, or sale under Bankruptcy Code or receivership proceedings, of any Unit owned by the Declarant in the Condominium, a person acquiring title to Unit being foreclosed or sold, but only upon request, succeeds to all special declarant rights related to such Unit, or only to any rights reserved in the condominium instruments to maintain models, sales offices, customer service offices and signs. The judgment or instrument conveying title shall provide for transfer of only the special declarant rights requested.

(d) Upon foreclosure (or deed in lieu of foreclosure), tax sale, judicial sale, sale by a trustee under a deed of trust, or sale under Bankruptcy Code or receivership proceedings, of all Units in a Condominium owned by a declarant: (1) the declarant ceases to have any special declarant rights, and (2) the Declarant Control Period terminates unless the judgment or instrument conveying title provides for transfer of all special declarant rights held by that declarant to a successor declarant.

(e) The liabilities and obligations of persons who succeed to special declarant rights are as follows:

(1) A successor to any special declarant right who is an affiliate of a declarant is subject to all obligations and liabilities imposed on the transferor by the Condominium Act or by the condominium instruments.

(2) A successor to any special declarant right, other than a successor described in paragraphs (3) or (4) of this subsection, who is not an affiliate of the Declarant, is subject to all obligations and liabilities imposed by the Condominium Act or the condominium instruments: (A) on a declarant which relate to such declarant's exercise or non-exercise of special declarant rights; or (B) on the transferor, other than: (i) misrepresentation by any previous declarant; (ii) warranty obligations on improvements made by any previous declarant, or made before the Condominium was created; (iii) breach of any fiduciary obligation by any previous declarant or appointees to the Board of Directors; or (iv) any liability or obligation imposed on the transferor as a result of the transferor's acts or omissions after the transfer.

(3) A successor to only a right reserved in the condominium instruments to maintain models, sales offices, customer service offices and signs, if such successor is not an affiliate of a declarant, may not exercise any other special declarant right, and is not subject to any liability or obligation as a declarant, except the obligation to provide a public offering statement and any liability arising as a result thereof.

(4) A successor to all special declarant rights held by the transferor who is not an affiliate of that declarant and who succeeded to those rights pursuant to a deed in lieu of foreclosure or a judgment or instrument conveying title to units under subsection (c), may declare the intention in

a recorded instrument to hold those rights solely for transfer to another person. Thereafter, until transferring all special declarant rights to any person acquiring title to any Unit owned by the successor, or until recording an instrument permitting exercise of all those rights, that successor may not exercise any of those rights other than any right held by the transferor to control the Board of Directors in accordance with the provisions of the Condominium Act and the condominium instruments for the duration of any Declarant Control Period, and any attempted exercise of those rights is void. So long as a successor declarant may not exercise special declarant rights under this subsection, such successor declarant is not subject to any liability or obligation as a declarant other than liability for the successor's acts and omissions.

(f) Nothing in this Article subjects any successor to a special declarant right to any claims against or other obligations of a transferor declarant, other than claims and obligations arising under the Condominium Act or the condominium instruments.

(g) For the purposes of this Article, "affiliate of a declarant" shall have the meaning defined in Section 42-1901.02 of the Condominium Act.

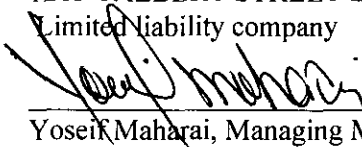
ARTICLE 9  
NO OBLIGATIONS

Nothing contained in the condominium instruments shall be deemed to impose upon the Declarant or its successors or assigns any obligation of any nature to build, construct, renovate or provide any improvements except to the extent required by the Condominium Act.

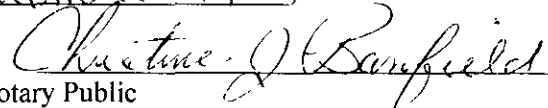
AFFIDAVIT

Yosief Maharai, managing member of the Declarant, being duly sworn deposes and having authority to sign on behalf of the Declarant says: that the statements herein contained and the documents submitted are true and complete and that it is the developer of the condominium project described herein.

1265 TALBERT STREET LLC, a District of Columbia  
Limited liability company

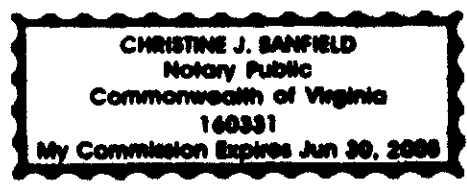
 [SEAL]  
Yosief Maharai, Managing Member  
Date: \_\_\_\_\_

Subscribed and sworn to before me on December 14, 2007

  
Notary Public

My commission expires: 6/30/2008  
Notary Registration No: 140331

#776094v3 Grandview.Declaration.doc 48254/00001



CHRISTINE J. BANFIELD  
Notary Public  
Commonwealth of Virginia  
160331  
My Commission Expires Jun 30, 2008

## EXHIBIT "A"

### Legal Description

PARCEL NO. 1, being former Lot numbered Nine Hundred Seventeen (917) in Square numbered Fifty-eight Hundred Seven (5807), premises numbered 1266 Talbert Terrace, S.E., and being former Parcel numbered 226/52, premises numbered 1464 Morris Road, S.E.

Part of Lot numbered Three (3) is a subdivision made by H.H. Barnard of Lot numbered ten (10) in the subdivision of part of a tract of land called "CHICHESTER", as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber Levy Court 2 at folio 90, being more particularly described as follows: Beginning at the northeast corner of said Lot and running thence northwesterly along the northeasterly line of said Lot to the southeasterly line of the part of said Lot conveyed to William Henry Lawton and wife, Ada Putnam Lawton by Deed dated September 22<sup>nd</sup>, 1942 and recorded in Liber 7794 at folio 372, among the Land Records of said District; thence southwesterly along the said southeasterly line of said conveyance 48.14 feet to the northeasterly line of the part of said Lot conveyed to Dexter Realty Company, Inc., by Deed dated March 31<sup>st</sup>, 1942, and recorded among the land Records aforesaid in Liber 7740 at folio 543; thence northwesterly along the northeasterly line of said last mentioned conveyance 70.24 feet to the northwesterly line of said Lot numbered Three (3); thence southwesterly along the northwesterly line of said Lot numbered Three (3) 12.47 feet, more or less, to the northeasterly line of Talbert Street or Talbert Terrace as shown on plat recorded in said Surveyor's Office in Liber 119 at folio 7; thence southeasterly along said line of Talbert Street, or Talbert Terrace 70.24 feet to the southeasterly line of said Talbert Terrace; thence southwesterly line of said Talbert Terrace 57.53 feet to the southeasterly line of said Lot numbered Three (3); thence southeasterly along the southwesterly of said Lot numbered Three (3); the southeasterly corner of said Lot and thence northeasterly along the southeasterly line of said Lot numbered Three (3) to the point of beginning. Subject to the Agreement as to the right of way recorded in Liber 781 at folio 277 of the aforesaid Land Records.

PARCEL NO. 2 being former Lot numbered Nine Hundred Fifty-six (956) in Square numbered Fifty-eight Hundred Seven (5807), premises numbered 1375 Morris Road, S.E.

Part of Lot numbered Four (4) in Bernard's subdivision of Lot Numbered Ten (10) of the tract of land called "CHICHESTER", made by the Trustees in Equity Cause numbered 163B, filed in the Supreme Court of the District of Columbia, as per plat of said first mentioned subdivision recorded in Liber Levy Court 2 at folio 90 in the Office of the Surveyor for the District of Columbia, and being more particularly described in accordance with a plat of computation recorded in Survey Book 160 at page 161 in said Surveyor's office as follows: Beginning at the southeasterly corner of said Lot numbered Four (4) and running thence with the southwesterly line of said Lot numbered Four (4) North 43° 36' 04" West 357.14 feet; thence North 51° 32' East 44.91 feet; thence South 38° 28' East 352.56 feet to the easterly line of said Lot numbered Four (4), thence with said easterly line of South 37° 54' 30" West 13.35 feet to the place of beginning.

Now being known for assessment and taxation purposes, as Lot numbered Fifteen (15) in Square numbered Fifty-Eight Hundred Seven (5807) per plat recorded in Subdivision Book 202 at Page 23 in the Office of the Surveyor of the District of Columbia.

Exhibit C

**Common Element Interest Table (at completion)**

<u>Unit</u>	<u>Common Element Interest per Unit</u>	<u>Total Common Element Interest</u>
#1A	2.17391	2.17391%
#1B	2.17391	2.17391%
#2A	2.17391	2.17391%
#2B	2.17391	2.17391%
#3A	2.17391	2.17391%
#3B	2.17391	2.17391%
#4A	2.17391	2.17391%
#4B	2.17391	2.17391%
#5A	2.17391	2.17391%
#5B	2.17391	2.17391%
#6A	2.17391	2.17391%
#6B	2.17391	2.17391%
#7A	2.17391	2.17391%
#7B & *PS#7B	2.17391	2.17391%
#8A	2.17391	2.17391%
#8B & PS#8B	2.17391	2.17391%
#9A & PS #9A	2.17391	2.17391%
#9B & PS #9B	2.17391	2.17391%
#10A & PS #10A	2.17391	2.17391%
#10B & PS #10B	2.17391	2.17391%
#11A & PS #11A	2.17391	2.17391%
#11B & PS #11B	2.17391	2.17391%
#12A & PS#12A	2.17391	2.17391%
#12B & PS#12B	2.17391	2.17391%
#13A & PS#13A	2.17391	2.17391%
#13B & PS#13B	2.17391	2.17391%
#14A & PS#14A	2.17391	2.17391%
#14B & PS #14B	2.17391	2.17391%
#15A & PS #15A	2.17391	2.17391%
#15B & PS #15B	2.17391	2.17391%
#16A & PS #16A	2.17391	2.17391%
#16B & PS #16B	2.17391	2.17391%
#17A & PS #17A	2.17391	2.17391%
#17B & PS #17B	2.17391	2.17391%
#18A & PS #18A	2.17391	2.17391%
#18B & PS #18B	2.17391	2.17391%
#19A	2.17391	2.17391%
#19B & PS #19B	2.17391	2.17391%

#20A & PS #20A	2.17391	2.17391%
#20B & PS #20B	2.17391	2.17391%
#21A & PS #21A	2.17391	2.17391%
#21B & PS #21B	2.17391	2.17391%
#22A & PS #22A	2.17391	2.17391%
#22B & PS #22B	2.17391	2.17391%
#23A & PS #23A	2.17391	2.17391%
#23B & PS #23B	2.17391	<u>2.17391%</u>

**Total** **100%**

**\* PS= Limited Common Element Parking Space # designated by Declarant and as shown on the Plats & Plans.**

Doc# 2007157000  
Filed & Recorded  
12/19/2007 11:54AM  
LARRY TODD  
RECORDER OF DEEDS  
WASH DC RECORDER OF DEEDS  
RECORDING \$ 110.00  
SURCHARGE \$ 6.50  
Total: \$ 124.50

Exhibit D and Exhibit E  
**Plats & Plans**

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