

SUPREME COURT OF VIRGINIA



SUPREME COURT BUILDING  
100 NORTH NINTH STREET  
RICHMOND, VIRGINIA 23219  
(804) 786-2259

**Granted Appeal Summary**

**Case**

KEYE INVESTMENT, LLC v. RESTORATION CAPITAL, LLC  
(Record Number 200375)

**From**

The Circuit Court of Fairfax County; M. Williams, Judge.

**Counsel**

Joseph A. Cerroni for appellant.

Martin J.A. Yeager (Land, Carroll & Blair PC) for appellee.

**Assignments of Error**

1. The Circuit Court erred in concluding Restoration Capital, LLC had no obligation to convey good and marketable title per the contract and that title to the property was good and marketable as a matter of law in light of the actions taken by Fairfax County.
2. The Circuit Court erred in awarding damages consisting of forfeiture of the deposit (liquidated damages) and actual damages.