

0012021 627

DECLARATION OF PRIVATE INGRESS, EGRESS,
MAINTENANCE AND UTILITY EASEMENT

THIS DECLARATION OF PRIVATE INGRESS, EGRESS, MAINTENANCE AND
UTILITY EASEMENT is made this 1 day of FEBRUARY, 1997, by
HENRY M. WRIGHT, JR., party of the first part, hereinafter the
"Declarant"; and ROBERT D. KUNISCH and PHILIP G. ENSTICE, Trustees,
parties of the second part, hereinafter the "Trustees".

RECITALS

A. The Declarant is the owner of five lots of ground located
on the east side of Mays Chapel Road in Baltimore County, Maryland;
and which five lots comprise the estate property known as 11301
Mays Chapel Road.

B. The Declarant purchased these five lots of ground from
MARTHA F. SYMINGTON pursuant to a Deed dated June 14, 1994, and
recorded among the Land Records of Baltimore County in Liber S.M.
No. 10589, folio 67.

C. The five lots are improved by the main residence dwelling
and several outbuildings.

D. The Trustees are the Trustees under a Deed of Trust,
Security Agreement, and Assignment of Rents, dated June 14, 1994,
and recorded among the aforesaid Land Records in Liber No. 10589,
folio 83, from the Declarant to Mercantile-Safe Deposit and Trust
Company, the beneficiary.

E. The firstly described lot in said Deed is a 7.723 acre lot
which the Declarant intends to subdivide into three residential
building lots for sale by the Declarant to others. These three
building lots are shown as Lots No. 1, 2, and 3 on the plat
attached hereto as Exhibit A. These three lots are also designated
by Baltimore County as 11305 Mays Chapel Road (Lot 1), 11307 Mays
Chapel Road (Lot 2), and 11309 Mays Chapel Road (Lot 3).

F. In conjunction with the subdivision and sale of said Lots
No. 1, 2, and 3, the Declarant desires and intends to establish a
private ingress, egress, maintenance, and utility easement for the
use in common and mutual benefit of the said three building lots
and the remainder of the Declarant's property, and to provide for
the use, maintenance, and control of said easement area. This

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE [Signature] DATE 2/5/97

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

[Signature] 2/5/97

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 12021, p. 0627, MSA_CE62_11876. Date available 03/04/2005. Printed 03/08/2005

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easement area is to be located on land owned by the Declarant, and which land adjoins the said Lots No. 1, 2, and 3 to the south as more particularly shown on Exhibit A. The "easement area" is that specific area of land as particularly described and shown as the "Use-in-Common Easement" area and "Use in Common Access" area on said Exhibit A. The easement area is also more particularly described in the metes and bounds descriptions attached hereto also as Exhibit A.

NOW, THEREFORE, THIS DECLARATION WITNESSETH: That in consideration of the mutual benefits to accrue to each of the lots and properties described herein the following easement is created and established subject to and with the benefits of all of the conditions and provisions of this Declaration, and for the sole benefit of the properties and lots herein described.

1. Creation of Easement. The Declarant, for himself and his personal representatives and assigns, does hereby create and establish the easement herein set forth, on and subject to the terms and conditions of this Declaration, and for the sole benefit of the properties and lots designated herein.

A. Lots No. 1, 2, and 3 as shown on Exhibit A shall have the benefit of, and be required to use, the easement area as a common use driveway for vehicular and pedestrian access to and from each lot and Mays Chapel Road; except as expressly set forth in Section 6.G. of this Declaration.

B. The adjoining land owned by the Declarant shall be permitted, but not required, to have the benefit of the easement area as a common use driveway for vehicular and pedestrian access to and from Mays Chapel Road. This includes any additional adjoining land which the Declarant may hereafter acquire.

2. Use of Easement. The easement described in this Declaration shall be used for the purposes of vehicular and pedestrian ingress and egress to and from Mays Chapel Road and the said Lots No. 1, 2, and 3, and the adjoining land of the Declarant, benefited thereby; and for the installation and maintenance of utilities, storm water sewers, surface drains, storm water management devices, and the like, and shall be maintained as such. The parking or storage of vehicles or other personal property in the easement area is prohibited. The Declarant reserves the right to use the easement area for other purposes so long as such usage does not interfere with the uses by the other lot owners permitted by this Declaration; and provided that such other uses by the Declarant are otherwise in conformity with the terms of this Declaration.

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3. Maintenance of Easement Area.

A. General Maintenance. The easement area shall at all times be maintained in a safe, clean, and orderly condition; including but not limited to, the removal of snow and ice, the mowing of grass, and the repair and replacement of the paved driveway surface.

B. Responsibility for Maintenance. The owner or collective owners (herein "Owner") of each of the lots and properties benefited by the easement shall be proportionately responsible for maintenance as described in section 3. of this Declaration.

C. Costs of Maintenance. All reasonable costs and expenses incurred for the performance of maintenance as described in this Declaration shall be divided among the number of lots benefited by the easement, and the owners of each lot shall bear its proportionate share as hereinafter set forth. The maintenance obligation will commence at Mays Chapel Road and be divided equally by the number of lots using the easement area to a point where a lot's private driveway exits the easement area. The maintenance obligation will then continue and be divided equally by the number of lots using the easement area from this point of exit to the next point of exit and so on. All decisions regarding the maintenance of the easement area shall be made by the Declarant. These decisions include snow removal, repaving, grass mowing, landscaping, and the location of utilities.

D. Payment of Maintenance Costs. The obligation to share in the costs of maintenance of the easement area shall constitute a binding personal obligation of each Lot Owner benefited thereby. Each Lot Owner shall contribute its proportionate share of the costs of such maintenance within fifteen (15) days after notice of the cost and the amount thereof. Such notice shall include copies of invoices substantiating the maintenance costs.

4. Indemnification and Individual Liability.

A. Indemnification. The Owner of each Lot benefited by the Easement hereby indemnifies and defends the owner of every other Lot benefited by the same Easement, against, and holds any such Lot Owner harmless from any and all claims, actions, damages, liability and expense (including reasonable attorneys' fees) in connection with the loss of life, personal injury or damage to property arising from or out of the construction, use, operation, maintenance or reconstruction of the Easement, or any improvements thereto by such Owner, its agents, contractors, employees, servants or invitees.

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B. Damage from Construction. Any and all damage to the Easement Area or any Lot occasioned by or in connection with any construction or other activity by any Lot Owner, construction company, or other agent of the Owner, shall be repaired by the Owner responsible therefore at its sole cost and expense and without contribution from any other Owner.

5. Remedies.

A. Legal Action. Each Owner of a Lot benefited by the Easement may proceed at law or in equity to prevent the occurrence or continuance of any violation of any provision of this Declaration. All costs and expenses of prosecuting any proceeding at law or in equity brought to enforce the provisions of this Declaration, including reasonable attorneys' fees and expenses, shall be assessed against the Owner of the Lot against whom a decision is rendered.

B. Other Remedies. The legal actions specified herein are not intended to limit any parties' available remedies at law or in equity. Failure of any party to enforce this Declaration or to enforce any available remedy under this Declaration shall not constitute a waiver by that party of any right available to it upon future occurrence or continuance of the same or a different violation.

6. Miscellaneous.

A. Benefit and Burden. The benefit and burden of the Easement hereby created shall run with and bind upon the title to the lots and properties designated herein and upon each Owner thereof from time to time.

B. Binding Effect. This Declaration and all easements, covenants, restrictions, and agreements hereunder shall be binding upon and shall inure to the benefit of the Owners of the lots, their respective heirs, personal representatives, successors or assigns. This Declaration shall create privity of contract in the estate with and among the Owners of the lots and all grantees of all or any part of the lots, their heirs, personal representatives, successors or assigns.

C. Gender and Number. As used in this Declaration, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

D. Captions. The captions of this Declaration are inserted for convenience only and do not constitute a substantive portion of this Declaration.

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E. Notices. Every notice, approval, consent or other communication authorized or required by this Declaration shall not be effective unless the same shall be in writing and hand delivered or sent postage prepaid by United States Registered or Certified Mail, return receipt requested, directed to the addressee thereof at its address appearing in the Real Estate Tax Assessments Records of Baltimore County with respect to the lot owned by such addressee or such other address as any party subject to this Declaration may designate to the sender of any such communication by notice given in accordance with this paragraph.

F. Dedication. That notwithstanding the rights of a portion of seller's adjoining property to the use of the easement area, the easement area shall not be extended as a public road to connect to any other public road as a through street. The easement area shall be limited to serve no more than a total of twelve (12) lots from within The Vineyards subdivision, and Declarant's adjoining property. If any individual lot owner, its employees, contractors or anyone using the driveway/easement through such owner, damages the driveway/easement area, then the individual lot owner shall be solely responsible for the cost of repairing any such damage, and shall indemnify and hold harmless all other lot owners subject to the Declaration from such costs.

G. Revision. The Declarant reserves the right to revise this Declaration in order to permit the owner(s) of Lot No. 1, as shown on Exhibit A, to construct and use its own private driveway onto Mays Chapel Road, either in addition to, or in lieu of its use of the common use drive in the easement area. In the event that Lot No. 1 does use a separate private drive and does not utilize the common use drive in the easement area for either ingress and egress, or the installation of utilities, then in such event the owner(s) of Lot No. 1 shall be relieved of its obligations to share in the costs of maintenance of the easement area.

H. Assignment. Any and all of the rights and powers herein reserved by or conferred upon the Declarant may be assigned or transferred by the Declarant, his personal representatives or assigns, to any one or more persons, corporations, or associations agreeing to accept same, provided that such assignment or transfer be evidenced by an appropriate written instrument recorded among the Land Records of Baltimore County.

7. Trustees Joinder. The Trustees join in the execution of this Declaration for the sole purpose of assenting to this Declaration, and by such joinder do hereby agree to subject all of their right, title, and interest, as Trustees, in the land subject to this Declaration, to the terms and conditions hereof.

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IN WITNESS WHEREOF, this Declaration of Private Ingress, Egress, Utility and Maintenance Easement has been duly executed as of the day and year first above written.

WITNESS:

[Signature]

[Signature] (SEAL)
HENRY M. WRIGHT, JR.

[Signature]

[Signature] (SEAL)
ROBERT D. KUNISCH, Trustee

[Signature]

[Signature] (SEAL)
PHILIP G. ENSTICE, Trustee

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY that on this 1 day of February, 1997, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared HENRY M. WRIGHT, JR., and he acknowledged that he executed the foregoing for the purposes therein contained and he acknowledged the same to be his act.

WITNESS my hand and Notarial Seal.

[Signature]
Notary Public
MICHAEL L. SATO R
My commission expires: 12/1/98

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STATE OF MARYLAND, BALTIMORE City, to wit:

I HEREBY CERTIFY that on this 21st day of December, 1996, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared ROBERT D. KUNISCH, Trustee, and he acknowledged that he executed the foregoing for the purposes therein contained and he acknowledged the same to be his act as Trustee.

WITNESS my hand and Notarial Seal.

Michele J. Johnson
Notary Public

My commission expires:
MICHELE J. JOHNSON
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires February 2, 1998

STATE OF MARYLAND, BALTIMORE City, to wit:

I HEREBY CERTIFY that on this 20th day of December, 1996, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared PHILIP G. ENSTICE, Trustee, and he acknowledged that he executed the foregoing for the purposes therein contained and he acknowledged the same to be his act as Trustee.

WITNESS my hand and Notarial Seal.

Michele J. Johnson
Notary Public

My commission expires:
MICHELE J. JOHNSON
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires February 2, 1998

RETURN TO: COADY & FARLEY (32,889)
400 Allegheny Ave.
Towson, MD 21204

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REDUCTION

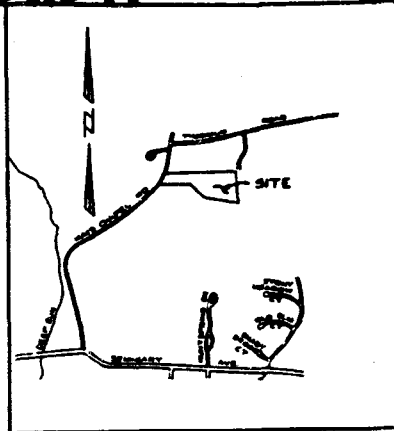
BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 12021, p. 0634, MSA_CE62_11876. Date available 03/04/2005. Printed 08/11/05

FIRST AMENDMENT (AMENDED) APPROVED 12/24/85
 STANDARD AND-APPROVED CASE:

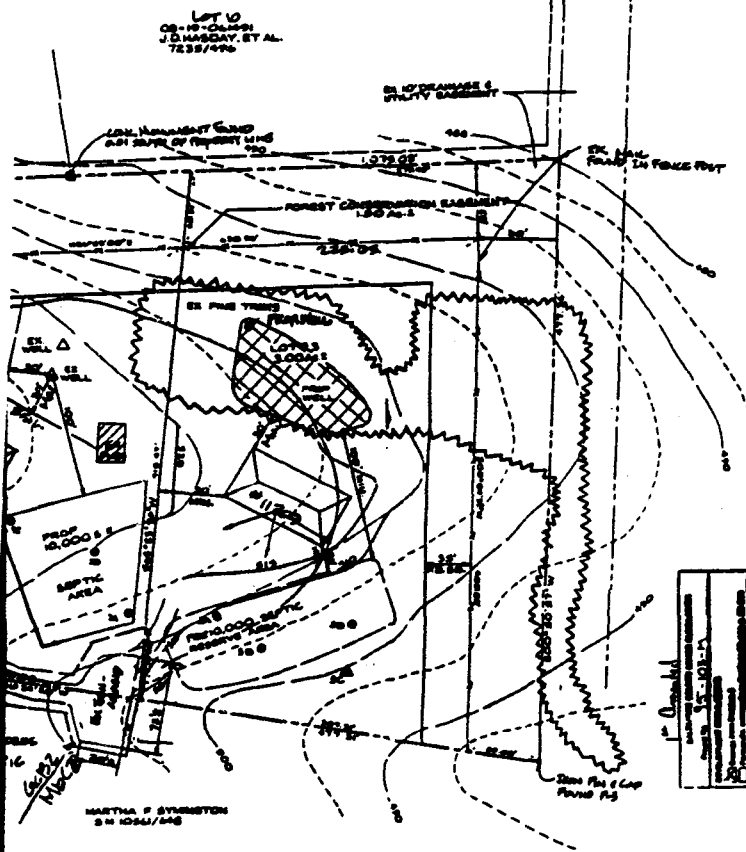
"There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement except as provided by the Baltimore County Department of Environmental Protection and Resource Management."

Protective easement case:

"Any Forest Conservation Easement shall herein be subject to protective easement notes may be found in the Land Records Baltimore County and which describe easements and use of them, etc."



VICINITY MAP
SCALE 1"=500'



- GENERAL NOTES**
1. Area of Tract 1.73 AC.
 2. Existing zoning RC-2
 3. State Parceling of Land System (BLSP) 5 178-1-3
 4. State Parceling 3
 5. State Parceling 3
 6. State Parceling 3
 7. S.W.M. Water has been approved
 8. The Map of Block 6, Parcel 14
 9. Major Buildings on proposed lot to remain (TRIPPL)
 10. Lots were shown to be paved with a surface capable of supporting emergency apparatus weighing 60,000 lbs. on one axle
 11. All existing buildings to be removed by the developer prior to issuance of any occupancy permit
 12. Existing night vision will be installed
 13. There are no wells or sight systems existing within 100' of the proposed well or sight system
 14. Existing well on Lot 1 to be tested for quality and yield prior to issuance of a building permit
 15. Stormwater management water runoff Area 1, 1700
 16. House Down Street AED To Be Demolished (SEE RECORDS AGAIN ON LAND RECORDS WHERE FEASIBLE)
 17. THE EXISTING WELL ON LOT #1 MUST BE TESTED FOR YIELD, BACTERIA, NITRATES AND COLIFORMS PRIOR TO BUILDING PERMIT APPROVAL
 18. CAUTION MUST BE TAKEN WHEN REMOVING THE HOUSE AS TO PROXIMITY TO WELL.
 19. OWNER'S TRACT #A0871
 20. REGIONAL PLANNING DIST #200
 21. SEWER DIST #14 (RESEWERED CL.)
 22. WARDEN #24, 60' RADIUS #97
 23. ACT # 00-10-095078
 24. NO UN-RECORDED STRAIGHT TAKES TO THE DIST FOR KNOWLEDGE

1. 10,000 G.P.C.	2. 10,000 G.P.C.	3. 10,000 G.P.C.	4. 10,000 G.P.C.
5. 10,000 G.P.C.	6. 10,000 G.P.C.	7. 10,000 G.P.C.	8. 10,000 G.P.C.

NOTE A
 THESE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY LINE UNLESS OTHERWISE SHOWN TO THE BEST OF O.K. KNOWLEDGE.

NOTE B
 EX. SEPTIC SYSTEM ON LOT #2 SERVING THE EXISTING HOUSE IS TO BE REMOVED AND/OR ENCASED

REV NOTES AS FIRST COUN. NO. 7

2001 12/24/85
OK SEPTICS TO NOTE A & B

- REVISIONS 12/24/85
1. INDICATE CURRENT CONFORMANCE
 2. REVISIONS 2. REMOVED SEWER & TANKAGE
 3. REVISION 4 ADDED TO GENERAL NOTES
 4. SHOWED OBSERVATION ARROWS ON HOUSES
 5. REMOVED SEPTIC AREA ON LOT 2
- APP. OF LAW & REVISION EASEMENT LABELS

1ST AMENDMENT
 * "WRIGHT PROPERTY"
 MINOR SUBDIVISION
 (REAR) SYMINGTON PROPERTY

BLDG CO. NO. 8
 SCALE 1"=500'

REV. 9/16/80
 REV. 12/16/85

DATE: JUNE 2, 1975

APPROVED BY: [Signature]

APPROVED BY: [Signature]

APPROVED BY: [Signature]

APPROVED BY: [Signature]

ORC 011371

MARKS 2005100M

0012021 635

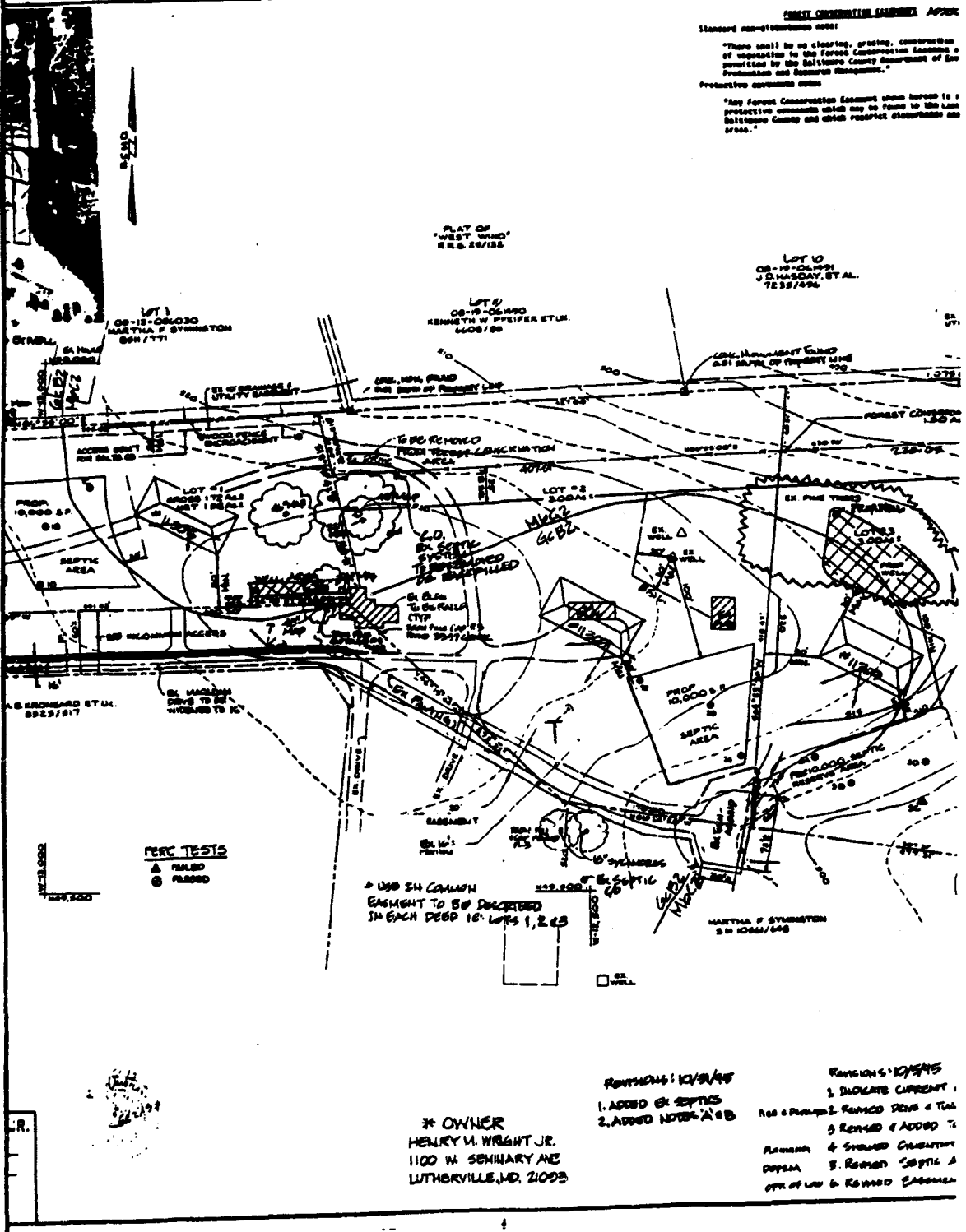
REDUCTION

FOREST CONSERVATION EASEMENTS APPROX
Standard map-11/18/2005 note:

"There shall be no clearing, grading, construction of vegetation to the Forest Conservation Easement provided by the Baltimore County Department of Environment and Resource Management."

Protective easement notes

"Any Forest Conservation Easement shown herein is a protective easement which may be found in the Land Baltimore Camp and which restricts disturbance of an area."



PLAT OF
'WEST WIND'
R.R. 20/182

LOT 10
08-18-05190
J. HADDOY, ET AL.
7239/496

LOT 1
08-18-05190
MARTHA F. SYMINGTON
608/771

LOT 4
08-18-05190
KENNETH W. PEPPER ET UX.
608/808

LOT 2
08-18-05190
MARTHA F. SYMINGTON
608/771

PERC TESTS
▲ PAILED
● PASSED

* USE IN COMMON
EASEMENT TO BE DESCRIBED
IN EACH DEED 18' LOTS 1, 2 & 3

REVISIONS: 10/30/05
1. ADDED EX. SEPTICS
2. ADDED NOTES A & B

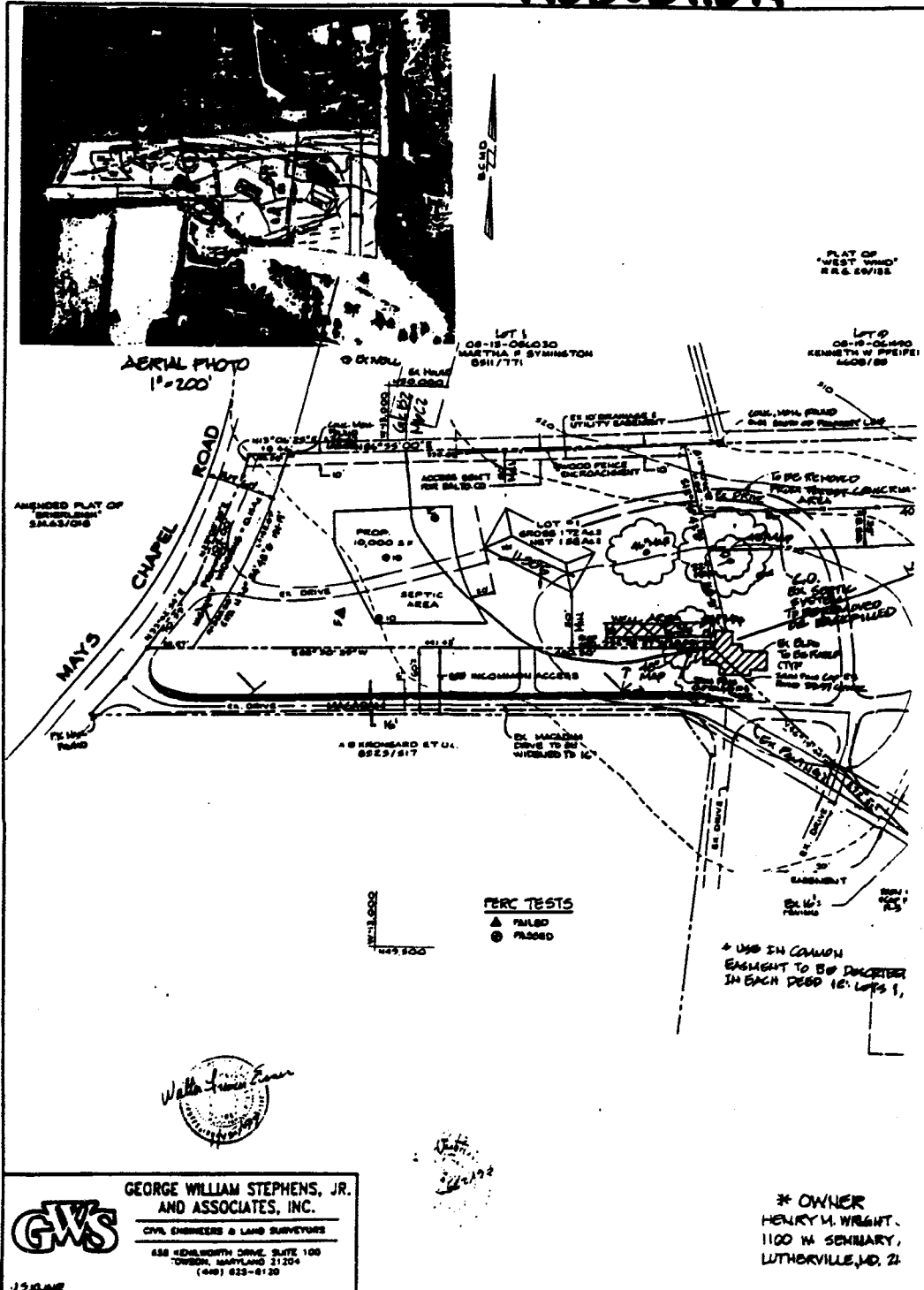
REVISIONS: 10/30/05
3. DEDICATE CURRENT
FOR 4 PUMPS 2. RAINED DENS & TUN
5. REMOVED 1. ADDED TO
REVISION 4. STRENGTH CHANGING
DIPPER 5. REVISION SEPTIC A
OPN OF LAW 6. REMOVED EASEMENT

* OWNER
HENRY M. WRIGHT JR.
1100 W. SEMINARY AVE
LUTHERVILLE, MD. 21093

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REDUCTION



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EXHIBIT A

0012021 637

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

January 17, 1997

Description of LOT 1, 1st Amendment "WRIGHT PROPERTY",
Minor Subdivision (formerly) Symington Property, #95103M,
11305 Mays Chapel Road.
Containing a Total Gross Area of 1.7220 Acres of Land more or less.
Eighth Election District, Baltimore County, Maryland.

Beginning for Lot 1 of the 1st Amendment Minor Subdivision #95103M at a P.K. nail set in or near the centerline of Mays Chapel Road at the end of the last or 8th or South 86 degree 54 minute 20 second West 1075.06 foot line of the First or 7.723 Acre Parcel of Land mentioned in Schedule A and described in Exhibit A attached to the Deed dated June 14, 1994 between Martha F. Symington and Henry M. Wright, Jr., recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 10589 folio 067, said point of beginning also being the southwesternmost corner of the land shown on a Plat entitled "West Wind", dated March 31, 1964, recorded among the Plat Records of Baltimore County, Maryland in Plat Book R.R.G. 29 folio 132, running thence leaving said point of beginning and said Mays Chapel Road, binding reversely on part of the 8th line described in said Exhibit A and binding on part of the southernmost outline of said "West Wind" Plat, as now surveyed,

1) North 86 degrees 55 minutes 00 seconds East, passing over a concrete monument found at a distance of 36.47 feet, in all, 368.58 feet to a pin and cap set, running thence leaving said 8th line described in said Exhibit A and the southernmost outline of said "West Wind" Plat, binding on the line of division between said Lot 1 and Lot 2 of the 1st Amendment Minor Subdivision #95103M, the two following courses, as now surveyed,

2) South 13 degrees 40 minutes 42 seconds East, passing over a pin and cap set at a distance of 159.31 feet, in all, 169.31 feet and

3) South 32 degrees 43 minutes 29 seconds West 20.00 feet to the end of the 4th line described in said Exhibit A and to the beginning of the 27th line of the Second or 19.239 Acre Parcel of Land mentioned in said Schedule A and described in Exhibit B attached to said above mentioned Deed, running thence binding reversely on all of said 4th line described in said Exhibit A and binding on all of the 27th line described in said Exhibit B, as now surveyed,

4) South 88 degrees 30 minutes 39 seconds West, passing over a pin and cap marked P-3 at a distance of 18.05 feet, in all 480.30 feet to a P.K. nail found in or near the centerline of said Mays Chapel Road, running thence binding in or near the centerline of said Mays Chapel Road, binding reversely on all of the 3rd, 2nd and 1st lines described in said Exhibit A, the three following courses, as now surveyed,

5) North 33 degrees 42 minutes 54 seconds East 70.59 feet,

6) North 22 degrees 05 minutes 35 seconds East 105.00 feet and

7) North 13 degrees 06 minutes 25 seconds East 18.46 feet to the point of beginning.

Containing a Gross Area of 1.7220 Acres of Land more or less.

Being part of the First or 7.723 Acre Parcel of Land more or less mentioned in Schedule A and described in Exhibit A attached to the Deed dated June 14, 1994 between Martha F. Symington and Henry M. Wright, Jr., recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 10589 folio 067.

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Description of LOT 1, 1st Amendment "WRIGHT PROPERTY".
Minor Subdivision (formerly) Symington Property, #95103M,
#11305 Mays Chapel Road.
Containing a Total Gross Area of 1.7220 Acres of Land more or less.
Eighth Election District, Baltimore County, Maryland.

Reserving however unto Baltimore County, Maryland, Part of the above described Lot 1 containing 0.1396 Acres of Land more or less, for the purpose of the future widening of Mays Chapel Road, described as follows:

Beginning for said future widening of Mays Chapel Road at a P.K. nail set in or near the centerline of Mays Chapel Road at the end of the last or 8th or South 86 degree 54 minute 20 second West 1075.06 foot line of the First or 7.723 Acre Parcel of Land mentioned in Schedule A and described in Exhibit A attached to the Deed dated June 14, 1994 between Martha F. Symington and Henry M. Wright, Jr., recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 10589 folio 067, said point of beginning also being the southwesternmost corner of the land shown on a Plat entitled "West Wind", dated March 31, 1964, recorded among the Plat Records of Baltimore County, Maryland in Plat Book R.R.G. 29 folio 132, said point of beginning also being at the beginning of the 1st or North 86 degree 55 minute 00 second East 368.58 foot line of the above described Lot 1, running thence leaving said point of beginning and said Mays Chapel Road, binding reversely on part of the 8th line described in said Exhibit A, binding on part of the southernmost outline of said "West Wind" Plat and binding on part of the 1st line of the above described Lot 1, as now surveyed,

1) North 86 degrees 55 minutes 00 seconds East, 33.55 feet, thence leaving said 8th line described in said Exhibit A and the southernmost outline of said "West Wind" Plat and the 1st line of the above described Lot 1, running through the above described Lot 1, as now surveyed,

2) southwesterly by a curve to the right having a radius of 580.00 feet for a distance of 192.07 feet, said curve being subtended by a chord bearing South 23 degrees 54 minutes 48 seconds West 191.19 feet to intersect the 4th line described in said Exhibit A and also to intersect the 27th line of the Second or 19.239 Acre Parcel of Land mentioned in said Schedule A and described in Exhibit B attached to said above mentioned Deed and also to intersect the 4th line of the above described Lot 1, running thence binding reversely on part of said 4th line described in said Exhibit A, binding on part of the 27th line described in said Exhibit B and binding on part of the 4th line of the above described Lot 1, as now surveyed,

3) South 88 degrees 30 minutes 39 seconds West, 38.87 feet to a P.K. nail found in or near the centerline of said Mays Chapel Road, running thence binding in or near the centerline of said Mays Chapel Road, binding reversely on all of the 3rd, 2nd and 1st lines described in said Exhibit A and binding on all of the 5th, 6th and 7th lines of the above described Lot 1, the three following courses, as now surveyed,

4) North 33 degrees 42 minutes 54 seconds East 70.59 feet.

5) North 22 degrees 05 minutes 35 seconds East 105.00 feet and

6) North 13 degrees 06 minutes 25 seconds East 18.46 feet to the point of beginning.

Containing 0.1396 Acres of Land more or less.

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January 17, 1997

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Description of LOT 1, 1st Amendment "WRIGHT PROPERTY",
Minor Subdivision (formerly) Symington Property, #95103M,
#11305 Mays Chapel Road.
Containing a Total Gross Area of 1.7220 Acres of Land more or less.
Eighth Election District, Baltimore County, Maryland.

Subject to a 10.00 foot wide Access Easement for Baltimore County, Maryland, described as follows:

Beginning for said Access Easement at a P.K. nail set in or near the centerline of Mays Chapel Road at the end of the last or 8th or South 86 degree 54 minute 20 second West 1075.06 foot line of the First or 7.723 Acre Parcel of Land mentioned in Schedule A and described in Exhibit A attached to the Deed dated June 14, 1994 between Martha F. Symington and Henry M. Wright, Jr., recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 10589 folio 067, said point of beginning also being the southwesternmost corner of the land shown on a Plat entitled "West Wind", dated March 31, 1964, recorded among the Plat Records of Baltimore County, Maryland in Plat Book R.R.G. 29 folio 132, said point of beginning also being at the beginning of the 1st or North 86 degree 55 minute 00 second East 368.58 foot line of the above described Lot 1, running thence leaving said point of beginning and said Mays Chapel Road, binding reversely on part of the 8th line described in said Exhibit A, binding on part of the southernmost outline of said "West Wind" Plat and binding on all of the 1st line of the above described Lot 1, as now surveyed,

1) North 86 degrees 55 minutes 00 seconds East, 368.58 feet to a pin and cap set, running thence leaving said 8th line described in said Exhibit A and the southernmost outline of said "West Wind" Plat, binding on part of the 2nd line of the above described Lot 1 and binding on part of the division line between said Lot 1 and Lot 2 of the 1st Amendment Minor Subdivision #95103M, as now surveyed,

2) South 13 degrees 40 minutes 42 seconds East 10.17 feet, running thence leaving said division line, running through the above described Lot 1, as now surveyed,

3) South 86 degrees 55 minutes 00 seconds West 373.36 feet to a point in or near the centerline of said Mays Chapel Road and to intersect the 1st line described in said Exhibit A and to intersect the 7th line of the above described Lot 1, running thence binding in or near the centerline of said Mays Chapel Road, binding reversely on part of the 1st line described in said Exhibit A and binding on part of the 7th line of the above described Lot 1, as now surveyed,

4) North 13 degrees 06 minutes 25 seconds East 10.41 feet to the point of beginning.

Containing 0.0852 Acres of Land more or less.

Together with the Use in Common Easement for the purpose of ingress and egress, described as follows:

Beginning for the Use in Common Easement at a P.K. nail found in or near the centerline of Mays Chapel Road, said point of beginning being at the beginning of the 4th or North 88 degree 29 minute 54 second East 480.26 foot line of the First or 7.723 Acre Parcel of Land mentioned in Schedule A and described in Exhibit A attached to the Deed dated June 14, 1994 between Martha F. Symington and Henry M. Wright, Jr..

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 12021, p. 0639, MSA_CE62_11876. Date available 03/04/2005. Printed 08/22/05

January 17, 1997

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Description of LOT 1, 1st Amendment "WRIGHT PROPERTY",
Minor Subdivision (formerly) Symington Property, #95103M,
#11305 Mays Chapel Road.
Containing a Total Gross Area of 1.7220 Acres of Land more or less.
Eighth Election District, Baltimore County, Maryland.

recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 10589 folio 067, said point of beginning also being at the end of the 27th line of the Second or 19.239 Acre Parcel of Land mentioned in said Schedule A and described in Exhibit B attached to said above mentioned Deed, running thence leaving said point of beginning and said Mays Chapel Road, binding on all of the 4th line described in said Exhibit A, binding reversely on all of the 27th line described in said Exhibit B and binding reversely on all of the 4th line of the above described Lot 1, as now surveyed,

1) North 88 degrees 30 minutes 39 seconds East, passing over a pin and cap found marked P-3 at a distance of 462.25 feet, in all, 480.30 feet to the line of division of division between Lot 1 and Lot 2 of the 1st Amendment Minor Subdivision #95103M, running thence binding on part of the 5th line described in said Exhibit A, binding reversely on part of the 26th line described in said Exhibit B and binding on part of the southern outline of said Lot 2 of the 1st Amendment Minor Subdivision #95103M, as now surveyed,

2) South 46 degrees 19 minutes 44 seconds East, passing over a pin and cap found marked P-3 at a distance of 39.97 feet, in all, 145.13 feet, thence leaving said 5th line described in said Exhibit A and leaving said 26th line described in said Exhibit B and also leaving said southern outline of Lot 2 of the 1st Amendment Minor Subdivision #95103M, running through the First or 7.723 Acre Parcel of Land mentioned in Schedule A and described in Exhibit A attached to said Deed and running through Lot 2 of the 1st Amendment Minor Subdivision #95103M, the five following courses, as now surveyed,

3) South 59 degrees 58 minutes 21 seconds East 121.87 feet,

4) South 66 degrees 32 minutes 47 seconds East 71.27 feet,

5) South 82 degrees 17 minutes 27 seconds East 40.92 feet,

6) North 28 degrees 45 minutes 01 seconds East 30.07 feet and

7) North 71 degrees 57 minutes 43 seconds West 40.61 feet to intersect the line of division between Lot 2 and Lot 3 of the 1st Amendment Minor Subdivision #95103M, thence leaving said line of division between Lot 2 and Lot 3, continuing to run through the First or 7.723 Acre Parcel of Land mentioned in Schedule A and described in Exhibit A attached to said Deed and running through Lot 3 of the 1st Amendment Minor Subdivision #95103M, the two following courses, as now surveyed,

8) South 04 degrees 29 minutes 45 seconds East 24.48 feet and

9) South 10 degrees 11 minutes 10 seconds West 33.01 feet to intersect the 6th line described in said Exhibit A and the 25th line described in said Exhibit B and also to intersect the southern outline of said Lot 3 at a point measured, as now surveyed, South 81 degrees 34 minutes 24 seconds East 0.45 feet from the southern division corner between said Lot 2 and Lot 3, thence leaving said 6th and 25th lines and the southern outline of said Lot 3, running through said Second or 19.239 Acre Parcel of Land mentioned in said Schedule A and

0012021 641

January 17, 1997
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Description of LOT 1, 1st Amendment "WRIGHT PROPERTY",
Minor Subdivision (formerly) Symington Property, #95103M,
#11305 Mays Chapel Road.
Containing a Total Gross Area of 1.7220 Acres of Land more or less.
Eighth Election District, Baltimore County, Maryland.

described in Exhibit B, the five following courses, as now surveyed,

- 10) South 10 degrees 11 minutes 10 seconds West 46.28 feet,
- 11) North 80 degrees 15 minutes 18 seconds West 39.02 feet,
- 12) North 15 degrees 53 minutes 33 seconds West 28.43 feet,
- 13) North 82 degrees 17 minutes 27 seconds West 43.82 feet and
- 14) North 66 degrees 32 minutes 47 seconds West 77.14 feet to a pin and cap found marked P-3 at the end

of said 5th line described in said Exhibit A and the beginning of said 26th line described in said Exhibit B and also to the southern outline corner of said Lot 2, thence leaving the end of said 5th line and the beginning of said 26th line and the southern outline corner of said Lot 2, continuing to run through said Second or 19.239 Acre Parcel of Land mentioned in said Schedule A and described in Exhibit B,

15) North 59 degrees 58 minutes 21 seconds West 254.56 feet, to a 1/2" pipe found at the end of the 2nd line described in said Exhibit B, running thence binding reversely on all of the 2nd and 1st lines described in said Exhibit B, the two following courses, as now surveyed,

16) South 88 degrees 16 minutes 29 seconds West 214.75 feet and

17) South 88 degrees 41 minutes 17 seconds West, passing over a P.K. nail found at a distance of 234.78 feet, in all, 288.14 feet to a point in or near the centerline of said Mays Chapel Road, running thence binding in or near the centerline of said Mays Chapel Road, binding reversely on the 29th and 28th lines described in said Exhibit B, the two following courses, as now surveyed,

18) North 39 degrees 21 minutes 27 seconds East 43.47 feet and

19) North 33 degrees 42 minutes 54 seconds East 33.21 feet to the point of beginning

Containing 1.0923 Acres of Land more or less.

Being part of the First or 7.723 Acre Parcel of Land mentioned in Schedule A and described in Exhibit A and part of the Second or 19.239 Acre Parcel of Land mentioned in said Schedule A and described in Exhibit B, all attached to the Deed dated June 14, 1994 between Martha F. Symington and Henry M. Wright, Jr., recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 10589 folio 067.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 12021, p. 0641, MSA_CE62_11876. Date available 03/04/2005. Printed 08/27/05

EXHIBIT A

0012021 642

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
 ENGINEERS
 658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

January 17, 1997

Description of LOT 2, 1st Amendment "WRIGHT PROPERTY",
 Minor Subdivision (formerly) Symington Property, #95103M,
 # 11307 Mays Chapel Road.
 Containing 3.0007 Acres of Land more or less.
 Eighth Election District, Baltimore County, Maryland.

Beginning for Lot 2 of the 1st Amendment Minor Subdivision #95103M at the line of division between Lot 1 and Lot 2 of said 1st Amendment Minor Subdivision at the beginning of the 5th or South 46 degree 21 minute 50 second East 272.43 foot line of the First or 7.723 Acre Parcel of Land mentioned in Schedule A and described in Exhibit A attached to the Deed dated June 14, 1994 between Martha F. Symington and Henry M. Wright, Jr., recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 10589 folio 067, said point of beginning also being at the end of the 26th line of the Second or 19.239 Acre Parcel of Land mentioned in said Schedule A and described in Exhibit B attached to said above mentioned Deed, running thence leaving said point of beginning, binding on the line of division between said Lot 1 and Lot 2 of the 1st Amendment Minor Subdivision #95103M, the two following courses, as now surveyed,

- 1) North 32 degrees 43 minutes 29 seconds East 20.00 feet and
- 2) North 13 degrees 40 minutes 42 seconds West, passing over a pin and cap set at a distance of 10.00 feet, in all, 169.31 feet to a pin and cap set and to intersect the 8th line described in said Exhibit A at a point measured, as now surveyed, North 86 degrees 55 minutes 00 seconds East 368.58 feet reversely from the end of said 8th line, and also to intersect the southernmost outline of the land shown on a Plat entitled "West Wind", dated March 31, 1964, recorded among the Plat Records of Baltimore County, Maryland in Plat Book R.R.G. 29 folio 132, running thence, binding reversely on part of said 8th line described in said Exhibit A and binding on part of the southernmost outline of said "West Wind" Plat, as now surveyed.
- 3) North 86 degrees 55 minutes 00 seconds East, 427.00 feet to a pin and cap set, running thence leaving said 8th line described in said Exhibit A and the southernmost outline of said "West Wind" Plat, binding on the line of division between said Lot 2 and Lot 3 of the 1st Amendment Minor Subdivision #95103M, as now surveyed.
- 4) South 04 degrees 23 minutes 20 seconds West 418.47 feet to a pin and cap set and to intersect the 6th line described in said Exhibit A and also to intersect the 25th line described in said Exhibit B, running thence binding reversely on part of said 6th line and binding on part of said 25th, as now surveyed.
- 5) North 81 degrees 34 minutes 24 seconds West 170.00 feet to a pin and cap found marked P-3, running thence binding reversely on all of the 5th line described in said Exhibit A and binding on all of the 26th line described in said Exhibit B, as now surveyed.
- 6) North 46 degrees 19 minutes 44 seconds West, passing over a pin and cap found marked P-3 at a distance of 232.34 feet, in all 272.31 feet to the point of beginning.

Containing 3.0007 Acres of Land more or less.

Being part of the First or 7.723 Acre Parcel of Land more or less mentioned in Schedule A and described in Exhibit A attached to the Deed dated June 14, 1994 between Martha F. Symington and Henry M. Wright, Jr., recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 10589 folio 067.

0012021 643

January 17, 1997

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Description of LOT 2, 1st Amendment "WRIGHT PROPERTY".
Minor Subdivision (formerly) Symington Property. #95103M.
11307 Mays Chapel Road.
Containing 3.0007 Acres of Land more or less.
Eighth Election District, Baltimore County, Maryland.

Subject to a Forest Conservation Easement, described as follows:

Beginning for said Forest Conservation Easement at a pin and cap set on the last or 8th or South 86 degree 54 minute 20 second West 1075.06 foot line of the First or 7.723 Acre Parcel of Land mentioned in Schedule A and described in Exhibit A attached to the Deed dated June 14, 1994 between Martha F. Symington and Henry M. Wright, Jr., recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 10589 folio 067, said point of beginning also being on the southernmost outline of the land shown on a Plat entitled "West Wind", dated March 31, 1964, recorded among the Plat Records of Baltimore County, Maryland in Plat Book R.R.G. 29 folio 132, said point of beginning also being at the beginning of the 3rd or North 86 degree 55 minute 00 second East 427.00 foot line of the above described Lot 2, running thence leaving said point of beginning, binding reversely on part of said 8th line described in said Exhibit A, binding on part of the southernmost outline of said "West Wind" Plat and binding on all of the 3rd line of the above described Lot 2, as now surveyed,

1) North 86 degrees 55 minutes 00 seconds East, 427.00 feet to a pin and cap set, running thence leaving said 8th line described in said Exhibit A and the southernmost outline of said "West Wind" Plat, binding on part of the 4th line of the above described Lot 2 and binding on part of the line of division between said Lot 2 and Lot 3 of the 1st Amendment Minor Subdivision #95103M, as now surveyed,

2) South 04 degrees 23 minutes 20 seconds West 60.51 feet, thence leaving said line of division between said Lot 2 and Lot 3, running through the above described Lot 2, as now surveyed,

3) South 86 degrees 55 minutes 00 seconds West, 407.91 feet to intersect the 2nd line of the above described Lot 2 and being the division between said Lot 1 and Lot 2 of the 1st Amendment Minor Subdivision #95103M, running thence binding on part of the 2nd line of the above described Lot 2, and binding on part of the line of division between said Lot 1 and Lot 2, as now surveyed,

4) North 13 degrees 40 minutes 42 seconds West 61.04 feet to the point of beginning.

Containing 0.5750 Acres of Land more or less.

Subject to and together with the Use in Common Easement for the purpose of ingress and egress, described as follows:

Beginning for the Use in Common Easement at a P.K. nail found in or near the centerline of Mays Chapel Road, said point of beginning being at the beginning of the 4th or North 88 degree 29 minute 54 second East 480.26 foot line of the First or 7.723 Acre Parcel of Land mentioned in Schedule A and described in Exhibit A attached to the Deed dated June 14, 1994 between Martha F. Symington and Henry M. Wright, Jr.,

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 12021, p. 0643, MSA_CE62_11876. Date available 03/04/2005. Printed 06/2

0012021 644

January 17, 1997

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Description of LOT 2, 1st Amendment "WRIGHT PROPERTY",
Minor Subdivision (formerly) Symington Property, #95103M.
11307 Mays Chapel Road.
Containing 3.0007 Acres of Land more or less.
Eighth Election District, Baltimore County, Maryland.

recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 10589 folio 067, said point of beginning also being at the end of the 27th line of the Second or 19.239 Acre Parcel of Land mentioned in said Schedule A and described in Exhibit B attached to said above mentioned Deed, running thence leaving said point of beginning and said Mays Chapel Road, binding on all of the 4th line described in said Exhibit A, binding reversely on all of the 27th line described in said Exhibit B and binding on all of the southern outline of Lot 1 of the 1st Amendment Minor Subdivision #95103M, as now surveyed,

1) North 88 degrees 30 minutes 39 seconds East, passing over a pin and cap found marked P-3 at a distance of 462.25 feet, in all, 480.30 feet to the line of division of division between Lot 1 and Lot 2 of the 1st Amendment Minor Subdivision #95103M at the end of the 6th line of the above described Lot 2, running thence binding on part of the 5th line described in said Exhibit A, binding reversely on part of the 26th line described in said Exhibit B and binding reversely on part of the 6th line of the above described Lot 2 of the 1st Amendment Minor Subdivision #95103M, as now surveyed,

2) South 46 degrees 19 minutes 44 seconds East, passing over a pin and cap found marked P-3 at a distance of 39.97 feet, in all, 145.13 feet, thence leaving said 5th line described in said Exhibit A and leaving said 26th line described in said Exhibit B and also leaving said 6th line of the above described Lot 2, running through the First or 7.723 Acre Parcel of Land mentioned in Schedule A and described in Exhibit A attached to said Deed and running through Lot 2 of the 1st Amendment Minor Subdivision #95103M, the five following courses, as now surveyed,

3) South 59 degrees 58 minutes 21 seconds East 121.87 feet,

4) South 66 degrees 32 minutes 47 seconds East 71.27 feet,

5) South 82 degrees 17 minutes 27 seconds East 40.92 feet,

6) North 28 degrees 45 minutes 01 seconds East 30.07 feet and

7) North 71 degrees 57 minutes 43 seconds West 40.61 feet to intersect the 4th line of the above described Lot 2 at the line of division between Lot 2 and Lot 3 of the 1st Amendment Minor Subdivision #95103M, thence leaving said line of division between Lot 2 and Lot 3, continuing to run through the First or 7.723 Acre Parcel of Land mentioned in Schedule A and described in Exhibit A attached to said Deed and running through Lot 3 of the 1st Amendment Minor Subdivision #95103M, the two following courses, as now surveyed,

8) South 04 degrees 29 minutes 45 seconds East 24.48 feet and

9) South 10 degrees 11 minutes 10 seconds West 33.01 feet to intersect the 6th line described in said Exhibit A and the 25th line described in said Exhibit B and also to intersect the southern outline of said Lot 3 at a point measured, as now surveyed, South 81 degrees 34 minutes 24 seconds East 0.45 feet from the southern division corner between said Lot 2 and Lot 3 at beginning of the 5th line of the above described Lot 2, thence leaving said 6th and 25th lines and the southern outline of said Lot 3, running through said Second or 19.239

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January 17, 1997

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Description of LOT 2, 1st Amendment "WRIGHT PROPERTY".
Minor Subdivision (formerly) Symington Property, #95103M,
11307 Mays Chapel Road.
Containing 3.0007 Acres of Land more or less.
Eighth Election District, Baltimore County, Maryland.

Acre Parcel of Land mentioned in said Schedule A and described in Exhibit B, the five following courses, as now surveyed,

- 10) South 10 degrees 11 minutes 10 seconds West 46.28 feet,
- 11) North 80 degrees 15 minutes 18 seconds West 39.02 feet,
- 12) North 15 degrees 53 minutes 33 seconds West 28.43 feet,
- 13) North 82 degrees 17 minutes 27 seconds West 43.82 feet and
- 14) North 66 degrees 32 minutes 47 seconds West 77.14 feet to a pin and cap found marked P-3 at the end

of said 5th line described in said Exhibit A and the beginning of said 26th line described in said Exhibit B and also the beginning of said 6th line of the above described Lot 2, thence leaving the end of said 5th line and the beginning of said 26th line and the beginning of said 6th line of the above described Lot 2, continuing to run through said Second or 19.239 Acre Parcel of Land mentioned in said Schedule A and described in Exhibit B,

15) North 59 degrees 58 minutes 21 seconds West 254.56 feet, to a 1/2" pipe found at the end of the 2nd line described in said Exhibit B, running thence binding reversely on all of the 2nd and 1st lines described in said Exhibit B, the two following courses, as now surveyed,

16) South 88 degrees 16 minutes 29 seconds West 214.75 feet and

17) South 88 degrees 41 minutes 17 seconds West, passing over a P.K. nail found at a distance of 234.78 feet, in all, 288.14 feet to a point in or near the centerline of said Mays Chapel Road, running thence binding in or near the centerline of said Mays Chapel Road, binding reversely on the 29th and 28th lines described in said Exhibit B, the two following courses, as now surveyed,

18) North 39 degrees 21 minutes 27 seconds East 43.47 feet and

19) North 33 degrees 42 minutes 54 seconds East 33.21 feet to the point of beginning

Containing 1.0923 Acres of Land more or less.

Being part of the First or 7.723 Acre Parcel of Land mentioned in Schedule A and described in Exhibit A and part of the Second or 19.239 Acre Parcel of Land mentioned in said Schedule A and described in Exhibit B, all attached to the Deed dated June 14, 1994 between Martha F. Symington and Henry M. Wright, Jr., recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 10589 folio 067.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 12021, p. 0645, MSA_CE62_11876. Date available 03/04/2005. Printed 0

EXHIBIT A

0012021 646

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

January 17, 1997

Description of LOT 3, 1st Amendment "WRIGHT PROPERTY".
Minor Subdivision (formerly) Symington Property, #95103M,
11309 Mays Chapel Road.
Containing 3.0001 Acres of Land more or less.
Eighth Election District, Baltimore County, Maryland.

Beginning for Lot 3 of the 1st Amendment Minor Subdivision #95103M at a pin and cap set at the line of division between Lot 2 and Lot 3 of said 1st Amendment Minor Subdivision, said point of beginning being on the 6th or South 81 degree 34 minute 52 second East 477.21 foot line of the First or 7.723 Acre Parcel of Land mentioned in Schedule A and described in Exhibit A attached to the Deed dated June 14, 1994 between Martha F. Symington and Henry M. Wright, Jr., recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 10589 folio 067, said point of beginning also being on the 25th line of the Second or 19.239 Acre Parcel of Land mentioned in said Schedule A and described in Exhibit B attached to said above mentioned Deed, said point of beginning being measured, as now surveyed, South 81 degrees 34 minutes 24 seconds East 170.00 feet from the beginning of said 6th line and reversely from the end of said 25th line, running thence leaving said point of beginning, binding on the line of division between said Lot 2 and Lot 3 of the 1st Amendment Minor Subdivision #95103M, as now surveyed,

1) North 04 degrees 23 minutes 20 seconds East 418.47 feet to a pin and cap set and to intersect the 8th line described in said Exhibit A and also to intersect the southernmost outline of the land shown on a Plat entitled "West Wind", dated March 31, 1964, recorded among the Plat Records of Baltimore County, Maryland in Plat Book R.R.G. 29 folio 132, running thence, binding reversely on part of said 8th line described in said Exhibit A and binding on part of the southernmost outline of said "West Wind" Plat, as now surveyed,

2) North 86 degrees 55 minutes 00 seconds East, 279.45 feet to a P.K. nail found in a fence post at the beginning of said 8th line and to intersect the 24th line described in said Exhibit B, running thence binding reversely on all the of the 7th line described in said Exhibit A and binding on part of the said 24th line described in said Exhibit B, as now surveyed,

3) South 00 degrees 50 minutes 57 seconds West 477.36 feet to a pin and cap found marked P-3, running thence binding reversely on part of the 6th line described in said Exhibit A and binding on part of the 25th line described in said Exhibit B, as now surveyed,

4) North 81 degrees 34 minutes 24 seconds West 307.31 feet to the point of beginning.

Containing 3.0001 Acres of Land more or less.

Being part of the First or 7.723 Acre Parcel of Land more or less mentioned in Schedule A and described in Exhibit A attached to the Deed dated June 14, 1994 between Martha F. Symington and Henry M. Wright, Jr., recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 10589 folio 067.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 12021, p. 0646, MSA_CE62_11876. Date available 03/04/2005. Printed 08/2005

0012021 647

January 17, 1997

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Description of LOT 3, 1st Amendment "WRIGHT PROPERTY".
Minor Subdivision (formerly) Symington Property, #95103M,
11309 Mays Chapel Road.
Containing 3.0001 Acres of Land more or less.
Eighth Election District, Baltimore County, Maryland.

Subject to a Forest Conservation Easement, described as follows:

Beginning for said Forest Conservation Easement at a pin and cap set on the last or 8th or South 86 degree 54 minute 20 second West 1075.06 foot line of the First or 7.723 Acre Parcel of Land mentioned in Schedule A and described in Exhibit A attached to the Deed dated June 14, 1994 between Martha F. Symington and Henry M. Wright, Jr., recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 10589 folio 067, said point of beginning also being on the southernmost outline of the land shown on a Plat entitled "West Wind", dated March 31, 1964, recorded among the Plat Records of Baltimore County, Maryland in Plat Book R.R.G. 29 folio 132, said point of beginning also being at the beginning of the 2nd or North 86 degree 55 minute 00 second East 279.45 foot line of the above described Lot 3, running thence, binding reversely on part of said 8th line described in said Exhibit A, binding on part of the southernmost outline of said "West Wind" Plat and binding on all of the 2nd line of the above described Lot 3, as now surveyed,

1) North 86 degrees 55 minutes 00 seconds East, 279.45 feet a P.K. nail found in a fence post at the beginning of said 8th line and to intersect the 24th line described in said Exhibit B, running thence binding reversely on all the of the 7th line described in said Exhibit A, binding on part of the said 24th line described in said Exhibit B and binding on all of the 3rd line of the above described Lot 3, as now surveyed,

2) South 00 degrees 50 minutes 57 seconds West 477.36 feet to a pin and cap found marked P-3, running thence binding reversely on part of the 6th line described in said Exhibit A, binding on part of the 25th line described in said Exhibit B and binding on part of the 4th line of the above described Lot 3, as now surveyed,

3) North 81 degrees 34 minutes 24 seconds West 55.00 feet, thence leaving said 4th line of the above described Lot 3, running through the above described Lot 3, the two following courses, as now surveyed,

4) North 00 degrees 04 minutes 32 seconds East, 405.88 feet and

5) South 86 degrees 55 minutes 00 seconds West 223.05 feet to intersect the 1st line of the above described Lot 3 and being the line division between said Lot 2 and Lot 3 of the 1st Amendment Minor Subdivision #95103M, running thence binding on part of the 1st line of the above described Lot 3 and binding on part of the line of division between said Lot 2 and Lot 3, as now surveyed,

6) North 04 degrees 23 minutes 20 seconds East 60.51 feet to the point of beginning.

Containing 0.9284 Acres of Land more or less.

Subject to and together with the Use in Common Easement for the purpose of ingress and egress, described as follows:

Beginning for the Use in Common Easement at a P.K. nail found in or near the centerline of Mays Chapel Road, said point of beginning being at the beginning of the 4th or North 88 degree 29 minute 54 second East 480.26 foot line of the First or 7.723 Acre Parcel of Land mentioned in Schedule A and described in Exhibit A attached to the Deed dated June 14, 1994 between Martha F. Symington and Henry M. Wright, Jr.,

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 12021, p. 0647, MSA_CE62_11876. Date available 03/04/2005. Printed 08/2

0012021 648

January 17, 1997

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Description of LOT 3, 1st Amendment "WRIGHT PROPERTY",
Minor Subdivision (formerly) Symington Property, #95103M.
11309 Mays Chapel Road.
Containing 3.0001 Acres of Land more or less.
Eighth Election District, Baltimore County, Maryland.

recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 10589 folio 067, said point of beginning also being at the end of the 27th line of the Second or 19.239 Acre Parcel of Land mentioned in said Schedule A and described in Exhibit B attached to said above mentioned Deed, running thence leaving said point of beginning and said Mays Chapel Road, binding on all of the 4th line described in said Exhibit A, binding reversely on all of the 27th line described in said Exhibit B and binding on all of the southern outline of Lot 1 of the 1st Amendment Minor Subdivision #95103M, as now surveyed,

1) North 88 degrees 30 minutes 39 seconds East, passing over a pin and cap found marked P-3 at a distance of 462.25 feet, in all, 480.30 feet to the line of division of division between Lot 1 and Lot 2 of the 1st Amendment Minor Subdivision #95103M, running thence binding on part of the 5th line described in said Exhibit A, binding reversely on part of the 26th line described in said Exhibit B and binding on part of the southern outline of Lot 2 of the 1st Amendment Minor Subdivision #95103M, as now surveyed,

2) South 46 degrees 19 minutes 44 seconds East, passing over a pin and cap found marked P-3 at a distance of 39.97 feet, in all, 145.13 feet, thence leaving said 5th line described in said Exhibit A and leaving said 26th line described in said Exhibit B and also leaving said southern outline of Lot 2 of the 1st Amendment Minor Subdivision #95103M, running through the First or 7.723 Acre Parcel of Land mentioned in Schedule A and described in Exhibit A attached to said Deed and running through Lot 2 of the 1st Amendment Minor Subdivision #95103M, the five following courses, as now surveyed,

- 3) South 59 degrees 58 minutes 21 seconds East 121.87 feet,
- 4) South 66 degrees 32 minutes 47 seconds East 71.27 feet,
- 5) South 82 degrees 17 minutes 27 seconds East 40.92 feet.
- 6) North 28 degrees 45 minutes 01 seconds East 30.07 feet and
- 7) North 71 degrees 57 minutes 43 seconds West 40.61 feet to intersect the 1st line of the above

described Lot 3 at the line of division between Lot 2 and Lot 3 of the 1st Amendment Minor Subdivision #95103M, thence leaving said line of division between Lot 2 and Lot 3, continuing to run through the First or 7.723 Acre Parcel of Land mentioned in Schedule A and described in Exhibit A attached to said Deed and running through Lot 3 of the 1st Amendment Minor Subdivision #95103M, the two following courses, as now surveyed,

8) South 04 degrees 29 minutes 45 seconds East 24.48 feet and

9) South 10 degrees 11 minutes 10 seconds West 33.01 feet to intersect the 6th line described in said Exhibit A and the 25th line described in said Exhibit B and also to intersect the 4th line of the above described Lot 3 at a point measured reversely, as now surveyed. South 81 degrees 34 minutes 24 seconds East 0.45 feet from the end of said 4th line of the above described Lot 3, thence leaving said 6th and 25th lines and the 4th line of the above described Lot 3, running through said Second or 19.239 Acre Parcel of Land mentioned in said Schedule A and described in Exhibit B. the five following courses. as now surveyed.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 12021, p. 0648, MSA_CE62_11876. Date available 03/04/2005. Printed 08/21/05

0012021 649

January 17, 1997

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Description of LOT 3, 1st Amendment "WRIGHT PROPERTY",
Minor Subdivision (formerly) Symington Property, #95103M,
11309 Mays Chapel Road.
Containing 3.0001 Acres of Land more or less.
Eighth Election District, Baltimore County, Maryland.

10) South 10 degrees 11 minutes 10 seconds West 46.28 feet,
11) North 80 degrees 15 minutes 18 seconds West 39.02 feet,
12) North 15 degrees 53 minutes 33 seconds West 28.43 feet,
13) North 82 degrees 17 minutes 27 seconds West 43.82 feet and
14) North 66 degrees 32 minutes 47 seconds West 77.14 feet to a pin and cap found marked P-3 at the end
of said 5th line described in said Exhibit A and the beginning of said 26th line described in said Exhibit B and
also to the southern outline corner of said Lot 2, thence leaving the end of said 5th line and the beginning of said
26th line and the southern outline corner of said Lot 2, continuing to run through said Second or 19.239 Acre
Parcel of Land mentioned in said Schedule A and described in Exhibit B,

15) North 59 degrees 58 minutes 21 seconds West 254.56 feet, to a 1/2" pipe found at the end of the 2nd
line described in said Exhibit B, running thence binding reversely on all of the 2nd and 1st lines described in
said Exhibit B, the two following courses, as now surveyed,

16) South 88 degrees 16 minutes 29 seconds West 214.75 feet and

17) South 88 degrees 41 minutes 17 seconds West, passing over a P.K. nail found at a distance of 234.78
feet, in all, 288.14 feet to a point in or near the centerline of said Mays Chapel Road, running thence binding in
or near the centerline of said Mays Chapel Road, binding reversely on the 29th and 28th lines described in said
Exhibit B, the two following courses, as now surveyed,

18) North 39 degrees 21 minutes 27 seconds East 43.47 feet and

19) North 33 degrees 42 minutes 54 seconds East 33.21 feet to the point of beginning

Containing 1.0923 Acres of Land more or less.

Being part of the First or 7.723 Acre Parcel of Land mentioned in Schedule A and described in Exhibit
A and part of the Second or 19.239 Acre Parcel of Land mentioned in said Schedule A and described in Exhibit
B, all attached to the Deed dated June 14, 1994 between Martha F. Symington and Henry M. Wright, Jr.,
recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 10589 folio 067.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 12021, p. 0649, MSA_CE62_11876. Date available 03/04/2005. Printed 08/22/05

0012021 650

State of Maryland Land Instrument Intake Sheet
Baltimore City County: Baltimore

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)
Check Box if Addendum Intake Form is Attached.

1 Type(s) of Instruments: Deed, Mortgage, etc.
2 Conveyance Type: Improved Sale, Unimproved Sale, etc.
3 Tax Exemptions: Recordation, State Transfer, County Transfer

REC'D FEB 25 1997
RECORDING FEE 75.00
TOTAL 98.00

Table with columns: Consideration Amount, Finance Office Use Only, Transfer and Recordation Tax Consideration. Includes rows for Purchase Price, Mortgage, and Total Due.

Table with columns: Fees, Amount of Fees, Doc. 1, Doc. 2. Includes rows for Recording Charge, Surcharge, State Recordation Tax, etc.

Agent:
Tax Bill:
C.B. Credit:
Ag. Tax/Other:

6 Description of Property: DEC
SDAT requires submission of all applicable information.
Location/Address of Property Being Conveyed (2): Ingress, Egress, MAINTENANCE of Utility Esmt.

7 Transferred From: Doc. 1 - Grantor(s) Name(s): Henry M. Wright, Jr., Declarant

8 Transferred To: Doc. 1 - Grantee(s) Name(s): Robert D. Kunisch and Philip G. Enstice, Trustees

9 Other Names to Be Indexed: Doc. 1 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information: Instrument Submitted By or Contact Person: Michael L. Snyder, COADY & FARLEY

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
Assessment Information: Yes/No Will the property being conveyed be the grantee's principal residence?

Table with columns: Transfer Number, Date Received, Dead Reference, Assigned Property No., Year, Land, Buildings, Total, Geo., Zoning, Use, Town Cd., Map, Grid, Parcel, Ex. St., Sub, Plat, Section, Ex. Cd., Block, Plat, Lot, Section, Occ. Cd.

TRANSFER TAX NOT REQUIRED
BALTIMORE COUNTY MARYLAND
Director of Finance
Per [Signature]
Date 2-5-97 Sec 33-139 Dec

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 12021, p. 0650, MSA-CE62-11876. Date available 03/04/2005. Printed 08/27/2021.