

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
N & S/S Tufton Avenue and Shawan *
Road at Falls Road * ZONING COMMISSIONER
(Miller Trust Property) *
8th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
* Case No. 96-90-SPH
Davison D. White, Elizabeth W. Fenwick,
and Thomas C. Whedbee - Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for a large tract of rural residential/agricultural land located on the north and south sides of Tufton Avenue and Shawan Road, and east and west of Falls Road in the vicinity of Oregon Ridge Park in Cockeysville. The Petition was filed by the owners of the property, Davison D. White, Elizabeth W. Fenwick and Thomas C. Whedbee. The Petitioners seek approval and confirmation of the density available on the subject property, zoned R.C.2, and prior non-density transfers, including parcels of 29.7 acres, .95 acres, and .25 acres. The subject property and relief sought are more particularly described on the site plan submitted and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Davison and Barbara White, co-owners of the subject property, Edmund F. Haile, a Registered Professional Land Surveyor with Daft-McCune-Walker, Inc., who prepared the site plan for this project, J. Paul Rieger, Esquire, a title attorney with the Commonwealth Land Title Insurance Company, who prepared the title report submitted with the site plan filed, and Robert A. Hoffman, Esquire, attorney for the Petitioners. There were no Protestants present. In addition to the Petitioners and the witnesses outlined above,

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John Bernstein, Executive Director of the Valleys Planning Council, appeared and participated in the hearing.

As noted above, the Petition for Special Hearing was filed to clarify the present status, from a density standpoint, of the subject property. The Petition is filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) which empowers the Zoning Commissioner to conduct hearings as may be required to interpret the B.C.Z.R. as they relate to property located in Baltimore County.

Testimony and evidence developed at the hearing disclosed that the subject property was originally known as the Miller Trust Property and is described in separate deeds in the Land Records of Baltimore County as being comprised of a number of different parcels containing a combined area of 685.2 acres. In essence, this large tract of land surrounds the intersection of Falls Road, Shawan Road and Tufton Avenue.

As is well-settled, the R.C. zoning designation came to Baltimore County on November 25, 1979 when that zoning classification was adopted by the County Council. The classification was established to protect the rural and agricultural base of Baltimore County. The R.C. 2 zoning classification is the most restrictive designation within the B.C.Z.R. It severely limits development and was established to protect the agricultural resources of Baltimore County. But for a small parcel zoned R.C.C., the entire tract under consideration here is zoned R.C. 2. As is well-settled, the state of title of the property as of November 25, 1979 establishes the amount of subdivision which is permitted for any R.C. zoned tract.

The largest single parcel of the entire tract is known as Parcel 1, or the first parcel. Prior to November 25, 1979, the first parcel was characterized in the Land Records of Baltimore County as consisting of two

parts. The first part, 252.7 acres, is located west of Falls Road and north of Tufton Avenue. The "other" part of the first parcel, consists of 291.1 acres, and is located to the east of Falls Road, north of Shawan Road. In addition to these two large tracts, the first parcel also included additional acreage which will be described hereinafter. In total, Parcel 1 contained approximately 630 acres as of November 25, 1979. Under the applicable density regulations for R.C. 2 zoned land, the property could be subdivided to create 12 individual lots. For reasons which will be discussed hereinafter, it is clear that the property in its current configuration can support 11 density units.

As shown on the title report prepared by Mr. Riegler, there have been several outconveyances from the first parcel since November 1979. The first occurred on November 8, 1983 when a tract of 56.138 acres was conveyed to Dr. James C. Alban, III and his wife, Dorothy G. Alban. The language in the deed of conveyance indicates that one density unit was conveyed with those lands, and in fact, Dr. and Mrs. Alban have improved their tract with a single family dwelling. On December 21, 1990, an additional 29.704 acres was carved from the first parcel and conveyed to Dr. and Mrs. Alban. This conveyance was done apparently for the purpose of increasing the lands owned by Dr. and Mrs. Alban and not for any subdivision. Thus, Dr. and Mrs. Alban currently own approximately 85 acres of land, which cannot be subdivided. These 85 acres, which were carved from the first parcel, were permitted by deed to be developed with one single family dwelling and there was no additional density (rights-of-subdivision) transferred to the Albans. Thus, these conveyances to Dr. and Mrs. Alban reduced the available density to the first parcel to 11 units.

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In addition to the transfers to Dr. and Mrs. Alban, there have been several other outconveyances from the first parcel. As discussed herein, none affect the density. Two of the transfers were to political jurisdictions, one on June 7, 1986 to Baltimore County, and one on September 24, 1987 to the State of Maryland. The first, to Baltimore County, involved a small strip of .027 acres along Shawan Road. The second, to the State Highway Administration, involved another small strip (.189 acres) adjacent to Falls Road at Shawan Road. Both of these conveyances were done to make road improvements to those public thoroughfares and were not consummated for the purpose of transferring or altering the density associated therewith. Moreover, in addition to the non-density transfer of the 29.704 acres to Dr. and Mrs. Alban as described above, two other non-density transfers occurred on December 21, 1990. The first was a small parcel of just less than 1 acre (.9543 acres) which was conveyed to Patrick C. and Margaret C. Walsh. This small strip was transferred to Mr. and Mrs. Walsh to increase the size of their property which abuts Cuba Road. That outconveyance is clearly shown on the site plan and again, was done not for the purpose of conveying any density, but merely to increase the Walsh's holdings. A similar situation exists with a small parcel of .2462 acres which was conveyed to Charles M. Ness, III, Personal Representative. This conveyance also occurred on December 21, 1990. The small triangular shaped parcel which was conveyed at that time was merely done as a lot line adjustment to the property now owned by John L. McShane. In sum, it is clear that of the original 630 acres, with its 12 rights of subdivision or densities, 11 have been retained. Although there have been a series of outconveyances, most of these have been without impact upon density, with

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the exception of the conveyance of 56.14 acres to Dr. and Mrs. Alban. Thus, 11 density units remain attributable to the first parcel.

In addition to the first parcel, the Miller Trust Property also includes a number of parcels which are clearly described in Mr. Riegler's title report. These include a second parcel, which is split zoned R.C.5 (13.24 acres) and R.C.2 (47.76 acres). As to the R.C. 2 zoned portion of that parcel, two density units are available to the property in view of the acreage involved. A third parcel of 28.53 acres is also described and also includes two density units. A fourth parcel of 3.20 acres includes two density units, as well, as does a fifth parcel of 27.41 acres. Moreover, a sixth parcel of 19.26 acres, also includes two density units. Thus, the first through sixth parcels as described above comprise 22 density units, less the one conveyed to Dr. and Mrs. Alban, for a total of 21 density units at the present time.

Although the descriptions herein of the first through sixth parcels clearly brings about the computations set forth above, additional discussion is warranted regarding other conveyances which affect the original tract. Specifically, the plat and title report shows an outconveyance of 15.05 acres to Mr. and Mrs. Walsh in 1990. In this regard, the Land Records of Baltimore County show that this tract is described as an individual parcel (designated ninth parcel in the original deed descriptions). Thus, that parcel which is no longer part of the White/Fenwick/Whedbee holdings has its own densities attributable to it and does not impact the calculations set forth above. That is, Mr. & Mrs. Walsh are entitled to whatever densities are attributable to that tract in that same was separately described in the Land Records of Baltimore County. It is also to be noted that a small strip of land adjacent to Geist Road, was apparently

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outconveyed on July 14, 1961. The details of this conveyance are unclear, however, the property is extremely small in area and I shall therefore hold that it is without impact as to the existing and useable density. It was apparently conveyed in order to ease access along Geist Road and improve and conform the property records to existing actual conditions.

Lastly, as noted above, there was an outconveyance of property in 1990 of approximately 2 acres now zoned R.C.C. This parcel is the site of the well-known John Brown Store and is located at the northeast corner of the intersection of Falls Road and Shawan Road. This lot is one of the few non-agricultural properties in the area. There was discussion at the hearing regarding the affect of this transfer and the Zoning Commissioner's Policy Manual, specifically, Page 1A-31 thereof. It is noted that this page of the Policy Manual requires that density for R.C. zoned land under the same ownership but separated by different R.C. zones should be calculated and adjusted for each parcel. Petitioners' Counsel cited this section of the Policy Manual for the proposition that the R.C.C. zoned tract does not decrease the overall density for this parcel. In connection with this property and under the circumstances described above, I agree. The R.C.C. zoning designation was affixed to this property in 1988 and the site conveyed thereafter. By act of the County Council and zoning this property differently from the overall tract, mandates a finding that the density attributable to the overall tract should not be reduced due to the conveyance of this parcel.

In summary, it is clear that all of the parcels as described above are presently configured so as to allow the rights of subdivision to create 21 units, all as more fully described above. It must be noted that this conclusion is based upon the information and exhibits submitted at

the hearing before me. Mr. Rieger certified that the information submitted was correct, pursuant to his review of the Land Records of Baltimore County. The exhibits submitted corroborate his opinions in this respect.

Based upon the testimony and evidence submitted, and as described above, I will therefore grant the relief requested within the Petition for Special Hearing. Moreover, to insure that this ruling is preserved in the event of additional conveyance of property in the future, I shall order that a copy of this opinion and order be filed and duly recorded in the Land Records of Baltimore County. It shall be indexed under the names of those property owners designated within Petitioner's Exhibit 2, so that future grantees acquire properties with legal notice of this decision.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the Petition for Special Hearing shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1st day of November, 1995 that the Petition for Special Hearing seeking approval and confirmation of the density available on the subject property, zoned R.C.2, and prior non-density transfers, including parcels of 29.7 acres, .95 acres, and .25 acres, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Pursuant to Section 502.2 of the B.C.Z.R., a new deed incorporating a reference to this case and the restrictions and conditions set forth herein shall be recorded among the Land Records of Baltimore County within sixty (60) days of the date of this Order and a

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copy of the recorded deed shall be forwarded to the Zoning Commissioner for inclusion in the case file.

3) A copy of this Opinion and Order shall be filed and duly recorded in the Land Records of Baltimore County. It shall be indexed under the property owners designated within Petitioner's Exhibit 2, so that future grantees acquire properties with legal notice of this decision.

4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

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Date 11/1/95
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 1, 1995

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
N & S/S Tufton Avenue and Shawan Road at Falls Road
(Miller Trust Property)
8th Election District - 3rd Councilmanic District
Davison White, Elizabeth Fenwick & Thomas Whedbee - Petitioners
Case No. 96-90-SPH

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Davison White
1211 John Street, Baltimore, Md. 21217-4114

J. Paul Rieger, Esquire, Commonwealth Land Title Insurance Co.
401 E. Pratt Street, Baltimore, Md. 21202

Mr. Edmund Haile, Daft-McCune-Walker, Inc.
200 E. Pennsylvania Avenue, Towson, Md. 21204

People's Counsel; Case File

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Petition for Special Hearing

96-90-SFH
to the Zoning Commissioner of Baltimore County

for the property located at North and South sides of Tufton Avenue and Shawan Road at Falls Road

which is presently zoned

RC2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

to confirm the density available on a RC2 zoned tract of land and prior non-density transfers, including parcels of 29.7 acres, .95 acres and .25 acres.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Legal Owner(s):

Davidson D. White

Elizabeth W. Fenwick

Thomas C. Whedbee

Attorney for Petitioner.

Robert A. Hoffman, Esquire

(Type or Print Name)

Signature Venable, Baetjer & Howard, LLP

210 Allegheny Avenue 494-6262

Address

Phone No.

Towson, Maryland 21204

City

State

Zipcode

c/o Davidson White (410) 669-2856
1211 John Street
Baltimore, Maryland 21217-4114

Name, Address and phone number of representative to be contacted.

Robert A. Hoffman, Esquire

Name 210 Allegheny Avenue
Towson, Maryland 21204 494-6262

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: Jan DATE 8-23-95

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Description

To Accompany Petition for Special Hearing

685.2 Acre Parcel

96-90-SPH

East and West Sides of Falls Road

North Side of Tufton Avenue

North and South Sides of Shawan Road



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

410 296 3333

Fax 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the first in the centerline of Tufton Avenue at a point situate 620 feet, more or less, as measured westerly along said centerline from its intersection with the centerline of Falls Road, thence leaving said beginning point and running in the centerline of said Tufton Avenue, (1) North 85 degrees 54 minutes 00 seconds West 1361.50 feet, thence leaving said road and running the three following courses and distances, viz: (2) North 03 degrees 24 minutes 00 seconds East 768.34 feet, thence (3) North 86 degrees 36 minutes 00 seconds West 3448.92 feet, and thence (4) North 03 degrees 31 minutes 00 seconds East 1506.43 feet to intersect the centerline of Geist Road, thence binding thereon the three following courses and distances, viz: (5) North 76 degrees 15 minutes 00 seconds East 165.32 feet, thence (6) North 76 degrees 41 minutes 00 seconds East 400.00 feet, and thence (7) North 78 degrees 07 minutes 00 seconds East 404.00 feet, thence leaving said road and running the three following courses and distances, viz: (8) South 00 degrees 09 minutes 00 seconds West 18.00 feet, thence (9) North 77 degrees 07 minutes 00 seconds East 2612.63 feet, and thence (10) North 03 degrees 16 minutes 00 seconds East 16.50 feet to intersect the centerline of Geist Road, thence binding thereon the six following courses and distances, viz: (11) South 88 degrees 31 minutes 30 seconds East 25.89 feet, thence (12) South

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83 degrees 38 minutes 50 seconds East 84.30 feet, thence (13) South 84 degrees 32 minutes 50 seconds East 169.25 feet, thence (14) South 86 degrees 51 minutes 20 seconds East 166.93 feet, thence (15) South 86 degrees 25 minutes 20 seconds East 276.17 feet, and thence (16) South 86 degrees 19 minutes 05 seconds East 569.80 feet to intersect the centerline of Falls Road, thence binding thereon the eight following courses and distances, viz: (17) South 16 degrees 57 minutes 40 seconds East 18.37 feet, thence (18) South 17 degrees 37 minutes 00 seconds East 132.01 feet, thence (19) South 17 degrees 00 minutes 20 seconds East 49.81 feet, thence (20) South 16 degrees 22 minutes 40 seconds East 49.74 feet, thence (21) South 13 degrees 59 minutes 50 seconds East 99.79 feet, thence (22) South 13 degrees 00 minutes 30 seconds East 99.84 feet, thence (23) South 12 degrees 09 minutes 40 seconds East 94.79 feet, and thence (24) South 12 degrees 34 minutes 10 seconds East 26.48 feet, thence leaving said road and running the three following courses and distances, viz: (25) North 88 degrees 59 minutes 40 seconds West 541.32 feet, thence (26) South 05 degrees 07 minutes 30 seconds East 752.84 feet, and thence (27) North 78 degrees 41 minutes 10 seconds East 646.26 feet to intersect the centerline of Falls Road, thence binding thereon (28) South 15 degrees 53 minutes 04 seconds East 6.20 feet, thence leaving said road and running the fourteen following courses and distances, viz: (29) North 67 degrees 06 minutes 28 seconds East 232.39 feet, thence (30) North 81 degrees 51 minutes 44 seconds East 333.31 feet, thence (31) North 66 degrees 00 minutes 18 seconds East 201.53 feet, thence (32) North 63 degrees 09 minutes 48 seconds East 287.55 feet, thence (33) South 26 degrees 57 minutes 27 seconds East 60.00 feet, thence (34) North 43 degrees 37 minutes 43 seconds East 114.03 feet, thence (35) North 59 degrees 27 minutes 03 seconds East 155.08 feet, thence (36) South 79 degrees 42 minutes 12

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seconds East 127.33 feet, thence (37) North 73 degrees 45 minutes 13 seconds East 221.07 feet, thence (38) North 55 degrees 46 minutes 18 seconds East 150.66 feet, thence (39) North 58 degrees 13 minutes 03 seconds East 318.74 feet, thence (40) North 69 degrees 18 minutes 23 seconds East 138.72 feet, thence (41) North 69 degrees 16 minutes 30 seconds East 90.34 feet, and thence (42) North 59 degrees 20 minutes 30 seconds East 827.54 feet to intersect the centerline of Cuba Road, thence binding thereon the four following courses and distances, viz: (43) South 50 degrees 08 minutes 00 seconds East 402.55 feet, thence (44) South 54 degrees 34 minutes 00 seconds East 146.70 feet, thence (45) South 60 degrees 00 minutes 00 seconds East 129.60 feet, and thence (46) South 61 degrees 19 minutes 00 seconds East 460.27 feet, thence leaving said road and running the six following courses and distances, viz: (47) South 44 degrees 43 minutes 00 seconds West 434.00 feet, thence (48) South 10 degrees 59 minutes 10 seconds West 456.27 feet, thence (49) South 11 degrees 15 minutes 00 seconds West 82.53 feet, thence (50) South 60 degrees 58 minutes 00 seconds East 241.82 feet, thence (51) North 73 degrees 51 minutes 10 seconds East 607.65 feet, and thence (52) North 64 degrees 27 minutes 00 seconds East 226.79 feet to intersect the centerline of Cuba Road, thence binding thereon the three following courses and distances, viz: (53) South 36 degrees 59 minutes 00 seconds East 217.77 feet, thence (54) South 54 degrees 28 minutes 00 seconds East 266.90 feet, and thence (55) South 54 degrees 47 minutes 00 seconds East 520.20 feet, thence leaving said road and running the three following courses and distances, viz: (56) South 03 degrees 15 minutes 00 seconds West 481.85 feet, thence (57) South 62 degrees 54 minutes 00 seconds East 211.10 feet, and thence (58) South 29 degrees 35 minutes 00 seconds West 1202.54 feet to intersect the centerline of Shawan Road, thence binding thereon the sixteen

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following courses and distances, viz: (59) North 87 degrees 10 minutes 00 seconds West 663.42 feet, thence (60) North 88 degrees 35 minutes 00 seconds West 470.00 feet, thence (61) South 84 degrees 26 minutes 00 seconds West 52.00 feet, thence (62) South 67 degrees 48 minutes 00 seconds West 55.10 feet, thence (63) South 50 degrees 59 minutes 00 seconds West 64.80 feet, thence (64) South 67 degrees 05 minutes 00 seconds West 100.00 feet, thence (65) South 67 degrees 48 minutes 00 seconds West 100.00 feet, thence (66) South 86 degrees 00 minutes 00 seconds West 1000.00 feet, thence (67) North 85 degrees 42 minutes 00 seconds West 202.20 feet, thence (68) North 77 degrees 25 minutes 00 seconds West 206.50 feet, thence (69) North 65 degrees 52 minutes 00 seconds West 81.70 feet, thence (70) North 55 degrees 58 minutes 00 seconds West 110.70 feet, thence (71) North 60 degrees 16 minutes 00 seconds West 100.00 feet, thence (72) North 72 degrees 46 minutes 00 seconds West 100.00 feet, thence (73) North 82 degrees 21 minutes 00 seconds West 100.00 feet, and thence (74) North 86 degrees 15 minutes 00 seconds West 925.30 feet, thence leaving said road and running the two following courses and distances, viz: (75) North 03 degrees 45 minutes 00 seconds East 315.00 feet, and thence (76) North 86 degrees 15 minutes 00 seconds West 301.00 feet to a point on the east side of Falls Road, thence running along said east side of Falls Road, (77) North 01 degree 07 minutes 00 seconds East 235.00 feet, thence leaving said east side and running (78) North 88 degrees 53 minutes 00 seconds West 23.64 feet to intersect the centerline of Falls Road, thence binding thereon the twelve following courses and distances, viz: (79) North 01 degree 07 minutes 00 seconds East 26.00 feet, thence (80) North 03 degrees 09 minutes 00 seconds East 100.00 feet, thence (81) North 07 degrees 07 minutes 00 seconds East 100.00 feet, thence (82) North 12 degrees 06 minutes 00

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seconds East 100.00 feet, thence (83) North 14 degrees 28 minutes 00 seconds East 100.00 feet, thence (84) North 08 degrees 56 minutes 00 seconds East 60.00 feet, thence (85) North 01 degree 44 minutes 00 seconds East 193.00 feet, thence (86) North 03 degrees 02 minutes 00 seconds West 50.00 feet, thence (87) North 10 degrees 32 minutes 00 seconds West 50.00 feet, thence (88) North 18 degrees 39 minutes 00 seconds West 50.00 feet, thence (89) North 21 degrees 40 minutes 00 seconds West 202.30 feet, and thence (90) North 19 degrees 49 minutes 00 seconds West 72.06 feet, thence leaving said road and running the five following courses and distances, viz: (91) North 69 degrees 03 minutes 50 seconds East 727.57 feet, thence (92) North 11 degrees 24 minutes 40 seconds West 431.20 feet, thence (93) South 65 degrees 56 minutes 00 seconds West 225.72 feet, thence (94) South 81 degrees 49 minutes 21 seconds West 335.10 feet, and thence (95) South 67 degrees 05 minutes 00 seconds West 213.90 feet to intersect the centerline of Falls Road, thence binding thereon (96) South 15 degrees 54 minutes 00 seconds East 140.22 feet, thence leaving said road and running the eight following courses and distances, viz: (97) South 83 degrees 24 minutes 00 seconds West 500.90 feet, thence (98) South 04 degrees 53 minutes 00 seconds East 270.26 feet, thence (99) South 04 degrees 40 minutes 00 seconds East 226.40 feet, thence (100) South 75 degrees 34 minutes 00 seconds West 20.85 feet, thence (101) South 07 degrees 07 minutes 30 seconds East 151.44 feet, thence (102) South 00 degrees 46 minutes 30 seconds West 87.69 feet, thence (103) North 89 degrees 27 minutes 00 seconds West 9.90 feet, and thence (104) South 00 degrees 33 minutes 00 seconds West 1130.40 feet to the point of beginning; containing 543.8 acres of land, more or less.

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Beginning for the second in the centerline of Shawan Road at a point situate 1245 feet, more or less, as measured easterly along said centerline from its intersection with the centerline of Falls Road, thence leaving said beginning point and running the three following courses and distances, viz: (1) South 03 degrees 03 minutes 00 seconds West 655.65 feet, thence (2) North 86 degrees 44 minutes 00 seconds West 1307.40 feet, and thence (3) North 86 degrees 26 minutes 00 seconds West 100.00 feet to intersect the centerline of Falls Road, thence binding thereon the seven following courses and distances, viz: (4) South 44 degrees 52 minutes 21 seconds West 148.00 feet, thence (5) South 45 degrees 39 minutes 47 seconds West 391.17 feet, thence (6) South 36 degrees 13 minutes 00 seconds West 182.03 feet, thence (7) South 15 degrees 17 minutes 20 seconds West 213.90 feet, thence (8) South 05 degrees 22 minutes 17 seconds East 172.16 feet, thence (9) South 25 degrees 53 minutes 52 seconds East 210.65 feet, and thence (10) South 45 degrees 55 minutes 04 seconds East 184.21 feet, thence leaving said road and running the five following courses and distances, viz: (11) North 11 degrees 20 minutes 00 seconds East 73.00 feet, thence (12) North 77 degrees 27 minutes 00 seconds East 967.10 feet, thence (13) South 45 degrees 50 minutes 00 seconds East 660.00 feet, thence (14) North 66 degrees 56 minutes 03 seconds East 1033.38 feet, and thence (15) North 23 degrees 04 minutes 00 seconds West 1711.27 feet to the point of beginning; containing 61.0 acres of land, more or less.

Beginning for the third in the centerline of Tufton Avenue at a point situate 1982 feet, more or less, as measured westerly along said centerline from its intersection with the centerline of Falls Road, thence leaving said beginning point and running the three following courses and distances, viz: (1) North 03

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degrees 24 minutes 00 seconds East 768.34 feet, thence (2) North 86 degrees 36 minutes 00 seconds West 1693.20 feet, and thence (3) South 06 degrees 34 minutes 00 seconds West 680.07 feet to intersect the centerline of Tufton Avenue, thence binding thereon the three following courses and distances, viz: (4) South 83 degrees 31 minutes 00 seconds East 1344.48 feet, thence (5) South 83 degrees 39 minutes 00 seconds East 168.96 feet, and thence (6) South 84 degrees 26 minutes 00 seconds East 219.65 feet to the point of beginning; containing 28.53 acres of land, more or less.

Beginning for the fourth at a point formed by the intersection of the centerline of Falls Road and the centerline of Tufton Avenue, thence leaving said beginning point and running in the centerline of Tufton Avenue, (1) North 85 degrees 54 minutes 00 seconds West 360.00 feet, thence leaving said road and running the two following courses and distances, viz: (2) South 01 degree 10 minutes 00 seconds West 386.28 feet, and thence (3) South 85 degrees 31 minutes 00 seconds East 360.11 feet to intersect the centerline of Falls Road, thence binding thereon (4) North 01 degree 26 minutes 00 seconds East 388.69 feet to the point of beginning; containing 3.20 acres of land, more or less.

Beginning for the fifth in the centerline of Tufton Avenue at a point situate 3715 feet, more or less, as measured westerly along said centerline from its intersection with the centerline of Falls Road, thence leaving said beginning point and running the three following courses and distances, viz: (1) North 06 degrees 34 minutes 00 seconds East 680.07 feet, thence (2) North 86 degrees 36 minutes 00 seconds West 1755.56 feet, and thence (3) South 03 degrees 31 minutes 00 seconds West 699.56 feet to intersect the centerline of Tufton Avenue, thence binding thereon the two following courses and distances, viz:

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(4) South 87 degrees 25 minutes 00 seconds East 1659.19 feet, and thence (5) South 83 degrees 46 minutes 00 seconds East 60.48 feet to the point of beginning; containing 27.41 acres of land, more or less.

Beginning for the sixth at a point formed by the intersection of the centerline of Falls Road and the centerline of Shawan Road, thence leaving said beginning point and running in the centerline of Shawan Road the two following courses and distances, viz: (1) South 86 degrees 15 minutes 00 seconds East 1245.30 feet, and thence (2) South 82 degrees 21 minutes 00 seconds East 81.60 feet, thence leaving said road and running the three following courses and distances, viz: (3) South 03 degrees 03 minutes 00 seconds West 655.65 feet, thence (4) North 86 degrees 44 minutes 00 seconds West 1307.40 feet, and thence (5) North 86 degrees 26 minutes 00 seconds West 100.00 feet to intersect the centerline of Falls Road, thence binding thereon the three following courses and distances, viz: (6) North 23 degrees 52 minutes 03 seconds East 119.73 feet, thence (7) North 09 degrees 27 minutes 16 seconds East 149.51 feet, and thence (8) North 01 degree 26 minutes 00 seconds East 388.69 feet to the intersection of the centerline of Falls Road and the centerline of Tufton Avenue, thence continuing in the centerline of Falls Road, (9) North 01 degree 14 minutes 00 seconds East 16.48 feet to the point of beginning; containing 19.26 acres of land, more or less.

Beginning for the seventh in the centerline of Shawan Road at a point situate 320 feet, more or less, as measured easterly along said centerline from its intersection with the centerline of Falls Road, thence leaving said beginning point and running the two following courses and distances, viz: (1) North 03 degrees 45 minutes 00 seconds East 315.00 feet, and thence (2) North 86 degrees 15

96-90-SPH

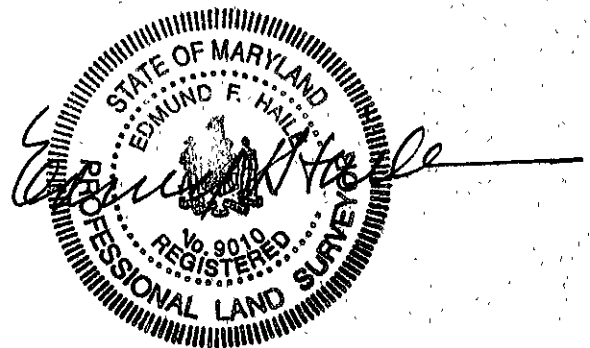
minutes 00 seconds West 301.00 feet to the east side of Falls Road, thence binding on said east side of Falls Road, (3) South 01 degree 07 minutes 00 seconds West 25.00 feet, thence leaving said road and running the five following courses and distances, viz: (4) South 88 degrees 48 minutes 05 seconds East 50.99 feet, thence (5) South 01 degree 11 minutes 55 seconds West 71.00 feet, thence (6) North 88 degrees 48 minutes 05 seconds West 25.00 feet, thence (7) North 30 degrees 24 minutes 32 seconds West 15.26 feet, and thence (8) North 88 degrees 48 minutes 05 seconds West 17.92 feet to the east side of Falls Road, thence binding on the east side of Falls Road the two following courses and distances, viz: (9) South 01 degree 13 minutes 29 seconds West 172.00 feet, and thence (10) South 40 degrees 24 minutes 59 seconds East 54.61 feet to the north side of Shawan Road, thence along the north side of Shawan Road, (11) South 88 degrees 00 minutes 35 seconds East 40.00 feet, thence leaving said north side, (12) South 01 degree 59 minutes 25 seconds West 20.00 feet to intersect the centerline of Shawan Road, thence binding thereon (13) South 86 degrees 15 minutes 00 seconds East 220.00 feet to the point of beginning; containing 2.0 acres of land, more or less.

The first through seventh parcels of land having a combined area of 685.2 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

July 31, 1995

Project No. 94049 (L94049)



84
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

004883

DATE 8-23-95 ACCOUNT Pool- 6150

96-90-5PH

AMOUNT \$ 320.⁰⁰

RECEIVED DAVISON WHITE
FROM:

N. E. S. SIDES OF
TUFON AVE. & SHAWAN
at FALLS PO.

SPEC. EX. (050) 250.⁰⁰

POSTING (080) 70.⁰⁰
2x35

FOR:

320.⁰⁰
\$320.00

MISSOURI

02A02H0013MICHRC
RA 0003133PH08-23-95

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

Jcm

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-90-SP4

District 88

Date of Posting 9/22/95

Posted for: Special Hearing

Petitioner: David White - Eliz Fennick - Tom Whidbee

Location of property: Ntss Tufton + Shawn Rd. at Falls Rd

Location of Signs: Facing road way on property being zoned

Remarks: _____

Posted by [Signature]

Signature

Date of return: 9/28/95

Number of Signs: 1

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9/29, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/21, 1995.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland, 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: 88-01-PH (Item 84)
Narrow Frontage and

Shelton, 111 W. Chesapeake Avenue
Millersville, Md.
Blt. 111 W. Chesapeake Avenue
3rd Floor, Room 106
Legal Director

Davidson D. White, Elizabeth W. Fenwick and Thomas G. Whedbee

Hearing: Friday,
October 13, 1995 at 10:00 a.m. in Rm. 106, County Office Building

Special Hearing to confirm the density available on a R.C.-2-zoned tract of land and prior non-density transfers, including parcels of 29.7 acres, .95 acres, and .25 acres.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the file and/or hearing, please Call 887-3391.

9/17/95 Sept 21

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be assessed and paid to this office at the time of filing.

2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 84

Petitioner: Davisen White

Location: Sehavan and Falls Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Barbara W. Grmord

ADDRESS: 210 Allegheny Ave
Towson Md 21204

PHONE NUMBER: 494-6201

TO: PUTUMENT PUBLISHING COMPANY
September 21, 1995 Issue - Jeffersonian

Please forward billing to:

Barbara W. Ormord
Venable, Baetjer & Howard LLP
210 Allegheny Avenue
Towson, Maryland 21204
494-6262

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chasapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-90-SPH (Item 84)
N&S Tufton Avenue and Shawan Road at Falls Road
Miller Trust Property
8th Election District - 3rd Councilmanic
Legal Owner: Davison D. White, Elizabeth W. Fenwick and Thomas C. Whedbee
HEARING: FRIDAY, OCTOBER 13, 1995 at 10:00 a.m. in Room 106, County Office Building.

Special Hearing to confirm the density available on a R.C.-2 zoned tract of land and prior non-density transfers, including parcels of 29.7 acres, .95 acres, and .25 acres.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 12, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-90-SPH (Item 84)

NSS/S Tufton Avenue and Shawan Road at Falls Road

Miller Trust Property

8th Election District - 3rd Councilmanic

Legal Owner: Davison D. White, Elizabeth W. Fenwick and Thomas C. Whedbee

HEARING: FRIDAY, OCTOBER 13, 1995 at 10:00 a.m. in Room 106, County Office Building.

Special Hearing to confirm the density available on a R.C.-2 zoned tract of land and prior non-density transfers, including parcels of 29.7 acres, .95 acres, and .25 acres.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Davison White, et al
Robert A. Hoffman, Esq.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 6, 1995

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No.: 84
Case No.: 96-90-SPH
Petitioner: D. D. White, et ux

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 23, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

MICROFILMED





**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

September 12, 1995

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Baltimore County
MD 25 (east & west sides)
at the intersection of MD 25
White, Fenwick and Thomas
Property
Special hearing
Item #084 (JCM)
Mile Post 9.80

Dear Ms. Watson:

This letter is in response to your request for our review of the plan for the referenced item.

A review of the State Highway Administration's (SHA) current and long range planning documents reveals MD 25 is identified with a future 80' right-of-way (40' from center of existing roadway at the MD 25/Shawan Road/Tufton Road intersection).

Since density and non-density transfers are land use issues, which are not under the jurisdiction of the SHA, we have no objection to the approval of the special hearing request as submitted.

All future development and access onto MD 25, from this property will require SHA review and approval.

All entrance construction or relocation of the existing entrances on the property will require an access permit to be issued by this office.

My telephone number is 410-333-1350 (Fax# 333-1041)

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Ms. Joyce Watson
Page Two
September 12, 1995

Should you have any questions, please contact Bob Small at 410-333-1350.
Thank you for the opportunity to review this plan.

Very truly yours,


Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
September 18, 1995

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #84 - Miller Trust Property
Tufton, Shawan and Falls Roads
Zoning Advisory Committee Meeting of September 5, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

Development of the property must comply with Article X, the Forest Conservation Act.

Agricultural Preservation Program

The concerns of this office is that the impact of approving the nondensity transfers will: (1) concentrate development in areas of low densities and the resultant higher densities will conflict with agricultural uses and (2) will push the development rights on to the prime and productive soils.

✓
JLP:MK:WL:sp

MILLER/DEPRM/TXTSBP

WILSON-11/11/95

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: September 12, 1995

FROM: Pat Keller, Director, OP *A*

SUBJECT: North and south sides of Tufton Avenue and Shawan Road at Falls Road

INFORMATION:

Item Number: 84

Petitioner: White, Fenwick and Whedbee Properties

Property Size: _____

Zoning: RC-2

Requested Action: Special Hearing

Hearing Date: _____ / _____ / _____

SUMMARY OF RECOMMENDATIONS:

The applicants have filed this special hearing to confirm the density available on a RC-2 zoned tract of land and prior non-density transfers, including parcels of 29.7 acres, .95 acres and .25 acres.

As the applicants have simply requested that the Zoning Commissioner determine the density available on the subject parcels, and since this Petition does not involve proposed development of said parcels, there are no substantive planning issues to address. Therefore, staff does not offer any recommendation regarding the subject request.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

PK/JL

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/02/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF SEPT. 5, 1995.

Item No.: SEE BELOW

Zoning Agenda:

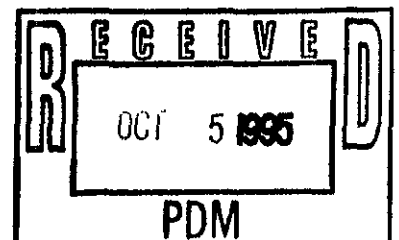
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 81, 82, 83, 84, 85, 86, 87, 88,
90, 91 AND 92. 9

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Sept. 15, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for September 11, 1995
Items 082, 083, 084, 088, 090, and 091 5

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Rob Hoffman

Paul Riegen

Ed Haile

Harrison and Barbara White

210 Allegheny Ave 21204

8472 E 401 E Pratt St 21202

200 E Pennsylvania Ave 21204

1211 John St, Baltimore, MD 21217



VENABLE, BAETJER AND HOWARD, LLP
including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147

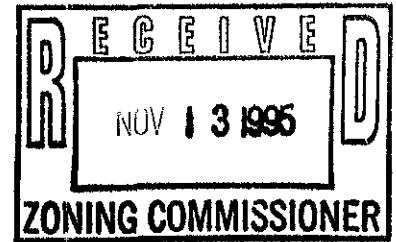
OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

Robert A. Hoffman
(410) 494-6262

VENABLE
ATTORNEYS AT LAW

November 13, 1995



Lawrence E. Schmidt,
Zoning Commissioner
First Floor, Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

Re: Case No. 96-90-SPH
Miller Trust Property

Dear Mr. Schmidt:

I have reviewed your Order dated November 1, 1995. Restriction #2 reads as follows:

"Pursuant to Section 502.2 of the B.C.Z.R., a new deed incorporating a reference to this case and the restrictions and conditions set forth herein shall be recorded among the Land Records of Baltimore County within sixty (60) days of the date of this Order and a copy of the recorded deed shall be forwarded to the Zoning Commissioner for inclusion in the case file.

Restriction No. 3 requires the recording of this Order under the property owners designated on Petitioner's Exhibit 2. Would it be an acceptable fulfillment of Restriction No. 2 to record this Zoning Order indexed under the current property owners of the subject property? This would simplify the recordation processes you have outlined.

RECEIVED

Lawrence E. Schmidt
Zoning Commissioner
November 13, 1995
Page 2

Please let me know at your earliest convenience if this is acceptable.

Yours truly,

A handwritten signature in black ink, appearing to read 'RAH', followed by a long horizontal flourish.

Robert A. Hoffman

RAH:pmp
cc: Mr. Davison White
Edmund F. Haile

TO1DOCS1/RAH01/0015338.01

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

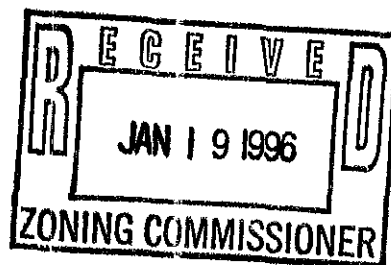
VENABLE
ATTORNEYS AT LAW

Writer's Direct Number:
410-494-6201

January 18, 1996

Lawrence E. Schmidt,
Zoning Commissioner
First Floor, Old Courthouse
400 Washington Avenue
Towson, MD 21204

Re: Miller Trust Property
Zoning Case No. 96-90-SPH



Dear Mr. Schmidt: *Carry*

In accordance with Restriction #2 of the Order in the above-captioned matter, I am forwarding you a copy of the deed which was recorded with the Department of Land Records for Baltimore County on January 2, 1996. I will forward you a copy of the original deed with the deed reference once we received it back from Land Records.

If you have any questions, please give me a call.

Sincerely,

A handwritten signature in cursive script, appearing to read "Barb".

Barbara W. Ormord
Legal Assistant

Enclosure

cc: Robert A. Hoffman, Esquire

ON FILE

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	☐ Other	☒ Other <u>Zoning Order</u>
		☐ Deed of Trust	☐ Lease		
2	Conveyance Type Check Box	☐ Improved Sale	☐ Unimproved Sale	☐ Multiple Accounts	☐ Not an Arms-Length Sale [9]
		☐ Arms-Length [1]	☐ Arms-Length [2]	☐ Arms-Length [3]	
3	Tax Exemptions (if Applicable)	☐ Recordation			
		☐ State Transfer			
Cite or Explain Authority		<u>County Transfer</u>			

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only		
				Transfer and Recordation Tax Consideration		
		Purchase Price/Consideration	\$	Transfer Tax Consideration	\$	
		Any New Mortgage	\$	X () % =	\$	
		Balance of Existing Mortgage	\$	Less Exemption Amount -	\$	
		Other:	\$	Total Transfer Tax =	\$	
		Other:	\$	Recordation Tax Consideration	\$	
		Other:	\$	X () per \$500 =	\$	
		Full Cash Value	\$	TOTAL DUE	\$	
5	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent:
		Recording Charge	\$	<u>20.00</u>	\$	
		Surcharge	\$	<u>2.00</u>	\$	
		State Recordation Tax	\$		\$	
		State Transfer Tax	\$		\$	
		County Transfer Tax	\$		\$	
		Other	\$		\$	
		Other	\$		\$	

6	Description of Property	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
		<u>8</u>					☐ (5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage (4)
		Location/Address of Property Being Conveyed (2)						
		Other Property Identifiers (if applicable)					Water Meter Account No.	
		Residential ☐ or Non-Residential ☐ Fee Simple ☐ or Ground Rent ☐ Amount:						
		Partial Conveyance? ☐ Yes ☐ No Description/Amt. of SqFt/Acreage Transferred:						
		If Partial Conveyance, List Improvements Conveyed:						

7	Transferred From	Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
		<u>Davidson D. White</u> <u>Elizabeth W. Farwick</u>	<u>Thomas C. Wyndbee</u> <u>Baltimore County Zoning Commissioner</u>
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

8	Transferred To	Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
		<u>James C. Hilborn, III</u> <u>Dorothy G. Hilborn</u>	<u>Elizabeth W. Farwick</u> <u>Louise D. White</u>
		New Grantee(s) Mailing Address	

9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)
		<u>Thomas C. Wyndbee</u> <u>Patrick C. Walsh</u>	<u>Margaret C. Walsh</u> <u>Charles M. Nes, II, Pers. Repres.</u>

10	Contact/Mail Information	Instrument Submitted By or Contact Person		☒ Return to Contact Person
				☐ Hold for Pickup
		Name: <u>Robert A. Hetherington, Esquire</u>	☐ Return Address Provided	
		Firm: <u>Verable, Bantier & Howard LLP</u>		
		Address: <u>216 Alameda Ave</u>		
		City: <u>SM</u> State: <u>MD</u> Zip: <u>21204</u>	Phone: <u>(410) 494-6200</u>	

11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER	
		☐ Yes ☐ No Will the property being conveyed be the grantee's principal residence?	☐ Yes ☐ No Does transfer include personal property? If yes, identify:
		☐ Yes ☐ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).	

Assessment Use Only - Do Not Write Below This Line							
☐ Terminal Verification	☐ Agricultural Verification	☐ Whole	☐ Part	☐ Tran. Process Verification			
Transfer Number:	Date Received:	Deed Reference:	Assigned Property No.:				
Year: <u>19</u>	<u>19</u>	Geo. <u></u>	Map <u></u>	RECORDING FEE	Block <u>20</u>	Lot <u>00</u>	
Land <u></u>		Zoning <u></u>	Grid <u></u>	PLAT SURF \$	Occ. Cd. <u>5.00</u>		
Buildings <u></u>		Use <u></u>	Parcel <u></u>	DEED Cd. <u></u>			
Total <u></u>		Town Cd. <u></u>	Ex. St. <u></u>				
REMARKS:				Root: <u>BAG1</u> Ref: <u>10392</u>			
				SM SR Blk: <u>52</u>			
				Jan 02, 1996 02:46 PM			

Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldenrod - Preparer
AOC-CC-300 (6/95)

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including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

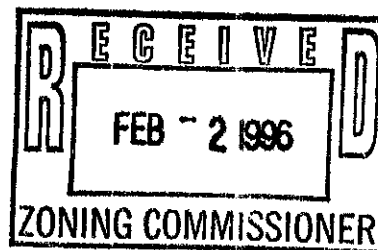
VENABLE
ATTORNEYS AT LAW

Writer's Direct Number:
(410) 494-6201

January 31, 1996

Lawrence E. Schmidt
Zoning Commissioner
First Floor, Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

Re: Miller Trust Property
Zoning Case No.: 996-90-SPH

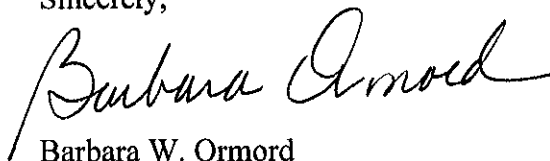


Dear Mr. Schmidt:

In accordance with Restriction No. 2 of the Order in the above-captioned matter I am forwarding you a copy of the deed which was recorded with the Department of Land Records for Baltimore County at Liber 11372, folio 186.

If you have any questions, please give me a call.

Sincerely,



Barbara W. Ormord
Legal Assistant

BWO:pmp
Enclosure

cc: Robert A. Hoffman, Esquire

TO1DOCS1/BAW01/0019036.01

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
 N & S/S Tufton Avenue and Shawan * ZONING COMMISSIONER
 Road at Falls Road * OF BALTIMORE COUNTY
 (Miller Trust Property) *
 8th Election District * Case No. 96-90-SPH
 3rd Councilmanic District *
 Davison D. White, Elizabeth W. Fenwick,
 and Thomas C. Whedbee - Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for a large tract of rural residential/agricultural land located on the north and south sides of Tufton Avenue and Shawan Road, and east and west of Falls Road in the vicinity of Oregon Ridge Park in Cockeysville. The Petition was filed by the owners of the property, Davison D. White, Elizabeth W. Fenwick and Thomas C. Whedbee. The Petitioners seek approval and confirmation of the density available on the subject property, zoned R.C.2, and prior non-density transfers, including parcels of 29.7 acres, .95 acres, and .25 acres. The subject property and relief sought are more particularly described on the site plan submitted and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Davison and Barbara White, co-owners of the subject property, Edmund F. Haile, a Registered Professional Land Surveyor with Daft-McCune-Walker, Inc., who prepared the site plan for this project, J. Paul Rieger, Esquire, a title attorney with the Commonwealth Land Title Insurance Company, who prepared the title report submitted with the site plan filed, and Robert A. Hoffman, Esquire, attorney for the Petitioners. There were no Protestants present. In addition to the Petitioners and the witnesses outlined above,

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

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ZONING COMMISSIONER OF BALTO. CO

AGRICULTURAL TRANSFER TAX
 NOT APPLICABLE

SIGNATURE

DATE

By

Date

John Bernstein, Executive Director of the Valleys Planning Council, appeared and participated in the hearing.

As noted above, the Petition for Special Hearing was filed to clarify the present status, from a density standpoint, of the subject property. The Petition is filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) which empowers the Zoning Commissioner to conduct hearings as may be required to interpret the B.C.Z.R. as they relate to property located in Baltimore County.

Testimony and evidence developed at the hearing disclosed that the subject property was originally known as the Miller Trust Property and is described in separate deeds in the Land Records of Baltimore County as being comprised of a number of different parcels containing a combined area of 685.2 acres. In essence, this large tract of land surrounds the intersection of Falls Road, Shawan Road and Tufton Avenue.

As is well-settled, the R.C. zoning designation came to Baltimore County on November 25, 1979 when that zoning classification was adopted by the County Council. The classification was established to protect the rural and agricultural base of Baltimore County. The R.C. 2 zoning classification is the most restrictive designation within the B.C.Z.R. It severely limits development and was established to protect the agricultural resources of Baltimore County. But for a small parcel zoned R.C.C., the entire tract under consideration here is zoned R.C. 2. As is well-settled, the state of title of the property as of November 25, 1979 establishes the amount of subdivision which is permitted for any R.C. zoned tract.

The largest single parcel of the entire tract is known as Parcel 1, or the first parcel. Prior to November 25, 1979, the first parcel was characterized in the Land Records of Baltimore County as consisting of two

parts. The first part, 252.7 acres, is located west of Falls Road and north of Tufton Avenue. The "other" part of the first parcel, consists of 291.1 acres, and is located to the east of Falls Road, north of Shawan Road. In addition to these two large tracts, the first parcel also included additional acreage which will be described hereinafter. In total, Parcel 1 contained approximately 630 acres as of November 25, 1979. Under the applicable density regulations for R.C. 2 zoned land, the property could be subdivided to create 12 individual lots. For reasons which will be discussed hereinafter, it is clear that the property in its current configuration can support 11 density units.

As shown on the title report prepared by Mr. Riegler, there have been several outconveyances from the first parcel since November 1979. The first occurred on November 8, 1983 when a tract of 56.138 acres was conveyed to Dr. James C. Alban, III and his wife, Dorothy G. Alban. The language in the deed of conveyance indicates that one density unit was conveyed with those lands, and in fact, Dr. and Mrs. Alban have improved their tract with a single family dwelling. On December 21, 1990, an additional 29.704 acres was carved from the first parcel and conveyed to Dr. and Mrs. Alban. This conveyance was done apparently for the purpose of increasing the lands owned by Dr. and Mrs. Alban and not for any subdivision. Thus, Dr. and Mrs. Alban currently own approximately 85 acres of land, which cannot be subdivided. These 85 acres, which were carved from the first parcel, were permitted by deed to be developed with one single family dwelling and there was no additional density (rights-of-subdivision) transferred to the Albans. Thus, these conveyances to Dr. and Mrs. Alban reduced the available density to the first parcel to 11 units.

In addition to the transfers to Dr. and Mrs. Alban, there have been several other outconveyances from the first parcel. As discussed herein, none affect the density. Two of the transfers were to political jurisdictions, one on June 7, 1986 to Baltimore County, and one on September 24, 1987 to the State of Maryland. The first, to Baltimore County, involved a small strip of .027 acres along Shawan Road. The second, to the State Highway Administration, involved another small strip (.189 acres) adjacent to Falls Road at Shawan Road. Both of these conveyances were done to make road improvements to those public thoroughfares and were not consummated for the purpose of transferring or altering the density associated therewith. Moreover, in addition to the non-density transfer of the 29.704 acres to Dr. and Mrs. Alban as described above, two other non-density transfers occurred on December 21, 1990. The first was a small parcel of just less than 1 acre (.9543 acres) which was conveyed to Patrick C. and Margaret C. Walsh. This small strip was transferred to Mr. and Mrs. Walsh to increase the size of their property which abuts Cuba Road. That outconveyance is clearly shown on the site plan and again, was done not for the purpose of conveying any density, but merely to increase the Walsh's holdings. A similar situation exists with a small parcel of .2462 acres which was conveyed to Charles M. Ness, III, Personal Representative. This conveyance also occurred on December 21, 1990. The small triangular shaped parcel which was conveyed at that time was merely done as a lot line adjustment to the property now owned by John L. McShane. In sum, it is clear that of the original 630 acres, with its 12 rights of subdivision or densities, 11 have been retained. Although there have been a series of outconveyances, most of these have been without impact upon density, with

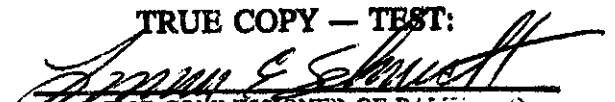
TRUE COPY - TEST

the exception of the conveyance of 56.14 acres to Dr. and Mrs. Alban. Thus, 11 density units remain attributable to the first parcel.

In addition to the first parcel, the Miller Trust Property also includes a number of parcels which are clearly described in Mr. Riegler's title report. These include a second parcel, which is split zoned R.C.5 (13.24 acres) and R.C.2 (47.76 acres). As to the R.C. 2 zoned portion of that parcel, two density units are available to the property in view of the acreage involved. A third parcel of 28.53 acres is also described and also includes two density units. A fourth parcel of 3.20 acres includes two density units, as well, as does a fifth parcel of 27.41 acres. Moreover, a sixth parcel of 19.26 acres, also includes two density units. Thus, the first through sixth parcels as described above comprise 22 density units, less the one conveyed to Dr. and Mrs. Alban, for a total of 21 density units at the present time.

Although the descriptions herein of the first through sixth parcels clearly brings about the computations set forth above, additional discussion is warranted regarding other conveyances which affect the original tract. Specifically, the plat and title report shows an outconveyance of 15.05 acres to Mr. and Mrs. Walsh in 1990. In this regard, the Land Records of Baltimore County show that this tract is described as an individual parcel (designated ninth parcel in the original deed descriptions). Thus, that parcel which is no longer part of the White/Fenwick/Whedbee holdings has its own densities attributable to it and does not impact the calculations set forth above. That is, Mr. & Mrs. Walsh are entitled to whatever densities are attributable to that tract in that same was separately described in the Land Records of Baltimore County. It is also to be noted that a small strip of land adjacent to Geist Road, was apparently

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ZONING COMMISSIONER OF BALTIMORE COUNTY

outconveyed on July 14, 1961. The details of this conveyance are unclear, however, the property is extremely small in area and I shall therefore hold that it is without impact as to the existing and useable density. It was apparently conveyed in order to ease access along Geist Road and improve and conform the property records to existing actual conditions.

Lastly, as noted above, there was an outconveyance of property in 1990 of approximately 2 acres now zoned R.C.C. This parcel is the site of the well-known John Brown Store and is located at the northeast corner of the intersection of Falls Road and Shawan Road. This lot is one of the few non-agricultural properties in the area. There was discussion at the hearing regarding the affect of this transfer and the Zoning Commissioner's Policy Manual, specifically, Page 1A-31 thereof. It is noted that this page of the Policy Manual requires that density for R.C. zoned land under the same ownership but separated by different R.C. zones should be calculated and adjusted for each parcel. Petitioners' Counsel cited this section of the Policy Manual for the proposition that the R.C.C. zoned tract does not decrease the overall density for this parcel. In connection with this property and under the circumstances described above, I agree. The R.C.C. zoning designation was affixed to this property in 1988 and the site conveyed thereafter. By act of the County Council and zoning this property differently from the overall tract, mandates a finding that the density attributable to the overall tract should not be reduced due to the conveyance of this parcel.

In summary, it is clear that all of the parcels as described above are presently configured so as to allow the rights of subdivision to create 21 units, all as more fully described above. It must be noted that this conclusion is based upon the information and exhibits submitted at

the hearing before me. Mr. Rieger certified that the information submitted was correct, pursuant to his review of the Land Records of Baltimore County. The exhibits submitted corroborate his opinions in this respect.

Based upon the testimony and evidence submitted, and as described above, I will therefore grant the relief requested within the Petition for Special Hearing. Moreover, to insure that this ruling is preserved in the event of additional conveyance of property in the future, I shall order that a copy of this opinion and order be filed and duly recorded in the Land Records of Baltimore County. It shall be indexed under the names of those property owners designated within Petitioner's Exhibit 2, so that future grantees acquire properties with legal notice of this decision.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the Petition for Special Hearing shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1st day of November, 1995 that the Petition for Special Hearing seeking approval and confirmation of the density available on the subject property, zoned R.C.2, and prior non-density transfers, including parcels of 29.7 acres, .95 acres, and .25 acres, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

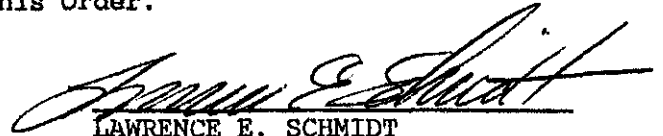
1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) Pursuant to Section 502.2 of the B.C.Z.R., a new deed incorporating a reference to this case and the restrictions and conditions set forth herein shall be recorded among the Land Records of Baltimore County within sixty (60) days of the date of this Order and a

copy of the recorded deed shall be forwarded to the Zoning Commissioner for inclusion in the case file.

3) A copy of this Opinion and Order shall be filed and duly recorded in the Land Records of Baltimore County. It shall be indexed under the property owners designated within Petitioner's Exhibit 2, so that future grantees acquire properties with legal notice of this decision.

4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

TRUE COPY - TEST:

ZONING COMMISSIONER OF BALTO. CO.

ATTACHMENT TO
ZONING COMMISSIONER'S ORDER
IN CASE NO. 96-90SPH

The following are individuals listed as Grantees in Petitioner's Exhibit No. 2 referred to in the attached Order. The Grantees are to be separately indexed in the Land Records.

<u>Grantee</u>	<u>Date of Deed</u>	<u>Deed Reference</u>	<u>Acreage Conveyed</u>
James C. Alban, III and Dorothy G. Alban	11/8/1983	6623-756	56.138
Elizabeth W. Fenwick, Davison White and Thomas C. Whedbee	1/16/1990	8394-261	Desc. No. 1: (574.7 minus 0.27) Desc. No. 8: 2.0, ac, (S/A Seventh Parcel on Miller Trust Property Plat)
Patrick C. Walsh and Margaret C. Walsh	12/21/1990	8692-322	.9543
Charles M. Nes, II, Personal Representative	12/21/1990	8719-382	.2462

011372.195

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)

RECORDING FEE
IMPD SURE \$

28.00
5.00
25.00
Rcpt # 10992
Blk # 52
02:46 PM

Rest BAO1
SR
Jan 02, 1996

Space Reserved for Clerk Recording Validation

1	Type(s) of Instruments	☐ Deed ☐ Deed of Trust ☐ Mortgage ☐ Lease ☐ Other _____ ☒ Other <u>Zoning Ordinal</u>		☐ Check Box if Addendum Intake Form is Attached.	
2	Conveyance Type Check Box	☐ Improved Sale Arms-Length [1]	☐ Unimproved Sale Arms-Length [2]	☐ Multiple Accounts Arms-Length [3]	☐ Not an Arms-Length Sale [9]
3	Tax Exemptions (If Applicable)	Recordation State Transfer County Transfer			
4	Consideration and Tax Calculations	Consideration Amount Purchase Price/Consideration \$ Any New Mortgage \$ Balance of Existing Mortgage \$ Other: \$ Other: \$ Full Cash Value \$		Finance Office Use Only Transfer and Recordation Tax Consideration Transfer Tax Consideration \$ X () % = \$ Less Exemption Amount \$ Total Transfer Tax \$ Recordation Tax Consideration \$ X () per \$500 = \$ TOTAL DUE \$	
5	Fees	Amount of Fees Recording Charge \$ <u>20.00</u> Surcharge \$ <u>2.00</u> State Recordation Tax \$ State Transfer Tax \$ County Transfer Tax \$ Other \$ Other \$		Doc. 1 Doc. 2 Agent: <u>B2</u> Tax Bill: C.B. Credit: Ag. Tax/Other:	
6	Description of Property	SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i). District <u>8</u> Property Tax ID No. (1) Grantor Liber/Folio Map Parcel No. Var. LOG ☐ (5) Subdivision Name Lot (3a) Block (3b) Sect/AR(3c) Plat Ref. SqFt/Acreage (4) Location/Address of Property Being Conveyed (2) Other Property Identifiers (if applicable) Water Meter Account No. Residential ☐ or Non-Residential ☐ Fee Simple ☐ or Ground Rent ☐ Amount: Partial Conveyance? ☐ Yes ☐ No Description/Amt. of SqFt/Acreage Transferred: If Partial Conveyance, List Improvements Conveyed:			
7	Transferred From	Doc. 1 - Grantor(s) Name(s) <u>Davidson D. White</u> <u>Elizabeth W. Fenwick</u> Doc. 1 - Owner(s) of Record, if Different from Grantor(s)		Doc. 2 - Grantor(s) Name(s) <u>Thomas C. Whedbee</u> <u>Baltimore County Zoning Commissioner</u> Doc. 2 - Owner(s) of Record, if Different from Grantor(s)	
8	Transferred To	Doc. 1 - Grantee(s) Name(s) <u>James C. Alban, III</u> <u>Dorothy G. Alban</u>		Doc. 2 - Grantee(s) Name(s) <u>Elizabeth W. Fenwick</u> <u>Davidson D. White</u>	
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional) <u>Thomas C. Whedbee</u> <u>Patrick C. Walsh</u>		Doc. 2 - Additional Names to be Indexed (Optional) <u>Margaret C. Walsh</u> <u>Charles M. Nes, II, Pers. Repres.</u>	
10	Contact/Mail Information	Instrument Submitted By or Contact Person Name: <u>Robert A. Hoffman, Esquire</u> Firm: <u>Venable, Baetjer & Howard LLP</u> Address: <u>210 Allegany Ave</u> <u>Towson Md 21204</u> Phone: <u>(410) 494-6200</u> ☒ Return to Contact Person ☐ Hold for Pickup ☐ Return Address Provided			
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? Yes No Does transfer include personal property? If yes, identify: Yes No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required). Assessment Use Only - Do Not Write Below This Line ☐ Terminal Verification ☐ Agricultural Verification ☐ Whole ☐ Part ☐ Tran. Process Verification Transfer Number: Date Received: Deed Reference: Assigned Property No.: Year 19 19 Geo. Map Sub Block Land Zoning Grid Plat Lot Buildings Use Parcel Section Occ. Cd. Total Town Cd. Ex. St. Ex. Cd. REMARKS:			

Date 1/2/96 Sec. 33-139

Authorized Signature

TRANSFER TAX NOT REQUIRED
DIRECTOR OF FINANCE
BALTIMORE COUNTY MARYLAND

Space Reserved for County Validation

Distribution: White - Clerk's Office
 Canary - SDAT
 Pink - Office of Finance
 Goldenrod - Preparer
 400 CC-300 (6/01)

THIS DEED, Made this 11th day of NOVEMBER,
in the year one thousand nine hundred and eighty-three by and
between THE FIRST NATIONAL BANK OF MARYLAND, Trustee under the
Will of C. Wilbur Miller, deceased, of the first part, and JAMES
C. ALBAN, III and DOROTHY G. ALBAN, his wife, of the second
part.

WITNESSETH, That in consideration of the sum of Two
Hundred Sixty Thousand Dollars (\$260,000.00) and other good
and valuable considerations, the receipt whereof is hereby
acknowledged, the said party of the first part in pursuance
of the power vested in it by the Last Will and Testament of
C. Wilbur Miller does grant and convey to the said parties of
the second part, as tenants by the entirety and unto the survivor
of them, his or her personal representatives and assigns, in
fee simple, all that lot of ground situate in the 8th Election
District of Baltimore County, State of Maryland according to
a survey made by Gerhold, Crossd Etzel, Registered Professional
Land Surveyors on August 30, 1983, and described as follows,
that is to say:

Beginning for the same at a pipe heretofore set in the
ninth or South 86 degrees 32 minutes East 2301.41 foot line
of the parcel of land firstly described in a deed dated July
11, 1956 and recorded among the Land Records of Baltimore County
in Liber G.L.B. No. 2968 folio 497 which was conveyed by The
Worthington Valley Company to James C. L. Anderson, Executor
of the Last Will and Testament of C. Wilbur Miller, said pipe
also being at the end of the thirteenth or North 7 degrees 20
minutes 20 seconds East 1196.99 foot line of a parcel of land
which by a deed dated December 31, 1971 and recorded among the
Land Records of Baltimore County in Liber O.T.G. No. 5242 folio
511 was conveyed by The First National Bank of Maryland, Trustee,
to Horst Karl Schirmer and wife and running thence with and
binding on a part of said ninth line and on the tenth line of
said firstly described parcel of land in the deed from The
Worthington Valley Company to James C. L. Anderson, Executor,
as the courses are referred to the magnetic meridian of 1971,
the two following courses and distances viz: South 83 degrees
22 minutes 20 seconds East 1474.04 feet to a pipe heretofore
set at the end of said ninth line and South 6 degrees 01 minute
58 seconds West 1352.70 feet to a cross cut on a flint stone
heretofore set at the end of said tenth line, thence leaving
said outlines and running for a line of division, South 76
degrees 24 minutes 15 seconds West 1600.77 feet to a pipe now
set 30 feet southeasterly measured at right angles from the

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION

11-14-83
DATE

D RC/F 23.00
D TX 1300.00
D MICS 1300.00

DEED 0 H
ENK JR T 2623.00
870561 0002 R02 T10:24
11/16/83

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE-LETTER OF INTENT

B B076****416000A #142A

MICROFILMED

eleventh or North 78 degrees 33 minutes 40 seconds East 305.48 foot line of a parcel of land which by a deed dated March 9, 1972 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 5255 folio 31 was conveyed by The First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller to Charles P. McCausland, III and wife, thence continuing to run for a line of division and running parallel with and distant 30 feet southeasterly, measured at right angles from said eleventh line, South 78 degrees 33 minutes 40 seconds West 250.78 feet to a pipe now set, thence continuing to run for a line of division, South 13 degrees 14 minutes 32 seconds West 66.82 feet to a pipe now set on the east side of Falls Road as now widened, thence South 80 degrees 46 minutes West 30 feet to the center of said Falls Road, thence binding in the center of Falls Road, North 9 degrees 24 minutes 30 seconds West 89.62 feet to the beginning of the aforesaid eleventh line of the parcel of land which was conveyed by The First National Bank of Maryland, Trustee to Charles P. McCausland, III and wife, thence leaving said Falls Road and running with and binding on said eleventh line, North 78 degrees 33 minutes 40 seconds East, passing over a pipe heretofore set near the east side of said road and binding in the center of a large hedge there situate, 305.48 feet to a pipe heretofore set at the beginning of the said twelfth line of said last mentioned parcel of land, thence running with and binding on said twelfth line, North 7 degrees 20 minutes 20 seconds East 680.63 feet to a pipe heretofore set at the beginning of the aforesaid thirteenth line of the parcel of land which was conveyed by The First National Bank of Maryland, Trustee, to Horst Karl Schirmer and wife and thence running with and binding on said thirteenth line, North 7 degrees 20 minutes 20 seconds East 1196.99 feet to the place of beginning.

Containing 56.138 Acres of land more or less.

Being a part of the land which by a deed dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169 was conveyed by Grance M. Whedbee, Administratrix of the Estate of C. Wilbur Miller, to The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, Deceased.

The above described parcel of land is subject to the easternmost 30 feet measured easterly from the center line of the present construction of Falls Road for the purpose of a proposed widening of Falls Road, 60 feet wide, as requested to be mentioned by Baltimore County, Maryland.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenance and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said parties of the second part, as tenants by the entirety, and unto the survivor of them, his or her personal representatives and assigns, in fee simple.

WITNESS the corporate seal of the party of the first part, Trustee as aforesaid, and the signature of its President affixed hereto.

TEST:

THE FIRST NATIONAL BANK
OF MARYLAND, Trustee as
aforesaid

W. H. Grimes

By: William H. Grimes (SEAL)
Vice-President

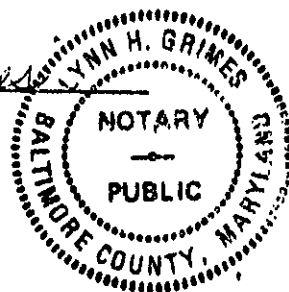
STATE OF MARYLAND,

, to wit:

I HEREBY CERTIFY, That on this 8th day of November, in the year one thousand nine hundred and eighty-three, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared William H. Grimes President of the First National Bank of Maryland, Trustee, who acknowledged himself to be the Vice-President of The First National Bank of Maryland, Trustee, and that he, as such Vice President, being authorized so as to do, executed the foregoing instrument in the capacity therein stated and for the purposes therein contained by signing, in my presence the name of the said corporation, Trustee as aforesaid, by himself, as Vice President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

W. H. Grimes
Notary Public



My Commission Expires:

7-1-86

HPG 11/16/76
R122

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FEDERAL BUREAU OF INVESTIGATION
U.S. DEPARTMENT OF JUSTICE
WASHINGTON, D.C. 20535

MORRIS K. SCHWARTZ, JR.
E 18 5242 511

CHARLES P. McCAUSLAND III
E 18 5155 51

45121 40

N 71° 10' 30" W
85.22
ROAD (MD 25)

FALLS

N 78° 13' 10" E 305.44
N 18° 23' 40" W 250.78
S 13° 14' 32" W 66.81
S 80° 45' W 50.00

PIPE

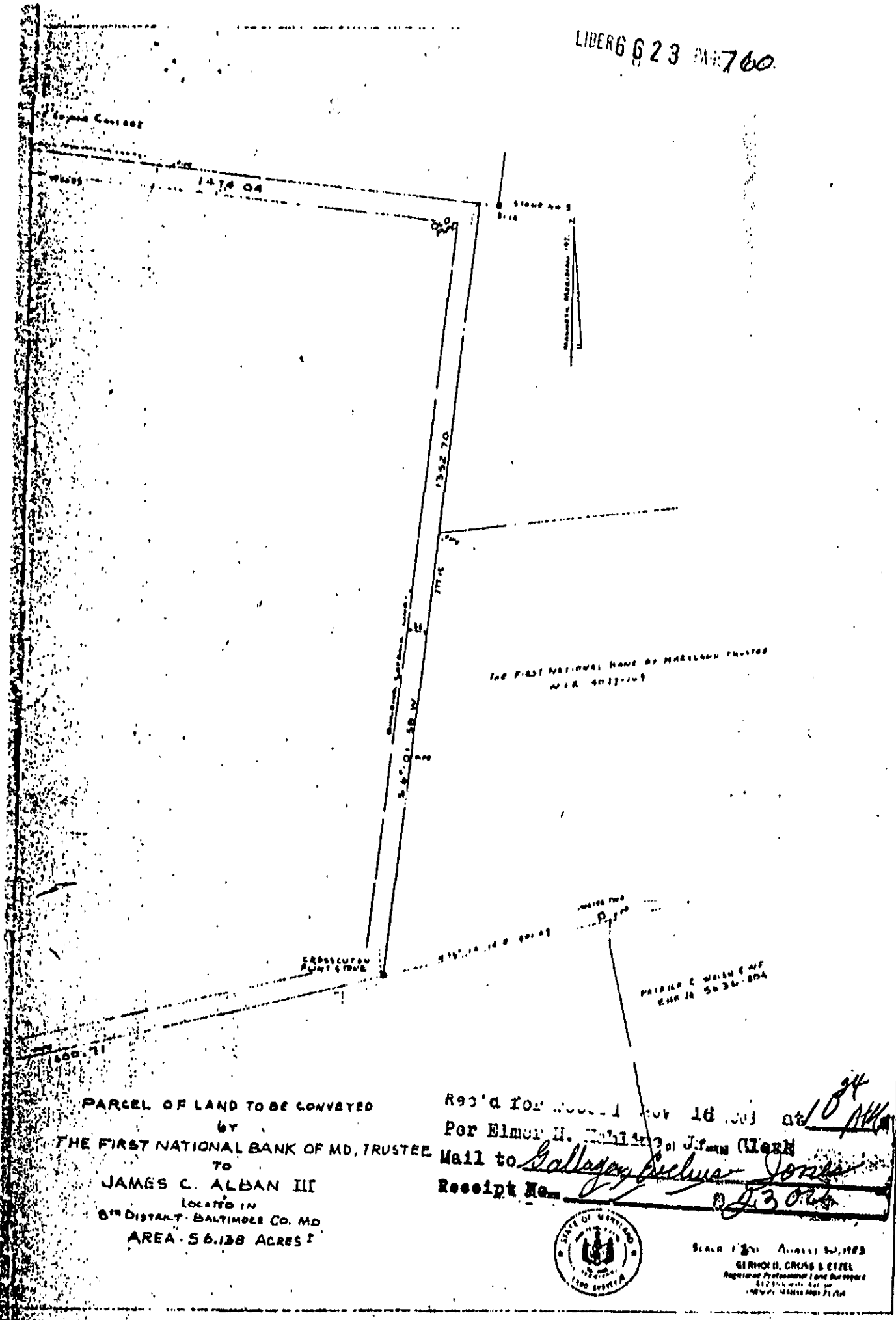
680.42

N 72° 23' 10" E

N 72° 10' 10" E

THE FIRST NATIONAL BANK OF MARYLAND, TRUSTEE
N 18 40' 11" W

NOTE ZONING R-1-2



PARCEL OF LAND TO BE CONVEYED
BY
THE FIRST NATIONAL BANK OF MD, TRUSTEE
TO
JAMES C. ALBAN III
LOCATED IN
6TH DISTRICT BALTIMORE CO. MD
AREA 56.138 ACRES ±

Rec'd for Record Nov 16 1963 at 10 AM
Per Elmer H. [Signature] of James Clerk
Mail to Gallagher, [Signature] Jones
Receipt No. 023025



Scale 1" = 100' August 20, 1963
GERHOLD H. CRUSS & ETZEL
Registered Professional Land Surveyors
512 1/2 N. W. 1st St. Baltimore, Md. 21201

LIBEF 6 6 2 3 761

AGREEMENT OF RESTRICTION

THIS AGREEMENT made this 5th day of November, 1983.

WHEREAS, the First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, has conveyed unto James C. Alban, III and Dorothy G. Alban, his wife (the "Albans") a certain parcel of land (the "Parcel") containing 57.5 acres, more or less, north of Shawan Road and east of Falls Road in the 3rd Election District of Baltimore County, said conveyance being evidenced by a Deed of even date recorded among the Land Records of Baltimore County immediately prior to the recording of this Agreement of Restriction; and,

11 RC/F 23.00
0 #
EHN JR T 23.00
#78560 C002 R02 11/16/83

WHEREAS, the Parcel is hereinafter described in Exhibit A attached hereto and made a part hereof; and,

WHEREAS, it is the desire of both the First National Bank of Maryland, and the Albans, that the openness of the Parcel be preserved and that the parcel not be subdivided at any time during the next 20 years;

WHEREAS, First National Bank is the owner of a substantial parcel of land out of which the aforementioned parcel has been conveyed, and desires to preserve for its remaining land (the Remainder Parcel) all subdivision rights including the number of lots into which the Remainder Parcel might be subdivided under the zoning and subdivision laws and regulations of the State and County.

NOW THEREFORE, in consideration of \$10.00 and the mutual covenants, and promises, James C. Alban, III and Dorothy G. Alban, collectively referred to as Grantor, hereby grant and convey unto First National Bank of Maryland, Trustees under the Will of C. Wilbur Miller, Grantee the following easement and agree that:

TRANSFER TAX NOT REQUIRED
Director of Records
BALTIMORE COUNTY, MARYLAND
For James C. Alban, III
Authorized Signature
Date 11-16-83 Sec. 11-85
Agreement

23 -

1. Restriction Against Subdivision. Grantor shall not, during the term of this easement and agreement, apply for or obtain subdivision approval under the zoning and subdivision laws and regulations of the State and County for any portion of the Parcel. Further, Grantor shall not during the term of this Agreement transfer or convey any portion of the Parcel if the effect of the transfer is to reduce the number of lots into which the Remainder Parcel may be subdivided.

2. Term. The term of this Easement and Agreement shall be 20 years from the date hereof.

3. Permitted uses. Notwithstanding the above, Grantor may:

a. Construct a residence, fences, ponds, barns, sheds, stables and other out buildings ancillary to the use by him of the parcel as a residence.

b. Plant trees and shrubs, landscape and farm the parcel.

c. Construct one or more tenant houses or other structures or improvements that serve the proposed residence or are designed, constructed and utilized in connection with continued agricultural, horticultural, and naturalistic uses of the property.

4. Miscellaneous.

a. This Agreement represents the complete understanding between the parties hereto as to the subject matter hereof, and supercedes all prior negotiations, representations, promises, statements or agreements, either written or oral, between the parties hereto.

b. This Agreement may be amended by and only by an instrument executed and delivered by all parties hereto.

c. The restriction herein shall be considered an easement in gross and as such, is inheritable and assignable and runs with the land as an incorporeal interest in the property, enforceable with respect to the property by the Grantee, against the Grantor and his personal representatives, heirs, successors and assigns.

d. This Agreement may be given effect and construed by application of the laws of Maryland, and any action or proceedings arising hereunder shall be brought in the courts of Maryland.

e. All terms, covenants and conditions herein contained shall bind and inure to the benefit of the parties hereto and their legal representatives, successors and assigns, respectively.

IN WITNESS WHEREOF, the parties hereto have executed and sealed this Agreement, the day and year first above written.

WITNESS:

GRANTORS

[Signature]
[Signature]

[Signature] (SEAL)
JAMES C. ALBAN III
[Signature] (SEAL)
DOROTHY G. ALBAN

ATTEST:

GRANTEE

FIRST NATIONAL BANK OF MARYLAND, Trustee
u/w of C. Wilbur Miller

[Signature]

By: [Signature] (SEAL)
Vice President

EXHIBIT A

CARL L. GERHOLD
PHILIP M. CROSS
JOHN F. ETZEL
WILLIAM G. ULRICH
GORDON T. LANSDON

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204

LIBER 6623 PAGE 764

EMERITUS
PAUL G. DOLLENBERG
FRED H. DOLLENBERG

823-4470

August 30, 1983

All that piece or parcel of land situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a pipe heretofore set in the ninth or South 86 degrees 32 minutes East 2301.41 foot line of the parcel of land firstly described in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 which was conveyed by The Worthington Valley Company to James C. L. Anderson Executor of the Last Will and Testament of C. Wilbur Miller, said pipe also being at the end of the thirteenth or North 7 degrees 20 minutes 20 seconds East 1196.99 foot line of a parcel of land which by a deed dated December 31, 1971 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 5242 folio 511 was conveyed by The First National Bank of Maryland, Trustee to Horst Karl Schirmer and wife and running thence with and binding on a part of said ninth line and on the tenth line of said firstly described parcel of land in the deed from The Worthington Valley Company to James C. L. Anderson, Executor, as the courses are referred to the magnetic meridian of 1971, the two following courses and distances viz: South 83 degrees 22 minutes 20 seconds East 1474.04 feet to a pipe heretofore set at the end of said ninth line and South 6 degrees 01 minute 58 seconds West 1352.70 feet to a cross cut on a flint stone heretofore set at the end of said tenth line, thence leaving said outlines and running for a line of division, South 76 degrees 24 minutes 15 seconds West 1600.77 feet to a pipe now set 30 feet southeasterly measured at right angles from the eleventh or North 78 degrees 33 minutes 40 seconds East 305.48 foot line of a parcel of land which by a deed dated March 9, 1972 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 5255 folio 31 was conveyed by The First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller to Charles P. McCausland III and wife, thence continuing to run for a line of division and running parallel with and distant 30 feet southeasterly, measured at right angles from said eleventh line, South 78 degrees 33 minutes 40 seconds West 250.78 feet to a pipe now set, thence continuing to run for a line of division, South 13 degrees 14 minutes 32 seconds West 66.82 feet to a pipe now set on the east side of Falls Road as now widened, thence South 80 degrees 46 minutes West 30 feet to the center of said Falls Road, thence binding in the center of Falls Road, North 9 degrees 24 minutes 30 seconds West 89.62 feet to the beginning of the aforesaid eleventh line of the parcel of land which was conveyed by The First National Bank of Maryland, Trustee to Charles P. McCausland III and wife, thence leaving said Falls Road and running with and binding on said eleventh line, North 78 degrees 33 minutes 40 seconds East, passing over a pipe heretofore set near the east side of said road and binding in the center of a large hedge there situate, 305.48 feet to a pipe heretofore set at the beginning of the twelfth line of said last mentioned parcel of land, thence running with and binding on said twelfth line, North 7 degrees 20 minutes 20 seconds East 680.63 feet to a pipe heretofore set at the beginning

CARL L. GERHOLD
PHILIP K. CROSS
JOHN P. ETZEL
WILLIAM G. ULRICH
GORDON T. LANGDON

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204

823-4470

EMERITUS
PAUL G. DOLLENBERG
FRED M. DOLLENBERG

(2)

of the aforesaid thirteenth line of the parcel of land which was conveyed by The First National Bank of Maryland Trustee to Horst Karl Schirmer and wife and thence running with and binding on said thirteenth line, North 7 degrees 20 minutes 20 seconds East 1196.99 feet to the place of beginning.

Containing 56.138 Acres of land more or less.

Being a part of the land which by a deed dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169 was conveyed by Grace M. Whedbee Administratrix of the Estate of C. Wilbur Miller to The First National Bank of Maryland Trustee under the Will of C. Wilbur Miller, Deceased.

The above described parcel of land is subject to the easternmost 30 feet measured easterly from the center line of the present construction of Falls Road for the purpose of a proposed widening of Falls Road, 60 feet wide, as requested to be mentioned by Baltimore County, Maryland.

rec'd for record NOV 16 1963 at 10:23
Per Elmer H. Kehlme, Jr., Clerk
Mail to Gallagher, E. J. & Sons
Receipt No. 823 60

This Deed, MADE THIS 21st day of December

in the year one thousand nine hundred and ninety by and between

ELIZABETH W. FENWICK, DAVISON WHITE and THOMAS C. WHEDBEE, parties

of the first part, and

PATRICK C. WALSH and MARGARET C. WALSH, his wife, parties

of the second part.

WITNESSETH, That in consideration of the sum of Fourteen Thousand, Three Hundred Fourteen and 50/100 Dollars (\$14,314.50) and other good and valuable considerations, the receipt of which is hereby acknowledged, the said parties of the first part

do grant and convey to the said parties of the second part, as tenants by the entirety, their assigns, the survivor of them and the survivor's

personal representatives/successors and assigns, in fee simple, all

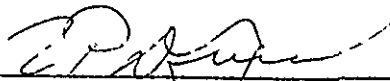
that lot of ground situate in County of Baltimore, State of Maryland, and described as follows, that is to say:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING part of the property which by Deed dated January 16, 1990 and recorded among the Land Records of Baltimore County in Liber SM No. 8394, folio 261 was granted and conveyed from the First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, unto Elizabeth W. Fenwick, Davison White and Thomas C. Whedbee, the Grantors herein.

B RC/F 25.00
B T TX 71.57
B DOCS 72.50
DEED 0 #
SH CLERK 169.07
ST CLERK 169.07
0 #
443147 C004 R01 T09:56
01/14/91

The undersigned attorney at law hereby certifies that the within instrument was prepared under his supervision.


Nicholas P. DeLuca, Esquire

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

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE - LESSER OF 10% OR

SIGNATURE DATE 1/14/91

01A02#0045TLTRTX
BA C009:29AM01-14-91

\$229.03

EXHIBIT "A"

Walsh Parcel 0.9543 of an Acre +

All that piece or parcel of land situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a pipe heretofore set on the north side of a private road 15 feet wide at the beginning of the thirty-ninth or South 8 degrees 46 minutes East 45.07 foot line of a parcel of land designated "First" and described in a deed dated January 16, 1990 and recorded among the Land Records of Baltimore County in Liber S.M. No. 8394 folio 261 which was conveyed by First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Elizabeth W. Fenwick et al said pipe also being at the end of the fifth or North 8 degrees 37 minutes West 45.07 foot line of a parcel of land described in a deed dated May 17, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr., No. 5636 folio 804 which was conveyed by The First National Bank of Maryland Successor Trustee to Patrick C. Walsh and wife and running thence and binding reversely on said fifth line and reversely on the fourth line of said last mentioned parcel of land and running with and binding on said thirty-ninth and fortieth lines of said parcel of land designated "First" and crossing said private road as the courses are referred to the Baltimore County Grid Meridian as now surveyed on November 1, 1990, the two following courses and distances viz: South 16 degrees 01 minutes 30 seconds East 45.07 feet to a pipe heretofore set and South 23 degrees 00 minutes 51 seconds East 412.93 feet to a concrete monument heretofore set at the end of said fortieth line, thence leaving said outlines and running for lines of division the two following courses and distances viz: South 61 degrees 59 minutes 04 seconds West 90.34 feet to a pipe and, North 23 degrees 00 minutes 51 seconds West recrossing said 15 foot private road, 463.49 feet to a pipe now set in the thirty-eighth or North 73 degrees 01 minutes East 401.49 foot line (erroneously typed in deed as North 7 degrees 01 minutes East 401.49 feet) of said parcel of land designated "First" in said deed from First National Bank of Maryland Trustee to Elizabeth W. Fenwick et al, said pipe being distant, North 65 degrees 45 minutes 30 seconds East, 306.00 feet, measured along said thirty-eighth line, from a cross cut on a flint stone heretofore set at the beginning thereof and thence running with and binding on a part of said thirty-eighth line and binding reversely on a part of the third line of the parcel of land designated "Ninth" and described in said deed from First National Bank of Maryland to Elizabeth W. Fenwick et al and binding on the north side of said private road 15 feet wide, North 65 degrees 45 minutes 30 seconds East 95.51 feet to the place of beginning.

Containing 0.9543 of an Acre of land more or less.

-2-

Walsh Parcel continued

Being a part of a parcel of land designated "First" and described in a deed dated January 16, 1990 and recorded among the Land Records of Baltimore County in Liber S.M. No. 8394 folio 261 which was conveyed by First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Elizabeth W. Fenwick, Davison White and Thomas C. Whedbee.

The above described 0.9543 of an Acre parcel of land is conveyed to the grantees herein with the agreement of all parties hereto that there shall not be any transfer of density units. The existing density units will be retained by the grantors herein, their heirs and assigns.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE AND TO HOLD the said described lot. of ground and premises to the said

parties of the second part, as tenants by the entireties, their assigns, the survivor of them and the survivor's

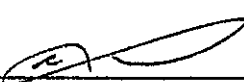
personal representatives/~~SUCCESSORS~~

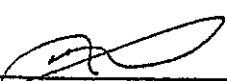
and assigns , in fee simple.

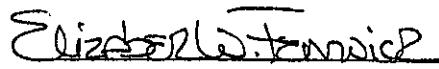
AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

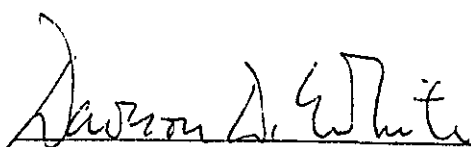
WITNESS the hands and seals of said grantors.

Test:





 (SEAL)
ELIZABETH W. FENWICK

 (SEAL)
DAVISON WHITE

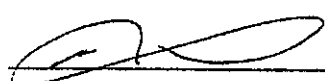
 (SEAL)
THOMAS C. WHEDBEE

STATE OF MARYLAND, , to wit:

I HEREBY CERTIFY, That on this 21st day of December , before me, in the year one thousand nine hundred and ninety the subscriber, a Notary Public of the State aforesaid, personally appeared

ELIZABETH W. FENWICK and DAVISON WHITE, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My Commission expires:

10/1/93

STATE OF MARYLAND,

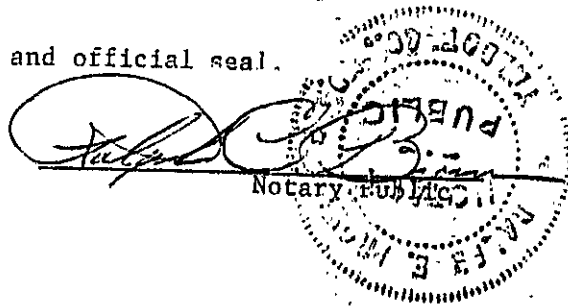
, to wit:

I HEREBY CERTIFY, That on this 31 day of December, in the year one thousand nine hundred and ninety, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared THOMAS C. WHEDBEE, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:

1 DECEMBER 1991



DEED

FROM

ELIZABETH W. FENWICK, DAVISON WHITE

and THOMAS C. WHEDBEE

TO

PATRICK C. WALSH

and MARGARET C. WALSH

Block No.

Received for Record,, 19.....

at o'clock ... M. Same day recorded

in Liber No. Folio &c.,

one of the Land Records of

....., and examined per

....., Clerk.

Cost of Record, \$.....

Return to:

AMERICAN TITLE GUARANTEE CORPORATION
120 EAST BALTIMORE STREET
SUITE 1800
BALTIMORE, MARYLAND 21202
(301) 727-8050

This Deed, MADE THIS 21st day of December

in the year one thousand nine hundred and ninety by and between

ELIZABETH W. FENWICK and DAVISON WHITE and THOMAS C. WHEDBEE, parties

of

of the first part, and

JAMES C. ALBAN, III and DOROTHY G. ALBAN, parties

of the second part.

WITNESSETH, That in consideration of the sum of Four Hundred Forty Three Thousand Three Hundred Sixty and 00/100 Dollars (443,360.00) and other good and valuable considerations, the receipt of which is hereby acknowledged.

the said parties of the first part

do grant and convey to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them and the survivor's

personal representatives/~~successors~~ and assigns

, in fee simple, all

that lot of ground situate in County of Baltimore, State of Maryland,

and described as follows, that is to say:

B RC/F 29.00

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

B T TX 2216.80

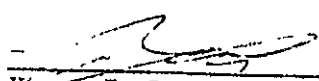
B DOCS 2217.50

DEED 0 #
SM CLERK 4463.30
#42114 C004 R01 T09:57

01/14/91

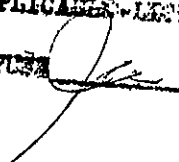
BEING part of the property which by Deed dated January 16, 1990 and recorded among the Land Records of Baltimore County in Liber SM No. 8394, folio 261 was granted and conveyed from the First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, unto Elizabeth W. Fenwick, Davison White and Thomas C. Whedbee, the Grantors herein.

The undersigned attorney at law hereby certifies that the within instrument was prepared under his supervision.


Henry I. Louis, Esquire

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
JR F-14-91

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE - LETTER OF INTENT

SIGNATURE  DATE 1-14-91

01A02#0046TLTRTX \$7,093.76
BA C009:30AM01-14-91

EXHIBIT "A"

Alban Parcel 29.704 Acres +

All that piece or parcel of land situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland, and described as follows to wit:

Beginning for the same at a point in the center of Falls Road (Maryland Route 25) at the beginning of the thirty-fourth or North 77 degrees 36 minutes 20 seconds East 30 foot line of a parcel of land designated First and described in a deed dated January 16, 1990 and recorded among the Land Records of Baltimore County in Liber S.M. No. 8394 folio 261 which was conveyed by First National Bank of Maryland Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Elizabeth W. Fenwick, Davison White and Thomas C. Whedbee said point also being at the end of the sixth or South 80 degrees 46 minutes West 30 foot line of a parcel of land which by a deed dated November 8, 1983 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 6623 folio 756 which was conveyed by The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased to James C. Alban, III and wife and running thence and leaving said Falls Road and running thence with and binding on said thirty-fourth line and on the thirty-fifth, thirty-sixth, and thirty-seventh lines of said parcel of land designated First and also binding reversely on the sixth, fifth, fourth, and third lines of said parcel of land which was conveyed to James C. Alban, III and wife as the courses are referred to the Baltimore County Grid Meridian as now surveyed on November 1, 1990, the four following courses and distances viz: North 70 degrees 17 minutes 01 seconds East 30.00 feet to a pipe heretofore set North 2 degrees 45 minutes 33 seconds East 66.82 feet, North 68 degrees 04 minutes 41 seconds East 250.78 feet and North 65 degrees 55 minutes 16 seconds East 1600.46 feet to a cross cut on a flint stone heretofore set at the end of said thirty-seventh line, thence running with and binding on a part of the thirty-eighth or North 73 degrees 01 minutes East 401.49 foot line (erroneously typed in deed as North 7 degrees 01 minutes East 401.49 feet) and binding reversely on a part of the third line of the parcel of land designated Ninth in said deed from First National Bank of Maryland to Elizabeth W. Fenwick et al and binding on the north side of a private road, 15 feet wide, North 65 degrees 45 minutes 30 seconds East 306.00 feet to a pipe now set thence leaving said outlines and crossing said 15 foot private road and running for lines of division now made the 10 following courses and distances viz: South 23 degrees 00 minutes 51 seconds East 463.49 feet to a pipe, South 61 degrees 59 minutes 04 seconds West 138.72 feet to a pipe, South 50 degrees 53 minutes 44 seconds West 318.74 feet to a pipe, South 48 degrees 26 minutes 59 seconds West 150.66 to a pipe, South 66 degrees 25 minutes 54 seconds West 221.07 feet to a pipe, North 87 degrees 01 minutes 31 seconds West 127.33 feet to a pipe, South 52 degrees 07 minutes 44 seconds West 155.06 feet to a pipe, South 36 degrees 18 minutes 24 seconds West 114.03 to a pipe,

-2-

Alban Parcel continued

North 34 degrees 16 minutes 46 seconds West 60.00 feet to a pipe, and South 55 degrees 50 minutes 29 seconds West 287.55 feet to a pipe distant North 31 degrees 19 minutes 01 seconds West 60 feet from a concrete monument heretofore set at the beginning of the ninety-second or South 65 degrees 56 minutes West 460 foot line of the aforesaid parcel of land designated First and described in the deed from First National Bank of Maryland to Elizabeth W. Fenwick et al, said concrete monument also being at the end of the fourth or North 67 degrees 20 minutes East 460 foot line of a parcel of land which by a deed dated September 26, 1969 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 5039 folio 149 was conveyed by The First National Bank of Maryland Trustee to Charles M. Nes, Jr. and wife, said last mentioned call North 31 degrees 19 minutes 01 seconds West 60 feet between said pipe and concrete monument is the eastern terminus of a 60 foot right of way heretofore laid out in said last mentioned deed, thence continuing to run for a line of division and binding on the northwest side of said 60 foot right of way heretofore laid out South 58 degrees 40 minutes 59 seconds West running parallel with and distant 60 feet northwesterly measured at right angles from said ninety-second line, 201.53 feet to a pipe now set, thence leaving said northwest side of said 60 foot right of way and running for a line of division now made and binding on the northwest side of a realignment of said right of way, which said realignment right of way width being 64.35 feet wide, South 74 degrees 32 minutes 25 seconds West 333.31 feet to a pipe set at the bend of the northwest side of said 60 foot right of way heretofore laid out and distant North 7 degrees 42 minutes 01 seconds West 64.94 feet from a concrete monument heretofore set at the beginning of the ninety-fourth or South 67 degrees 05 minutes West 213.9 foot more or less line of the aforesaid parcel of land designated First and described in the deed to Elizabeth W. Fenwick et al and at the beginning of the third line of said parcel of land which was conveyed by The First National Bank of Maryland, Trustee to Charles M. Nes, Jr. and wife, thence continuing to run for a line of division and binding on the northwest side of said 60 foot right of way, heretofore laid out, South 59 degrees 47 minutes 09 seconds West, running parallel with and distant 60 feet northwesterly measured at right angles from said ninth-fourth line and passing over a pipe now set near the east side of Falls Road at the distance of 200.24 feet, in all, 232.39 feet to the center of Falls Road and at a point distant North 23 degrees 12 minutes 23 seconds West 200.17 feet, measured along the center of Falls Road from the end of the ninth or North 84 degrees 48 minutes East 500.90 foot line of a parcel of land which by a deed dated November 19, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 171 was conveyed by The First National Bank of Maryland Trustee to T. Courtenay J. Whedbee and wife, thence continuing to run for a line of division and binding in the center of Falls Road, North 23 degrees 12 minutes 23 seconds West 6.20 feet to the beginning of

-3-

Alban Parcel continued

the thirty-second or North 15 degrees 32 minutes West 415.37 foot line of the aforesaid parcel of land designated First and described in the deed from First National Bank of Maryland to Elizabeth W. Fenwick, et al, said point also being at the beginning of a parcel of land which by a deed dated October 5, 1966 and recorded among the Land Records in Baltimore County in Liber O.T.G. No. 4684 folio 199 was conveyed by The First National Bank of Maryland Successor Trustee to I. Manning Parsons, III and wife and thence running with and binding on the first line and on a part of the second line of said parcel of land and running with and binding on the thirty-second and thirty-third lines of the aforesaid parcel of land designated First and binding in the center of Falls Road, the two following courses and distances viz: North 22 degrees 50 minutes 23 seconds West 415.37 feet and North 20 degrees 06 minutes 33 seconds West 155.91 feet to the place of beginning.

Containing 29.704 Acres of land more or less.

Being a part of the parcel of land designated "First" and described in a deed dated January 16, 1990 and recorded among the Land Records in Baltimore County in Liber S.M. No. 8394 folio 261 which was conveyed by First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Elizabeth W. Fenwick, Davison White and Thomas C. Whedbee.

The grantees herein, their heirs and assigns have no rights in or the use of the herein mentioned 60 foot right of way and the 64.35 foot right of way which leads to Falls Road.

The above described 29.704 Acres parcel is conveyed to the grantees herein with the agreement of all parties hereto that there shall not be any transfer of density units. The existing density units will be retained by the grantors herein, their heirs and assigns.

Subject to easements heretofore granted to the Baltimore Gas and Electric Company, the C & P Telephone Company and the American Telephone and Telegraph Company of Baltimore.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE AND To HOLD the said described lot of ground and premises to the said

parties of the second part, as tenants by the entireties, their assigns, the survivor of them and the survivor's

personal representatives/~~SUCCESSORS~~

and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said grantors.

Test:

 (SEAL)
ELIZABETH W. FENWICK

 (SEAL)
DAVISON WHITE

x  (SEAL)
THOMAS C. WHEDBEE

STATE OF MARYLAND, *G. of Balto.*, to wit:

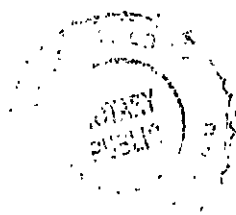
I HEREBY CERTIFY, That on this *21st* day of December, in the year one thousand nine hundred and ninety, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared ELIZABETH W. FENWICK and DAVISON WHITE, *Thomas C. Whedbee* known to me (or satisfactorily proven) to be the persons whose names ~~are~~ are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public

My Commission expires:

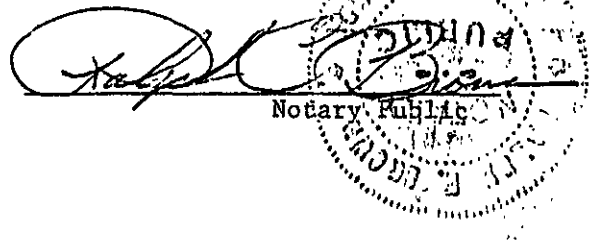
1 DECEMBER 1994
12/1/93



STATE OF MARYLAND, , to wit:

I HEREBY CERTIFY, That on this 19TH day of December, in the year one thousand nine hundred and ninety, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared THOMAS C. WHEDBEE, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



My Commission expires:

1 DECEMBER 1991

DEED

FROM

ELIZABETH W. FENWICK and DAVISON

WHITE AND THOMAS C. WHEDBEE

TO

James S. Abbott III
Dorothy G. Abbott

Block No.

Received for Record,, 19.....,

at o'clock ... M. Same day recorded

in Liber No. Folio &c.,

one of the Land Records of

....., and examined per

....., Clerk.

Cost of Record, \$.....

Return to:

AMERICAN TITLE GUARANTEE CORPORATION
120 EAST BALTIMORE STREET
SUITE 1800
BALTIMORE, MARYLAND 21202
(301) 727-8050

THE DAILY RECORD CO. BALTIMORE, MD. 21202

AGREEMENT OF RESTRICTION

THIS AGREEMENT made this 21st day of December 1990.

WHEREAS, Elizabeth W. Fenwick, Davison W. White and Thomas C. Whedbee collectively referred to as the Sellers, have conveyed unto James C. Alban, III and Dorothy G. Alban, his wife (the "Albans") a certain parcel of land (the "Parcel") containing 29.704 acres, more or less, north of Shawan Road and east of Falls Road in the 3rd Election District of Baltimore County, said conveyance being evidenced by a Deed of even date recorded among the Land Records of Baltimore County immediately prior to the recording of this Agreement of Restriction; and,

WHEREAS, the Parcel is hereinafter described in Exhibit A attached hereto and made a part hereof; and,

WHEREAS, it is the desire of both the Sellers and the Albans, that the openness of the Parcel be preserved and that the parcel not be subdivided at any time during the next 13 years;

WHEREAS, the Sellers are the owners of a substantial parcel of land out of which the aforementioned parcel has been conveyed, and desire to preserve for its remaining land (the Remainder Parcel) all subdivision rights including the number of lots into which the Remainder Parcel might be subdivided under the zoning and subdivision laws and regulations of the State and County.

NOW THEREFORE, in consideration of \$10.00 and the mutual covenants, and promises James C. Alban, III and Dorothy G. Alban, collectively referred to as Grantor, hereby grant and convey unto the Sellers the following easement and agree that:

1. RESTRICTION AGAINST SUBDIVISION: Grantor shall not, during the term of this easement and agreement, apply for or obtain subdivision approval under the zoning and subdivision laws and regulations of the State and County for any portion of the Parcel. Further, Grantor shall not during the term of this Agreement transfer or convey any portion of the Parcel if the effect of the transfer is to reduce the number of lots into which the Remainder Parcel may be subdivided.

2. TERM: The term of this Easement and Agreement shall be 13 years from the date hereof.

3. PERMITTED USES: Notwithstanding the above, Grantor may;

- Construct fences, ponds, barns, sheds and stables.
- Plant trees and shrubs, landscape and farm the parcel.

4. MISCELLANEOUS:

a. This Agreement represents the complete understanding between the parties hereto as to the subject matter hereof, and supercedes all prior negotiations, representations, promises, statements or agreements, either written or oral, between the parties hereto.

b. This Agreement may be amended by and only be an instrument executed and delivered by all parties hereto.

c. The restrictions herein shall be considered an easement in gross and as such, is inheritable and assignalbe and runs with the land as an incorporeal interest in the property, enforceable with respect to the property by the Grantee, against the Grantor and his personal representatives, heirs, successors and assigns.

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

BX

Date

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE

DATE

21.00

0 #

21.00

R01 T09:58

01/14/91

d. This Agreement may be given effect and construed by application of the laws of Maryland, and any action or proceedings arising hereunder shall be brought in the courts of Maryland.

e. All terms, covenants and conditions herein contained shall bind and inure to the benefit of the parties hereto and their legal representatives, successors and assigns, respectively.

IN WITNESS WHEREOF, the parties hereto have executed and sealed this Agreement, the day and year first above written.

WITNESS:

[Signature]
[Signature]

ATTEST:

GRANTORS:

[Signature]
James C. Alban, III
[Signature]
Dorothy G. Alban

GRANTEE:

Elizabeth W. Fenwick

Elizabeth W. Fenwick

Davison W. White

Davison W. White

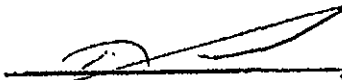
Thomas C. Whedbee

Thomas C. Whedbee

State of Maryland, G. of Balt. , to wit:

I HEREBY CERTIFY, That on this 21st day of December, in the year one thousand nine hundred and ninety, before me, the subscriber, a Notary public of the State aforesaid, personally appeared James C. Alban, III and Dorothy G. Alban, his wife known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public

My Commission expires:

10/1/93

State of Maryland, G. of Balt. , to wit:

I HEREBY CERTIFY, That on this 21st day of December, in the year one thousand nine hundred and ninety, before me, the subscriber, a Notary public of the State aforesaid, personally appeared Elizabeth W. Fenwick and Davison W. White known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public

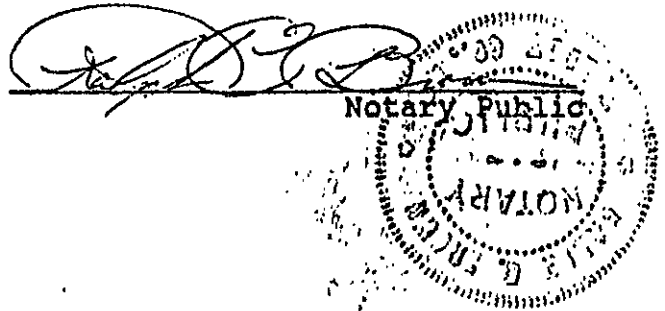
My Commission expires:

10/1/93

State of MARYLAND of , to wit:

I HEREBY CERTIFY, That on this 19TH day of DECEMBER, in the year one thousand nine hundred and NINETY, before me, the subscriber, a Notary public of the State aforesaid, personally appeared Thomas C. Whedbee known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



My Commission expires:

DECEMBER 1, 1991

AGRICULTURAL TRANSFER TAX

AMOUNT 4143.22SIGNATURE [Signature]DATE 2-22-91CODED R

THIS DEED, made this 21st day of December, 1990, by and between ELIZABETH W. FENWICK, DAVISON WHITE and THOMAS C.

WHEDBEE, Grantors, parties of the first part, and CHARLES M. NES,

III, Personal Representative of the ESTATE OF KATHLEEN G. NES,

Grantee, party of the second part.

RC/F 25.00
D T TX 18.46
D DOCS 20.00

WITNESSETH, that for consideration in the amount of Three

DEED 0#
SM CLERK 63.46
SM CLERK 63.46

Thousand Six Hundred Ninety Three Dollars (\$3,693.00) the said

Grantors do hereby grant, convey and assign unto the said Grantee,

RECORDED 02/22/91
02/22/91

in fee simple, all that piece or parcel of land situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland, and described as follows to wit:

BEGINNING for the same at a concrete monument heretofore set at the beginning of the ninety-third or North 67 degrees 55 minutes West 127 foot line of a parcel of land designated "First" and described in a deed dated January 16, 1990 and recorded among the Land Records of Baltimore County in Liber S.M., No. 8394, folio 261 which was conveyed by First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased, to Elizabeth W. Fenwick et al, said concrete monument also being located at the end of the third or South 66 degrees 31 minutes East 127 foot line of a parcel of land which by a deed dated September 26, 1969 and recorded among the Land Records of Baltimore County in Liber O.T.G., No. 5039 folio 149 was conveyed by The First National Bank of Maryland, Trustee to Charles M. Nes, Jr., and wife, and running thence with and binding on said ninety-third line of the parcel of land which was conveyed to Elizabeth W. Fenwick, et al, and also binding reversely on the aforesaid third line of a parcel of land which was conveyed to Charles M. Nes, Jr. and wife and also binding on the southwestside of a sixty foot right-of-way heretofore laid out and now being relocated as the courses are referred to the Baltimore County Grid Meridian as now surveyed on November 1, 1990 North 75 degrees 12 minutes 01 seconds West 127.04 feet to a concrete monument heretofore set at a bend in said sixty foot right-of-way heretofore laid out and at the beginning of said third line, said concrete monument also being at the end of the aforesaid ninety-third line, thence leaving said outlines and also leaving the southeast side of said sixty foot right-of-way line and running for

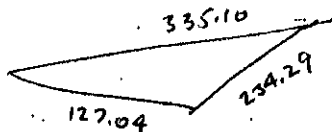
State Department of
Assessments & Taxation
for Baltimore County

2-22-91

AMERICAN TITLE GUARANTEE CORPORATION

120 EAST BALTIMORE ST.
03A02ND23DTLRTM00

BA COALMORMDARLAND121202 \$59.09



MICROFILMED

a line of division now made and binding on the southeast side of a realignment of said right-of-way, which said realignment right-of-way width being 64.35 feet wide, which realignment right-of-way replaces a part of the aforesaid sixty foot right-of-way, North 74 degrees 32 minutes 25 seconds East 335.10 feet to a pipe set on the southeast side of said sixty foot right-of-way heretofore laid out in the ninety-second line of the aforesaid parcel of land designated "First", said pipe also being in the fourth line of the parcel of land which was conveyed to Nes, thence running with and binding on a part of said ninety-second line and binding reversely on a part of said fourth line and also binding on the southeastside of the aforesaid sixty foot right-of-way now being eliminated, South 58 degrees 40 minutes 59 seconds West 234.29 feet to the place of beginning.

Containing 0.2462 of an Acre of land more or less.

Being a part of the parcel of land designated "First" and described in a deed dated January 16, 1990 and recorded among the Land Records of Baltimore County in Liber S.M., No. 8394, folio 261 which was conveyed by First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased, to Elizabeth W. Fenwick, Davison White and Thomas C. Whedbee.

The above described 0.2462 of an Acre parcel is conveyed to the Grantee herein with the agreement of all parties hereto that there shall not be any transfer of density units. The existing density units will be retained by the Grantors herein, their heirs, personal representatives and assigns.

Together with the right and use thereof, in common with the Grantors herein, their heirs, personal representatives and assigns, for ingress and egress of the herein mentioned realignment right-of-way 64.35 feet wide which said right-of-way lies adjacent to and northwest of the second or North 74 degrees 32 minutes 25 seconds East 335.10 foot line of the above described 0.2462 Acre parcel of land.

The Grantors herein, their heirs, personal representatives and assigns, shall not retain any rights in the above described parcel of land; the right-of-way over said parcel being hereby extinguished.

TO HAVE AND TO HOLD said premises unto and to the use of the party of the second part, in fee simple.

AND the said Grantors covenant that they will warrant specially the property hereby granted and conveyed, and that they will execute such further assurances of said land as may be requisite.

WITNESS, the hands and seals of the said parties of the first part.

WITNESSES:

[Signature]
[Signature]
[Signature]

Elizabeth W. Fenwick
Elizabeth W. Fenwick
Davidson White
Davidson White
Thomas C. Whedbee
Thomas C. Whedbee

THIS DEED WAS PREPARED WITHOUT THE BENEFIT
OF A TITLE SEARCH

This is to certify that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

Susan B. Austin
Susan B. Austin
Niles, Barton & Wilmer
111 S. Calvert St., #1400
Baltimore, MD 21202

STATE OF MARYLAND:

TO WIT:

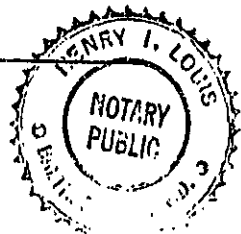
Co. of Baltimore :

I HEREBY CERTIFY, that on this 21st day of Dec, 1990, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared ELIZABETH W. FENWICK known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:
10/1/93


Notary Public



STATE OF MARYLAND:

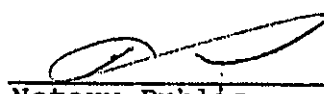
TO WIT:

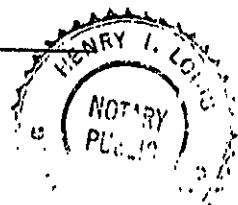
Co. of Baltimore :

I HEREBY CERTIFY, that on this 21st day of Dec, 1990, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared DAVISON WHITE known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:
10/1/93


Notary Public



STATE OF MARYLAND:

TO WIT:

I HEREBY CERTIFY, that on this 19th day of DECEMBER, 1990, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared THOMAS C. WHEDBEE known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public

My Commission Expires:

1 DECEMBER 1991

Return Deed after recording to: Susan B. Austin, Esq., Niles Barton & Wilmer, 111 S. Calvert Street, Suite 1400, Baltimore, Maryland 21202.

AMERICAN TITLE GUARANTEE CORPORATION
120 EAST BALTIMORE ST.
SUITE 1800
BALTIMORE, MARYLAND 21202

RC 2

SELST

SELST

SELST

RCC

PAWAN

RC 5

1988

Camp Map

CHUBA

**TITLE REPORT TO ACCOMPANY
PETITION FOR SPECIAL HEARING:
MILLER TRUST PROPERTY**

*Petitioner
No 2*

To: Robert A. Hoffman, Esquire

**From: J. Paul Rieger, Jr., Esquire
Commonwealth Land Title Insurance Company**

Date: October 10, 1995

I have reviewed the title to the properties indicated as Parcels First through Seventh and the "Out Conveyances" on the Plat entitled "Miller Trust Property, Plan and Plat to Accompany Petition For Special Hearing (the "Miller Trust Property Plat"). Title to the above referenced property has been reviewed for the sole purpose of determining the status of title to the various parcels as of November 25, 1979, and the conveyances made subsequent to November 25, 1979. This Report utilizes the acreage information supplied in the various deeds of record and as indicated on the Miller Trust Property Plat prepared by Daft, McCune and Walker. In this Report, the Trustees and other fiduciaries of the Miller Trust are referred to as the "Miller Estate."

Part One: Status of Title As Of November 25, 1979

The remaining lands of the Miller Trust as of November 25, 1979 are outlined in red on the Miller Trust Property Plat. The following constitute the Parcels of Record as of November 25, 1979:

<u>Areas Shown on Miller Trust Property Plat</u>	<u>Deed References</u>
(1) • Part of First Parcel, 252.7 ac	GLB 2968-497
• Part of First Parcel, 291.1 ac	(7-11-1956) and
• Out Conveyance, 56.14 ac	WJR 4077-169
• Out Conveyance, 29.7 ac	(11-1-1962)
• Out Conveyance, 0.25 ac	
• Out Conveyance, 0.95 ac	
• Seventh Parcel, 2.0 ac	
(2) Second Parcel, 13.24 ac (RC-5)	GLB 2968-497
plus 47.76 ac (RC-2)	(7-11-1956) and
	WJR 4077-169
	(11-1-1962)

microFILMED

Areas Shown on

<u>Areas Shown on Miller Trust Property Plat</u>	<u>Deed References</u>
(3) Third Parcel, 28.53 ac	GLB 2968-497 (7-11-1956) and WJR 4077-169 (11-1-1962)
(4) Fourth Parcel, 3.20 ac	GLB 2968-497 (7-11-1956) and WJR 4077-169 (11-1-1962)
(5) Fifth Parcel, 27.41 ac	GLB 2968-497 (7-11-1956) and WJR 4077-169 (11-1-1962)
(6) Sixth Parcel, 19.26 ac	GLB 2968-497 (7-11-1956) and WJR 4077-169 (11-1-1962)
(7) Out Conveyance, 15.05 ac	GLB 2968-497 (7-11-1956) and WJR 4077-169 (11-1-1962)
(8) Geist Road Strip	3866-277 (7-14-1961)

Note: Re Seventh Parcel on Miller Trust Property, Plat, see Item (1)) above.

Part Two: Post November 25, 1979 Conveyances

Subsequent to November 25, 1979, the Miller Estate made the following conveyances:

First Parcel on Miller Trust Property Plat

<u>Date of Deed</u>	<u>Deed Reference</u>	<u>Acreage Conveyed</u>	<u>Grantee</u>
1) 11-8-1983*	6623-756	56.138	James C. Alban, III, and Dorothy G. Alban
*Note: Agreement of restriction 6623-761 restricting any transfer that would reduce the number of lots into which the remaining land may be subdivided.			
2) 6-7-1986	7197-226	.027 (Strip along Shawan Road)	Baltimore County, Maryland
3) 9-24-1987	7743-94	.189 (Falls Road at Shawan)	State of Maryland, State Highway Administration
4) 1-16-1990*	8394-261	Desc. No. 1: (574.7 minus 0.27) Desc. No. 8: 2.0, ac, (S/A Seventh Parcel on Miller Trust Property Plat)	Elizabeth W. Fenwick, Davison White and Thomas C. Whedbee

***Note:** Description No. 1 in this Deed also included the remaining portions of the Geist Road Strip.

5) 12-21-1990*	8692-322	.9543	Patrick C. Walsh and Margaret C. Walsh
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***Contains Retention of Density Units Clause.**

6) 12-21-1990*	8692-327	29.704	James C. Alban, III, and Dorothy G. Alban
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***Contains Retention of Density Units Clause.** (See also, Agreement of Restriction 8692-333, contains 13 year restriction on subdivision and on transfer that would reduce the number of lots into which the remaining lands may be subdivided.)

<u>Date of Deed</u>	<u>Deed Reference</u>	<u>Acreage Conveyed</u>	<u>Grantee</u>
7) 12-21-1990*	8719-382	.2462	Charles M. Nes, III, Personal Representative

*Contains Retention of Density Units Clause.

Second Parcel on Miller Trust Property Plat

<u>Date of Deed</u>	<u>Deed Reference</u>	<u>Acreage Conveyed</u>	<u>Grantee</u>
1) 1-16-1990	8394-261	Desc. No. 2: 61.0	Elizabeth W. Fenwick, Davison White and Thomas C. Whedbee

Third Parcel on Miller Trust Property Plat

<u>Date of Deed</u>	<u>Deed Reference</u>	<u>Acreage Conveyed</u>	<u>Grantee</u>
1) 1-16-1990	8394-261	Desc. No. 3: 28.53	Elizabeth W. Fenwick, Davison White and Thomas C. Whedbee

Fourth Parcel on Miller Trust Property Plat

<u>Date of Deed</u>	<u>Deed Reference</u>	<u>Acreage Conveyed</u>	<u>Grantee</u>
1) 9-24-1987	7743-94	.189	State of Maryland, State Highway Administration
2) 1-16-1990	8394-261	Desc. No. 4: 3.20 minus 0.16, State Highway Strip	Elizabeth W. Fenwick, Davison White and Thomas C. Whedbee

Fifth Parcel on Miller Trust Property Plat

<u>Date of Deed</u>	<u>Deed Reference</u>	<u>Acreage Conveyed</u>	<u>Grantee</u>
1) 1-16-1990	8394-261	Desc. No. 5: 27.4	Elizabeth W. Fenwick, Davison White and Thomas C. Whedbee

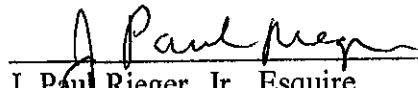
Sixth Parcel on Miller Trust Property Plat

<u>Date of Deed</u>	<u>Deed Reference</u>	<u>Acreage Conveyed</u>	<u>Grantee</u>
1) 1-16-1990	8394-261	Desc. No. 6: 19.26	Elizabeth W. Fenwick, Davison White and Thomas C. Whedbee

Note: Said to also contain "a small portion" of what is now shown as Fourth Parcel on Miller Trust Property Plat.

Out Conveyance Parcel, 15.05 acres, on Miller Trust Property Plat

<u>Date of Deed</u>	<u>Deed Reference</u>	<u>Acreage Conveyed</u>	<u>Grantee</u>
1) 1-16-1990	8394-261	Desc. No. 9: 14,155 sq. per.	Elizabeth W. Fenwick, Davison White and Thomas C. Whedbee
2) 12-4-1990	8671-254	15.052 (S/A 9th Parcel on Miller Trust Property Plat)	Patrick C. Walsh and Margaret C. Walsh



J. Paul Rieger, Jr., Esquire
Commonwealth Land Title Insurance Company

PT 7

PRE-79

P. 3 B

P. 3 B

LIBER 2968 PAGE 497

THIS DEED, Made this 11th day of July, in the year one thousand nine hundred and fifty-six, by and between THE MONTICLINTON VALLEY COMPANY, a body corporate of the State of Maryland, of the first part, Grantor, and JAMES C. L. ALDERSON, Executor of the Last Will and Testament of C. Wilbur Miller, Deceased, of Baltimore County, State of Maryland, of the second part, Grantee.

WITNESSETH, that in consideration of the sum of Five (\$5.00) dollars, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said THE MONTICLINTON VALLEY COMPANY, a body corporate, does hereby grant and convey unto the said JAMES C. L. ALDERSON, Executor of the Last Will and Testament of C. Wilbur Miller, Deceased, his successors and assigns, in fee simple, all those pieces or parcels of land situate, lying and being in the County of Baltimore, in the State of Maryland, and more particularly described as follows:

1. All those two tracts of land situate in Baltimore County, in the State of Maryland and which by a survey made by A. W. Noonan and Company are described as follows, that is to say:

Beginning for the first thereof at the intersection of the centre line of Falls Road with the centre line of that part of Hutton Avenue which extends west of the Falls Road and running thence north eighty-five degrees, fifty-four minutes west nineteen hundred and eighty-one and five-tenths feet to the end of the first line of the parcel of land firstly described in a deed from Edward K. Mich, Trustee to C. Norton Stewart, Jr., dated July 3rd, 1905, and recorded among the Land Records of Baltimore County in Liber 2670, folio 463, and running thence with and binding on the outlines of said land the four following courses and distances, viz: North three degrees, twenty-four minutes east seven hundred and sixty-eight and thirty-four one-hundredths feet to a stone, north eighty-six degrees, thirty-six minutes west forty-six hundred and eighteen and twenty-three one-hundredths feet to a stone marked "B", north three degrees, thirty-one minutes east eleven hundred and eighty-four and twenty-four one-hundredths feet to a stone marked "C", north seventy-seven degrees, seven minutes east forty-eight hundred and four and fifty-eight one-hundredths feet to a stone at the southwest corner of a tract of land conveyed by James Huttonhouse, Sheriff, to C. Norton Stewart by Deed dated September 26th, 1911 and recorded as aforesaid in Liber 2670, folio 47, thence binding on the outline of said land north three degrees, sixteen minutes east nine hundred and forty-six and seventeen one-hundredths feet to a post at the southwest corner of the lot of ground conveyed by Frank C. Scott to C. Wilbur Miller and wife, by deed dated November 20th, 1914 and recorded as aforesaid in Liber 2670, folio 227, thence binding on the outline of said land north eight-five degrees, thirty-one minutes east passing through a boundary stone herebefore set on the north side of Falls Road in all ten hundred and twenty-six and twenty-one one-hundredths feet to the centre of Falls Road, thence north six degrees,

LIBER 2968 PAGE 498

twenty-four minutes west three hundred and seventy-five and thirty-two one hundredths feet to the beginning of the land described in a deed last above referred to, thence binding on the outline of said land and on the outline of the land described in a Deed from Susie Cole Fowble and husband to Sophia McHenry Stewart, dated June 3rd, 1910 and recorded as aforesaid in Liber WPC No. 363, folio 6, and on the outline of the land adjoining on the north of the now being described belonging to C. Wilbur Miller, south eighty-six degrees, thirty-two minutes east twenty-three hundred and one and forty-one one-hundredths feet to a point distant north eighty-six degrees, thirty-two minutes west two perches from a stone marked "5" thence still binding on the outlines of the land conveyed by Fowble to Stewart south two degrees, fifty-two minutes west thirteen hundred and forty-nine and nine-tenths feet to a flint stone and north seventy-three degrees, one minute east ten hundred and twenty-six and sixty-five one hundredths feet to the centre of the Oregon Road, thence binding on the centre of said Road the twelve following courses and distances viz: South forty-three degrees, twenty-one minutes east fifty-three and thirty-nine one-hundredths feet, south fifty degrees eight minutes east six hundred and fifty-eight feet, south fifty-four degrees, thirty-four minutes east one hundred and forty-six and seven tenths feet, south sixty degrees, east one hundred and twenty-nine and six-tenths feet, south sixty-one degrees, nineteen minutes east five hundred and seventy-one and two-tenths feet, south fifty-one degrees, fifty-two minutes, east one hundred and forty and six-tenths feet, south forty-six degrees, thirty-four minutes east one hundred and thirty feet, south twenty-eight degrees, forty-six minutes east two hundred and sixty and six-tenths feet, south thirty-four degrees, fifty-one minutes east two hundred and four and one-tenth feet, south thirty-six degrees, fifty-nine minutes east two hundred and ninety-five and eight-tenths feet, south fifty-four degrees, twenty-eight minutes east two hundred and sixty-six and nine-tenths feet and south fifty-four degrees, forty-seven minutes east five hundred and twenty and two-tenths feet to the end of the south fifty-five and three-quarter degrees, east forty-four and nine-tenths perches line of the first parcel of land described in the deed from Rich, Trustee, to Stewart above referred to, thence binding on the outlines of said land South three degrees, fifteen minutes, west four hundred eighty one and eighty-five one-hundredths feet to a stone "B P" south sixty-two degrees, fifty-four minutes east two hundred and eleven and ten one-hundredths feet to a stone marked "S.W.R." and south twenty-nine degrees, thirty-five minutes, west twelve hundred and two and fifty-four one-hundredths feet to the centre of Dufton Avenue, thence binding thereon the sixteen following courses and distances, viz: north eighty-seven degrees, ten minutes west six hundred and sixty-three and forty-two one-hundredths feet, north eighty-eight degrees, thirty-five minutes west four hundred and seventy-feet, south eight, four degrees, twenty-six minutes west fifty-five and one-tenths feet, south fifty degrees, forty-eight minutes west fifty-five and one-tenths feet, south fifty degrees, fifty-nine minutes west sixty-four and eight-tenths feet, south eight, seven degrees, five minutes, west one hundred feet, south seventy-six degrees, forty-eight minutes west one hundred feet, south eighty-six degrees west one thousand feet, north eight, five degrees, forty-four minutes west two hundred and two and two-tenths feet, north seventy-seven degrees, twenty-five minutes west two hundred and nine and five-tenths feet, north sixty-five degrees, fifty-two minutes west eight, one and seven-tenths feet, north fifty-five degrees, fifty-eight minutes west one hundred and ten and seven tenths feet, north sixty degrees, sixteen minutes west one hundred feet, north seventy-two degrees, forty-six minutes west one hundred feet, north eighty-two degrees, twenty-one minutes west one hundred feet and north eight, six degrees, fifteen minutes west twelve hundred and forty-five and three-tenths feet to the centre of said Road and thence binding thereon south one degree, fourteen minutes west sixteen and forty-eight one-hundredths feet to the place of beginning.

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EXCEPTING from the above land a lot of ground belonging to the School Commissioners of Baltimore County and described as follows:

BEGINNING in the centre of Falls Road twentyhundred and forty-two feet northerly from the centre line of Tufton Avenue extending easterly from the Falls Road and running thence north sixty-five degrees, fifty-four minutes east two hundred and seventeen and seven tenths feet, north seventeen degrees, forty-eight minutes west one hundred and three and eight one-hundredths feet, south sixty-six degrees, thirty minutes west two hundred and thirteen and nine-tenths feet to the centre of Falls Road the place beginning thereon south fifteen degrees, forty-five minutes east one hundred and seventy one-hundredths feet to the place of beginning. Containing exclusive of the School lot seven hundred and eighty-six and five hundred and seventy-two one-thousandths acres of land, more or less.

BEGINNING for the second thereof at a point in the centre line of Tufton Avenue where formerly stood the stone, the beginning of Shawan Hunting Grounds, Sepsoas town, John and Thomas' Forest, Talbott Forest resurveyed, said point is at the distance of thirteen hundred twenty-six and nine-tenths feet easterly measured along the centre line of Tufton Avenue from the centre of Falls Road, said point being also the beginning of the land secondly described in a deed from Edward H. Rich, Trustee, to C. Morton Stewart, Jr., dated July 3rd, 1902 and recorded among the Land Records of Baltimore County in Liber 2968 No. 27, folio 453 cc., thence bounding on the outlines of said land the following courses and distances, viz: south three degrees, three minutes west six hundred fifty-five and six-fifths feet, north eight-six degrees, fourteen minutes west thirteen hundred seven and forty-one-hundredths feet to a stone, north eight-six degrees, twenty-six minutes west six hundred seventy one and fourteen one-hundredths feet to a stone heretofore planted, thence south four degrees, nine minutes west twenty hundred nine and sixty-one-hundredths feet and north eight-five degrees, twenty-one minutes west one hundred sixty-six and four one-hundredths feet, thence south forty-two degrees, three minutes east five hundred fifty-five and two-tenths feet, north eleven degrees, twenty minutes east three hundred twenty-one feet, north seventy-seven degrees, twenty-seven minutes east nine hundred sixty-seven and one-tenth feet, south forty-five degrees, fifty minutes east six hundred and sixty feet, south thirteen degrees, eight minutes west thirteen hundred three and four one-hundredths feet, south twenty-five degrees, thirty-three minutes east fifteen hundred eight and four feet, north four and nine degrees, thirty minutes east ten hundred and eight and nine feet, south ten degrees, eleven minutes west eight hundred and ninety-two feet, south sixty-one degrees, thirty-eight minutes west two hundred fourteen and five-tenths feet, south forty degrees, forty-two minutes east one hundred four and three and fifty-five one-hundredths feet and south eighty-seven degrees, twenty-one minutes, east twenty-one hundred thirty-three and eighty-three one hundredths feet to a stone heretofore planted, thence bounding on the outlines of the land conveyed by Rebecca Freeman to John H. R. Worthington by a deed dated March 1st, 1902 and recorded among the aforesaid Land Records in Liber 1. H. No. 100, folio 65 cc., so as to include the same the three following courses and distances, viz: north one degree, twenty-five minutes east thirteen hundred and four and six-tenths feet north five degrees, seven minutes west twenty hundred seventeen and thirteen one-hundredths feet and north seventy-seven degrees, forty-one minutes west fourteen hundred twenty-two feet to the green line of Talbott's Forest and thence bounding on said line north twenty-three degrees, four minutes, west thirty-two hundred thirteen and nine one-hundredths feet to the place of beginning. Containing three hundred thirty and thirty-four one-hundredths acres of land, more or less.

2. BEGINNING for the same at the intersection of the centre line of Falls road with the centre line of that part of Tufon Avenue which extends West of the Falls Road and running thence North 85 degrees 54 minutes West binding on the centre of Tufon Avenue 1981.5 feet to the end of the first line of the parcel of land firstly described in a deed from Edward H. Rich, Trustee, to C. Morton Stewart, Jr., dated July 3rd, 1905, and recorded among the Land Records of Baltimore County in Liber WPC No. 207, folio 453 &c., and to the first line of the Land described in a deed from Robert C. McKee, Assignee, to G. Bernard Fenwick dated December 1, 1927 and recorded among the Land Records aforesaid in Liber WPC No. 632, folio 32 &c., thence binding on the outlines of said lands the two following courses and distances, viz:- North 3 degrees 24 minutes East 766.34 feet to a stone and North 86 degrees 36 minutes West 1693.20 feet to a stake at the end of the second line of the land conveyed as aforesaid by McKee to Fenwick, thence binding on the outline of said land the six following courses and distances viz: South 6 degrees 34 minutes West 2038.10 feet to a post, South 67 degrees 46 minutes East 237.0 feet to a stake in a Chestnut Stump, thence South 6 degrees 09 minutes West 1209.45 feet to a stake, South 65 degrees 06 minutes East 1235.35 feet to a stake, South 3 degrees 54 minutes West 105 feet to a stake, South 61 degrees 08 minutes East 343.22 feet to a stone marked "A" at the end of the fourth line of the land described in a deed from John S. Middleton and others, Trustees, to Howard C. Parks and wife, dated May 10th, 1918 and recorded among the aforesaid Land Records in Liber WPC No. 497, folio 513 &c., thence binding on the fifth line of said land South 65 degrees 21 minutes East 1307.2 feet to the South 4 degrees 09 minutes West 2009.50 feet to a stake, thence binding on the sixth line of said land described in a deed from C. Morton Stewart to the Safe Deposit and Trust Company, dated July 6, 1927, and recorded among the Land Records aforesaid prior hereto, thence binding reversely on the outline of said land the two following courses and distances, viz: North 4 degrees 09 minutes East 1007.00 feet to a stone and South 60 degrees 15 minutes East 670.14 feet to a stone on the East side of Falls Road, said stone being at the end of the South 60-15 degrees East 670.14 feet line of the land described in the deed from Middleton to Parks above referred to, thence diagonally along and in or near the centre of said road and binding on the eighth line of said last mentioned land North 1 degree 29 minutes East 650.35 feet to the place of beginning. Containing 2.6-30/100 acres of land more or less.

3. BEGINNING for the same in the centre of Tufon Avenue where the same is intersected by the South 1 degree West and hundred and twenty-four and one-half perches line of the land described in a deed dated October 25th, 1912 and recorded among the Land Records of Baltimore County in Liber WPC No. 519, folio 7, was conveyed by Albert L. Little to John A. Stansbury, and running thence binding on the outline of said land and on the outlines of land by a deed dated December 1st, 1927, and recorded among the Land Records of Baltimore County aforesaid, was conveyed by Robert C. McKee, Assignee, to G. Bernard Fenwick, the following courses and distances, viz: South six degrees thirty-four minutes West 1350.03 feet to a post South 7 degrees forty-six minutes East two hundred and thirty-seven feet to a stake in a chestnut stump and South six degrees nine minutes West two hundred nine and forty-five one-hundredths feet to a stake at the end of the second line degree West seventy-three and one-half perches line of the land described in the aforesaid deed from Albert L. Little to John A. Stansbury, thence binding on the outlines of said land and first binding four degrees thirty-nine minutes South West one thousand and one hundred and one hundredths feet to a stake marked "A" at the beginning of the last line of the land and thence still binding on the outline of said last mentioned land South 61 degrees thirty-five minutes West 1000 feet to a stake marked "B" and North 60 degrees 15 minutes East 670.14 feet to a stone on the East side of Falls Road, said stone being at the end of the South 60-15 degrees East 670.14 feet line of the land described in the deed from Middleton to Parks above referred to, thence diagonally along and in or near the centre of said road and binding on the eighth line of said last mentioned land North 1 degree 29 minutes East 650.35 feet to the place of beginning. Containing 2.6-30/100 acres of land more or less.

two feet to a stake thence north fifteen degrees forty-nine minutes east twenty-two hundred eighty-one and eighty one-hundredths feet to a stake at the end of the seventy and seven-eighths perches line south eighty-six degrees thirty-six minutes east from a stone heretofore planted marked "D.D." at the end of the third line of Swanan Hunting Ground and to intersect the outline of the land which by deed dated July 3, 1905, and recorded among the Land records of Baltimore County aforesaid in Liber APC No. 217, folio 463, was conveyed by Edward H. Rich, Trustee to C. Morton Starn, Junior, thence running on said outline and on the north-most outline of the land conveyed as aforesaid by Albert F. Whittle to John L. Stansbury north eighty-six degrees thirty-six minutes east seventy-two hundred fifty-five and fifty-six one hundredths feet to the beginning of the south 2 degrees west one hundred twenty-three and one-half perches line of the last mentioned land and thence thence south 3 degrees thirty-four minutes west six hundred eighty and seven one-hundredths feet to the place of beginning. Containing one hundred eighty-five and four hundred six one-thousandths acres of land more or less.

4. A stake planted at the beginning of the first line of a parcel of land which by a deed dated December 13, 1891 and recorded among the Land records of Baltimore County in Liber APC No. 113, folio 112, was conveyed by the Safe Deposit and Trust Company of Baltimore to F. Augustus Bourquin; thence running with and binding on said first line as now surveyed south 85 degrees 15 minutes west 1159.50 feet to the end of the eighth line of a parcel of land which by a deed dated October 24, 1929 and recorded among the Land records of Baltimore County in Liber APC No. 633, folio 114, was conveyed by John L. Stansbury and wife to the Little Charrance and Trust Company; thence thence running reverse on the eighth, seventh and sixth lines of the last mentioned parcel of land the three following courses and distances, to wit: South 10 degrees 06 minutes west 2241.40 feet, North 89 degrees 59 minutes west 1514.30 feet to a stake in a chestnut stump and South 19 degrees 10 minutes west 2335.25 feet to a stone heretofore planted; thence running with and binding on the third line of the above mentioned parcel of land from the Safe Deposit and Trust Company of Baltimore to F. Augustus Bourquin south of degrees 57 minutes west 100.50 feet to a stone heretofore planted at the end of the south 55 degrees 05 minutes east 475 feet 10 inches line of a parcel of land second, described in a deed dated July 1, 1927 and recorded among the Land records of Baltimore County in Liber APC No. 613, folio 114, was conveyed by Margaret E. Fenwick and husband, to the Northington Valley Stock Farms, Incorporated; thence running reverse on said line North 05 degrees 44 minutes west 472 feet to the beginning of the fourteenth line of a parcel of land which by a deed dated April 25, 1915 and recorded among the Land records of Baltimore County in Liber APC No. 495, folio 631, was conveyed by Basil H. Kelley and wife to George H. Starn and wife; thence running with and binding on the fourteenth to twenty-fourth lines of said parcel of land the eleven following courses and distances, to wit: North 5 degrees 56 minutes west 207.40 feet, North 24 degrees 09 minutes west 222.15 feet, North 50 degrees 24 minutes west 149.62 feet, North 25 degrees 09 minutes west 244.50 feet, North 54 degrees 09 minutes west 237.56 feet, North 42 degrees 09 minutes west 115.50 feet, North 14 degrees 24 minutes west 135.62 feet, North 20 degrees 04 minutes west 145.20 feet, North 3 degrees 51 minutes east 231 feet, North 37 degrees 06 minutes east 275.38 feet and North 4 degrees 24 minutes east 350.20 feet to the end of the North 65 degrees 05 minutes west 343.73 feet line of a parcel of land first described in a deed dated July 1, 1927 and recorded among the Land records of Baltimore County in Liber APC No. 613, folio 114, was conveyed by Margaret E. Fenwick and husband to the Northington Valley Stock Farms, Incorporated; thence running reverse, on said line South 8 degrees 30 minutes east 247.52 feet to a stake in the centre of a white oak stump; thence still running on the last referred to parcel of land the five following courses

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and distances, to wit, North 27 degrees 27 minutes East 630.38 feet, North 16 degrees 24 minutes East 66 feet, North 37 degrees 06 minutes West 423.70 feet, South 84 degrees 24 minutes West 288.80 feet and North 80 degrees 00 minutes West 202.40 feet to a stake in a white Oak Stump; thence still binding for a part on the last referred to parcel of land and for a part on the land which by a deed dated March 8, 1912 and recorded among the Land Records of Baltimore County in Liber WPC No. 392, folio 50 was conveyed by John C. Bosley and wife to Charles Lee A. Heiser North 1 degree East 814.88 feet to a stone marked "AT"; thence running with and binding on the first to fifth lines inclusive of the last mentioned deed from Bosley to Heiser the five following courses and distances, to wit: South 67 degrees 07 minutes East 392.53 feet to a Poplar Tree, North 11 degrees 28 minutes East 90.75 feet, South 86 degrees 13 minutes East 219.95 feet to a Poplar Tree North 3 degrees 50 minutes East 90.09 feet and South 85 degrees 50 minutes East 100.96 feet to the place of beginning. Containing 1.9-07/100 acres of land, more or less.

SAVING AND RESERVING SOVEREIGN Deed from Worthington Valley Company to Frank A. Bonsai, dated May 14, 1946 and duly recorded among the Land Records of Baltimore County in Liber T. E. S. No. 1054, folio 40. Containing 9.9 Acres, more or less.

5. BEGINNING for the first thereof at a point in the centre line of Tilton Avenue and at the end of the north no degrees thirty-one minutes East one hundred forty-two and forty-one hundredths feet line (erroneously described as North thirty-one degrees East one hundred forty-two and forty-one hundredths feet) of the lot or tract of land described in a deed dated September 16, 1930 from the Worthington Valley Farms, Incorporated, to J. William Young Tilton and duly recorded among the Land Records of Baltimore County, and running thence on the centre line of Tilton Avenue the following four courses and distances, North nine degrees twenty-four minutes West four hundred eighty-four and seventy-seven one hundredths feet, North no degrees thirty-one minutes East one hundred forty-five and fifteen one hundredths feet, North thirty-seven degrees sixteen minutes East one hundred thirty-five and seventy-five one hundredths feet, and South seven degrees forty-four minutes East nine hundred ninety-one and forty-one hundredths feet to the beginning of the land which by deed dated September 24th, 1902, and recorded among the Land Records of Baltimore County in Liber WM No. 255, folio 49, was conveyed by John C. Bosley, et al, to Joseph Friedenwald, and running thence and binding reversely on lands of last mentioned land the following courses and distances, South two degrees nineteen minutes West five hundred sixty-nine and twenty-six one hundredths feet to a stone, South eighty-three degrees forty-five minutes East the hundred and three feet, North eighty-six degrees forty-five minutes East two hundred eight, eight and eighty one hundredths feet, South thirty-two degrees forty-five minutes East four hundred twenty-three and seven tenths feet, South twenty degrees East five hundred sixty-eight feet, and in twenty-six degrees East, four minutes West eight hundred three and fifty-one hundredths feet, North eighty-three degrees five minutes West three hundred forty-three and seventy-three one hundredths feet, North eighty-three degrees forty-five minutes West three hundred four and fifty-seven one hundredths feet, North eight-thirty degrees twenty-four minutes West two hundred four and forty one hundredths feet and South eighty-five degrees forty minutes West one hundred sixty-eight feet to the centre of Pantua Mill race and to intersect the South eight degrees twenty-two minutes East thirty and eight tenths feet line of the tract of land conveyed by the aforesaid deed from Worthington Valley Farms, Incorporated, to J. William Young Tilton; thence reversing said line along the centre of the Pantua Mill race the following courses and distances, North eight degrees twenty-two minutes West thirty and eight tenths feet, North twenty-six degrees twenty-one minutes West four hundred and twenty-one feet to North nine

degrees twenty minutes west eight hundred eleven and ninety-eight one-hundredths feet to the place of beginning; containing fifty-two and sixty-two one hundredths acres of land, more or less.

Beginning for the second thereof at a stone heretofore planted on the east side of the Mantua Hill Road, said stone being in the north eighty-seven degrees west thirty-six and three tenths perches line of land which by deed dated April 20th, 1897, and recorded among the Land Records of Baltimore County in Liber LMB No. 224, folio 47, was conveyed by David G. McIntosh, Trustee to Joseph Friedenwald, and running thence binding on said line north eighty-four degrees twenty-six minutes west thirteen and twelve one hundredths feet to the centre of said road; thence binding on the centre of said road the four following courses and distances, North sixteen degrees three minutes west seven hundred forty-two and eighty-one hundredths feet, North three degrees three minutes west six hundred sixteen and fifteen one hundredths feet, North two degrees fifty-three minutes west two hundred seventy-eight and seventy one hundredths feet and north three degrees ten minutes west three hundred fifty-one and seventy-four one hundredths feet to the end of the North seventy-four degrees east two hundred sixty-seven and fifty-six one hundredths perches line of land conveyed as aforesaid by David G. McIntosh, Trustee, to Joseph Friedenwald, said point being also at the end of the following courses and distances from the end of the south six degrees forty-three minutes west three hundred and ninety-seven one hundredths feet line of the first parcel of land conveyed in the deed from Margaret G. Towick and husband to Worthington Valley Stock Farm, Inc., dated July 1, 1927 and recorded among the Land Records of Baltimore County in Liber MPC No. 645, folio 242, etc., south six degrees forty-three minutes west eleven and ninety-three one hundredths feet, and north three degrees ten minutes east ninety-eight and twenty-six one hundredths feet; thence binding on the outline of the land conveyed as aforesaid from McIntosh, Trustee, to Friedenwald, the five following courses and distances, north seventy-six degrees sixteen minutes east twelve hundred five and sixty-three one hundredths feet; thence south thirty-three degrees fifty-eight minutes east to a hundred seventy-three and ten one hundredths feet to a stone, south seventeen degrees sixteen minutes west six hundred twenty-seven feet to a stone south sixteen degrees twenty-eight minutes west thirteen hundred fifty-eight and eighty-one hundredths feet to a stone; and north eighty-four degrees twenty-eight minutes west five hundred eighty-two and seventy-four one hundredths feet to the place of beginning; containing fifty-three and fifty-one one hundredths acres of land, more or less.

Said tract of land being the same tracts as were conveyed by Margaret Griffin Towick and G. Bernard Fepich, her husband, to Worthington Valley Stock Farm, Incorporated, by deed dated July 1, 1927 and recorded among the Land Records of Baltimore County in Liber LMB No. 224, folio 47, etc., saving and excepting from the first tract herein described the land conveyed by deed dated September 10th, 1930, by Worthington Valley Stock Farm, Incorporated, to J. William Young, herein, and the tract of land conveyed by Worthington Valley Stock Farm, Incorporated, to Margaret G. Towick and husband by deed dated July 1st, 1927, both of said deeds being duly recorded among the Land Records of Baltimore County.

Beginning for the above described parcel of land, all first lot or parcel of ground which by deed dated October 1st, 1930, and recorded among the Land Records of Baltimore County in Liber LMB No. 2277, folio 184, was granted and conveyed by The Worthington Valley Company, a body corporate, to the Maryland Broadcasting Company, a body corporate, and described as follows:

BEGINNING for the same at a stone at the southeast corner of the second parcel of land which, by deed dated July 1, 1927, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 645, folio 352, was conveyed by Margaret G. Fenwick and husband to Worthington Valley Stock Farms, Inc.; and running thence and binding on the outlines of said second parcel and passing over another stone north 84 degrees 14 minutes 50 seconds west 595.86 feet to a point in or near the center of Dover Road (formerly Mantua Mill Road); thence still binding on the outlines of said second parcel and in or near the center of said Dover Road north 15 degrees 49 minutes 50 seconds west 742.80 feet and north 2 degrees 49 minutes 50 seconds west 367.20 feet; thence leaving said outlines and Dover Road and running for a line of division north 61 degrees 38 minutes 00 seconds east 1591.27 feet to the northeasternmost corner of said second parcel; thence, binding on the outlines of said second parcel, south 17 degrees 43 minutes 40 seconds west 627.00 feet and south 16 degrees 55 minutes 44 seconds west 1351.80 feet to the place of beginning. Containing 33.176 acres of land, more or less.

6. BEGINNING for the same at a point in or near the centre of the Mantua Mill Road, and at the end of the eighth line of that tract of land which by deed dated October 19th, A. D. 1895, and recorded among the Land Records of Baltimore County in Liber L.B. No. 214, folio 87, etc., was conveyed by Edward Worthington, et al, to Joseph Freidenwald, and running thence bounding on the lines described in said deed, and bounding on or near the centre of said road, the six following courses and distances, viz: South 11 1/4 degrees west 12-14/100 perches, south 5-1/2 degrees west 6 perches, South 5 perches, South 17-1/2 degrees east 16-4/10 perches. South 14-1/4 degrees east 4-6/10 perches, and South 7 degrees east 21-48/100 perches, thence running and continuing to bound on or near the centre of the said road, south 3-1/2 degrees east 17-32/100 perches, South 7-3/4 degrees east 14-32/100 perches, South 10 degrees west 8-36/100 perches, South 7-1/4 degrees west 21-24/100 perches and South 5 degrees west 12-76/100 perches, to the end of the North 73 degrees east 1-16/100 perches line described in the above mentioned deed to Freidenwald; thence bounding on the line described in that deed south 5-1/4 degrees east 6-32/100 perches to intersect the south 73-3/4 degrees west 337-3/10 perches line of the whole tract of land conveyed by Cill to Worthington and McIntosh, of which the lot or parcel now being described is part; and running thence bounding on said line reversely, North 73-3/4 degrees east 70-5/10 perches to the land which by deed dated May 15, A. D. 1888 and recorded among the Land Records of said County in Liber J.L.C. No. 171, folio 7, etc., was conveyed by Rosa B. Miller, executrix to Jessie Fowler; thence bounding on the outlines of said land as now defined and found, North 1-1/2 degrees west 10-1/2 perches, North 20-1/2 degrees west 12-9/10 perches, North 52-3/4 degrees west 7-6/10 perches, North 27-1/2 degrees west 13 perches, North 36-1/2 degrees west 14-32/100 perches, North 44-1/2 degrees west 7 perches, North 10-3/4 degrees west 20-20/100 perches, North 23-1/4 degrees west 10-6/10 perches, North 4-1/2 degrees east 14 perches, North 24-3/4 degrees east 15-1/4 perches, and North 2-1/2 degrees east 21-6/10 perches, thence running and continuing on the outlines of the said whole tract conveyed as aforesaid to Worthington and McIntosh, North 63-3/4 degrees west 18-4/10 perches, South 69-1/2 degrees west 12-32/100 perches and south 62-3/4 degrees west 9-70/100 perches to the place of beginning. Containing 36-1/2 acres of land, more or less.

7. BEGINNING for the same at a stone standing on the south side of Oregon Road marked with the letter "A", the beginning of the whole tract of land called "Sepesco Town Enlarged" thence running with and bounding on the outline of said land the two following courses allowing two degrees for variation, South one-fourth of a degree East thirty-eight perches, South eighty-nine degrees sixteen minutes west seventy-eight and thirteen-hundredths

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perches to a stone marked with the letter "C" thence North one-fourth of a degree West forty perches to the middle of the Oregon Road, thence along the South side of said road East seventy-nine and seventeen twenty-fifths perches to the first place of beginning. Containing nineteen acres one rood and one perch of land, more or less.

8. BEGINNING for the same at a planted stone at the end of the South $78\frac{3}{4}$ degrees West $54\frac{1}{3}$ perches line of the land which by a Deed dated October 5th, 1893, and recorded among the Land Records of Baltimore County in Liber 147B No. 199, folio 515, was conveyed by Robert H. Basse, Attorney, etc., to Abram C. Scott and running thence on said line reversely (magnetic-meridian 1877) North $79\frac{1}{2}$ degrees East 54 perches to the centre of the County Road leading from Oregon to the Western Run Turnpike road thence running on said road South $5\frac{1}{2}$ degrees East 30 perches to the North side of a private road leading to the residence of Isaac K. Griffith (now Fowble) thence binding on the North side of said private road and also on the boundary line of the said Isaac K. Griffith (now Fowble) South $71\frac{3}{4}$ degrees West 61.8 perches to a planted stone thence leaving said private road and still bounding on the land of the said Isaac K. Griffith (now Fowble) North $1\frac{3}{8}$ degrees East 47.1 perches to the place of beginning. Containing 14 acres 155 square perches of land, more or less.

9. BEGINNING for the same at a point in the center of the Falls Road at the beginning of the South 60 degrees 32 minutes East 2304.11 feet line of the firstly described parcel of land which by a Deed dated May 16th, 1931, and recorded among the Land Records of Baltimore County in Liber 147C No. 177, folio 245, was conveyed by Charles Norton Stewart, et al, to the Worthington Valley Company, a body corporate, thence running with and binding on a part of the said line South 80 degrees 32 minutes East 627.76 feet thence leaving said outline and running for a line of division South 3 degrees 59 minutes West 1470.42 feet to the center of a thirty foot road leading from the Falls Road to Cuba Road thence binding on the center of said road South 75 degrees 19 minutes West 361.68 feet to the center of the Falls Road thence running with and binding on the center of the said Falls Road the six following courses and distances, to wit, North 13 degrees 10 minutes West 541.09 feet North 18 degrees 10 minutes West 237.53 feet North 15 degrees 20 minutes West 143.69 feet North 10 degrees 57 minutes West 100 feet North 9 degrees 09 minutes West 647.50 feet and North 13 degrees 04 minutes West 209.55 feet to the beginning of the North 5 degrees 24 minutes West 375.32 feet line of the above mentioned firstly described parcel of land in the deed from Charles Norton Stewart, et al, to the Worthington Valley Company thence running with and binding on said line and on the center of the Falls Road North 5 degrees 24 minutes West 375.32 feet to the place of beginning. Containing 21.71 acres of land, more or less.

10. BEGINNING for the same at a point in the South $60\frac{3}{4}$ degrees West 120 perches line of the land described in a deed from H. Courtney Jenifer, Trustee, and Thomas A. Casalia and wife to Harry McMahon and wife, by deed dated January 5, 1940 and recorded among the Land Records of Baltimore County in Liber C.L.S. Jr. No. 1092, folio 157, etc., at the distance of 1270 feet northerly from a stone at the end of said line and at the southeast corner of the lot of ground recently conveyed to Louis Schneider and wife, thence running North 65 degrees 20 minutes East binding on said South $60\frac{3}{4}$ degrees West 120 perches line reversely and in part diagonally across the bed of Ivy Hill Road, in all 251.5 feet to a point in the South $60\frac{3}{4}$ degrees line and at the southwesternmost corner of the lot of ground recently conveyed by deed dated November 1, 1947 from Harry McMahon and wife to August J. Thau and wife, thence North 15 degrees 30 minutes West 200 feet, thence North 65 degrees 20 minutes East 475 feet to a

point in the South 19 1/4 degrees East line of the land described in the deed from H. Courtney Jenifer, Trustee, etc., to Harry McMahon and wife above referred to, and distant 200 feet from the stone at the beginning of the hereinbefore referred to 120 perches line, thence binding on the outlines of said land conveyed as aforesaid by Jenifer, Trustee, et al, to McMahon two following courses: North 15 degrees 30 minutes West 786 feet to a stone and North 80 degrees 20 minutes West 660.5 feet to an iron bar, thence leaving said outline and running South 50 degrees 07 minutes West 261.7 feet to an iron pipe and continuing still South 50 degrees 07 minutes West 342 feet to another iron pipe, thence South 24 degrees 40 minutes East 351.80 feet to the northwest corner of the lot of ground recently conveyed to Louis Wuermser and wife, thence North 65 degrees 20 minutes East and binding on the northernmost boundary of Louis Wuermser's lot 280 feet, thence South 24 degrees 40 minutes East and binding on the easternmost boundary of Louis Wuermser's lot 778 feet to the place of beginning. Containing 22.29 acres of ground, more or less.

The 1st, 4th and 7th tracts of land being all and the same land described in a deed from C. Wilbur Miller and James C. L. Anderson, Receivers, to Edith Davison Miller, dated the 28th day of July, 1936 and recorded among the Land Records of Baltimore County in Liber C.B.R. No. 979, folio 120.

THE 2nd, 3rd, 5th and 6th tract of land being all and the same land described in a deed from Edith Davison Miller and C. Wilbur Miller, her husband, to The Worthington Valley Company, a body corporate, dated the 31st day of December, 1940, and recorded among the Land Records of Baltimore County in Liber C.B.R., No. 1142, folio 322.

THE 8th tract of land being all and the same land described in a deed from C. Wilbur Miller and Nell K. Miller, his wife, to The Worthington Valley Company, a body corporate, dated the 29th day of November, 1946, and recorded among the Land Records of Baltimore County in Liber J.W.B. No. 1526, folio 270.

THE 9th tract of land being all and the same land described in a deed from C. Wilbur Miller and Nell K. Miller, his wife, to The Worthington Valley Company, a body corporate, dated the 29th day of November, 1946, and recorded among the Land Records of Baltimore County in Liber J.W.B. No. 1526, folio 268.

THE 10th tract of land being all and the same land described in a deed from Ida L. Thau to The Worthington Valley Company, a body corporate, dated the 28th day of October, 1953, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2406, folio 559.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD the said lots of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said James C. L. Anderson, executor of the last will and testament of C. Wilbur Miller,

deceased, his successors and assigns, in fee simple.

AND the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property granted and that it will execute such further assurances of the same as may be requisite.

WITNESS the signature of said body corporate by the hand of Grace M. Shedbee, its President, and its corporate seal hereto affixed.

WITNESS:

THE WORTHINGTON VALLEY COMPANY,
a body corporate,

By

Grace M. Shedbee - President

Mildred Z. Hunsovan

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, That on this 12th day of July, 1956, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County aforesaid, personally appeared GRACE M. SHEDBEE, President of THE WORTHINGTON VALLEY COMPANY, the within named Grantor, and she acknowledged the foregoing Deed to be the act of said body corporate.

AS WITNESS by hand and Notarial Seal.

Mildred Z. Hunsovan - Notary Public

Rec'd for Record JUL 12 1956
Per George L. Byerly, Clerk.

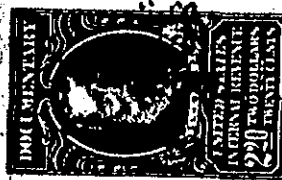
at 2⁰⁵ P.M.

Mailed to

Car. C. L. Anderson

THE TITLE GUARANTEE COMPANY
(Individual Form)

App. H- 34884



LIBER 3866 (PAGE) 577

This Deed, Made this

14th

day of

July

, in the year one

thousand nine hundred and - - - sixty-one - - - , by and between FRANCES J. LOMAS and R. HOWARD LOMAS, her husband, parties of the first part, Grantors; and GRACE MILLER WHEDBEE, Administratrix D.B.N.C.T.A. of the Estate of C. Wilbur Miller, deceased, party of the second part, Grantee.

Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto the said Grantee, Administratrix as aforesaid, her successors and assigns, in fee simple, all that - - - - -



- - - - - lot (■) of ground

situate in Baltimore County - - - - -

in the State of Maryland, ~~and described as follows, that is to say:~~ which in accordance with a survey description dated July 6th, 1961 prepared by Dollenberg Brothers, Registered Surveyors, is described as follows, that is to say:-

BEGINNING for the same at a stone heretofore set at the beginning of a parcel of land which by a deed dated March 9, 1948 and recorded among the Land Records of Baltimore County in Liber J.W.B. No. 1636, folio 455 was conveyed by The Title Guarantee Company to Frances J. Lomas and running thence with and binding on the first line of said parcel of land and binding reversely on a part of the fifth line of the firstly described parcel of land of Item 1 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968, folio 497 which was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor, as the courses are referred to the magnetic meridian of 1961, South 78 degrees 15 minutes West 2187.30 feet to a stone marked CR6 heretofore set, thence running with and binding on a part of the second line of the aforesaid parcel of land which was conveyed by The Title Guarantee Company to Frances J. Lomas, North 4 degrees 36 minutes East 16 feet to the center of the Geist Road, as now constructed, thence leaving said outline and binding in the center of the Geist Road, as now constructed, the seven following courses and distances viz: North 86 degrees 44 minutes East 94.19 feet, North 78 degrees 15 minutes East 100 feet, North 76 degrees 20 minutes East 300 feet, North 77 degrees 47 minutes East 490 feet, North 77 degrees 23 minutes East 400 feet, North 77 degrees 49 minutes East 400 feet and North 79 degrees 15 minutes East 404 feet to intersect the last line of the aforesaid parcel of land which was conveyed by The Title Guarantee Company to Frances J. Lomas and thence binding on a part of said last line South 1 degree 17 minutes West 18 feet to the place of beginning.

Containing 0.79 of an Acre of land more or less.

BEING a part of a parcel of land which by a Deed dated March 9, 1948 and recorded among the Land Records of Baltimore County in Liber J.W.B. No. 1636, folio 455 was conveyed by The Title Guarantee Company to Frances J. Lomas, one of the within named Grantors.

*Together with a right to use in common together with others thereto, of Geist Road for the purposes of ingress and egress to Falls Road on the East and to Dover Road on the West.

The Grantee, being the owner of a tract of land abutting the parcel herein conveyed on the South thereof for its entire length, hereby covenants and agrees for herself her successors and assigns that for a period of 20 years from the date hereof no building shall be erected on the said property within 50 feet of the center line of Geist Road bounded on the East and West lines of the property herein conveyed.

Together with the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

To have and to hold the said described lot(■) of ground and premises, unto and to the use of the said Grantee, Administratrix as aforesaid, her successors and assigns, in fee simple, forever, subject, however, to the legal operation and effect of the covenant hereinabove set forth.

PAID - Baltimore City - 1961 - 14270 PPF - 25.00

7-17-61	964	•	14270 PPF-	25.00
7-17-61	964	•	14270 PPF-	25.00

And the said Grantor covenants to warrant specially the property hereby granted and conveyed, and to execute such further assurances of said land as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hand(s) and seal(s) of the said grantor(s):

WITNESS:

F. J. Lomas

Frances J. Lomas [Seal]
Frances J. Lomas

R. Howard Lomas (SEAL)
R. Howard Lomas

F. J. Lomas

Grace Miller Whedbee [Seal]
Grace Miller Whedbee

State of Maryland, BALTIMORE CITY/COUNTY

, TO WIT:

I HEREBY CERTIFY, that on this - 14th - day of July, 1961, before me, a Notary Public of the State aforesaid, personally appeared FRANCES J. LOMAS and R. HOWARD LOMAS, her husband, the Grantors herein - - - - -

known to me (or-satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, who signed the same in my presence, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal.

Carroll A. Pagel

Notary Public
MY COMMISSION EXPIRES MAY 6, 1963

My commission expires:

CARROLL A. PAGEL
NOTARY PUBLIC

STATE OF MARYLAND, BALTIMORE CITY, TO WIT:

I HEREBY CERTIFY, that on this 14th day of July, 1961, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared GRACE MILLER WHEEDBEE, Administratrix as aforesaid, party of the second part, Grantee., known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, who signed the same in my presence, and acknowledged that she executed the same for the purposes therein contained.

WITNESS: my hand and notarial seal.

Carroll A. Pagel
Notary Public

MY COMMISSION EXPIRES MAY 6, 1963

My Commission expires: 1963

CARROLL A. PAGEL
NOTARY PUBLIC

THE TITLE GUARANTEE COMPANY

BALTIMORE COUNTY

DATE TRANSFERRED
PER DEED 7-17-61
FROM 20733

FRANCES J. LOMAS and

CLERK
R. HOWARD LOMAS, her husband

TO

Miller
GRACE WHEEDBEE, Administratrix

RECEIVED for Record

JUL 18 1961 at 9:30 AM

same day recorded in Liber
W.J.R. No. 266 folio 574
One of the Records of
Baltimore County and was
examined, per

Wheedbee

Clerk

RETURN TO:

THE TITLE GUARANTEE COMPANY
ST. PAUL & LEXINGTON STS.
BALTIMORE 2, MD.

Cost of Record, \$ 9.50

Stamps, U. S. \$ 2.75 Md. \$ 5.50

Application No. H-34884

Written by : JSK, III/hmd

Approved by JSK

Ready for Record JSK

Comm 2500-

Taxes: Tax 25.00

1961 Tax Paid

Rec'd 8/1 at 59250

SEND FUTURE BILLS TO:

Grantee

ADDRESS: Cockeysville

RETURN TO:

THE TITLE GUARANTEE CO.
ST. PAUL & LEXINGTON STS.
BALTIMORE 2, MD.

THIS DEED, made this 1st day of November, 1962, by and between GRACE M. WHEDBEE, Administratrix, d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, Deceased of Baltimore County, State of Maryland, Grantor, of the first part, and THE FIRST NATIONAL BANK OF MARYLAND, Trustee under the Will of C. Wilbur Miller, Deceased, Grantee, of the second part.

WITNESSETH, that in consideration of the sum of \$5.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Grace M. Whedbee, Administratrix, d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, Deceased, does hereby grant and convey unto The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, Deceased, its successors and assigns, in fee simple, all those pieces or parcels of land situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland, which were granted and conveyed by The Worthington Valley Company, a body corporate, to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, Deceased, by deed dated July 11, 1956, and recorded among the Land Records of Baltimore County in Liber G.L.B., No. 2968, folio 197, reference to said deed is made as if the descriptions of the parcels conveyed therein were included herein; SAVING and EXCEPTING, however, from the above described property all of those portions of said pieces or parcels of land which were heretofore conveyed therefrom by James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, Deceased and by Grace M. Whedbee, Administratrix, d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, Deceased.

The said James C. L. Anderson, Executor as aforesaid, died on January 17, 1961 and Grace M. Whedbee was duly appointed Administratrix, d.b.n.,c.t.a. of the Estate of C. Wilbur Miller as successor to the said James C. L. Anderson, Executor; this deed being made pursuant to the distribution shown in the First Administration Account of Grace M. Whedbee, Administratrix, d.b.n.,c.t.a. filed on or about September 5, 1962 in the Orphans' Court of Baltimore County, Maryland.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or otherwise appertaining.

TO HAVE AND TO HOLD the said lots or parcels of ground and premises, above described and mentioned (saving and excepting the portions as aforesaid), and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of the said The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, Deceased, its successors and assigns, in fee simple.

WITNESS the hand and seal of the said Grantor.

WITNESS:)

Jane C. Renald
Jane C. Renald

Grace M. Whedbee (SEAL)
Grace M. Whedbee, Administratrix, d.b.n.,
c.t.a. of the Estate of C. Wilbur Miller,
Deceased.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, that on this 1st day of November in the year one thousand nine hundred and sixty-two, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County aforesaid, personally appeared GRACE M. WHEDBEE, Administratrix, d.b.n., c.t.a. of the Estate of C. Wilbur Miller, Deceased, the within named Grantor, and she acknowledged the foregoing deed to be her act.

AS WITNESS my hand and Notarial Seal.

Jane C. Renald
Jane C. Renald, Notary Public

My commission expires 5/6/63.

TRANSFER TAX NOT REQUIRED

Herman W. Wood
Director of Finance

Per: F. H. Schliederberg
Authorized Signature

NOV 23 1962 81 936A

THE TITLE GUARANTEE COMPANY

Tracing No. 229388

8558

POST - 79
n RC/F 76.0

NEED
SM CLERK 76.0
No Consideration
H57454 0002 R02 T11

THIS DEED, made this 16th day of January, 1990, by and between the First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased, which Will was probated and recorded in the Office of the Register of Wills for Baltimore County, Maryland, in Wills Liber J.P.C. No. 50, folio 33, Grantor, and Elizabeth W. Fenwick, Davison White and Thomas C. Whedbee, Grantees.

WHEREAS the First National Bank of Maryland, as Successor Trustee under a trust established under the Will of C. Wilbur Miller, deceased, is seized and possessed of title, as Trustee, of the hereinafter described parcels of land; and

WHEREAS, by the terms of the Last Will and Testament, the trust terminated as of the death of C. Wilbur Miller's daughter, Grace Miller Whedbee (his other daughter having predeceased her and all of his grandchildren having reached the age of thirty), and the assets of the trust are distributable to his three grandchildren, the Grantees herein

NOW THEREFORE, in consideration of the promises and pursuant to the power and authority in it vested and to its obligations under said trust, the Grantor, as Trustee aforesaid, does hereby grant and convey to the Grantees, and to their respective personal representatives, heirs and assigns, as tenants in common, in undivided one-third shares, in fee simple, all those pieces and parcels of land, lying and being in the Eighth Election District of Baltimore County, State of Maryland, and described as follows, to wit:

FIRST: Beginning for the same at a point in the center of Tufton Avenue and in the first line of the parcel of land firstly described in Item 1 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 which was conveyed by The Worthington Valley Company to James C. L. Anderson Executor of the last will and testament of C. Wilbur Miller, deceased, said point being distant North 85 degrees 54 minutes West 620 feet measured along said first line from the beginning thereof, said point also being at the end of the first line of a parcel of land which by a deed dated November 19, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R.No. 4077 folio 171 was conveyed by The First National Bank of Maryland, Trustee to T. Courtenay J. Whedbee and wife and running thence with and binding on a part of the first line of the first herein referred to parcel of land and binding in the center of Tufton Avenue, as the following description is compiled from deeds, North 85 degrees 54 minutes West 1361.50 feet to the end of said

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TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY MARYLAND
Per Joy Burgoon
Authorized Signature
Date 2-1-90 Sec. 11-85 H
RECEIVED FOR RECORD
BALTIMORE COUNTY
Date 2-1-90
By AT

line, thence leaving said Avenue and running with and binding on the second line and on a part of the third line of said parcel of land which was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor, the two following courses and distances viz: North 3 degrees 24 minutes East 768.34 feet and North 86 degrees 36 minutes West 3448.92 feet more or less to intersect the eighth or South 4 degrees 15 minutes 20 seconds West 2233.92 foot line of a parcel of land which by a deed dated September 15, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R.No. 3904 folio 298 was conveyed by Grace Miller Whedbee, Administratrix to Charles M. Nes III and wife, thence binding reversely on a part of said line, North 3 degrees 31 minutes East 1506.43 feet more or less to the center of Geist Road and to intersect the seventh or North 77 degrees 23 minutes East 400 foot line of a parcel of land which by a deed dated July 14, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R.No. 3866 folio 577 was conveyed by Frances J. Lomas and husband to Grace Miller Whedbee, Administratrix of the Estate of C. Wilbur Miller, deceased, thence running with and binding on a part of said seventh line and on the eighth and ninth lines of said parcel of land and binding in the center of Geist Road, the three following courses and distances viz: North 76 degrees 15 minutes East 165.32 feet, North 76 degrees 41 minutes East 400 feet and North 78 degrees 07 minutes East 404 feet, thence leaving the center of said Road and running with and binding on the last line of said last mentioned parcel of land and running with and binding on the ninth line of a parcel of land which by a deed dated January 13, 1988 and recorded among the Land Records of Baltimore County in Liber S.M.No. 7769 folio 1 was conveyed by Clare M. Boyce to Michael J. McCarthy and wife, South 0 degrees 09 minutes West 18 feet to a stone set at the beginning of the last line of said last mentioned parcel of land, thence running with and binding on said line and binding near and south of the south side of Geist Road and running with and binding on a part of the fifth line of the first herein referred to parcel of land which was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor, North 77 degrees 07 minutes East 741.76 feet to a stone on the southernmost right of way line of Geist Road as shown on Baltimore County Bureau of Land Acquisition Plat No. RW 70-311-5 which plat is attached to a deed from the Garrison School, Incorporated et al to Baltimore County, Maryland dated January 21, 1971 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 5165 folio 396, thence binding on the southernmost right of way lines of Geist Road as shown on Plats Nos. 70-311-5, 4, 3, 2 and 1 as attached to said deed and continuing to run with and bind on a part of said fifth line in the deed from The Worthington Valley Company to James C. L. Anderson, Executor, North 77 degrees 07 minutes East 1705.87 feet, thence continuing to run with and bind on a part of said fifth line and on a part of the sixth line of said parcel of land, North 77 degrees 07 minutes East 165 feet and North 3 degrees 16 minutes East 16.5 feet more or less to the center of Geist Road and to the

end of the fifteenth or North 88 degrees 44 minutes 40 seconds West 25.89 foot line of a parcel of land which by a deed dated September 13, 1963 and recorded among the Land Records of Baltimore County in Liber R.R.G.No. 4202 folio 483 was conveyed by the First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Thomas M. Monroe and wife, thence binding reversely on the fifteenth, fourteenth, thirteenth, twelfth, eleventh and tenth lines of said parcel of land and binding in the center of Geist Road, the six following courses and distances viz: South 88 degrees 31 minutes 30 seconds East 25.89 feet, South 83 degrees 38 minutes 50 seconds East 84.30 feet, South 84 degrees 32 minutes 50 seconds East 169.25 feet South 86 degrees 51 minutes 20 seconds East 166.93 feet, South 86 degrees 25 minutes 20 seconds East 276.17 feet and South 86 degrees 19 minutes 05 seconds East 569.80 feet to the center of Falls Road and to intersect the fourth or South 13 degrees 48 minutes 00 seconds East 100.18 foot line of a parcel of land which by a deed dated March 9, 1972 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 5255 folio 31 was conveyed by The First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Charles P. McCausland III and wife, thence running with and binding on a part of the fourth line and on the fifth, sixth, seventh, eighth, ninth and tenth lines of said parcel of land and binding in the center of Falls Road, the seven following courses and distances viz: South 16 degrees 57 minutes 40 seconds East 18.37 feet more or less, South 17 degrees 37 minutes 00 seconds East 132.01 feet, South 17 degrees 00 minutes 20 seconds East 49.81 feet, South 16 degrees 22 minutes 40 seconds East 49.74 feet, South 13 degrees 59 minutes 50 seconds East 99.79 feet, South 13 degrees 00 minutes 30 seconds East 99.84 feet and South 12 degrees 09 minutes 40 seconds East 94.79 feet to the end of the seventh or North 9 degrees 24 minutes 30 seconds West 89.62 foot line of a parcel of land which by a deed dated November 8, 1983 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 6623 folio 756 was conveyed by The First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to James C. Alban III and wife, thence binding reversely on a part of said seventh line and binding in the center of Falls Road, South 12 degrees 34 minutes 10 seconds East 26.48 feet more or less to the beginning of the third line of a parcel of land which by a deed dated October 5, 1966 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 4684 folio 199 was conveyed by The First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller to I. Manning Parsons III and wife, thence leaving said road and running with and binding on said third line, North 88 degrees 59 minutes 40 seconds West 360.28 feet to the beginning of a parcel of land which by a deed dated September 20, 1971 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 5221 folio 950 was conveyed by The First National Bank of Maryland, Successor Trustee under the

last Will and Testament of C. Wilbur Miller to I. Manning Parsons III and wife, thence binding reversely on the last, third and second lines of said parcel of land, the three following courses and distances viz: North 88 degrees 59 minutes 40 seconds West 181.04 feet, South 5 degrees 07 minutes 30 seconds East 752.84 feet and North 78 degrees 41 minutes 10 seconds East 181.06 feet to the beginning of the last line of the aforesaid parcel of land which was conveyed by The First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller to I. Manning Parsons III and wife and recorded in Liber O.T.G. No. 4684 folio 199, thence running with and binding on said last line, North 78 degrees 41 minutes 10 seconds East 465.20 feet to the center of Falls Road, thence binding in the center of said Road and running with and binding on the first line and on a part of the second line of said last mentioned parcel of land, the two following courses and distances viz: North 15 degrees 32 minutes West 415.37 feet and North 12 degrees 48 minutes 10 seconds West 155.66 feet more or less to the end of the sixth or South 80 degrees 46 minutes West 30 foot line of the aforesaid parcel of land which was conveyed by The First National Bank of Maryland, Trustee to James C. Alban III and wife, thence leaving Falls Road and binding reversely on the sixth, fifth, fourth and third lines of said parcel of land, the four following courses and distances viz: North 77 degrees 36 minutes 20 seconds East 30 feet, North 10 degrees 04 minutes 52 seconds East 66.82 feet, North 75 degrees 24 minutes 00 seconds East 250.78 feet and North 73 degrees 14 minutes 35 seconds East 1600.97 feet to the beginning of the eleventh or North 73 degrees 01 minute East 1026.65 foot line of the aforesaid firstly described parcel of land in Item I in the deed from The Worthington Valley Company to James C. L. Anderson, Executor, thence running with and binding on a part of said eleventh line, North 7 degrees 01 minute East 401.49 feet to the end of the fifth or North 8 degrees 37 minutes West 45.07 foot line of a parcel of land which by a deed dated May 17, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5636 folio 804 was conveyed by The First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Patrick C. Walsh and wife, thence binding reversely on the fifth, fourth and third lines of said parcel of land, the three following courses and distances viz: South 8 degrees 46 minutes East 45.07 feet, South 15 degrees 43 minutes 25 seconds East 412.85 feet and North 59 degrees 20 minutes 30 seconds East 827.54 feet to a point in Cuba Road and in the thirteenth line of the aforesaid firstly described parcel of land in Item I in the deed from The Worthington Valley Company to James C. L. Anderson, Executor, thence running with and binding on a part of the thirteenth line and on the fourteenth and fifteenth lines and on a part of the sixteenth line of said parcel of land and binding in or near the center of Cuba Road, the four following courses and distances viz: South 50 degrees 08 minutes East 402.55 feet, South 54 degrees 34 minutes East 146.7 feet, South 60 degrees 00 minutes

East 129.6 feet and South 61 degrees 19 minutes East 460.27 feet to the beginning of a parcel of land which by a deed dated August 6, 1971 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 5207 folio 789 was conveyed by The First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Peter Wight and wife, thence leaving said road and binding reversely on the last and third lines of said parcel of land, the two following courses and distances viz: South 44 degrees 43 minutes West 434 feet and South 10 degrees 59 minutes 10 seconds West 456.27 feet to the end of the tenth or North 11 degrees 15 minutes East 82.53 foot line of a parcel of land which by a deed dated April 4, 1968 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 4863 folio 276 was conveyed by The First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Peter Wight and wife, thence binding reversely on the tenth, ninth, eighth and seventh lines of said parcel of land, the four following courses and distances viz: South 11 degrees 15 minutes West 82.53 feet, South 60 degrees 58 minutes East 241.82 feet, North 73 degrees 51 minutes 10 seconds East 607.65 feet and North 64 degrees 27 minutes East 226.79 feet to a point in Cuba Road and in the twenty-first or South 36 degrees 59 minutes East 295.8 foot line of the aforesaid parcel of land firstly described in Item I in the deed from The Worthington Valley Company to James C. L. Anderson, Executor, thence running with and binding on a part of the twenty-first line and on the twenty-second and twenty-third lines of said parcel of land and binding in or near the center of Cuba Road, the three following courses and distances viz: South 36 degrees 59 minutes East 217.77 feet, South 54 degrees 28 minutes East 266.9 feet and South 54 degrees 47 minutes East 520.2 feet, thence leaving said Road and running with and binding on the twenty-fourth, twenty-fifth and twenty-sixth lines of said last mentioned parcel of land, the three following courses and distances viz: South 3 degrees 15 minutes West 481.85 feet, South 62 degrees 54 minutes East 211.1 feet and South 29 degrees 35 minutes West 1202.54 feet to the center of Shawan Road (formerly known as Tufton Avenue), thence binding in or near the center of said Road and continuing to run with and bind on the outlines of said last mentioned parcel of land, the sixteen following courses and distances viz: North 87 degrees 10 minutes West 663.42 feet, North 88 degrees 35 minutes West 470 feet, South 84 degrees 26 minutes West 52 feet, South 67 degrees 48 minutes West 55.1 feet, South 50 degrees 59 minutes West 64.8 feet, South 67 degrees 05 minutes West 100 feet, South 67 degrees 48 minutes West 100 feet, South 86 degrees West 1000 feet, North 85 degrees 42 minutes West 202.2 feet, North 77 degrees 25 minutes West 206.5 feet, North 65 degrees 52 minutes West 81.7 feet, North 55 degrees 58 minutes West 110.7 feet, North 60 degrees 16 minutes West 100 feet, North 72 degrees 46 minutes West 100 feet, North 82 degrees 21 minutes West 100 feet and North 86 degrees 15 minutes West 925.30 feet to a point distant South 86 degrees 15 minutes East 320 feet

measured along the center of Shawan Road from the center of Falls Road and to the easternmost outline of the parcel of land known as the store lot and zoned RCC, thence leaving Shawan Road and binding on the easternmost and northernmost outlines of said store lot, the two following courses and distances viz; North 3 degrees 45 minutes East 315 feet and North 86 degrees 15 minutes West 301 feet more or less to the easternmost right of way line of Falls Road as widened and shown on State Roads Commission of Maryland Plat No. 49978 as referred to in a deed from The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased to The State of Maryland dated September 24, 1987 and recorded among the Land Records of Baltimore County in Liber S.M.No. 7743 folio 94, thence binding on the easternmost right of way line of Falls Road as widened and shown on said plat, North 1 degree 07 minutes East 235 feet more or less to the end of said widening, thence North 88 degrees 53 minutes West 23.64 feet to the center of Falls Road and to intersect the twenty-third or South 2 degrees 31 minutes West 581.12 foot line of the aforesaid parcel of land which was conveyed by The First National Bank of Maryland to T. Courtenay J. Whedbee and wife, thence binding reversely on a part of said twenty-third line and on the twenty-second to the thirteenth lines inclusive and binding reversely on a part of the twelfth line of said last mentioned parcel of land and binding in the center of Falls Road, the twelve following courses and distances viz: North 1 degree 07 minutes East 26 feet more or less to the beginning of said twenty-third line, North 3 degrees 09 minutes East 100 feet, North 7 degrees 07 minutes East 100 feet, North 12 degrees 06 minutes East 100 feet, North 14 degrees 28 minutes East 100 feet, North 8 degrees 56 minutes East 60 feet, North 1 degree 44 minutes East 193 feet, North 3 degrees 02 minutes West 50 feet, North 10 degrees 32 minutes West 50 feet, North 18 degrees 39 minutes West 50 feet, North 21 degrees 40 minutes West 202.30 feet and North 19 degrees 49 minutes West 72.06 feet to the end of the sixth or South 70 degrees 27 minutes 50 seconds West 727.57 foot line of a parcel of land which by a deed dated September 26, 1969 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 5039 folio 149 was conveyed by The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased to Charles M. Nes, Jr. and wife, thence leaving Falls Road and binding reversely on the sixth and fifth lines of said parcel of land, the two following courses and distances viz: North 69 degrees 03 minutes 50 seconds East 727.57 feet and North 11 degrees 24 minutes 40 seconds West 431.20 feet to the southeast side of a 60 foot right of ways as laid out in said last mentioned deed, thence binding on the southeast side of said right of way, with the right and use thereof in common with others entitled thereto and binding reversely on the fourth and third lines of the parcel of land conveyed in said last mentioned deed, the two following courses and distances viz: South 65 degrees 56 minutes West 460 feet and North 67 degrees 55 minutes West 127 feet to the beginning of the third line of the parcel of land described as an

exception to the firstly described parcel of land of Item 1 in the aforesaid deed from the Worthington Valley Company to James C. L. Anderson, Executor, thence running with and binding on said third line and continuing to bind on the southeast side of said 60 foot right of way, South 67 degrees 05 minutes West 213.9 feet more or less to the center of Falls Road, thence binding in the center of Falls Road, South 15 degrees 54 minutes East 140.22 feet more or less to the end of the ninth or North 84 degrees 48 minutes East 500.90 foot line of the aforesaid parcel of land which was conveyed by The First National Bank of Maryland, Trustee to T. Courtenay J. Whedbee and wife, thence leaving said Falls Road and binding reversely on the ninth, eighth, seventh, sixth, fifth, fourth, third and second lines of said parcel of land, the eight following courses and distances viz: South 83 degrees 24 minutes West 500.90 feet, South 4 degrees 53 minutes East 270.26 feet, South 4 degrees 40 minutes East 226.40 feet, South 75 degrees 34 minutes West 20.85 feet, South 7 degrees 07 minutes 30 seconds East 151.44 feet, South 0 degrees 46 minutes 30 seconds West 87.69 feet, North 89 degrees 27 minutes West 9.90 feet and South 0 degrees 33 minutes West 1130.40 feet to the place of beginning.

Containing 574.7 Acres of land more or less as calculated from deeds and conveyances.

Saving and excepting therefrom a parcel of land located on Shawan Road and containing 0.027 of an Acre which was conveyed in a deed from the First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased to Baltimore County, Maryland dated June 9, 1986 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr.No. 7197 folio 226, said parcel of land is shown on Baltimore County Bureau of Land Acquisition Drawing 85-028-1 which drawing is attached to said deed.

Subject to a utility easement containing 0.036 of an Acre of land located on Shawan Road which by a deed and agreement between The First National Bank of Maryland Trustee under the Will of C. Wilbur Miller, deceased and Baltimore County, Maryland dated June 9, 1986 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 7197 folio 236. Said easement is shown on Baltimore County Bureau of Land Acquisition Drawing 85-028-1 which drawing is attached to said Deed and Agreement.

Subject to the revertible easement for support slopes as shown on State Roads Commission of Maryland Plat No. 49978.

Subject to easements heretofore granted to The Baltimore Gas and Electric Company, The C & P Telephone Company and the American Telephone and Telegraph Company.

Together with the reservation pertaining to the water supply system as set forth in the deed from The First National Bank of Maryland Successor Trustee under the Last Will and Testament of C. Wilbur Miller to I. Manning Parsons III and wife dated October 5, 1966 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4684 folio 199.

Subject to the right and easement pertaining to the water supply system as set forth in the deed from The First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Peter Wight and wife dated April 4, 1968 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 4863 folio 276 if applicable.

Together with the right to use Dick Powells Lane, 15 feet wide, leading to Cuba Road and the use of the water supply system as set forth in the deed from The First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Patrick C. Walsh and wife dated May 17, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5636 folio 804.

Being a part of the first parcel of land described in Item 1 in a deed from The Worthington Valley Company to James C. L. Anderson Executor of the Last Will and Testament of C. Wilbur Miller, deceased dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497.

For title see a deed between Grace M. Whedbee, Administratrix d.b.n., c.t.a. of the Estate of C. Wilbur Miller, deceased, Grantor and The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased, Grantee dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169.

SECOND: Beginning for the same in the center of Shawan Road (formerly known as Tufton Avenue) at the beginning of the parcel of land secondly described in Item 1 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 which was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased and running thence with and binding on the first and second lines and on a part of the third line of said parcel of land, the three following courses and distances viz: as the following description is compiled from deeds, South 3 degrees 03 minutes West 655.65 feet, North 86 degrees 44 minutes West 1307.40 feet and North 86 degrees 26 minutes West 100 feet more or less to the center of Falls Road and to intersect the South 37 degrees 05 minutes 21 seconds West 148.89 foot line of a parcel of land which by a deed dated October 24, 1956 and recorded

among the Land Records of Baltimore County in Liber G.L.B. No. 3041 folio 246 was conveyed by James C. L. Anderson, Executor of the Estate of C. Wilbur Miller, deceased to The Worthington Valley Development Corporation, thence running with and binding on the outlines of said parcel of land and binding in the center of Falls Road, the seven following courses and distances viz: South 44 degrees 52 minutes 21 seconds West 148 feet more or less, South 45 degrees 39 minutes 47 seconds West 391.17 feet, South 36 degrees 13 minutes West 182.03 feet, South 15 degrees 17 minutes 20 seconds West 213.90 feet, South 5 degrees 22 minutes 17 seconds East 172.16 feet, South 25 degrees 53 minutes 52 seconds East 210.65 feet and South 45 degrees 55 minutes 04 seconds East 184.21 feet to intersect the seventh or North 11 degrees 20 minutes East 1221 foot line of the aforesaid secondly described parcel of land in Item 1 in the deed from The Worthington Valley Company to James C. L. Anderson, Executor, thence leaving Falls Road and running with and binding on a part of said seventh line, North 11 degrees 20 minutes East 73 feet more or less to the beginning of the eighth line of said last mentioned parcel of land, thence running with and binding on the eighth and ninth lines of said parcel of land and running with and binding on the first and second lines as described in a deed and agreement between James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased and Edwin Griffith et al dated December 27, 1957 and recorded among the Land Records of Baltimore County in Liber G.L.B.No. 3330 folio 265, the two following courses and distances viz: North 77 degrees 27 minutes East 967.10 feet and South 45 degrees 50 minutes East 660 feet to the beginning of the eleventh or North 59 degrees 22 minutes 03 seconds East 1033.38 foot line of the parcel of land firstly described in a deed dated April 7, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5629 folio 866 which was conveyed by the First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller to Baltimore County, Maryland, thence running with and binding on said eleventh line, North 66 degrees 56 minutes 03 seconds East 1033.38 feet to intersect the last line of the aforesaid secondly described parcel of land in Item 1 in the deed from The Worthington Valley Company to James C. L. Anderson, Executor and thence running with and binding on a part of said last line, North 23 degrees 04 minutes West 1711.27 feet to the place of beginning.

Containing 61.0 Acres of land more or less.

Being a part of the parcel of land secondly described in the parcel designated as Item 1 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 which was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased.

For title see a deed from Grace M. Whedbee, Administratrix d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, deceased to The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169.

THIRD: Beginning for the same at a point in Tufton Avenue at the beginning of the second line of the parcel of land designated as Item 2 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased and running thence and leaving said Avenue and running with and binding on the second and third lines and on a part of the fourth line of said parcel of land, the three following courses and distances viz: as the following description is compiled from deeds, North 3 degrees 24 minutes East 768.34 feet, North 86 degrees 36 minutes West 1693.20 feet and South 6 degrees 34 minutes West 680.07 feet to a point in or near the center of Tufton Avenue and in the outline of a parcel of land which by a deed dated October 24, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3041 folio 246 was conveyed by James C. L. Anderson, Executor of the Estate of C. Wilbur Miller, deceased, to Worthington Valley Development Corporation and thence running with and binding on the outlines of said parcel of land and binding in or near the center of Tufton Avenue, the three following courses and distances viz: South 83 degrees 31 minutes East 1344.48 feet, South 83 degrees 39 minutes East 168.96 feet and South 84 degrees 26 minutes East 219.65 feet to the place of beginning.

Containing 28.53 Acres of land more or less.

Being a part of the parcel of land designated as Item 2 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B.No. 2968 folio 497 was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, Deceased.

For title see a deed from Grace M. Whedbee, Administratrix d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, deceased to The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169.

FOURTH: Beginning for the same at the intersection of the centerline of Falls Road with the centerline of Tufton Avenue which extends west of Falls Road, said intersection being at the beginning of the parcel of land designated as Item 2 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 which was conveyed by The

Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased and running thence with and binding on a part of the first line of said parcel of land and binding in the center of Tufton Avenue, North 85 degrees 54 minutes West 360 feet to the beginning of the South 6 degrees 20 minutes 53 seconds East 386.28 foot line of a parcel of land which by a deed dated October 24, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3041 folio 246 was conveyed by James C. L. Anderson, Executor of the Estate of C. Wilbur Miller, deceased to the Worthington Valley Development Corporation, thence leaving Tufton Avenue and running with and binding on the outline of said parcel of land, the two following courses and distances viz: South 1 degree 10 minutes West 386.28 feet and South 85 degrees 31 minutes East 360.11 feet to the center of Falls Road and to intersect the last line of said parcel of land designated as Item 2 in the deed from Worthington Valley Company to Anderson and thence binding in or near the center of Falls Road and binding on a part of said last line, North 1 degree 26 minutes East 388.69 feet to the place of beginning.

Containing 3.20 Acres of land more or less.

Saving and excepting therefrom a parcel of land containing 0.016 of an Acre of land more or less designated as Parcel No. 1-75346 on State Roads Commission of Maryland Plat No. 49978 and conveyed in a deed from The First National Bank of Maryland, Trustee under the Will and Testament of C. Wilbur Miller, deceased to The State of Maryland to the use of the State Highway Administration of the Department of Transportation dated September 24, 1987 and recorded among the Land Records of Baltimore County in Liber S.M.No. 7743 folio 94.

Being a part of the parcel of land designated as Item 2 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No 2968 folio 497 was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased.

For title see a deed from Grace M. Whedbee, Administratrix d.b.n., c.t.a. of the Estate of C. Wilbur Miller, deceased to The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R.No. 4077 folio 169.

FIFTH: Beginning for the same at a point in Tufton Avenue at the beginning of a parcel of land designated as Item 3 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased, said point

being in the outline of the parcel of land which by a deed dated October 24, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3041 folio 246 was conveyed by James C. L. Anderson, Executor of the Estate of C. Wilbur Miller, deceased to the Worthington Valley Development Corporation and running thence leaving said Road and binding reversely on the last and ninth lines of the first herein referred to parcel of land, the two following courses and distances viz: North 6 degrees 34 minutes East 680.07 feet and North 86 degrees 36 minutes West 1755.56 feet more or less to intersect the eighth or South 4 degrees 15 minutes 20 seconds West 2233.92 foot line of a parcel of land which by a deed dated September 15, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R.No. 3904 folio 298 was conveyed by Grace Miller Whedbee, Administratrix D.B.N.C.T.A. of the Estate of C. Wilbur Miller, deceased to Charles M. Ness III and wife, thence running with and binding on a part of said eighth line, South 3 degrees 31 minutes West 699.56 feet more or less to the center of Tufton Avenue and to intersect the outline of the aforesaid parcel of land which was conveyed by James C. L. Anderson, Executor to Worthington Valley Development Corporation, thence binding in said Avenue and binding on said outlines, the two following courses and distances viz: South 87 degrees 25 minutes East 1659.19 feet and South 83 degrees 46 minutes East 60.48 feet to the place of beginning.

Containing 27.41 Acres of land more or less.

Being a part of the parcel of land designated as Item 3 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased.

For title see a deed from Grace M. Whedbee, Administratrix d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, deceased to The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169.

SIXTH: Beginning for the same at the beginning of the second line of the parcel of land designated as Item 7 in a deed from The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 and running thence with and binding on said line, as this description is compiled from deeds, North 86 degrees 44 minutes West 1307.40 feet to the end of the South 86 degrees 26 minutes East 670.14 foot line of the parcel of land designated as Item 2 in said deed from The Worthington Valley Company to James C. L. Anderson, Executor, thence binding reversely

on a part of said line, North 86 degrees 26 minutes West 100 feet more or less to a point in or near the center of Falls Road and to intersect the outline of a parcel of land which by a deed dated October 24, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3041 folio 246 was conveyed by James C. L. Anderson, Executor of the Estate of C. Wilbur Miller, deceased to the Worthington Valley Development Corporation, thence binding reversely on the outlines of said parcel of land and binding in or near the center of Falls Road, the two following courses and distances viz: North 23 degrees 52 minutes 03 seconds East 119.73 feet more or less and North 9 degrees 27 minutes 16 seconds East 149.51 feet to intersect the last line of the aforesaid parcel of land designated as Item 2 in the aforesaid deed from The Worthington Valley Company to James C. L. Anderson, Executor, thence running with and binding on a part of said last line and running with and binding for a part on the third line of the aforesaid parcel of land designated as Item 7 in said deed and binding in or near the center of Falls Road, North 1 degree 26 minutes East 388.69 feet to the beginning of the aforesaid parcel of land designated as Item 2 and to a point at the beginning of the parcel of land firstly described in the parcel of land designated as Item 1 in the aforesaid deed from The Worthington Valley Company to James C. L. Anderson, Executor, said point being the intersection of the centerline of Falls Road with the centerline of Tufton Avenue which extends to the west, thence binding reversely on the last line of said last mentioned parcel of land and binding in the center of Falls Road, North 1 degree 14 minutes East 16.48 feet to the intersection of the center of Falls Road with the center of Shawan Road (formerly Tufton Avenue which extends to the east), thence binding in the center of Shawan Road and binding reversely on the forty-second line and reversely on a part of the forty-first line of said last mentioned parcel of land, the two following courses and distances viz: South 86 degrees 15 minutes East 1245.30 feet and South 82 degrees 21 minutes East 81.6 feet to a point in line with the northerly extension of the first line of the aforesaid parcel of land designated as Item 7 and thence leaving said Road and running to and running with and binding on said first line, South 3 degrees 03 minutes West, in all, 655.65 feet to the place of beginning.

Containing 19.26 Acres of land more or less.

Being all of the parcel of land designated as Item 7 and a small portion of the parcel of land designated as Item 2 in the deed from The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497.

For title see a deed from Grace M. Whedbee, Administratrix d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, deceased to The

First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169.

Saving and excepting therefrom a parcel of land containing 0.019 of an Acre of land more or less designated as Parcel No. 2-75346 on State Roads Commission of Maryland Plat No. 49978 and conveyed in a deed from The First National Bank of Maryland, Trustee under the Will and Testament of C. Wilbur Miller, deceased to The State of Maryland to the use of the State Highway Administration of the Department of Transportation dated September 24, 1987 and recorded among the Land Records of Baltimore County in Liber S.M.No 7743 folio 94.

SEVENTH: Beginning for the same at the beginning of the parcel of land designated as Item 10 in a deed from The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased and running thence with and binding on the first line of said parcel of land and running for a part diagonally across the bed of Ivy Hill Road, as the following description is compiled from deeds, North 65 degrees 20 minutes East 251.5 feet, thence leaving said road and running with and binding on the second line of said parcel of land, North 15 degrees 30 minutes West 200 feet to intersect the last line of the parcel of land secondly described in a deed dated April 7, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5629 folio 866 which was conveyed by First National Bank of Maryland Trustee under the Last Will and Testament of C. Wilbur Miller to Baltimore County, Maryland, thence binding reversely on a part of said last line, South 65 degrees 20 minutes West 283.15 feet to intersect the last line of the first herein referred to parcel of land which was conveyed by The Worthington Valley Company to Anderson and thence running with and binding on a part of said line South 24 degrees 40 minutes East 197.45 feet more or less to the place of beginning.

Containing 1.214 Acres of land more or less.

Being a part of the parcel of land designated as Item 10 in a deed from The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller deceased dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497.

For title see a deed from Grace M. Whedbee, Administratrix d.b.n.c.t.a. of the Estate of C. Wilbur Miller, deceased to The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R.No. 4077 folio 169.

EIGHTH: Beginning for the same at a point in the center of Shawan Road formerly known as Tufton Avenue) and in the forty-second or North 86 degrees 15 minutes West 1245.30 foot line of the parcel of land firstly described in Item 1 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 which was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased, said point being distant South 86 degrees 15 minutes East 320 feet measured reversely along said line from the end thereof, the end of said line being at the intersection of the center of Falls Road with the center of Shawan Road and running thence and leaving said Shawan Road and outline and binding on the easternmost and northernmost outlines of the parcel of land known as the store lot, as this description is compiled from deeds, the two following courses and distances viz: North 3 degrees 45 minutes East 315 feet and North 86 degrees 15 minutes West 301 feet more or less to the easternmost right of way line of Falls Road, as widened and shown on State Roads Commission of Maryland Plat No. 49978 as referred to in a deed from The First National Bank of Maryland Trustee under the Will of C. Wilbur Miller, deceased to the State of Maryland dated September 24, 1987 and recorded among the Land Records of Baltimore County in Liber S.M.No. 7743 folio 94, thence binding on the right of way lines of Falls Road as widened and described in Parcel 3 and Parcel 4 and shown on said plat, the seven following courses and distances viz: South 1 degree 07 minutes 00 seconds West 25 feet more or less, South 88 degrees 48 minutes 05 seconds East 50.99 feet, South 1 degree 11 minutes 55 seconds West 71.00 feet, North 88 degrees 48 minutes 05 seconds West 25 feet North 30 degrees 24 minutes 32 seconds West 15.26 feet, North 88 degrees 48 minutes 05 seconds West 17.92 feet and South 1 degree 13 minutes 27 seconds West 172 feet, thence binding on the line that connects the east right of way line of Falls Road with the north right of way line of Shawan Road, as shown on said plat, South 40 degrees 24 minutes 59 seconds East 54.61 feet to the north right of way line of Shawan Road as shown on said State Roads Commission of Maryland Plat No. 49978, thence binding on the north right of way line of Shawan Road as widened and shown on said plat, South 88 degrees 00 minutes 35 seconds East 40 feet to the end of said widening, thence South 1 degree 59 minutes 25 seconds West 20 feet more or less to the center of Shawan Road and to intersect the aforesaid forty-second line in the deed from The Worthington Valley Company to James C. L. Anderson, Trustee and thence binding reversely on a part of said line and binding in the center of Shawan Road, South 86 degrees 15 minutes East 220 feet more or less to the place of beginning.

Containing 2.0 Acres of land more or less.

Being a part of the first parcel of land described in Item 1 in a deed from The Worthington Valley Company to James C. L. Anderson,

Executor of the Last Will and Testament of C. Wilbur Miller, deceased dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497.

For title see a deed between Grace M. Whedbee, Administratrix d.b.n., c.t.a. of the Estate of C. Wilbur Miller, deceased, Grantor and the First National Bank of Maryland, Trustee under the will of C. Wilbur Miller, deceased, Grantee dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169.

Subject to the revertible easement for support slopes as shown on State Roads Commission of Maryland Plat No. 49978.

NINTH: Beginning for the same at a planted stone at the end of the South $78\frac{3}{4}$ degrees West $54\frac{1}{3}$ perches line of the land which by a Deed dated October 5, 1893, and recorded among the Land Records of Baltimore County in Liber LMB No. 199, folio 515, was conveyed by Robert H. Bussey, Attorney, etc., to Abram C. Scott and running thence on said line reversely (magnetic-meridan 1897) North $79\frac{1}{2}$ degrees East 54 perches to the centre of the County Road leading from Oregon to the Western Run Turnpike Road thence running on said road South $6\frac{1}{2}$ degrees East 38 perches to the North side of a private road leading to the residence of Isaac K. Griffith (now Fowble) thence binding on the North side of said private road and also on the boundary line of the said Isaac K. Griffith (now Fowble) South $71\frac{3}{4}$ degrees West 61.8 perches to a planted stone thence leaving said private road and still bounding on the land of the said Isaac K. Griffith (now Fowble) North $1\frac{3}{8}$ degrees East 47.1 perches to the place of beginning. Containing 14 acres 155 square perches of land, more or less.

Being all of the parcel of land described in Item 8 in a deed from The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497.

For title see a deed between Grace M. Whedbee, Administratrix d.b.n., c.t.a. of the Estate of C. Wilbur Miller, deceased, Grantor and the First National Bank of Maryland, Trustee under the will of C. Wilbur Miller, deceased, Grantee dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said parcels of ground and premises hereby conveyed unto and to the use of said Grantees, their respective personal representatives, heirs and assigns, in fee simple forever, as tenants in common, in undivided one-third shares.

In Testimony Whereof, said Grantor has caused its corporate seal to be hereto affixed, and its Vice President to set his hand hereto.

First National Bank of Maryland,
Successor Trustee, under Will of
C. Wilbur Miller, dec'd

Carol S. V.

By: William A. Bowie
Vice President

State of Maryland, Baltimore City. to wit:

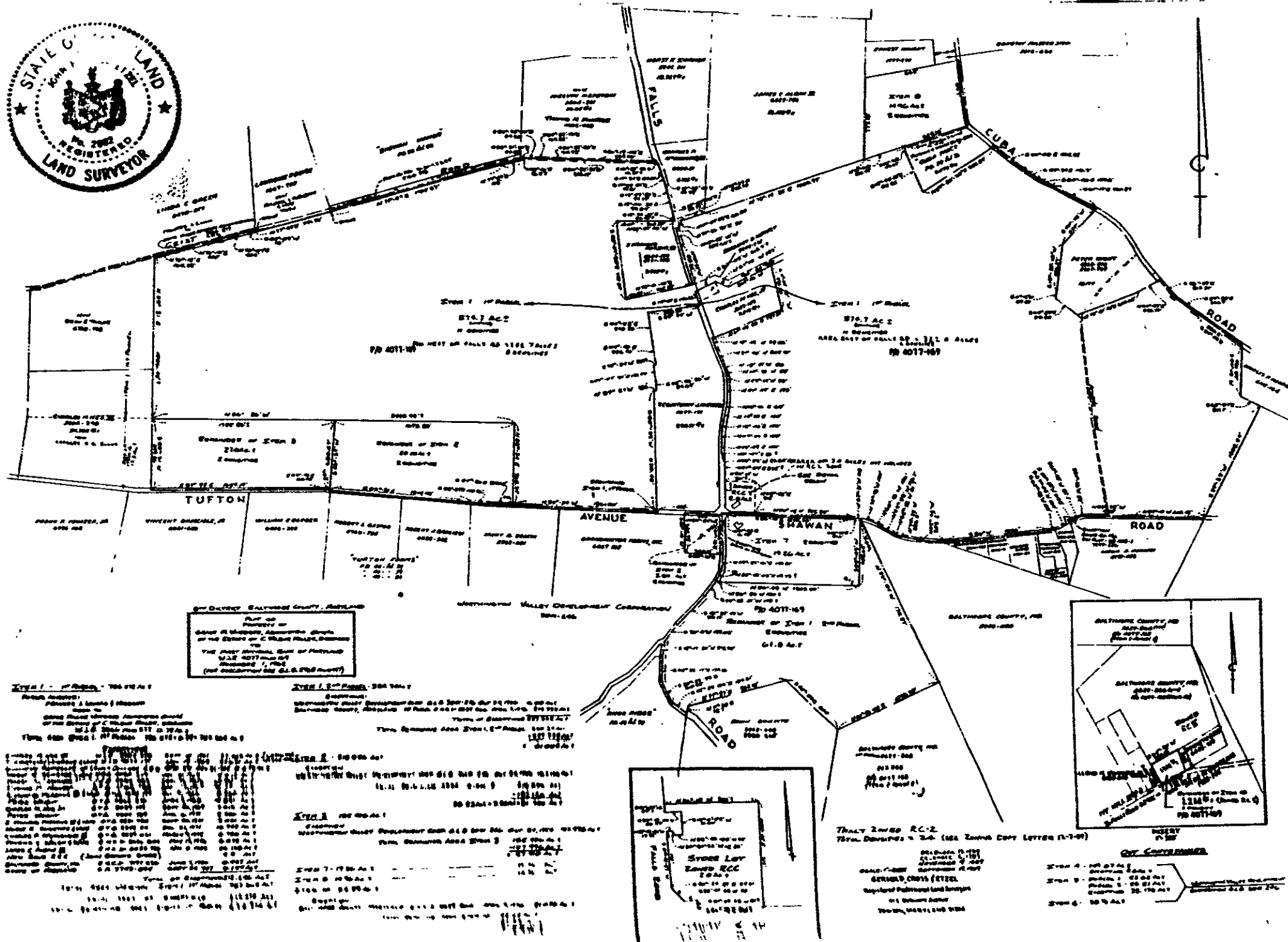
I HEREBY CERTIFY that on this 16TH day of January, 1990, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City aforesaid, personally appeared William A. Bowie, a Vice President of First National Bank of Maryland, the within named Grantor, and he acknowledged the foregoing Deed to be the act of the body corporate as Trustee aforesaid.

As witness my Hand and Seal.

Margaret J. Clark
MARGARET J. CLARK, Notary Public


My Commission Expires: 7-1-90

George W. Constable
Wright, Constable & Skee
250 W. Pratt St. 13th Fl.
Baltimore MD 21201



THIS DEED, Made this 11th day of SEPTEMBER,
in the year one thousand nine hundred and eighty-three by and
between THE FIRST NATIONAL BANK OF MARYLAND, Trustee under the
Will of C. Wilbur Miller, deceased, of the first part, and JAMES
C. ALBAN, III and DOROTHY G. ALBAN, his wife, of the second
part.

WITNESSETH, That in consideration of the sum of Two
Hundred Sixty Thousand Dollars (\$260,000.00) and other good
and valuable considerations, the receipt whereof is hereby
acknowledged, the said party of the first part in pursuance
of the power vested in it by the Last Will and Testament of
C. Wilbur Miller does grant and convey to the said parties of
the second part, as tenants by the entirety and unto the survivor
of them, his or her personal representatives and assigns, in
fee simple, all that lot of ground situate in the 8th Election
District of Baltimore County, State of Maryland according to
a survey made by Gerhold, Crossd Etzel, Registered Professional
Land Surveyors on August 30, 1983, and described as follows,
that is to say:

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION

11-14-83
DATE

D RC/F 23.00
D I TX 1300.00
D DMS 1300.00

DEED 0 #
ENK JR T 2623.00
N78561 0002 R02 T10:24
11/16/83

Beginning for the same at a pipe heretofore set in the
ninth or South 86 degrees 32 minutes East 2301.41 foot line
of the parcel of land firstly described in a deed dated July
11, 1956 and recorded among the Land Records of Baltimore County
in Liber G.L.B. No. 2968 folio 497 which was conveyed by The
Worthington Valley Company to James C. L. Anderson, Executor
of the Last Will and Testament of C. Wilbur Miller, said pipe
also being at the end of the thirteenth or North 7 degrees 20
minutes 20 seconds East 1196.99 foot line of a parcel of land
which by a deed dated December 31, 1971 and recorded among the
Land Records of Baltimore County in Liber O.T.G. No. 5242 folio
511 was conveyed by The First National Bank of Maryland, Trustee,
to Horst Karl Schirmer and wife and running thence with and
binding on a part of said ninth line and on the tenth line of
said firstly described parcel of land in the deed from The
Worthington Valley Company to James C. L. Anderson, Executor,
as the courses are referred to the magnetic meridian of 1971,
the two following courses and distances viz: South 83 degrees
22 minutes 20 seconds East 1474.04 feet to a pipe heretofore
set at the end of said ninth line and South 6 degrees 01 minute
58 seconds West 1352.70 feet to a cross cut on a flint stone
heretofore set at the end of said tenth line, thence leaving
said outlines and running for a line of division, South 76
degrees 24 minutes 15 seconds West 1600.77 feet to a pipe now
set 30 feet southeasterly measured at right angles from the

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE - LESSOR IS INDIVIDUAL

B BC7E****41E0D0Aa #142A

DATE 11/16/83

1300-
1300-
23-

eleventh or North 78 degrees 33 minutes 40 seconds East 305.48 foot line of a parcel of land which by a deed dated March 9, 1972 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 5255 folio 31 was conveyed by The First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller to Charles P. McCausland, III and wife, thence continuing to run for a line of division and running parallel with and distant 30 feet southeasterly, measured at right angles from said eleventh line, South 78 degrees 33 minutes 40 seconds West 250.78 feet to a pipe now set, thence continuing to run for a line of division, South 13 degrees 14 minutes 32 seconds West 66.82 feet to a pipe now set on the east side of Falls Road as now widened, thence South 80 degrees 46 minutes West 30 feet to the center of said Falls Road, thence binding in the center of Falls Road, North 9 degrees 24 minutes 30 seconds West 89.62 feet to the beginning of the aforesaid eleventh line of the parcel of land which was conveyed by The First National Bank of Maryland, Trustee to Charles P. McCausland, III and wife, thence leaving said Falls Road and running with and binding on said eleventh line, North 78 degrees 33 minutes 40 seconds East, passing over a pipe heretofore set near the east side of said road and binding in the center of a large hedge there situate, 305.48 feet to a pipe heretofore set at the beginning of the said twelfth line of said last mentioned parcel of land, thence running with and binding on said twelfth line, North 7 degrees 20 minutes 20 seconds East 680.63 feet to a pipe heretofore set at the beginning of the aforesaid thirteenth line of the parcel of land which was conveyed by The First National Bank of Maryland, Trustee, to Horst Karl Schirmer and wife and thence running with and binding on said thirteenth line, North 7 degrees 20 minutes 20 seconds East 1196.99 feet to the place of beginning.

Containing 56.138 Acres of land more or less.

Being a part of the land which by a deed dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169 was conveyed by Grance M. Whedbee, Administratrix of the Estate of C. Wilbur Miller, to The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, Deceased.

The above described parcel of land is subject to the easternmost 30 feet measured easterly from the center line of the present construction of Falls Road for the purpose of a proposed widening of Falls Road, 60 feet wide, as requested to be mentioned by Baltimore County, Maryland.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenance and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said parties of the second part, as tenants by the entirety, and unto the survivor of them, his or her personal representatives and assigns, in fee simple.

WITNESS the corporate seal of the party of the first part, Trustee as aforesaid, and the signature of its President affixed hereto.

TEST:

THE FIRST NATIONAL BANK
OF MARYLAND, Trustee as
aforesaid

By: William G. Grimes (SEAL)
Vice-President

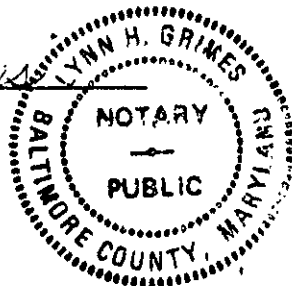
STATE OF MARYLAND,

, to wit:

I HEREBY CERTIFY, That on this 8th day of November, in the year one thousand nine hundred and eighty-three, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared William G. Grimes President of the First National Bank of Maryland, Trustee, who acknowledged himself to be the Vice-President of The First National Bank of Maryland, Trustee, and that he, as such Vice President, being authorized so as to do, executed the foregoing instrument in the capacity therein stated and for the purposes therein contained by signing, in my presence the name of the said corporation, Trustee as aforesaid, by himself, as Vice President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Lynn H. Grimes
Notary Public



My Commission Expires:

7-1-86

874 M/V
PIPE

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 05-01-01 BY 60322 UC/LP/K

HORST A. SENIAROWSKI
E 18 8242 517

CHARLES P. McCASLAND III
E 18 8155-31

45137 40

(MD 25)

8121

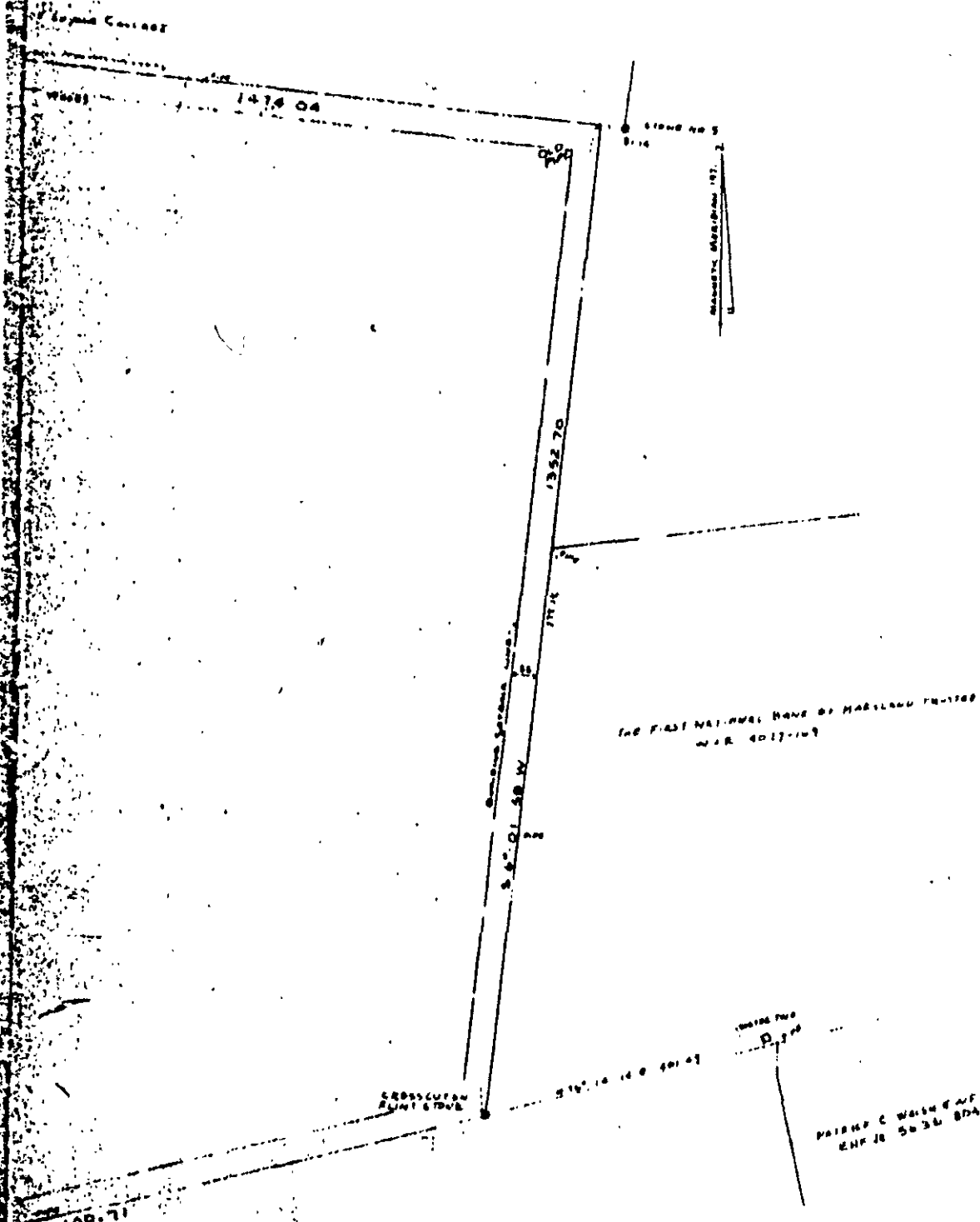
ROAD

FALLS

N 78° 33' 40" E 305.40
N 78° 23' 40" W 25078
S 13° 14' 32" W
S 80° 45' W
50 ON

THE FIRST NATIONAL BANK OF MARSHALL, TRUSTEE
N 16 40 11 123

NOTE ZONING R-1-2



THE FIRST NATIONAL BANK OF MARYLAND TRUSTEE
MAR. 10-17-1919

MATHEW C. WALSH & CO.
ENR. 18 56 34 SDA

PARCEL OF LAND TO BE CONVEYED

BY
THE FIRST NATIONAL BANK OF MD. TRUSTEE
TO
JAMES C. ALBAN III
LOCATED IN
6TH DISTRICT BALTIMORE CO. MD.
AREA 56.128 ACRES

REC'D FOR RECORD NOV 16 1903 at 10 PM
For Elmer H. Hollingsworth, Jr. Clerk
Mail to Gallego, Belcher Jones
Receipt No. 023025



Scale 1/2" = 100' Approved 30, 1903
GERHOLD, CRUSS & ETZEL
Registered Professional Land Surveyors
BALTIMORE, MARYLAND

AGREEMENT OF RESTRICTION

THIS AGREEMENT made this 5th day of November, 1983.

WHEREAS, the First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, has conveyed unto James C. Alban, III and Dorothy G. Alban, his wife (the "Albans") a certain parcel of land (the "Parcel") containing 57.5 acres, more or less, north of Shawan Road and east of Falls Road in the 3rd Election District of Baltimore County, said conveyance being evidenced by a Deed of even date recorded among the Land Records of Baltimore County immediately prior to the recording of this Agreement of Restriction; and,

11 RC/F 23.00
0 #
EAK JR T 23.00
#78560 C002 R02 T10:23
11/16/83

WHEREAS, the Parcel is hereinafter described in Exhibit A attached hereto and made a part hereof; and,

WHEREAS, it is the desire of both the First National Bank of Maryland, and the Albans, that the openness of the Parcel be preserved and that the parcel not be subdivided at any time during the next 20 years;

WHEREAS, First National Bank is the owner of a substantial parcel of land out of which the aforementioned parcel has been conveyed, and desires to preserve for its remaining land (the Remainder Parcel) all subdivision rights including the number of lots into which the Remainder Parcel might be subdivided under the zoning and subdivision laws and regulations of the State and County.

NOW THEREFORE, in consideration of \$10.00 and the mutual covenants, and promises, James C. Alban, III and Dorothy G. Alban, collectively referred to as Grantor, hereby grant and convey unto First National Bank of Maryland, Trustees under the Will of C. Wilbur Miller, Grantee the following easement and agree that:

TRANSFER TAX NOT REQUIRED
BALTIMORE COUNTY, MARYLAND
For James C. Alban, III
Authorized Signature
Date 11-16-83 Sec. 11-85
Agreement

1. Restriction Against Subdivision. Grantor shall not, during the term of this easement and agreement, apply for or obtain subdivision approval under the zoning and subdivision laws and regulations of the State and County for any portion of the Parcel. Further, Grantor shall not during the term of this Agreement transfer or convey any portion of the Parcel if the effect of the transfer is to reduce the number of lots into which the Remainder Parcel may be subdivided.

2. Term. The term of this Easement and Agreement shall be 20 years from the date hereof.

3. Permitted uses. Notwithstanding the above, Grantor may:

a. Construct a residence, fences, ponds, barns, sheds, stables and other out buildings ancillary to the use by him of the parcel as a residence.

b. Plant trees and shrubs, landscape and farm the parcel.

c. Construct one or more tenant houses or other structures or improvements that serve the proposed residence or are designed, constructed and utilized in connection with continued agricultural, horticultural, and naturalistic uses of the property.

4. Miscellaneous.

a. This Agreement represents the complete understanding between the parties hereto as to the subject matter hereof, and supercedes all prior negotiations, representations, promises, statements or agreements, either written or oral, between the parties hereto.

b. This Agreement may be amended by and only by an instrument executed and delivered by all parties hereto.

c. The restriction herein shall be considered an easement in gross and as such, is inheritable and assignable and runs with the land as an incorporeal interest in the property, enforceable with respect to the property by the Grantee, against the Grantor and his personal representatives, heirs, successors and assigns.

d. This Agreement may be given effect and construed by application of the laws of Maryland, and any action or proceedings arising hereunder shall be brought in the courts of Maryland.

e. All terms, covenants and conditions herein contained shall bind and inure to the benefit of the parties hereto and their legal representatives, successors and assigns, respectively.

IN WITNESS WHEREOF, the parties hereto have executed and sealed this Agreement, the day and year first above written.

WITNESS:

GRANTORS

[Signature]
[Signature]

[Signature] (SEAL)
 JAMES C ALBAN III
[Signature] (SEAL)
 DOROTHY G ALBAN

ATTEST:

GRANTEE

FIRST NATIONAL BANK OF MARYLAND, Trustee
 u/w of C. Wilbur Miller

[Signature]

By: [Signature] (SEAL)
 Vice President

EXHIBIT A

CARL L. GERHOLD
PHILIP K. CROSS
JOHN F. ETZEL
WILLIAM G. ULRICH
GORDON T. LANGDON

GERHOLD, CROSS & ETZEL ^{LIBER 623 784}
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

EMERITUS
PAUL G. DOLLEBERG
FRED H. DOLLEBERG

August 30, 1983

All that piece or parcel of land situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a pipe heretofore set in the ninth or South 86 degrees 32 minutes East 2301.41 foot line of the parcel of land firstly described in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 which was conveyed by The Worthington Valley Company to James C. L. Anderson Executor of the Last Will and Testament of C. Wilbur Miller, said pipe also being at the end of the thirteenth or North 7 degrees 20 minutes 20 seconds East 1196.99 foot line of a parcel of land which by a deed dated December 31, 1971 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 5242 folio 511 was conveyed by The First National Bank of Maryland, Trustee to Horst Karl Schirmer and wife and running thence with and binding on a part of said ninth line and on the tenth line of said firstly described parcel of land in the deed from The Worthington Valley Company to James C. L. Anderson, Executor, as the courses are referred to the magnetic meridian of 1971, the two following courses and distances viz: South 83 degrees 22 minutes 20 seconds East 1474.04 feet to a pipe heretofore set at the end of said ninth line and South 6 degrees 01 minute 58 seconds West 1352.70 feet to a cross cut on a flint stone heretofore set at the end of said tenth line, thence leavin said outlines and running for a line of division, South 76 degrees 24 minutes 15 seconds West 1600.77 feet to a pipe now set 30 feet southeasterly measured at right angles from the eleventh or North 78 degrees 33 minutes 40 seconds East 305.48 foot line of a parcel of land which by a deed dated March 9, 1972 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 5255 folio 31 was conveyed by The First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller to Charles P. McCausland III and wife, thence continuing to run for a line of division and running parallel with and distant 30 feet southeasterly, measured at right angles from said eleventh line, South 78 degrees 33 minutes 40 seconds West 250.78 feet to a pipe now set, thence continuing to run for a line of division, South 13 degrees 14 minutes 32 seconds West 66.82 feet to a pipe now set on the east side of Falls Road as now widened, thence South 80 degrees 46 minutes West 30 feet to the center of said Falls Road, thence binding in the center of Falls Road, North 9 degrees 24 minutes 30 seconds West 89.62 feet to the beginning of the aforesaid eleventh line of the parcel of land which was conveyed by The First National Bank of Maryland, Trustee to Charles P. McCausland III and wife, thence leaving said Falls Road and running with and binding on said eleventh line, North 78 degrees 33 minutes 40 seconds East, passing over a pipe heretofore set near the east side of said road and binding in the center of a large hedge there situate, 305.48 feet to a pipe heretofore set at the beginning of the twelfth line of said last mentioned parcel of land, thence running with and binding on said twelfth line, North 7 degrees 20 minutes 20 seconds East 680.63 feet to a pipe heretofore set at the beginning

CARL L. GERHOLD
PHILIP K. CROSS
JOHN F. ETZEL
WILLIAM G. ULRICH
GORDON T. LANGDON

LIBER 6 623 PAGE 765
GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

EMERITUS
PAUL G. DOLLENSBERG
FRED H. DOLLENSBERG

(2)

of the aforesaid thirteenth line of the parcel of land which was conveyed by The First National Bank of Maryland Trustee to Horst Karl Schirmer and wife and thence running with and binding on said thirteenth line, North 7 degrees 20 minutes 20 seconds East 1196.99 feet to the place of beginning.

Containing 56.138 Acres of land more or less.

Being a part of the land which by a deed dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169 was conveyed by Grace M. Whedbee Administratrix of the Estate of C. Wilbur Miller to The First National Bank of Maryland Trustee under the Will of C. Wilbur Miller, Deceased.

The above described parcel of land is subject to the easternmost 30 feet measured easterly from the center line of the present construction of Falls Road for the purpose of a proposed widening of Falls Road, 60 feet wide, as requested to be mentioned by Baltimore County, Maryland.

Rec'd for record NOV 16 1963
Per Elmer H. Kehlme, Jr., Clerk
Mail to Gallagher, Evers, Jones
Receipt No. 3 23

CODE: 05--RW-85-028

J. O. 7-2-236

Item 1

District 8

THIS DEED, Made this 7th day of June, in the year ¹⁹⁸⁶~~1985~~, by and between THE FIRST NATIONAL BANK OF MARYLAND, a National Banking Association duly organized under the laws of the United States of America, Trustee under the Will of C. Wilbur Miller, deceased, party of the first part; and BALTIMORE COUNTY, MARYLAND, a body corporate and politic, party of the second part.

WITNESSETH, that in consideration of the sum of Five Dollars (\$5.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said party of the first part does grant and convey unto the said Baltimore County, Maryland, a body corporate and politic, its successors and assigns, in fee simple, all that lot and parcel of ground situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEING a parcel of land 12' wide across the property of the party of the first part, said parcel of land containing 1,164 square feet (0.027 acre), more or less, as shown shaded and indicated "FEE TAKING AREA" on Baltimore County Bureau of Land Acquisition Drawing No. RW 85-028-1, which is attached hereto and made a part hereof.

BEING a portion of the property which was granted and conveyed by a Deed dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077, folio 169 by Grace M. Whedbee, Administratrix, d.b.n. c.t.a. of the Estate of C. Wilbur Miller, deceased, to The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Baltimore County, Maryland, a body corporate and politic, its successors and assigns, in fee simple.

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION

CLERK

DATE

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE

DATE

TRANSFER TAX NOT REQUIRED
BALTIMORE COUNTY, MARYLAND
Per [Signature]
Date 6-30-86

AND the said party of the first part does hereby covenant that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; ~~that it will warrant specially property granted, and that it will secure such further assurances of the same as may be requisite.~~

AS WITNESS the due execution hereof by the aforementioned party of the first part.

TEST:

THE FIRST NATIONAL BANK OF MARYLAND
Trustee under the Will of C. Wilbur
Miller, Deceased

James S. Bealmeas

By: William A. Bower (SEAL)
William A. Bower, CPM, Vice President

STATE OF MARYLAND, BALTIMORE

, to wit:

I HEREBY CERTIFY that on this 3th day of June, in the year 1986
~~1985~~, before me, the subscriber, a Notary Public of the State of Maryland, in and for the aforesaid, personally appeared William A. Bower,
Vice -President-The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, Deceased, and he acknowledged the foregoing Deed to be the act of said body corporate as said Trustee.

AS WITNESS my Hand and Notarial Seal.

My commission expires
July 1, 1986

Notary Public

Approved as to form:

Assistant County Attorney

Approved as to legal sufficiency:

Assistant County Attorney

ATTEST:

Kathleen L. Loefer
Secretary

APPROVED and ACCEPTED this

day of

1985

BALTIMORE COUNTY, MARYLAND

BY: B. Melvin Cole (SEAL)

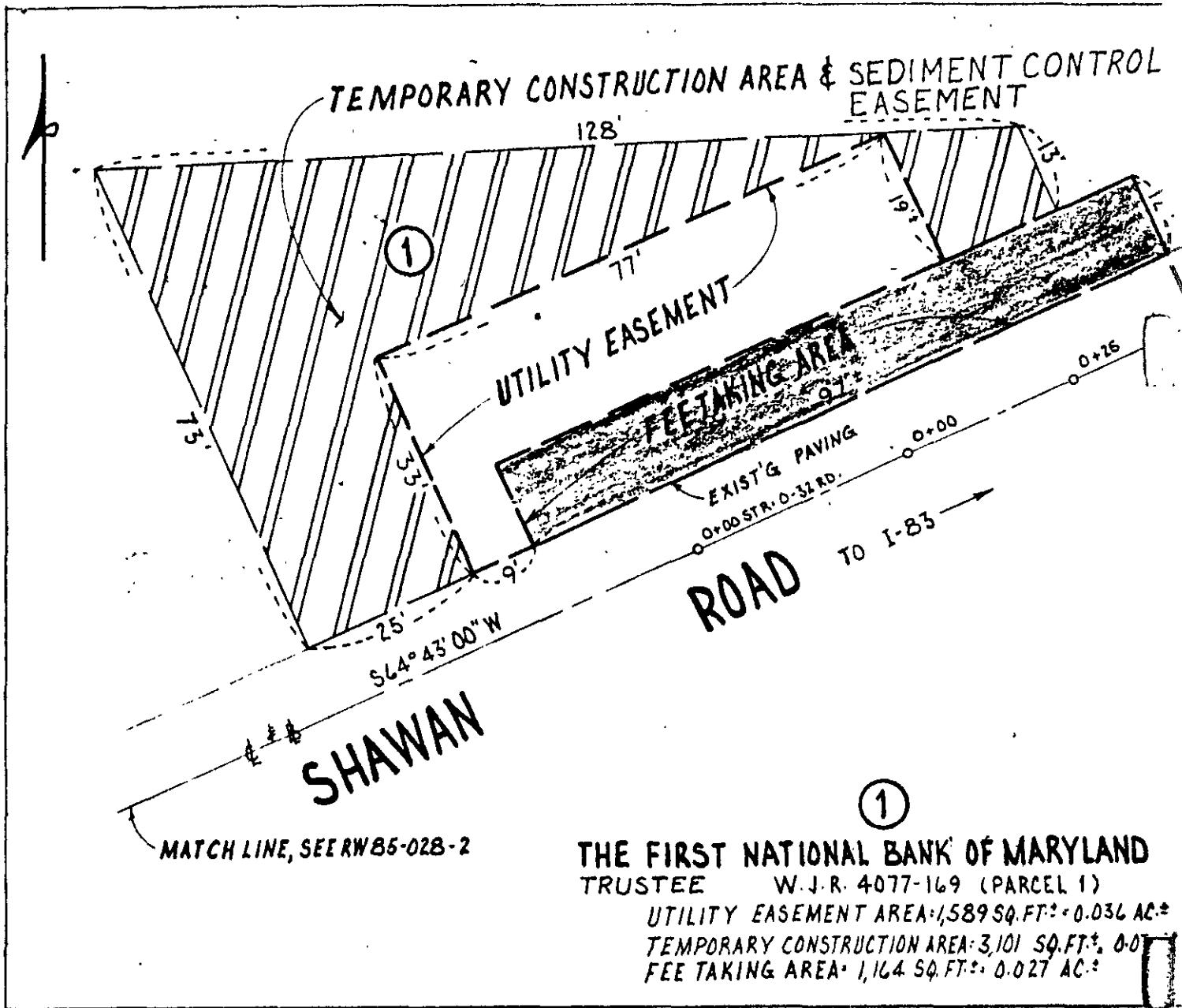
B. Melvin Cole,
Administrative Officer

DONALD E. HUTCHINSON
County Executive

4/19/85

JHS:AAA:vf Index: 3/26/85

06-06-022180 thru 08-06-022186



BALTIMORE COUNTY		DEPARTMENT OF PUBLIC WORKS		BUREAU OF LAND ACQUISITION	
SCALE: 1"=20'		SHEET 1 OF 2		PLAT TO ACCOMPANY ACQUISITION OF	
		FEE TAKING		DISTRICT NO. 8C3	
				POSITION SHEET NO. 73 NW 15	
CONSULTING ENGINEER OR SURVEYOR DATE: 4/22/85 REG. NO. 104		AREA TO BE ACQUIRED SLOPE AREA TEMPORARY CONSTRUCTION AREA EXISTING COUNTY R W AREA TO BE RELEASED		CONSTRUCTION PLAN NO. 85-0384	
APPROVED: [Signature] DATE: 4-22-85 ROADS ENGINEER				FEDERAL PROJECT NO.	
BUREAU OF LAND ACQUISITION APPROVED: [Signature] DATE: 4-22-85 CHIEF				MARYLAND PROJECT NO.	
DIVISION OF DRAFTING APPROVED: [Signature] DATE: 4-22-85 SUPERVISOR				B.C. JOB ORDER NO. 7-2-236	
DRAWN F.H.K. CHECKED [Signature]		NO. 1 2 3 4 5 6 7 8		RW 85-028-1	

3-20-85, 4-11-85

RW 85-028
Item 1

Office of Finance - Revenue Division

REAL PROPERTY TRANSFER -- CONSIDERATION AFFIDAVIT

Complete affidavit -- original and 1 copy -- for each instrument other than mortgage or deed of trust (with or without consideration). Sign and return both copies.

In compliance with Baltimore County Code Title 11, Article IX, Sections 11-69 through 11-82, as amended, it is certified that an instrument described below, representing a transfer of real property including, but not limited to, fee simple estate, leasehold estate, limited estate and legal or equitable interests in real property, is offered for record in Baltimore County. The subject property is identified as follows:

Property
Account # 08-06-022180 thru 08-06-022186Prior Deed Reference:
Liber WJR 4077 Folio 169

Date of Instrument _____

Amount of Mortgage \$ _____

Documents Presented

Fee Simple

☒

Deed

☐

Agreement

☐

Deed of Trust

☐

Mortgage

☐

Contract

☐

Lease over 7 yrs.

☐

Other

☐Right-of-way or
Easement Agreement

Other (Cash, etc.) \$ _____

Total Consideration \$ 109.41 *

OR

Assessed Factor \$ _____ *

Exempt Status Claimed Per Baltimore
County Code _____

* Is Subject Property Financed by Bonds Issued Under Art. 41,
Person offering instrument for recording:

*Total consideration is transfer tax base.
Sec. 266, Annotated Code of Maryland Yes _____ No _____

Transferred property known as:

Name J. Howard Shafferparcel of land 12 feet wideTitle Co. Bureau of Land Acquisition
or Firm _____cont. 1,164 square feet (0.027 acre)

Phone _____

Address _____

Grantee Baltimore County, Maryland

Grantor:

The First National Bank of
Maryland, Trustee under the Will
of C. Wilbur Miller, Dec'd

Mailing Address _____

I HEREBY CERTIFY under the penalties of perjury that the information given above is true to the best of my personal knowledge and belief.

Signed J. Howard Shaffer Date 6/16/82

IMPORTANT!

YELLOW COPY MUST BE RECORDED WITH
INSTRUMENT IF TRUE CONSIDERATION
IS NOT RECITED.

Mail to DM

OFFICE OF FINANCE USE ONLY:

Agent _____ Amount \$ _____ Address _____ Invoice # _____ Date _____

Tax Bill _____ C. B. Credit _____ Other Credit _____

Comments _____

SHA 63.11-25 2/1/85
OFFICE OF COUNSEL
707 N. Calvert Street
Baltimore, Maryland 21202
Mail Address - P.O. Box 717
Baltimore, Maryland 21203

DEED
TO
THE STATE OF MARYLAND
TO THE USE OF
THE STATE HIGHWAY ADMINISTRATION
OF THE
DEPARTMENT OF TRANSPORTATION

PAGE 1
Right of Way Item No.
75346
State Highway Administration
Project No.
B 765-301-476

This Deed, Made this 24th day of September in the year 1987

(A) WHEREAS, the State Highway Administration of the Department of Transportation, acting for and on behalf of the State of Maryland, finds it necessary to acquire the land, easements, rights and/or controls, shown and/or indicated on State Highway Administration's Plats Numbered

49970 (Rev. 12/8/86)

which are duly recorded, or intended to be recorded, among the Land Records of

BALTIMORE

County(ies) in the State of Maryland in order to lay out, open, establish, construct, extend, widen, straighten, grade and improve as a part of the State Roads System of Maryland, a highway and/or bridge, together with the appurtenances thereto belonging, under its Contract Number B 765-301-476 and known as the

Maryland Route 25 (Falls Road) at Shawan Road

and to thereafter use, maintain and/or further improve said highway and/or bridge, as a part of the Maryland State Roads System.

(B) NOW, THEREFORE, THIS DEED AND RELEASE WITNESSETH: That for and in consideration of the above premises, One Dollar (\$1.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, we do hereby grant and convey unto the STATE OF MARYLAND, TO THE USE OF THE STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION, its successors and assigns, FOREVER IN FEE SIMPLE, all our right, title and interest, free and clear of all liens and encumbrances, in and to

(C) ALL THE LAND, together with the appurtenances thereto belonging, or in anywise appertaining, lying between the outermost lines designated "Right of Way Line," as shown and/or indicated on the hereinbefore mentioned plats, all of which plats are made a part hereof, so far as our property and/or our rights may be affected by the said proposed highway and/or bridge, and the appurtenances thereto belonging, or in anywise appertaining.

(D) AND THE GRANTORS DO FURTHER GRANT unto the State of Maryland, to the use of the State Highway Administration of the Department of Transportation, its successors and assigns, the right to create, use and maintain on the area of the land shown hatched thus  on the above designated plats, such slopes as are necessary to retain and support the highway and/or adjacent property; it being agreed between the parties hereto, however, that at such time as the contour of the land over which this slope easement is granted is changed so that the easement required for slopes is no longer necessary to retain, support or protect the highway construction within the area conveyed in fee simple, then said easement for slopes shall cease to exist.

~~AND THE GRANTORS DO FURTHER GRANT unto the State of Maryland, to the use of the State Highway Administration of the Department of Transportation, its successors and assigns, the perpetual right to create, use and maintain on the area of the land shown cross-hatched thus  on the above designated plats such stream changes, side ditches, inlet ditches, outlet ditches, pipes, culverts and all other drainage facilities as are necessary in the opinion of the State Highway Administration to adequately drain the highway or adjacent property and/or control the flow of water through those drainage structures to be built to protect said highway.~~

(F) AND THE GRANTORS DO FURTHER GRANT unto the State of Maryland, to the use of the State Highway Administration of the Department of Transportation, its successors and assigns, the perpetual right to discharge the flow of water from such stream changes, side ditches, inlet ditches, outlet ditches, pipes, culverts and all other drainage facilities as are necessary in the opinion of the State Highway Administration to adequately drain the highway or adjacent property and/or control the flow of water through those drainage structures to be built to protect said highway (either within the areas shown cross-hatched thus  or within the limits of the areas hereinbefore conveyed in the fee simple) into existing waterways or natural drainage courses, as indicated by the symbol  and/or upon the existing ground, as indicated by the symbol  at the outlet and of the drainage facilities so created by the State Highway Administration, all of which are shown graphically and indicated by appropriate symbols and explanatory notations on the aforesaid plats.

~~(G) AND THE GRANTORS DO FURTHER GRANT unto the State of Maryland, to the use of the State Highway Administration of the Department of Transportation, its successors and assigns, ANY AND ALL RIGHT WHATSOEVER of the GRANTORS, their heirs, successors and assigns, of any means whatsoever of ingress or egress between the THROUGH HIGHWAY and their remaining property across the lines which are designated "Right of Way Line of Through Highway," to the end that there never will be any vehicular, pedestrian and/or animal access to or from said Through Highway and their remaining property across those lines which are so marked on the above mentioned plats, except by means of such public, road connections as are authorized by law.~~

(H) AND THE GRANTORS DO FURTHER GRANT unto the State of Maryland, to the use of the State Highway Administration of the Department of Transportation, its successors and assigns, ANY AND ALL RIGHT WHATSOEVER of the GRANTORS, their heirs, successors and assigns, of vehicular ingress or egress between their remaining property and the highway across those portions of the right of way lines which are marked "THROUGHOUT THIS PORTION OF THE RIGHT OF WAY LINE ALL VEHICULAR ACCESS IS DENIED," to the end that there never will be any vehicular access to or from said highway and their remaining property across those portions of the said right of way lines which are so marked on the above mentioned plats.

The actual consideration paid by the Grantee to the Grantor is Twenty-five Thousand Eight Hundred Fifty and 00/100 (\$25,850.00) Dollars.

NOT REQUIRED
BY
MARYLAND
Gloria J. Collins
11-24-87

CONTINUED ON PAGE 2

RECEIVED

By KAP 12/2/87 Date 12/2/87

(I) TOGETHER with the temporary right during the period of construction to use the area of land shown hatched

Thus  on the aforesaid Plat(s) for the purpose of entrance adjustment.

Upon completion of this construction, all right to utilize this area by SHA shall cease to exist.

(J) AND THE GRANTORS HEREIN do hereby covenant and agree, on behalf of themselves, their heirs, successors and assigns, to abide by and respect each and every control or restriction set forth in this instrument of writing, it being the intention of this conveyance to perpetuate all the rights and privileges granted to the State of Maryland, to the use of the State Highway Administration, by this deed. It is expressly understood and agreed that these covenants shall run with and bind upon the GRANTORS, their heirs, successors and assigns, forever.

(K) IT BEING a part of the same property conveyed from Grace M. Whedbee, Administratrix d.b.n., c.t.a. of the Estate of C. Wilbur Miller, Deceased, to The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, Deceased, by Deed dated 11/1/62, and recorded on 11/28/62, among the Land Records of Baltimore County, Maryland, in Liber W.J.R. 4077, folio 169.

CONTINUED ON PAGE 3

BINDING MARGIN
DO NOT WRITE IN THIS SPACE

BINDING MARGIN
DO NOT WRITE IN THIS SPACE

SHA 63,11-28 2/1/85

CONTINUED FROM PAGE 2

PAGE 3

(V) TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, roads, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

(W) IT IS UNDERSTOOD AND AGREED that the State Highway Administration shall have no further obligation or liability for the results of construction, reconstruction, maintenance or further construction of said highway and/or bridge.

(X) TO HAVE AND TO HOLD the land and premises above described and mentioned and hereby intended to be conveyed unto the proper use and benefit of the State of Maryland, to the use of the State Highway Administration of the Department of Transportation, its successors and assigns forever in fee simple, together with the rights, easements, privileges and controls hereinbefore mentioned.

The property conveyed in fee simple by this instrument is .189 acres.

(Y) AND the grantors covenant that they have neither done, nor suffered to be done, anything to encumber the property, easements and/or rights, etc., hereby conveyed, ~~XXXXXX XXXX XXXX XXXX XXXX XXXX XXXX XXXX XXXX XXXX~~

~~(2) AND
join in this conveyance for the purpose of releasing the land, easements and/or rights herein conveyed from the
operation and effect and any mortgage and/or lien which they hold upon the property of the grantors, retaining their
rights as mortgagors and/or lienors in and to the remainder of the land of the grantor not affected by this con-
veyance.~~

IN WITNESS WHEREOF we have hereunto set our hands and seals.

WITNESS _____ By: _____ (SEAL)
 WITNESS _____ THE FIRST NATIONAL BANK OF MARYLAND,
 WITNESS _____ Trustee under the Will of (SEAL)
 WITNESS _____ C. Wilbur Miller, Deceased
 WITNESS _____ (SEAL)
 WITNESS _____ (SEAL) ?
 WITNESS _____ (SEAL)
 WITNESS _____ (SEAL)
 WITNESS _____ (SEAL)
 WITNESS _____ (SEAL)
 WITNESS _____ (SEAL)

SEE PAGE 4 FOR ACKNOWLEDGMENTS

ACKNOWLEDGMENTS

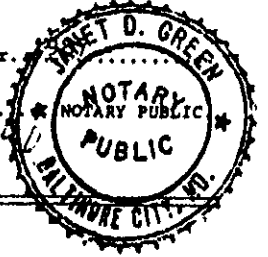
STATE OF MARYLAND - ~~XXXX~~ City of Baltimore.....

I hereby certify that, before me, the subscriber, a NOTARY PUBLIC of the STATE OF MARYLAND, in and for Baltimore, personally appeared William A. Bower, Vice President, First National Bank of Maryland and each severally acknowledged the foregoing deed and release to be his her or their respective act, or to be the act of the said body corporate. (NOTE: strike out the words not applicable.)

AS WITNESS MY HAND AND NOTARIAL SEAL, this 24th day of September in the year.

NOTARY SEAL

My Commission expires July 1, 1986



STATE OF MARYLAND - COUNTY OF.....

I hereby certify that, before me, the subscriber, a NOTARY PUBLIC of the STATE OF MARYLAND, in and for County, personally appeared..... and each severally acknowledged the foregoing deed and release to be his her or their respective act, or to be the act of the said body corporate. (NOTE: strike out the words not applicable.)

AS WITNESS MY HAND AND NOTARIAL SEAL, this.....day of.....in the year.....

NOTARY SEAL

.....NOTARY PUBLIC.

My Commission expires

STATE OF MARYLAND - COUNTY OF.....

I hereby certify that, before me, the subscriber, a NOTARY PUBLIC of the STATE OF MARYLAND, in and for County, personally appeared..... and each severally acknowledged the foregoing deed and release to be his her or their respective act, or to be the act of the said body corporate. (NOTE: strike out the words not applicable.)

AS WITNESS MY HAND AND NOTARIAL SEAL, this.....day of.....in the year.....

NOTARY SEAL

.....NOTARY PUBLIC.

My Commission expires

DEED FROM

THE FIRST NATIONAL BANK

TO THE STATE OF MARYLAND TO THE USE OF THE STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION

Received for Record.....19.....

at.....o'clock.....M. Same day recorded in

Liber.....No.....Folio.....

One of the Land Records of & C.,

County, and examined per

..... Clerk.

Cost of Record \$.....

TO - State Highway Administration

This conveyance has been recorded in the Office of Real Estate Ledger.

No Extra property was acquired by deed

Extra property has been acquired and entered in property record - Form RM-91

INDEXED IN LEDGER DATE

By..... Ledger Clerk.

OFF CONVEYANCES MADE.

Return Recorded Deed to: Chief, Finance Control & Statistics Sec. State Highway Administration 707 N. Calvert Street-Room 603 Baltimore, Maryland 21202

This Deed, MADE THIS 21st day of December

in the year one thousand nine hundred and ninety by and between

ELIZABETH W. FENWICK, DAVISON WHITE and THOMAS C. WHEDBEE, parties

~~of~~ of the first part, and

PATRICK C. WALSH and MARGARET C. WALSH, his wife, parties

of the second part.

WITNESSETH, That in consideration of the sum of Fourteen Thousand, Three Hundred Fourteen and 50/100 Dollars (\$14,314.50) and other good and valuable considerations, the receipt of which is hereby acknowledged,

the said parties of the first part

do grant and convey to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them and the survivor's

personal representatives/~~successors~~ and assigns, in fee simple, all

that lot of ground situate in County of Baltimore, State of Maryland,

and described as follows, that is to say:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING part of the property which by Deed dated January 16, 1990 and recorded among the Land Records of Baltimore County in Liber SM No. 8394, folio 261 was granted and conveyed from the First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, unto Elizabeth W. Fenwick, Davison White and Thomas C. Whedbee, the Grantors herein.

B RC/F 25.00

B T TX 71.57

B DOCS 72.50

DEED 0 #

SM CLERK 169.07

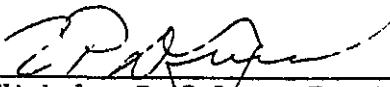
SP CLERK 169.07

0 #

#12117 C004 R01 T09:56

01/14/91

The undersigned attorney at law hereby certifies that the within instrument was prepared under his supervision.


Nicholas P. DeLuca, Esquire

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
R F 14-91

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE - LESSOR OF INTEREST

SIGNATURE Joe DATE 1/14/91

01A02H0045TLTRTX
BA C009:29AM01-14-91

\$229.03

EXHIBIT "A"

Walsh Parcel 0.9543 of an Acre +

All that piece or parcel of land situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a pipe heretofore set on the north side of a private road 15 feet wide at the beginning of the thirty-ninth or South 8 degrees 46 minutes East 45.07 foot line of a parcel of land designated "First" and described in a deed dated January 16, 1990 and recorded among the Land Records of Baltimore County in Liber S.M. No. 8394 folio 261 which was conveyed by First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Elizabeth W. Fenwick et al said pipe also being at the end of the fifth or North 8 degrees 37 minutes West 45.07 foot line of a parcel of land described in a deed dated May 17, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr., No. 5636 folio 804 which was conveyed by The First National Bank of Maryland Successor Trustee to Patrick C. Walsh and wife and running thence and binding reversely on said fifth line and reversely on the fourth line of said last mentioned parcel of land and running with and binding on said thirty-ninth and fortieth lines of said parcel of land designated "First" and crossing said private road as the courses are referred to the Baltimore County Grid Meridian as now surveyed on November 1, 1990, the two following courses and distances viz: South 16 degrees 01 minutes 30 seconds East 45.07 feet to a pipe heretofore set and South 23 degrees 00 minutes 51 seconds East 412.93 feet to a concrete monument heretofore set at the end of said fortieth line, thence leaving said outlines and running for lines of division the two following courses and distances viz: South 61 degrees 59 minutes 04 seconds West 90.34 feet to a pipe and, North 23 degrees 00 minutes 51 seconds West recrossing said 15 foot private road, 463.49 feet to a pipe now set in the thirty-eighth or North 73 degrees 01 minutes East 401.49 foot line (erroneously typed in deed as North 7 degrees 01 minutes East 401.49 feet) of said parcel of land designated "First" in said deed from First National Bank of Maryland Trustee to Elizabeth W. Fenwick et al, said pipe being distant, North 65 degrees 45 minutes 30 seconds East, 306.00 feet, measured along said thirty-eighth line, from a cross cut on a flint stone heretofore set at the beginning thereof and thence running with and binding on a part of said thirty-eighth line and binding reversely on a part of the third line of the parcel of land designated "Ninth" and described in said deed from First National Bank of Maryland to Elizabeth W. Fenwick et al and binding on the north side of said private road 15 feet wide, North 65 degrees 45 minutes 30 seconds East 95.51 feet to the place of beginning.

Containing 0.9543 of an Acre of land more or less.

-2-

Walsh Parcel continued

Being a part of a parcel of land designated "First" and described in a deed dated January 16, 1990 and recorded among the Land Records of Baltimore County in Liber S.M. No. 8394 folio 261 which was conveyed by First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Elizabeth W. Fenwick, Davison White and Thomas C. Whedbee.

The above described 0.9543 of an Acre parcel of land is conveyed to the grantees herein with the agreement of all parties hereto that there shall not be any transfer of density units. The existing density units will be retained by the grantors herein, their heirs and assigns.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said

parties of the second part, as tenants by the entireties, their assigns, the survivor of them and the survivor's

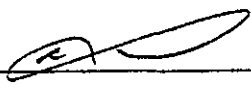
personal representatives/~~SUCCESSORS~~

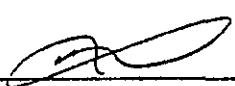
and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

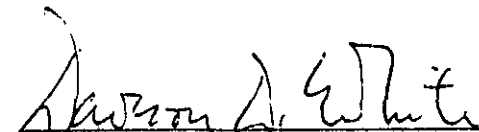
WITNESS the hands and seals of said grantors.

Test:





 (SEAL)
ELIZABETH W. FENWICK

 (SEAL)
DAVISON WHITE

 (SEAL)
THOMAS C. WHEDBEE

STATE OF MARYLAND,, to wit:

I HEREBY CERTIFY, That on this 21st day of December, before me, in the year one thousand nine hundred and ninety the subscriber, a Notary Public of the State aforesaid, personally appeared

ELIZABETH W. FENWICK and DAVISON WHITE, known to me (or satisfactorily proven) to be the persons whose names ~~is~~ are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My Commission expires:

10/1/93

STATE OF MARYLAND,

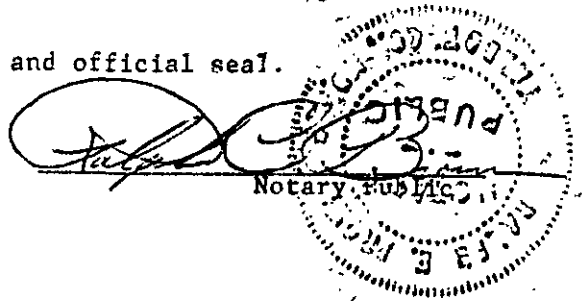
, to wit:

I HEREBY CERTIFY, That on this 21st day of December, in the year one thousand nine hundred and ninety, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared THOMAS C. WHEDBEE, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:

1 DECEMBER 1991



DEED

FROM

ELIZABETH W. FENWICK, DAVISON WHITE

and THOMAS C. WHEDBEE

TO

PATRICK C. WALSH

and MARGARET C. WALSH

Block No.

Received for Record,, 19.....

at o'clock ... M. Same day recorded

in Liber No. Folio &c.,

one of the Land Records of

....., and examined per

....., Clerk.

Cost of Record, \$.....

Return to:

AMERICAN TITLE GUARANTEE CORPORATION
120 EAST BALTIMORE STREET
SUITE 1800
BALTIMORE, MARYLAND 21202
(301) 727-8050

This Deed, MADE THIS 21st day of December

in the year one thousand nine hundred and ninety by and between

ELIZABETH W. FENWICK and DAVISON WHITE and THOMAS C. WHEDBEE, parties

ofx of the first part, and

JAMES C. ALBAN, III and DOROTHY G. ALBAN, parties

of the second part.

WITNESSETH, That in consideration of the sum of Four Hundred Forty Three Thousand Three Hundred Sixty and 00/100 Dollars (443,360.00) and other good and valuable considerations, the receipt of which is hereby acknowledged.

the said parties of the first part

do grant and convey to the said parties of the second part, as tenants by the entirety; their assigns, the survivor of them and the survivor's

personal representatives/~~successors~~ and assigns

, in fee simple, all

that lot of ground situate in County of Baltimore, State of Maryland,

and described as follows, that is to say:

B RC/F 29.00

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

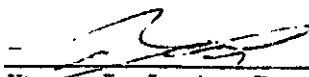
B T TX 2216.80

B DOCS 2217.50

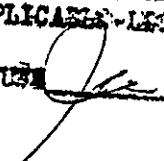
DEED 0 #
SM CLERK 4463.30
#42114 C004 R01 T09:57
01/14/91

BEING part of the property which by Deed dated January 16, 1990 and recorded among the Land Records of Baltimore County in Liber SM No. 8394, folio 261 was granted and conveyed from the First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, unto Elizabeth W. Fenwick, Davison White and Thomas C. Whedbee, the Grantors herein.

The undersigned attorney at law hereby certifies that the within instrument was prepared under his supervision.


Henry I. Louis, Esquire

RECEIVED FOR TRANSMISSION
State Department of
Assessments & Taxation
for Baltimore County
JR H-14-91
Date

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE - LETTER OF INTENT
SIGNATURE  DATE 1-14-91

01A02H0046TLTRTX \$7,093.76
B4 C009:30AM01-14-91

EXHIBIT "A"

Alban Parcel 29.704 Acres +

All that piece or parcel of land situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland, and described as follows to wit:

Beginning for the same at a point in the center of Falls Road (Maryland Route 25) at the beginning of the thirty-fourth or North 77 degrees 36 minutes 20 seconds East 30 foot line of a parcel of land designated First and described in a deed dated January 16, 1990 and recorded among the Land Records of Baltimore County in Liber S.M. No. 8394 folio 261 which was conveyed by First National Bank of Maryland Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Elizabeth W. Fenwick, Davison White and Thomas C. Whedbee said point also being at the end of the sixth or South 80 degrees 46 minutes West 30 foot line of a parcel of land which by a deed dated November 8, 1983 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 6623 folio 756 which was conveyed by The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased to James C. Alban, III and wife and running thence and leaving said Falls Road and running thence with and binding on said thirty-fourth line and on the thirty-fifth, thirty-sixth, and thirty-seventh lines of said parcel of land designated First and also binding reversely on the sixth, fifth, fourth, and third lines of said parcel of land which was conveyed to James C. Alban, III and wife as the courses are referred to the Baltimore County Grid Meridian as now surveyed on November 1, 1990, the four following courses and distances viz: North 70 degrees 17 minutes 01 seconds East 30.00 feet to a pipe heretofore set North 2 degrees 45 minutes 33 seconds East 66.82 feet, North 68 degrees 04 minutes 41 seconds East 250.78 feet and North 65 degrees 55 minutes 16 seconds East 1600.46 feet to a cross cut on a flint stone heretofore set at the end of said thirty-seventh line, thence running with and binding on a part of the thirty-eighth or North 73 degrees 01 minutes East 401.49 foot line (erroneously typed in deed as North 7 degrees 01 minutes East 401.49 feet) and binding reversely on a part of the third line of the parcel of land designated Ninth in said deed from First National Bank of Maryland to Elizabeth W. Fenwick et al and binding on the north side of a private road, 15 feet wide, North 65 degrees 45 minutes 30 seconds East 306.00 feet to a pipe now set thence leaving said outlines and crossing said 15 foot private road and running for lines of division now made the 10 following courses and distances viz: South 23 degrees 00 minutes 51 seconds East 463.49 feet to a pipe, South 61 degrees 59 minutes 04 seconds West 138.72 feet to a pipe, South 50 degrees 53 minutes 44 seconds West 318.74 feet to a pipe, South 48 degrees 26 minutes 59 seconds West 150.66 to a pipe, South 66 degrees 25 minutes 54 seconds West 221.07 feet to a pipe, North 87 degrees 01 minutes 31 seconds West 127.33 feet to a pipe, South 52 degrees 07 minutes 44 seconds West 155.08 feet to a pipe, South 36 degrees 18 minutes 24 seconds West 114.03 to a pipe,

-2-

Alban Parcel continued

North 34 degrees 16 minutes 46 seconds West 60.00 feet to a pipe, and South 55 degrees 50 minutes 29 seconds West 287.55 feet to a pipe distant North 31 degrees 19 minutes 01 seconds West 60 feet from a concrete monument heretofore set at the beginning of the ninety-second or South 65 degrees 56 minutes West 460 foot line of the aforesaid parcel of land designated First and described in the deed from First National Bank of Maryland to Elizabeth W. Fenwick et al, said concrete monument also being at the end of the fourth or North 67 degrees 20 minutes East 460 foot line of a parcel of land which by a deed dated September 26, 1969 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 5039 folio 149 was conveyed by The First National Bank of Maryland Trustee to Charles M. Nes, Jr. and wife, said last mentioned call North 31 degrees 19 minutes 01 seconds West 60 feet between said pipe and concrete monument is the eastern terminus of a 60 foot right of way heretofore laid out in said last mentioned deed, thence continuing to run for a line of division and binding on the northwest side of said 60 foot right of way heretofore laid out South 58 degrees 40 minutes 59 seconds West running parallel with and distant 60 feet northwesterly measured at right angles from said ninety-second line, 201.53 feet to a pipe now set, thence leaving said northwest side of said 60 foot right of way and running for a line of division now made and binding on the northwest side of a realignment of said right of way, which said realignment right of way width being 64.35 feet wide, South 74 degrees 32 minutes 25 seconds West 333.31 feet to a pipe set at the bend of the northwest side of said 60 foot right of way heretofore laid out and distant North 7 degrees 42 minutes 01 seconds West 64.94 feet from a concrete monument heretofore set at the beginning of the ninety-fourth or South 67 degrees 05 minutes West 213.9 foot more or less line of the aforesaid parcel of land designated First and described in the deed to Elizabeth W. Fenwick et al and at the beginning of the third line of said parcel of land which was conveyed by The First National Bank of Maryland, Trustee to Charles M. Nes, Jr. and wife, thence continuing to run for a line of division and binding on the northwest side of said 60 foot right of way, heretofore laid out, South 59 degrees 47 minutes 09 seconds West, running parallel with and distant 60 feet northwesterly measured at right angles from said ninety-fourth line and passing over a pipe now set near the east side of Falls Road at the distance of 200.24 feet, in all, 232.39 feet to the center of Falls Road and at a point distant North 23 degrees 12 minutes 23 seconds West 200.17 feet, measured along the center of Falls Road from the end of the ninth or North 84 degrees 48 minutes East 500.90 foot line of a parcel of land which by a deed dated November 19, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 171 was conveyed by The First National Bank of Maryland Trustee to T. Courtenay J. Whedbee and wife, thence continuing to run for a line of division and binding in the center of Falls Road, North 23 degrees 12 minutes 23 seconds West 6.20 feet to the beginning of

-3-

Alban Parcel continued

the thirty-second or North 15 degrees 32 minutes West 415.37 foot line of the aforesaid parcel of land designated First and described in the deed from First National Bank of Maryland to Elizabeth W. Fenwick, et al, said point also being at the beginning of a parcel of land which by a deed dated October 5, 1966 and recorded among the Land Records in Baltimore County in Liber O.T.G. No. 4684 folio 199 was conveyed by The First National Bank of Maryland Successor Trustee to I. Manning Parsons, III and wife and thence running with and binding on the first line and on a part of the second line of said parcel of land and running with and binding on the thirty-second and thirty-third lines of the aforesaid parcel of land designated First and binding in the center of Falls Road, the two following courses and distances viz: North 22 degrees 50 minutes 23 seconds West 415.37 feet and North 20 degrees 06 minutes 33 seconds West 155.91 feet to the place of beginning.

Containing 29.704 Acres of land more or less.

Being a part of the parcel of land designated "First" and described in a deed dated January 16, 1990 and recorded among the Land Records in Baltimore County in Liber S.M. No. 8394 folio 261 which was conveyed by First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Elizabeth W. Fenwick, Davison White and Thomas C. Whedbee.

The grantees herein, their heirs and assigns have no rights in or the use of the herein mentioned 60 foot right of way and the 64.35 foot right of way which leads to Falls Road.

The above described 29.704 Acres parcel is conveyed to the grantees herein with the agreement of all parties hereto that there shall not be any transfer of density units. The existing density units will be retained by the grantors herein, their heirs and assigns.

Subject to easements heretofore granted to the Baltimore Gas and Electric Company, the C & P Telephone Company and the American Telephone and Telegraph Company of Baltimore.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

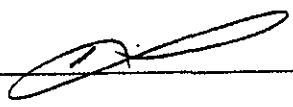
To HAVE AND TO HOLD the said described lot of ground and premises to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them and the survivor's

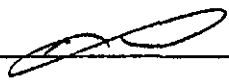
personal representatives/~~SUCCESSORS~~ and assigns, in fee simple.

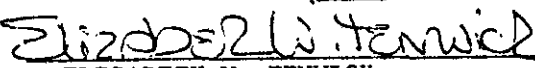
AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hand s and seal s of said grantor s.

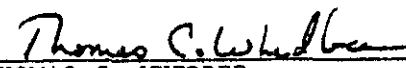
Test:






ELIZABETH W. FENWICK (SEAL)


DAVISON WHITE (SEAL)

x 
THOMAS C. WHEDBEE (SEAL)

STATE OF MARYLAND, *C. of Balto.*, to wit:

I HEREBY CERTIFY, That on this *21st* day of December, in the year one thousand nine hundred and ninety, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared

ELIZABETH W. FENWICK and DAVISON WHITE, *Thomas C. Whedbee* known to me (or satisfactorily proven) to be the person s whose name s ~~xxx~~ are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:

1 DECEMBER 1994
10/1/93

Notary Public

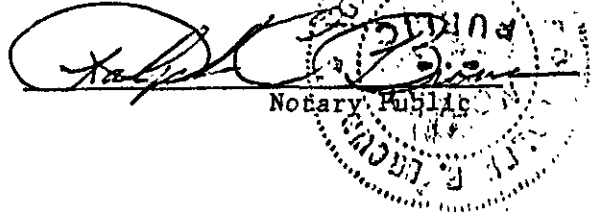




STATE OF MARYLAND, , to wit:

I HEREBY CERTIFY, That on this 19th day of December, in the year one thousand nine hundred and ninety, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared THOMAS C. WHEDBEE, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



My Commission expires:

1 DECEMBER 1991

DEED

FROM

ELIZABETH W. FENWICK and DAVISON

WHITE AND THOMAS C. WHEDBEE

TO

James C. Albright III

Deborah C. Albright

Block No.

Received for Record,, 19

at o'clock ... M. Same day recorded

in Liber No. Folio &c.,

one of the Land Records of

....., and examined per

....., Clerk.

Cost of Record, \$.....

Return to:

AMERICAN TITLE GUARANTEE CORPORATION

120 EAST BALTIMORE STREET

SUITE 1800

BALTIMORE, MARYLAND 21202

(301) 727-8050

THE DAILY RECORD CO BALTIMORE, MD 21202

AGREEMENT OF RESTRICTION

THIS AGREEMENT made this 21st day of December 1990.

WHEREAS, Elizabeth W. Fenwick, Davison W. White and Thomas C. Whedbee collectively referred to as the Sellers, have conveyed unto James C. Alban, III and Dorothy G. Alban, his wife (the "Albans") a certain parcel of land (the "Parcel") containing 29.704 acres, more or less, north of Shawan Road and east of Falls Road in the 3rd Election District of Baltimore County, said conveyance being evidenced by a Deed of even date recorded among the Land Records of Baltimore County immediately prior to the recording of this Agreement of Restriction; and,

WHEREAS, the Parcel is hereinafter described in Exhibit A attached hereto and made a part hereof; and,

WHEREAS, it is the desire of both the Sellers and the Albans, that the openness of the Parcel be preserved and that the parcel not be subdivided at any time during the next 13 years;

WHEREAS, the Sellers are the owners of a substantial parcel of land out of which the aforementioned parcel has been conveyed, and desire to preserve for its remaining land (the Remainder Parcel) all subdivision rights including the number of lots into which the Remainder Parcel might be subdivided under the zoning and subdivision laws and regulations of the State and County.

NOW THEREFORE, in consideration of \$10.00 and the mutual covenants, and promises James C. Alban, III and Dorothy G. Alban, collectively referred to as Grantor, hereby grant and convey unto the Sellers the following easement and agree that:

1. RESTRICTION AGAINST SUBDIVISION: Grantor shall not, during the term of this easement and agreement, apply for or obtain subdivision approval under the zoning and subdivision laws and regulations of the State and County for any portion of the Parcel. Further, Grantor shall not during the term of this Agreement transfer or convey any portion of the Parcel if the effect of the transfer is to reduce the number of lots into which the Remainder Parcel may be subdivided.

2. TERM: The term of this Easement and Agreement shall be 13 years from the date hereof.

3. PERMITTED USES: Notwithstanding the above, Grantor may;

- a. Construct fences, ponds, barns, sheds and stables.
- B. Plant trees and shrubs, landscape and farm the parcel.

4. MISCELLANEOUS:

a. This Agreement represents the complete understanding between the parties hereto as to the subject matter hereof, and supercedes all prior negotiations, representations, promises, statements or agreements, either written or oral, between the parties hereto.

b. This Agreement may be amended by and only be an instrument executed and delivered by all parties hereto.

c. The restrictions herein shall be considered an easement in gross and as such, is inheritable and assignalbe and runs with the land as an incorporeal interest in the property, enforceable with respect to the property by the Grantee, against the Grantor and his personal representatives, heirs, successors and assigns.

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

By

Date

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE

DATE

AMERICAN TITLE GUARANTEE CORPORATION
120 EAST BALTIMORE ST.
SUITE 1800
BALTIMORE MARYLAND 21202

21.00
0 H
21.00
R01 T09:58
01/14/91

1-14-91

d. This Agreement may be given effect and construed by application of the laws of Maryland, and any action or proceedings arising hereunder shall be brought in the courts of Maryland.

e. All terms, covenants and conditions herein contained shall bind and inure to the benefit of the parties hereto and their legal representatives, successors and assigns, respectively.

IN WITNESS WHEREOF, the parties hereto have executed and sealed this Agreement, the day and year first above written.

WITNESS:

[Signature]
[Signature]

ATTEST:

GRANTORS:

[Signature]
James C. Alban, III
[Signature]
Dorothy G. Alban

GRANTEE:

Elizabeth W. Fenwick

Elizabeth W. Fenwick

Davison ^{D.} W. White

Davison D. White

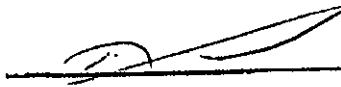
Thomas C. Whedbee

Thomas C. Whedbee

State of Maryland, 6. of Balt., to wit:

I HEREBY CERTIFY, That on this 21st day of December, in the year one thousand nine hundred and ninety, before me, the subscriber, a Notary public of the State aforesaid, personally appeared James C. Alban, III and Dorothy G. Alban, his wife known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public

My Commission expires:

10/1/93

State of Maryland, 6. of Balt., to wit:

I HEREBY CERTIFY, That on this 21st day of December, in the year one thousand nine hundred and ninety, before me, the subscriber, a Notary public of the State aforesaid, personally appeared Elizabeth W. Fenwick and Davison W. White known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public

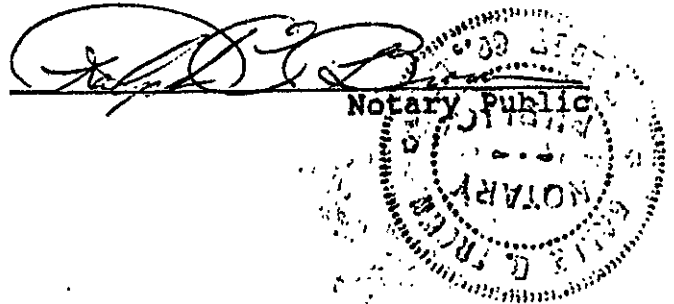
My Commission expires:

10/1/93

State of MARYLAND of , to wit:

I HEREBY CERTIFY, That on this 19TH day of DECEMBER, in the year one thousand nine hundred and NINETY, before me, the subscriber, a Notary public of the State aforesaid, personally appeared Thomas C. Whedbee known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



My Commission expires:

DECEMBER 1, 1991

AGRICULTURAL TRANSFER TAX

AMOUNT \$143.72

SIGNATURE [Signature]

DATE 2-22-91

CODED [initials]

THIS DEED, made this 21st day of December, 1990, by and between ELIZABETH W. FENWICK, DAVISON WHITE and THOMAS C.

WHEDBEE, Grantors, parties of the first part, and CHARLES M. NES,

III, Personal Representative of the ESTATE OF KATHLEEN G. NES,

Grantee, party of the second part.

RC/F 25.00

D T TX 18.46

D DOCS 20.00

DEED 0 #

SM CLERK 63.46

SM CLERK 63.46

0 #

WITNESSETH, that for consideration in the amount of Three

Thousand Six Hundred Ninety Three Dollars (\$3,693.00) the said

Grantors do hereby grant, convey and assign unto the said Grantee,

in fee simple, all that piece or parcel of land situate, lying and

being in the Eighth Election District of Baltimore County, State of

Maryland, and described as follows to wit:

BEGINNING for the same at a concrete monument heretofore set at the beginning of the ninety-third or North 67 degrees 55 minutes West 127 foot line of a parcel of land designated "First" and described in a deed dated January 16, 1990 and recorded among the Land Records of Baltimore County in Liber S.M., No. 8394, folio 261 which was conveyed by First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased, to Elizabeth W. Fenwick et al, said concrete monument also being located at the end of the third or South 66 degrees 31 minutes East 127 foot line of a parcel of land which by a deed dated September 26, 1969 and recorded among the Land Records of Baltimore County in Liber O.T.G., No. 5039 folio 149 was conveyed by The First National Bank of Maryland, Trustee to Charles M. Nes, Jr., and wife, and running thence with and binding on said ninety-third line of the parcel of land which was conveyed to Elizabeth W. Fenwick, et al, and also binding reversely on the aforesaid third line of a parcel of land which was conveyed to Charles M. Nes, Jr. and wife and also binding on the southwestside of a sixty foot right-of-way heretofore laid out and now being relocated as the courses are referred to the Baltimore County Grid Meridian as now surveyed on November 1, 1990 North 75 degrees 12 minutes 01 seconds West 127.04 feet to a concrete monument heretofore set at a bend in said sixty foot right-of-way heretofore laid out and at the beginning of said third line, said concrete monument also being at the end of the aforesaid ninety-third line, thence leaving said outlines and also leaving the southeast side of said sixty foot right-of-way line and running for

State Department of
Assessments & Taxation
for Baltimore County

SR 2-22-91

By _____ Date _____

AMERICAN TITLE GUARANTEE CORPORATION
120 EAST BALTIMORE ST.
03A02#0230T1TRT100
BA COALMKTMOBARD121202 \$59.09

20-
18.46
25

a line of division now made and binding on the southeast side of a realignment of said right-of-way, which said realignment right-of-way width being 64.35 feet wide, which realignment right-of-way replaces a part of the aforesaid sixty foot right-of-way, North 74 degrees 32 minutes 25 seconds East 335.10 feet to a pipe set on the southeast side of said sixty foot right-of-way heretofore laid out in the ninety-second line of the aforesaid parcel of land designated "First", said pipe also being in the fourth line of the parcel of land which was conveyed to Nes, thence running with and binding on a part of said ninety-second line and binding reversely on a part of said fourth line and also binding on the southeastside of the aforesaid sixty foot right-of-way now being eliminated, South 58 degrees 40 minutes 59 seconds West 234.29 feet to the place of beginning.

Containing 0.2462 of an Acre of land more or less.

Being a part of the parcel of land designated "First" and described in a deed dated January 16, 1990 and recorded among the Land Records of Baltimore County in Liber S.M., No. 8394, folio 261 which was conveyed by First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased, to Elizabeth W. Fenwick, Davison White and Thomas C. Whedbee.

The above described 0.2462 of an Acre parcel is conveyed to the Grantee herein with the agreement of all parties hereto that there shall not be any transfer of density units. The existing density units will be retained by the Grantors herein, their heirs, personal representatives and assigns.

Together with the right and use thereof, in common with the Grantors herein, their heirs, personal representatives and assigns, for ingress and egress of the herein mentioned realignment right-of-way 64.35 feet wide which said right-of-way lies adjacent to and northwest of the second or North 74 degrees 32 minutes 25 seconds East 335.10 foot line of the above described 0.2462 Acre parcel of land.

The Grantors herein, their heirs, personal representatives and assigns, shall not retain any rights in the above described parcel of land; the right-of-way over said parcel being hereby extinguished.

TO HAVE AND TO HOLD said premises unto and to the use of the party of the second part, in fee simple.

AND the said Grantors covenant that they will warrant specially the property hereby granted and conveyed, and that they will execute such further assurances of said land as may be requisite.

WITNESS, the hands and seals of the said parties of the first part.

WITNESSES:

[Signature]

Elizabeth W. Fenwick
Elizabeth W. Fenwick

[Signature]

Davison White
Davison White

[Signature]

Thomas C. Whedbee
Thomas C. Whedbee

THIS DEED WAS PREPARED WITHOUT THE BENEFIT
OF A TITLE SEARCH

This is to certify that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

Susan B. Austin
Susan B. Austin
Niles, Barton & Wilmer
111 S. Calvert St., #1400
Baltimore, MD 21202

STATE OF MARYLAND:

TO WIT:

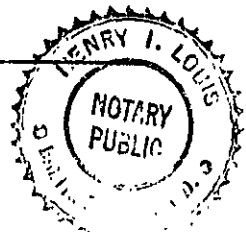
Co. of Baltimore :

I HEREBY CERTIFY, that on this 21st day of Dec, 1990, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared ELIZABETH W. FENWICK known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:
10/1/93


Notary Public



STATE OF MARYLAND:

TO WIT:

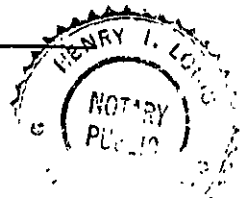
Co. of Baltimore :

I HEREBY CERTIFY, that on this 21st day of Dec, 1990, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared DAVISON WHITE known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:
10/1/93


Notary Public



STATE OF MARYLAND:

TO WIT:

:

I HEREBY CERTIFY, that on this 19TH day of DECEMBER, 1990, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared THOMAS C. WHEDBEE known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public

My Commission Expires:

1 DECEMBER 1991

Return Deed after recording to: ~~Susan B. Austin, Esq., Niles Barton & Wilmer, 111 S. Calvert Street, Suite 1400, Baltimore, Maryland 21202.~~

AMERICAN TITLE GUARANTEE CORPORATION
120 EAST BALTIMORE ST.
SUITE 1800
BALTIMORE, MARYLAND 21202

DEED

THIS DEED, made this 4th day of December, in the year nineteen hundred and ninety, by and between ELIZABETH W. FENWICK and DAVISON WHITE and THOMAS C. WHEDBEE of Baltimore County, State of Maryland, Grantors and PATRICK C. WALSH and MARGARET C. WALSH, his wife, of Baltimore County, State of Maryland, Grantees.

WITNESSETH, that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable consideration, the actual consideration paid or to be paid in connection with this conveyance being Two Hundred Fifty Thousand Dollars (\$250,000.00), this day paid, the receipt whereof is hereby acknowledged, ELIZABETH W. FENWICK and DAVISON WHITE and THOMAS C. WHEDBEE do grant and convey to PATRICK C. WALSH and MARGARET C. WALSH, his wife, as tenants by the entireties, their assigns, the survivor of them, and the survivor's personal representatives and assigns, in fee simple, all that parcel of ground, situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland and described in Exhibit "A" attached hereto and expressly made a part hereof.

BEING all and the same property, ninthly described, which by Deed dated January 16, 1990 and recorded among the Land Records of Baltimore County in Liber S.M. No. 8394 Folio 261 was granted and conveyed by the First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased, to Elizabeth W. Fenwick, Davison White and Thomas C. Whedbee, as tenants in common, in fee simple.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed, unto and to the proper use and benefit of PATRICK C. WALSH and MARGARET C. WALSH, his wife, as tenants by the entireties, their assigns, the survivor of them, and the survivor's personal representatives and assigns, in fee simple.

125
21

RECEIVED FOR TRANSFER
REGISTRY DEPARTMENT OF
ASSESSMENT & TAXATION
BALTIMORE COUNTY, MARYLAND
12/11/90

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE - LETTER OF 11.01402#0085TLTRTX
BA COLD:51AM12-12-90 \$4,000.00

SIGNATURE [Signature] DATE 12-12-90

AND the Grantors do hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed, that they will warrant specially the property granted, and that they will execute such further assurances of the same as may be requisite.

AS WITNESS the hands and seals of the Grantors.

WITNESS:

J Paul Rieger, Jr.

Elizabeth W. Fenwick (SEAL)
ELIZABETH W. FENWICK

J Paul Rieger, Jr.

Davison W. White (SEAL)
DAVISON WHITE

Thomas C. Whedbee (SEAL)
THOMAS C. WHEDBEE

RC/F 21.00
C T TX 1250.00
C LCCS 1250.00
DEED 0
SM CLERK 2521.00
#11-59 0001 R02 T11:

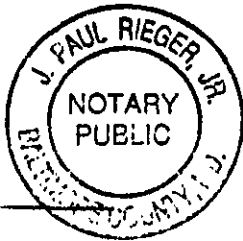
STATE OF MARYLAND, COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY that on this 4th day of December, 1990, before me, a Notary Public in and for the State and County aforesaid, personally appeared Elizabeth W. Fenwick, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Deed, and acknowledged that she executed the same for the purposes therein contained.

12/12/90

AS WITNESS my hand and notarial seal.

J Paul Rieger, Jr.
Notary Public



My Commission Expires: August 11, 1993

STATE OF MARYLAND, COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY that on this 4th day of December, 1990, before me, a Notary Public in and for the State and County aforesaid, personally appeared Davison White known to me (or satisfactorily proven) to be the person whose name is subscribed to

PHILIP K. CROSS
JOHN F. ETZEL
WILLIAM G. ULRICH
GORDON T. LANGDON
DAVID E. RANSOME

EXHIBIT
LIBER 8671 PAGE 257
GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

EMERITUS
PAUL G. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD

December 3, 1990

"Ninth" Parcel 15,052 Acres +

All that piece or parcel of land situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a cross cut on a flint stone heretofore set on the north side of a private road and at the end of the third or South 71 3/4 degrees West 61.8 perches line of a parcel of land designated "Ninth" and described in a deed dated January 16, 1990 and recorded among the Land Records of Baltimore County in Liber S.M. No. 8394 folio 261 which was conveyed by First National Bank of Maryland Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Elizabeth W. Fenwick, Davison White and Thomas C. Whedbee and running thence and leaving said private road and binding on the last line of said parcel of land as the courses are referred to the Baltimore County Grid Meridian and as now surveyed on November 1, 1990, North 4 degrees 28 minutes 24 seconds West 776.79 feet to a pipe heretofore set at the beginning of said ninth parcel of land which was conveyed by First National Bank of Maryland to Fenwick et al, thence running with and binding on the first line of said parcel of land and binding on the lands of Alexander Harvey, IV and wife, North 73 degrees 08 minutes 40 seconds East, passing over a bar heretofore set at the distance of 878.18 feet, for a total distance of 900.34 feet to a point in Cuba Road and to intersect the ninth or South 10 degrees 50 minutes 30 seconds East 808.50 foot line of a parcel of land which by a deed dated June 28, 1985 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 6943 folio 594 was conveyed by Salena Carden Hulings, widow et al to John G. Evans and wife, thence running with and binding on a part of said ninth line and on the tenth line of said parcel of land and binding in or near the center of Cuba Road and also binding on the outlines of the aforesaid ninth parcel of land the two following courses and distances viz: South 10 degrees 50 minutes 30 seconds East 198.99 feet and South 13 degrees 07 minutes 50 seconds East 429.75 feet, and thence leaving said Cuba Road and running with and binding on said third or South 71 3/4 degrees West 61.8 perches lines of said ninth parcel of land described in the deed from First National Bank of Maryland to Elizabeth W. Fenwick et al and binding on the north side of said private road and also binding for a part on a lot of ground known as Lot No. 1 and shown on a plat titled "Cuba Tract" which plat is recorded among the Plat Records of Baltimore County in Plat Book E.H.K.Jr. No. 39 folio 76, South 65 degrees 45 minutes 30 seconds West 1026.66 feet to a place of beginning.

Containing 15.052 Acres of land more or less.

LIBER 3041 PAGE 246

TG-Appl. No.
131,124
Written By:
LP:TED

THIS DEED, Made this 24th day of October

in the year one thousand nine hundred and fifty-six, by and between JAMES C. L. ANDERSON, Executor of the Estate of C. Wilbur Miller, deceased, party of the first part, Grantor; and the WORTHINGTON VALLEY DEVELOPMENT CORPORATION, a body corporate, duly incorporated under the Laws of the State of Maryland, party of the second part, Grantee.

WHEREAS, under the terms and provisions of the Last Will and Testament and the Codicils thereto of C. Wilbur Miller, deceased, which are duly recorded in the Office of the Register of Wills for Baltimore County in Wills Liber J.P.C. No. 50, folio 33, etc., James C. L. Anderson was named Executor of the Estate of the said C. Wilbur Miller with full power of sale; and

WHEREAS, by Deed dated July 11, 1956, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968, folio 497, The Worthington Valley Company did grant and convey unto James C. L. Anderson, Executor, of the Estate of C. Wilbur Miller as aforesaid, certain tracts and parcels of land of which the hereinafter described tract of land forms a part; and

WHEREAS, James C. L. Anderson, Executor as aforesaid, acting under the power and authority conferred upon him by said Will and Codicils thereto, did sell the hereinafter described tract of land unto the Glenn L. Martin Company under a Contract of Sale at and for the sum of \$500,000.00, which Contract of Sale has been duly assigned unto Worthington Valley Development Corporation which sale has been duly reported to the Orphans' Court of Baltimore County and finally ratified by said Orphans' Court on October 22, 1956; and

WHEREAS, the purchase money for the hereinafter described tract of ground has been fully paid and satisfied by the within named party of the second part unto the within named party of the first part, Executor as aforesaid.

NOW, THEREFORE, THIS DEED WITNESSETH: That in consideration of the sum of Five Hundred Thousand Dollars (\$500,000.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said James C. L. Anderson, Executor under the Last Will and Testament and the Codicils thereto of C. Wilbur Miller, deceased, acting by virtue and in pursuance of the power and authority vested in him under the aforesaid Last Will and Testament and the Codicils thereto of C. Wilbur Miller, deceased, does hereby grant and convey unto the said party of the second part, its successors and assigns, in fee simple, all that lot of ground situate in Baltimore County, in the State of Maryland, and described in accordance with a survey prepared by Benjamin Everett Beavin, Sr., Registered Professional Engineer and Land Surveyor, dated September 24, 1956, as follows, that is to say:

BEGINNING for the same at a stone marked "A" said stone being distant south 86 degrees 21 minutes 08 seconds west 274.12 feet from a concrete reference monument numbered 14, said stone also being at the end of the south 88 degrees 08 minutes east 343.22 foot line of Parcel 2, a 218.856 more or less acre part of the entire tract of land conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased, dated July 11, 1956, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968, folio 497, (hereinafter referred to as the entire tract), the said Parcel 2 being the thirdly described tract in said Deed, thence running reversely, and as now surveyed, with the outlines of Parcel 2 of the entire tract, and also with the northerly boundary of the 29.701 acre tract of land conveyed by Mollie E. Hoffman to Robert G. Moores, by Deed dated December 26, 1947, and recorded among the Land Records of Baltimore County in Liber J.W.B. No. 1617, folio 378, south 84 degrees 22 minutes 52 seconds west 332.86 feet to an iron pipe, thence north 7 degrees 15 minutes 00 seconds west 165.0 feet to a concrete monument marked CWM/RGM, thence south 87 degrees 25 minutes 37 seconds west 1285.36 feet; thence leaving the outlines of Parcel 2 of the entire tract and running with the outlines of Parcel 3, and continuing with the northern boundary of the aforementioned Moores property south 87 degrees 25 minutes 37 seconds west 146.24 feet to a stone there found; thence continuing with the outlines of Parcel 3 of the entire tract and with the northerly boundary of a 23.911 acre tract of land conveyed by Francis T. Peach to Hilda M. Fishpaw, by Deed dated September 22, 1948, and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1696, folio 377, south 86 degrees 58 minutes 46 seconds west 790.0 feet to a stone there found; thence continuing with the outlines of Parcel 3 and with the northwesterly boundary of a 21.16 acre tract of land conveyed by John H. Lorenz and wife to Harry Owen Shaneybrook and wife, by Deed dated May 8, 1956, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2925, folio 227, south 88 degrees 53 minutes 05 seconds west 65.76 feet to a stone there found, said stone being distant north 54 degrees 20 minutes 20 seconds east 341.33 feet from a concrete reference monument numbered 19, thence south 54 degrees 18 minutes 32 seconds west 767.62 feet to a stone there found, said stone being distant north 60 degrees 35 minutes 01 second east 298.67 feet from a concrete reference monument numbered 27, thence continuing with the outlines of Parcel 3 and with the northwesterly boundary of a 122-1/2 acre tract of land conveyed by James W. Jackson and wife, to Harry O. Shaneybrook, by Deed dated January 28, 1919, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 506, folio 541, south 53 degrees 50 minutes 43 seconds west 1677.51 feet to a stone there found; thence with the outlines of Parcel 4 of the entire tract, south 55 degrees 24 minutes 42 seconds west 180.64 feet to a concrete monument, said monument being distant north 9 degrees 17 minutes 09 seconds east 627.0 feet from a bounded stone; thence running across Tract No. 1 of Parcel 5 of the entire tract and reversely with the north 61 degrees 38 minutes 00 seconds east 1591.27 feet line of the 33.176 acre tract of land conveyed by The Worthington Valley Company to the Maryland Broadcasting Company, by Deed dated October 6, 1954, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2577, folio 184, south 53 degrees 20 minutes 21 seconds west 700.0 feet to a concrete monument numbered 20, thence still south 53 degrees 20 minutes 21 seconds west 825.82 feet to a concrete monument numbered 24, thence still south 53 degrees 20 minutes 21 seconds west 62.62 feet to a point in the center of the Mantua Mill (or Dover) Road, said point being distant north 20 degrees 37 minutes 35 seconds west 1107.75 feet from a stone found on the east side of said road, said point also being distant south 02 degrees 04 minutes 12 seconds east 391.73 feet from a concrete reference monument numbered 17, thence northerly with the approximate centerline of the Mantua Mill (or Dover) Road and with the western boundaries of the second tract of Parcel 5, Parcel 6 and the first tract of Parcel 5, the twelve (12) following courses: north 10 degrees 22 minutes 39 seconds west 388.66 feet to a nail, said nail being distant south 80 degrees 40

minutes 03 seconds west 56.61 feet from a concrete reference monument numbered 17, thence north 11 degrees 14 minutes 28 seconds west 582.19 feet to a nail, north 2 degrees 28 minutes 59 seconds west 141.03 feet to a nail, north 1 degree 41 minutes 44 seconds east 474.18 feet to a nail, north 4 degrees 32 minutes 22 seconds east 221.36 feet to a nail, north 13 degrees 14 minutes 17 seconds west 210.00 feet to a nail, north 8 degrees 58 minutes 49 seconds west 295.21 feet to a nail, north 12 degrees 39 minutes 15 seconds west 370.57 feet to a nail, north 23 degrees 48 minutes 15 seconds west 368.05 feet, north 07 degrees 22 minutes 24 seconds east 332.10 feet, north 34 degrees 25 minutes 04 seconds west 464.20 feet to a nail, north 16 degrees 43 minutes 35 seconds west 627.52 feet to a nail in the approximate centerline of said Mantua Mill (or Dover) Road and at the intersection of two tangents of the centerline of the paving of Tufton Avenue, produced, said nail being distant south 2 degrees 29 minutes 47 seconds east 81.31 feet from a concrete reference monument numbered 21, thence running with the centerline of Tufton Avenue north 17 degrees 19 minutes 47 seconds west 658.10 feet to a nail, north 11 degrees 41 minutes 01 second west 80.89 feet, north 13 degrees 47 minutes 00 seconds east 107.16 feet, north 66 degrees 33 minutes 34 seconds east 83.94 feet, south 83 degrees 31 minutes 26 seconds east 60.33 feet to a nail, said nail being distant north 02 degrees 10 minutes 02 seconds east 18.74 feet from a concrete reference monument numbered 13, thence continuing south 83 degrees 31 minutes 26 seconds east 964.31 feet to a nail, said nail being distant north 24 degrees 48 minutes 57 seconds west 21.58 feet from a concrete reference monument numbered 8, said nail also being approximately 30 feet east of the division line between Parcels Nos. 5 and 4 of the entire tract, thence crossing Parcel No. 4 south 86 degrees 48 minutes 57 seconds east 1640.53 feet to a nail, said nail being distant north 51 degrees 36 minutes 38 seconds west 39.88 feet from a concrete reference monument numbered 1, thence continuing south 86 degrees 48 minutes 57 seconds east 548.75 feet to a nail, said nail being approximately 15 feet west of the division line between Parcels Nos. 3 and 4, thence crossing Parcel No. 3, north 84 degrees 57 minutes 01 second east 324.25 feet to a nail, said nail being distant north 6 degrees 44 minutes 44 seconds east 29.65 feet from a concrete reference monument numbered 7, thence continuing north 84 degrees 57 minutes 01 second east 1630.98 feet to a nail, said nail being distant north 61 degrees 03 minutes 29 seconds east 81.39 feet from a concrete reference monument numbered 5, said nail being also approximately 45 feet east of the division line of Parcels Nos. 3 and 2 of the entire tract, thence north 89 degrees 04 minutes 04 seconds east 761.82 feet to a nail, said nail being distant north 81 degrees 17 minutes 19 seconds east 161.56 feet from a concrete reference monument numbered 10, thence north 88 degrees 35 minutes 44 seconds east 823.48 feet to a nail, said nail being distant north 64 degrees 52 minutes 13 seconds east 60.23 feet from a concrete reference monument numbered 9, thence north 86 degrees 34 minutes 50 seconds east 696.40 feet to a nail, said nail being distant north 19 degrees 58 minutes 18 seconds west 25.22 feet from a concrete reference monument numbered 6, thence continuing north 86 degrees 34 minutes 50 seconds east 1017.54 feet to a nail in the approximate centerline of Tufton Avenue as now paved 21.5 feet wide, said nail being distant north 76 degrees 20 minutes 36 seconds west 81.09 feet from a concrete reference monument numbered 4, thence leaving Tufton Avenue and running across Parcel No. 2 south 06 degrees 20 minutes 53 seconds east 386.28 feet to the center of a stream, thence north 86 degrees 57 minutes 29 seconds east 360.11 feet to a nail in the center of a small bridge, said nail being distant north 05 degrees 59 minutes 15 seconds west 261.14 feet from a bounded stone, thence with the center of Falls Road, a state highway, as now paved 20 feet wide, south 01 degree 40 minutes 16 seconds west 149.51 feet, south 16 degrees 05 minutes 03 seconds west 119.73 feet to the approximate boundary of Parcel No. 9 thence across Parcel No. 9, and continuing with the centerline of Falls Road, south 37 degrees 05 minutes 21 seconds west 148.89 feet, south 37 degrees 52 minutes 47 seconds west 391.17 feet, south 28 degrees 26 minutes 00 seconds west 182.03 feet, south 07 degrees 30 minutes 20 seconds west 213.90 feet to a point distant north 71 degrees 02 minutes 48

seconds east 176.48 feet from a bronze disk set in monument "KNOX" of the Maryland Bureau of Control Surveys and Maps, the Maryland coordinates of said monument being north 604,024.52 feet, east 881,567.59 feet, thence south 13 degrees 09 minutes 17 seconds east 172.16 feet, south 33 degrees 40 minutes 52 seconds east 210.65 feet south 53 degrees 42 minutes 04 seconds east 184.21 feet to a point in the center of Falls Road and distant south 03 degrees 41 minutes 52 seconds west 73.00 feet from an iron pipe heretofore set, thence leaving Falls Road and continuing with the outlines of Parcel No. 9, as heretofore established, also with the westerly boundary of the property of Edwin Griffith, acquired by inheritance, and of W. D. Griffith, acquired by Deed from John Hessian, dated May 13, 1950, and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1842, folio 315, south 03 degrees 41 minutes 52 seconds west 1148.06 feet to an iron pipe heretofore set, said pipe being distant south 07 degrees 40 minutes 49 seconds east 82.31 feet from a concrete reference monument numbered 23, thence with the northerly boundaries of the property conveyed by Carl G. Hilgenberg to John Henry Heil by Deed dated April 1, 1946, and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1449, folio 165, as heretofore established, north 49 degrees 48 minutes 50 seconds west 532.44 feet to an iron pipe heretofore set, said pipe being distant south 86 degrees 59 minutes 10 seconds west 166.22 feet from an iron pipe heretofore set at or near the southeast corner of Parcel No. 2 of the entire tract, and also being distant north 83 degrees 09 minutes 17 seconds west 102.58 feet from a concrete reference monument numbered 18, thence continuing with the aforementioned Heil boundary, as heretofore established, south 86 degrees 57 minutes 30 seconds west 1020.18 feet to a concrete monument heretofore set, marked CWM/RCM, thence south 86 degrees 15 minutes 18 seconds west 143.0 feet to the point of beginning. Containing 585.96 Acres of land, more or less, including county and state roads embraced in this description. Bearings are referred to the meridian of the Maryland Coordinate System.

Subject to a right-of-way 16.5 feet wide for the purpose of constructing, operating, maintaining, replacing, and removing underground communication systems, together with rights of ingress and egress, granted to the American Telephone & Telegraph Company of Baltimore by O. Wilbur Miller, Edith Davison Miller, and The Worthington Valley Company by instrument dated July 31, 1941, and recorded among the Land Records of Baltimore County in Liber C.H.K. No. 1173, folio 522, said 16.5 foot right-of-way as now located and used being more particularly described as follows:

Beginning for the westerly line of the right-of-way at a point in the center of Tufton Avenue distant 223.17 feet along the north 89 degrees 04 minutes 04 seconds east 761.82 foot line of the foregoing description and running from thence across Parcels 2 and 3 of the entire tract the following courses: south 07 degrees 10 minutes 27 seconds west 26.26 feet to a wooden marker, south 05 degrees 41 minutes 57 seconds west 1303.97 feet to a wooden marker, thence south 18 degrees 15 minutes 28 seconds west 338.65 feet to a wooden marker, thence south 19 degrees 54 minutes 22 seconds west 987.38 feet to intersect the outlines at a point distant 452.18 feet along the south 86 degrees 58 minutes 46 seconds west 790.00 foot line of the foregoing description thence north 86 degrees 58 minutes 46 seconds east 17.91 feet, thence parallel to and 16.5 feet from the above described westerly line, north 19 degrees 54 minutes 22 seconds east 980.64 feet, north 18 degrees 15 minutes 28 seconds east 340.70 feet, north 05 degrees 41 minutes 57 seconds east 1305.58 feet, north 07 degrees 10 minutes 27 seconds east 28.40 feet, thence south 89 degrees 04 minutes 04 seconds west 16.67 feet to the beginning.

BEING and comprising a portion of the tracts of land described in a Deed dated July 11, 1956, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968, folio 497, from The Worthington Valley Company to James C. L. Anderson, Executor.

TOGETHER with the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances, and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the said lot of ground and premises, unto and to the use of the said party of the second part, its successors and assigns, in fee simple.

WITNESS: The hand and seal of James C. L. Anderson, Executor as aforesaid.

WITNESS:

Geo C Widdersum
GEORGE C. WIDERSUM

James C. L. Anderson (SEAL)
James C. L. Anderson, Executor

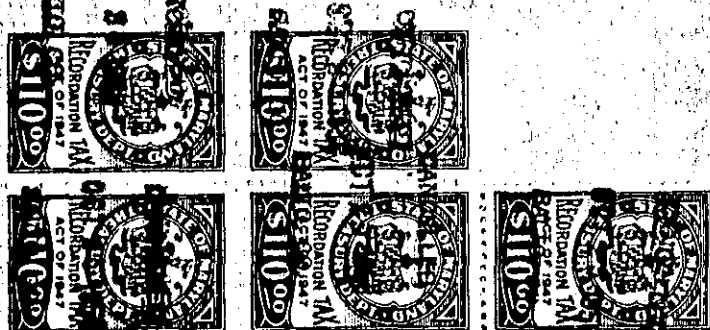
STATE OF MARYLAND, CITY — OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, That on this *9th* day of *October* in the year one thousand nine hundred and fifty-six, before me, the subscriber, a Notary Public of the State of Maryland, in and for the *City* of Baltimore, personally appeared JAMES C. L. ANDERSON, Executor, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same in the capacity therein stated, and for the purposes therein contained.

AS WITNESS: My hand and notarial seal.

George C Widdersum
GEORGE C. WIDERSUM Notary Public

My commission expires:— *May 6/1957*



Rec'd for Record OCT 25 1956

at *3:28* PM

Per George L. Byerly, Clerk,

Mailed to

Ind Title

5

Application No. H-34436
Written By: JSK, III/rng

THIS DEED, Made this 15th day of SEPTEMBER, 1961, by and between GRACE MILLER WHEDBEE, Administratrix D. B. N. C. T. A., of the Estate of C. Wilbur Miller, deceased, party of the first part, Grantor; and CHARLES M. NES, III and JANE P. NES, his wife, parties of the second part, Grantees.

WHEREAS, under the terms and provisions of the Last Will and Testament and the Codicils thereto of C. Wilbur Miller, deceased, which are duly recorded in the Office of the Register of Wills for Baltimore County in Wills Liber J.P.C. No. 50, folio 33, etc. James C. L. Anderson was named Executor of the Estate of the said C. Wilbur Miller, with full power of sale; and

WHEREAS, by Deed dated July 11th, 1956 and recorded as aforesaid in Liber G.L.B. No. 2968, folio 497, The Worthington Valley Company did grant and convey unto James C. L. Anderson, Executor, as aforesaid, certain tracts and parcels of land of which a portion of the hereinafter described tract of land forms a part; and

WHEREAS, the said James C. L. Anderson has since departed this life and by virtue of an Order of the Orphans' Court of Baltimore County, dated February 3rd, 1961, the said Grace Miller Whedbee was appointed Administratrix D.B.N.C.T.A.; and

WHEREAS, by Deed dated July 14th, 1961 and recorded as aforesaid in Liber W.J.R. No. 3866, folio 577, Frances J. Lomas and husband did grant and convey unto Grace Miller Whedbee, Administratrix D.B.N.C.T.A., as aforesaid, a certain tract or parcel of land of which the hereinafter described tract of land forms a part; and

WHEREAS, the said Grace Miller Whedbee, Administratrix D.B.N.C.T.A., as aforesaid, acting in exercise, by virtue and in pursuance of the power and authority conferred upon her under said Will and Codicils thereto, has sold the hereinafter described tract of land unto Charles M. Nes, III and Jane P. Nes, his wife, at and for the sum of Sixty-Five Thousand Two Hundred Forty-One And 60/100ths Dollars (\$65,241.60), which sale has been duly reported to the Orphans' Court of Baltimore County and was finally ratified by the same on August 15th, 1961; and

WHEREAS, the purchase money for the hereinafter described tract of land has been fully paid by the within named parties of the second part unto the within named party of the first part, Administratrix D.B.N.C.T.A., as aforesaid.

NOW, THEREFORE, THIS DEED WITNESSETH: That in consideration of the premises and the sum of Sixty-Five Thousand Two Hundred Forty One And 60/100ths Dollars (\$65,241.60), the receipt whereof is hereby acknowledged, the said party of the first part, Administratrix D.B.N.C.T.A., as aforesaid, acting in exercise, by virtue and in pursuance of the power and authority conferred upon her as aforesaid, does hereby grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns and unto the survivor



of them, his or her heirs and assigns, in fee simple, subject to and with the benefit of the covenants, conditions and restrictions hereinafter set forth or referred to, all that lot of ground situate in Baltimore County in the State of Maryland and which in accordance with a survey description dated July 11, 1961, prepared by Dollenberg Brothers, Registered Engineers and Land Surveyors, is described as follows, that is to say:-

BEGINNING for the same at a stone marked "D" heretofore set at the beginning of the fourth line of the firstly described parcel of land of Item 1 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968, folio 497 which was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the last will of C. Wilbur Miller, deceased and running thence with and binding on said fourth line, as the courses are referred to the Magnetic Meridian of 1961, North 4 degrees 15 minutes 20 seconds East 1153.53 feet (said distance being erroneously given in said deed as 1184.24 feet) to a stone marked "CR6" heretofore set at the end of said fourth line and at the beginning of the second line of a parcel of land which by a deed dated July 14, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3866, folio 577, was conveyed by Frances J. Lomas to Grace M. Whedbee, Administratrix for the Estate of C. Wilbur Miller, thence running with and binding on said second line North 4 degrees 36 minutes East 16 feet to the center of Geist Road, as now constructed, thence binding in the center of Geist Road, as now constructed and binding on the third, fourth, fifth and sixth lines and on a part of the seventh line of the last mentioned parcel of land the five following courses and distances viz: North 86 degrees 44 minutes East 94.19 feet, North 78 degrees 15 minutes East 100 feet, North 76 degrees 20 minutes East 300 feet, North 77 degrees 47 minutes East 490 feet and North 77 degrees 23 minutes East 234.68 feet, thence leaving said road and running for a line of division South 4 degrees 15 minutes 20 seconds West, passing over a pipe set near the south side of Geist Road and a pipe set near the north side of Tufton Avenue, in all, 2233.92 feet to the center of Tufton Avenue, thence binding in the center of Tufton Avenue the four following courses and distances viz: North 86 degrees 28 minutes 40 seconds West 44.15 feet, North 84 degrees 57 minutes 40 seconds West 150.75 feet, North 79 degrees 07 minutes 40 seconds West 259.74 feet and North 78 degrees 06 minutes West 800 feet to the end of the seventh line of a parcel of land which by a deed dated May 14, 1948 and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1654, folio 480 was conveyed by the Worthington Valley Company to Frank A. Bonsal and wife and thence leaving said avenue and binding reversely on said seventh line North 11 degrees 40 minutes 30 seconds East 592.22 feet to the place of beginning.

CONTAINING 54.368 Acres of land, more or less.

BEING a part of the firstly described parcel of land of Item 1 and a part of the land described in Items 3 and 4 in a Deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968, folio 497 which was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will of C. Wilbur Miller, deceased and also being a part of a parcel of land which by a Deed dated July 14, 1961 and recorded as aforesaid in Liber W.J.R. No. 3866, folio 577, was conveyed by Frances J. Lomas to Grace M. Whedbee, Administratrix for the estate of C. Wilbur Miller.

TOGETHER with the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said parties of the second part, as tenants by the entireties, their assigns and unto the survivor of them, his or her heirs and assigns, in fee simple forever, subject, however, to the legal operation and effect of the restriction set forth in a Deed dated July 14, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3866, folio 577, from Frances J. Lomas and husband to the Grantor herein wherein it was provided that for a period of 20 years from the date of said Deed, no building shall be erected on the property of the Grantor herein, including the property hereinabove described, within 50 feet of the center line of Geist Road.

WITNESSETH: the hand and seal of the Grantor herein.

WITNESS:

J. J. J. J.

Grace Miller Whedbee (SEAL)
Grace Miller Whedbee, Administratrix

STATE OF MARYLAND, CITY/COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 31st day of AUGUST 1961, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared GRACE MILLER WHEDBEE, Administratrix as aforesaid, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained, as such Administratrix, and, also made oath in due form of law that the matters and facts herein set forth are to the best of her knowledge and belief true.

WITNESS my hand and Notarial Seal.

Arthur C. L. Adams
Arthur C. L. Adams Notary Public
Notary Public
My commission expires
MY COMMISSION EXPIRES MAY 6, 1963

PAID - Baltimore County, Md. - OCT 6 1961

10-6-61	3914	•	17191	PPF-	652.42
10-6-61	3914	•	17191	PPF-	652.42

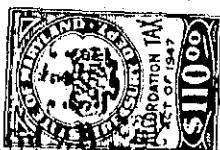


Rec'd for record OCT 6 1961 at 2:22 P M
Pay Walter J. Paschall, Clerk
THE TITLE GUARANTEE COMPANY
Index No. 200154 88 -

THIS DEED, Made this 19th day of November, in the year one thousand nine hundred and sixty-two, by and between THE FIRST NATIONAL BANK OF MARYLAND, Trustee under the Will of C. Wilbur Miller, deceased, which Will is of record in the office of the Register of Wills for Baltimore County, party of the first part, Grantor; and T. COURTENAY J. WHEDBEE and GRACE M. WHEDBEE, his wife, of Baltimore County, State of Maryland, parties of the second part, Grantees.

WITNESSETH: that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt of which is hereby acknowledged, the party of the first part, Trustee as aforesaid, in pursuance of the power vested in it by the aforesaid Last Will and Testament, does hereby grant and convey, subject to the reservations as hereinafter set forth, unto the parties of the second part, as tenants by the entireties, their assigns, the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the Eighth Election District of Baltimore County, State of Maryland, according to a survey made by Dollenberg Brothers, Registered Professional Engineers and Land Surveyors, on October 17, 1962, and described as follows, that is to say:

BEGINNING for the same at the intersection of the centerline of the Falls Road with the centerline of that part of Tufton Avenue which extends west of the Falls Road, said place of beginning being at the beginning of the firstly described parcel of land of Item 1 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968, folio 497 which was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the last will of C. Wilbur Miller, deceased, and running thence with and binding on a part of the first line of said parcel of land and binding in the center of Tufton Avenue, as the courses are referred to the magnetic meridian of 1962, North 84 degrees 30 minutes West 620 feet, thence leaving Tufton Avenue and said outline and running for lines of division the eight following courses and distances, viz: North 1 degree 57 minutes East, binding for a part along the west side of a stone wall erected on the property now being described, 1130.40 feet to a pipe set at the north end of said wall, South 88 degrees 03 minutes East 9.90 feet to a pipe set at a fence corner, North 2 degrees 01 minutes 30 seconds East 87.69 feet to a pipe set at a bend in a fence, North 5 degrees 43 minutes 30 seconds West 151.44 feet to a pipe set in a fence, North 76 degrees 58 minutes East 20.85 feet to a pipe set at a fence corner, North 3 degrees 16 minutes West, binding along a fence, 226.40 feet to a pipe, North 3 degrees 29 minutes West, binding along a fence, 270.26 feet to a pipe and North 84 degrees 48 minutes East 500.90 feet to the centerline of the Falls Road, thence binding on the centerline of the Falls Road the fourteen following courses and distances, viz: South 15 degrees 48 minutes East 212.55 feet, South 16 degrees 15 minutes East 100 feet, South 18 degrees 25 minutes East 100 feet, South 20 degrees 16 minutes East 202.30 feet, South 17 degrees 15 minutes East 50 feet, South 9 degrees 08 minutes East 50 feet, South 1 degree 38 minutes East 50 feet, South 3 degrees 08 minutes West 193.00 feet, South 10 degrees 20 minutes West 60 feet, South 15 degrees 52 minutes West 100 feet, South 13 degrees 30 minutes West 100 feet, South 8 degrees 31 minutes West 100 feet, South 4 degrees 33 minutes West 100 feet and south 2 degrees 31 minutes West 581.12 feet to the beginning of the last line of the aforesaid firstly described parcel of land in Item 1 in the aforesaid deed from The Worthington Valley Company to James C. L. Anderson, Executor



and thence running with and binding on said last line and binding on the centerline of the Falls Road, South 2 degrees 31 minutes West 16.48 feet to the place of beginning.

CONTAINING 27.671 acres of land, more or less, which includes 1.659 acres of land, more or less, lying within the beds of the Falls Road and Tufton Avenue.

BEING part of the property which by Deed dated November 1, 1962 and recorded or intended to be recorded among the Land Records of Baltimore County prior hereto, was granted and conveyed by Grace M. Whedbee, Administratrix D.B.N. C.T.A. of the Estate of C. Wilbur Miller, deceased, to the Grantor herein, Trustee as aforesaid, in fee simple. The First National Bank of Maryland was formerly The First National Bank of Baltimore.

THE above described property is conveyed subject to the following:

RESERVING, however, unto The First National Bank of Maryland, Trustee under the will of C. Wilbur Miller, deceased, and unto its successors in the trust, the right to use and occupy all of the property herein conveyed, including the improvements, except, however, the three-story brick house and the lawns and gardens immediately surrounding the same, for the farming operations of the Trustee or any successor Trustee, and to apply the income and profits therefrom to the use and benefit of said Trustee or any successor Trustee, for and during the period of seven years from the date hereof; providing that such right of use and occupancy shall cease and determine if and when the First National Bank of Maryland, Trustee as aforesaid, or its successor Trustee, ceases to use the said reserved rights for its farming operations; to the end that upon expiration of seven years or upon cessation of such use by the Trustee, whichever occurs first, the entire interest in the property conveyed shall vest in the Grantees, their heirs and assigns, absolutely and free of said reserved right, as if this reservation had never been made. This reserved right shall not be deemed to prevent any use of the conveyed property by the Grantees, their heirs and assigns, which does not interfere with the use and occupancy of the Trustee as aforesaid. The Grantor shall keep the improvements, of which it reserves the use and occupancy, including fences, in good order and repair. The Grantees shall pay for taxes and insurance on the entire property.

RESERVING ALSO unto the Trustee or its successor the right to use, in common with Grantees, the water pipes and facilities lying in the land to be conveyed, for carrying water to remaining lands and improvements of the Trustee, for a period of seven years.

TOGETHER with the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises, unto and to the use of the said T. COURTENAY J. WHEDBEE and GRACE M. WHEDBEE, his wife, as tenants by the entireties, their assigns, the survivor of them, his or her heirs and assigns, in fee simple, subject to the reservations above set forth.

WITNESS:

F. Ryley Miss, Assistant Cashier

BY H. Graham Wood
H. Graham Wood - Vice-President

STATE OF MARYLAND, BALTIMORE CITY, TO WIT:

I HEREBY CERTIFY, that on this 11th day of June, 1962,

before me, the subscriber, a Notary Public of the State aforesaid, personally appeared *W. L. Latham Wood*, Vice-President of said body corporate, Trustee as aforesaid, who acknowledged himself to be the Vice-President of the Grantor Corporation, Trustee as aforesaid, and that he, as such Vice-President, being authorized so to do, executed the foregoing instrument in the capacity therein stated and for the purposes therein contained by signing, in my presence, the name of the said corporation, Trustee as aforesaid, by himself as Vice-President.

WITNESS my hand and Notarial Seal.

Henry B. Goetz, Jr. - Notary Public

My Commission Expires: May 6, 1963

HENRY J. GOETZ, JR.
NOTARY PUBLIC

PAID - Baltimore County Md. - Office of Finance

11-27-62	4 1 8 3	o	30411	PPE--	768.75
11-27-62	4 1 8 3	o	30411	PPE--	768.75



Rec'd for Record NOV 28 1962 at
 Rep. of Mrs. J. M. Clark
 THE TITLE GUARANTEE COMPANY.
 Book No. 279389 \$2.50

FEE-SIMPLE DEED--Code--County or City

This Deed, Made this 21st day of December
in the year nineteen hundred and sixty-two, by and between

The First National Bank of Maryland, Trustee as hereinafter set forth,
a body corporate

of ~~in~~ the State of Maryland, of the first part, and

Associated Professors of Loyola College in the City of Baltimore, a ~~religious~~
corporate body of the State of Maryland

of the second part.



WITNESSETH, that in consideration of the sum of Five (\$5.00) Dollars and other good
and valuable considerations, the receipt of which is hereby acknowledged

the said party of the first part, Trustee as aforesaid, does in the exercise by virtue and
pursuance of the power and authority contained in the hereinafter mentioned Last Will and
Testament and Codicil

do grant and convey unto the said party of the second part, its successors

and assigns, in fee simple, all that lot of ground

, situate, lying and being

in Baltimore County, State aforesaid, and described as follows, that is to say:—

BEGINNING for the same at a point at the beginning of the ninth or south 86 degrees 32
minutes east 2,301.41 feet line of the first parcel of land as described in a deed from
Worthington Valley Company to James C. L. Anderson, Executor of the Last Will of C. Wilbur
Miller, deceased, dated July 11, 1956 and recorded among the Land Records of Baltimore
County in Liber GLB 2968 folio 497 said point of beginning being also at the end of the
sixth or north 87 degrees 00 minutes west 2330.50 feet line of that parcel of land describe
in a deed from Olin Mathieson Chemical Corporation to Charlespring Corporation dated Sep-
tember 25, 1961 and recorded among the Land Records of Baltimore County in Liber WJR 3900
folio 399, said point of beginning being also on or near the centerline of paving of Falls
Road as now constructed 20 feet wide, running thence leaving said Falls Road and running
with and binding on part of the above mentioned ninth line of Worthington Valley to Ander-
son and also binding reversely on part of the above mentioned sixth line of Mathieson to
Charlespring as now surveyed south 86 degrees 01 minutes 18 seconds east 600.00 feet running
thence for a line of division south 84 degrees 23 minutes 54 seconds west 589.06 feet to
intersect the eighth line of the above first mentioned deed and also to a point on or near
the said centerline of Falls Road running thence binding on part of the said eighth line, and
also binding on or near the said eighth line, and also binding on or near the said centerline
of Falls Road the two following courses and distances as now surveyed viz: first, north 4
degrees 53 minutes 07 seconds west 59.17 feet, and second, north 10 degrees 17 minutes 12
seconds west 40.53 feet to the point of beginning. Containing 0.673 acres of land more or
less.

Subject to the rights of the Maryland State Roads Commission in or near the bed of Falls
Road, all as described by survey made by Donald L. Brown, Registered Surveyor.

BEING part of the first parcel of land described in a Deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber GLB 2968 folio 497 which was granted and conveyed by The Worthington Valley Company unto James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller. Said Last Will and Testament is filed in the Register of Wills Office of Baltimore County in Wills Liber JPC 50 folio 33.

SEE ALSO Deed dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber WJR 4077 folio 169 from Grace M. Whedbee, Administratrix D.B.N. and C.T.A. of the Estate of C. Wilbur Miller unto The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller.

The said ^{The} First National Bank of Maryland, formerly ^{The} First National Bank of Baltimore (name changed on July 30, 1962) is sole successor trustee under the aforesaid Last Will and Testament by virtue of the death of James C. L. Anderson on or about January 17, 1961.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; unto and to the proper use and benefit of the said party of the second part, its successors

and assigns, in fee simple.

AND the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; ~~that it will not execute any mortgage or deed of trust or any other instrument which shall encumber the property hereby conveyed, and that it will execute such further assurances of the same as may be required~~

WITNESS the ~~hand and seal of said grantor~~ corporate seal of the First National Bank of Maryland, Trustee, ~~as aforesaid~~ and the signature of H. Graham Wood Vice-President

TEST.

E. P. Shanahan
E. P. Shanahan

THE
FIRST NATIONAL BANK OF MARYLAND, ~~(SEAL)~~
TRUSTEE AS AFORESAID
BY *H. Graham Wood* ~~(SEAL)~~
H. Graham Wood Vice Pres.

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:

On this 20th day of December 1962, before me, a Notary Public of said State, personally appeared H. Graham Wood, Senior Vice Pres. known to me, (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and who acknowledged that he executed the same for the purpose therein contained, as the duly authorized Vice-President of said corporation, by signing the name of the corporation by himself as Vice-President.

AS WITNESS my hand and Notarial Seal.

TRANSFER TAX NOT REQUIRED

Norman E. Wood
Director of Finance

Carroll A. Page
CARROLL A. PAGE
NOTARY PUBLIC
My commission expires DEC 27 1962 at 10 PM
Rec'd for record
DEC 27 1962
J. R. GILL, CLERK
CALLAHAN & CALWELL
Tax No. 6273 \$ 7.00

[Signature]
Authorized Signature

H-44853

THIS DEED, Made this 13th day of Sept.

in the year one thousand nine hundred and sixty-three, by and between THE FIRST NATIONAL BANK OF MARYLAND, a National Banking Association, duly organized and existing under the National Banking Act, TRUSTEE under the Last Will and Testament of C. Wilbur Miller, deceased, which Will is now of record in the Office of the Register of Wills for Baltimore County in Wills Liber J.P.C. No. 50, folio 33, party of the first part; and THOMAS M. MONROE and BETTIE J. MONROE, his wife, of Baltimore County, in the State of Maryland, parties of the second part.

WITNESSETH: that in consideration of the sum of Twenty-nine thousand six hundred forty five and 00/100 Dollars (\$29,645.00), the receipt whereof is hereby acknowledged, the said party of the first part, Trustee as aforesaid, acting in exercise and by virtue of the power and authority conferred upon it by the Last Will and Testament of C. Wilbur Miller, deceased as aforesaid, does hereby grant and convey, subject to the restrictions hereinafter set forth, unto the said parties of the second part, as tenants by the entirety, their assigns, and unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the Eighth Election District of Baltimore County, in the State of Maryland, which, according to a survey made by Purdum and Jeschke, Engineers, dated July 22, 1963, is more particularly described as follows, that is to say:-

BEGINNING for the same at a point in the center line of Falls Road, as laid out and now existing, at the end of the seventh line of that parcel of land firstly described in a deed dated July 11, 1956, recorded among the Land Records of Baltimore County, Maryland in Liber G.L.B. 2968 at Folio 497 which was conveyed by The Worthing Valley Company to James C. L. Anderson, Executor, of the Last Will and Testament of C. Wilbur Miller, Deceased, said point being distant north 85 degrees 16 minutes 30 seconds east 25.00 feet from a stone found planted on said seventh line, and running thence, as now surveyed, binding along the aforesaid center line of Falls Road, as laid out and now existing, the nine following courses and distances, viz: (1) south 11 degrees 52 minutes



00 seconds east 36.30 feet, (2) south 13 degrees 31 minutes 20 seconds east 158.93 feet, (3) south 09 degrees 26 minutes 40 seconds east 70.46 feet, (4) south 09 degrees 06 minutes 50 seconds east 349.71 feet, (5) south 08 degrees 19 minutes 40 seconds east 97.96 feet, (6) south 09 degrees 37 minutes 25 seconds east 165.57 feet, (7) south 11 degrees 09 minutes 55 seconds east 79.99 feet, (8) south 14 degrees 42 minutes 40 seconds east 85.56 feet, and (9) south 16 degrees 33 minutes 50 seconds east 74.31 feet to the center line of Geist Road, as laid out and now existing, thence binding along the aforesaid center line of Geist Road, the six following courses and distances viz: (1) north 86 degrees 32 minutes 15 seconds west 569.80 feet, (2) north 86 degrees 38 minutes 30 seconds west 276.17 feet, (3) north 87 degrees 04 minutes 30 seconds west 166.93 feet, (4) north 84 degrees 46 minutes 00 seconds west 169.25 feet, (5) north 83 degrees 52 minutes 00 seconds west 84.30 feet, and (6) north 88 degrees 44 minutes 40 seconds west 25.89 feet to a point on the sixth line of that parcel of land firstly described in the above mentioned deed, thence leaving the center line of Geist Road and binding along part of said sixth line, as now surveyed, north 03 degrees 02 minutes 50 seconds east 929.68 feet to the end thereof, thence binding along the seventh line of that parcel of land firstly described in the above mentioned deed, as now surveyed, north 85 degrees 16 minutes 30 seconds east passing through a stone found planted on the west side of Falls Road in all 1031.65 feet to the place of beginning, containing 26.95 acres of land more or less.

BEING part of that parcel of land firstly described in a deed dated July 11, 1956, recorded among the aforesaid Land Records in Liber G.L.B. 2968 at Folio 497 which was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor, of the Last Will and Testament of C. Wilbur Miller, deceased.

SEE ALSO Deed from Grace M. Whedbee, Administratrix, D. B. N. C. T. A., of the Estate of C. Wilbur Miller, deceased, unto the within named party of the first part, Trustee as aforesaid, dated November 1, 1962, and recorded among the aforesaid Land Records in Liber W.J.R. No. 4077, folio 169.

TOGETHER with the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises, unto and to the use of the said parties of the second part, as tenants by the entireties, their assigns, and unto the survivor of them, his or her heirs and assigns, in fee simple, subject, however, to the following restrictions:

IT is understood and agreed by and between the parties hereto, for themselves, their respective heirs, successors, and assigns, that the property hereby conveyed shall be subject to the following conditions and restrictions which shall run with and bind the property hereinabove described for a period of twenty (20) years from the date hereof:

1. That no residence be erected on any parcel of less than two acres.

2. That the plans of the first residence to be built on the land hereby conveyed shall be submitted to and approved by The First National Bank of Maryland, Trustee as aforesaid.

IT is understood, however, that should any of the properties immediately adjoining the property hereinabove described to be sold, be zoned for other than residential or agricultural use during the twenty (20) year term above mentioned, the restrictions as set forth above shall become null and void.

IN TESTIMONY WHEREOF, the said party of the first part, Trustee as aforesaid, has caused its corporate seal to be hereto affixed, and its Vice President to set his hand hereto.

WITNESS:

THE FIRST NATIONAL BANK OF MARYLAND,
Trustee

F. Ryley Miss, Asst. Cashier

BY: H. Graham Wood
H. Graham Wood, Vice President

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:

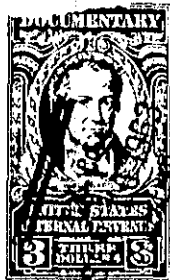
I HEREBY CERTIFY, that on this 13th day of September 1963, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared H. Graham Wood, who acknowledged himself to be the Vice President of THE FIRST NATIONAL BANK OF MARYLAND, the within named party of the first part, Trustee as aforesaid, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing, in my presence, the name of the said corporation by himself as Vice President, and in the capacity therein stated.

WITNESS my hand and Notarial Seal.

Henry J. Goetz, Jr.
Notary Public
HENRY J. GOETZ, JR.
NOTARY PUBLIC

My commission expires May 3, 1965.

PAID - Baltimore County - Office of Finance



- 3 -

9-16-63 6498 • 39936 PPF- 148.23

9-16-63 6498 • 39936 PPF- 148.23

Rec'd for record SEP 16 1963 at 1:55 PM

For Robert R. Gill, Clerk

Mail to THE TITLE GUARANTEE COMPANY

Receipt No. 56905 \$ 15



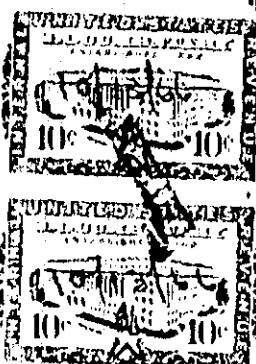
THIS DEED, made this 5th day of October, 1966,

by and between THE FIRST NATIONAL BANK OF MARYLAND, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, which Will was probated and recorded among the Wills Records of Baltimore County in Liber J.P.C. No. 50, folio 33, party of the first part, Grantor, and I. MANNING PARSONS, III, and ELIZABETH C. PARSONS, his wife, of Baltimore County, Maryland, parties of the second part, Grantees.

WITNESSETH, that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the said The First National Bank of Maryland, Successor Trustee as aforesaid, in exercise of the power vested in it under the Last Will and Testament of C. Wilbur Miller, does hereby grant and convey to the said I. Manning Parsons, III, and Elizabeth C. Parsons, his wife, the survivor thereof, their assigns, and the heirs and assigns of the survivor, as tenants by the entireties, in fee simple, all that tract or parcel of land situate in the Eighth Election District of Baltimore County, State of Maryland, and more particularly described as follows:

BEGINNING for the same in the center of the Falls Road at a point distant North 14 degrees 30 minutes West 206.37 feet, measured along the center of the Falls Road from the end of the ninth or North 84 degrees 48 minutes East 500.90 feet line of a parcel of land which by a deed dated November 19, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 171 was conveyed by The First National Bank of Maryland, Trustee to T. Courtenay J. Whedbee and wife and running thence and binding in the center of the Falls Road the two following courses and distances viz: North 14 degrees 08 minutes West 415.37 feet and North 11 degrees 24 minutes 10 seconds West 218.80 feet, thence leaving said road and running for lines of division and binding on a fence there situate, the two following courses and distances viz: North 87 degrees 35 minutes 40 seconds West 360.28 feet to an iron pipe and South 3 degrees 43 minutes 30 seconds East 713.99 feet to an iron pipe and thence leaving said fence and continuing to run for a line of division North 80 degrees 05 minutes 10 seconds East 465.20 feet to the place of beginning.

Containing 6.266 acres of land more or less.



BEING a part of all that tract of land which by deed dated November 1, 1962, recorded in the Land Records of Baltimore County in Liber W.J.R. No. 4077, folio 169, was conveyed by Grace M. Whedbee, Administratrix, d.b.n. c.t.a. of the Estate of C. Wilbur Miller to the Grantor herein.

RESERVING unto the Grantor and its successors in title to the remaining land of Grantor, and to, and for the benefit of, T. Courtenay J. Whedbee and Grace M. Whedbee, and the successors in title to their land adjoining the herein conveyed premises on the south, the right and easement to keep, use, operate, maintain, repair and replace the well or spring, the fencing around the same, and the water pipes and facilities connected therewith, all presently lying, in, on or under the premises to be conveyed, and to draw water through the same, all for the purpose and only the purpose of supplying water to the swimming pool and the houses and other buildings (upon the lands of Grantor and said T. Courtenay J. Whedbee and Grace M. Whedbee) presently supplied therefrom, provided that the parties to whom such rights are reserved shall be responsible for any damage to Grantees' lands arising out of the repair, maintenance, or replacements of the said water facilities and for the restoration of Grantees' lands, and provided further that said right and easement shall cease and terminate if and when said water supply system is no longer used for supplying water to the said swimming pool and to any of said houses and other buildings.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, water, privileges, appurtenances and advantages, to the same belonging, or anyway appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said I. Manning Parsons, III, and Elizabeth C. Parsons, his wife, the survivor thereof, their assigns, and the heirs and assigns of the survivor, as tenants by the entireties, in fee simple.

AND said party of the first part covenants that it will execute such further assurances of the same as may be requisite.

THE Grantees covenant that they will place any sewage system which they install on the herein conveyed premises at such

location as not to pollute the water supply system referred to in the above reservation, during the period of the reservation.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its Vice President and its corporate seal to be affixed, duly attested by its Secretary, and the Grantees have hereunto subscribed their names and affixed their seals; all the day and year first above written.

ATTEST:

THE FIRST NATIONAL BANK OF MARYLAND, Successor Trustee

Maurice B. Parks
Secretary
Maurice B. Parks

By H. Graham Wood
H. Graham Wood, Vice President

WITNESS:

George W. Constable
George W. Constable

I. Manning Parsons, III (SEAL)
I. Manning Parsons, III

George W. Constable
George W. Constable

Elizabeth C. Parsons (SEAL)
Elizabeth C. Parsons

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 5th day of October, 1966, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared H. Graham Wood, Vice President of THE FIRST NATIONAL BANK OF MARYLAND, Grantor, and acknowledged the foregoing Deed to be the corporate act and deed of The First National Bank of Maryland.

AS WITNESS my hand and Notarial Seal.

Henry J. Gertz
Henry J. Gertz, Notary Public

My commission expires: July 1, 1967

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 5th day of October, 1966, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared I. MANNING PARSONS, III, and ELIZABETH C. PARSONS, Grantees, and acknowledged the foregoing Deed to be their act and deed.

AS WITNESS my hand and Notarial Seal.

Frieda P. Maylee
Frieda P. Maylee, Notary Public

Rec'd for record OCT 17 1966 at 2:40 P.M.
Per Orville T. Coshell, Clerk
Mail to Constable, Alexander etc.
Receipt No. 81587 \$700

THIS DEED, Made this 4th day of April, in the year nineteen hundred and sixty-eight, by and between THE FIRST NATIONAL BANK OF MARYLAND, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased, recorded in the Office of the Register of Wills for Baltimore County in Wills Liber J.P.C. No. 50, folio 33, party of the first part, and PETER WIGHT and JACQUELINE McCLUNG WIGHT, his wife, of Baltimore County, State of Maryland, parties of the second part.

WITNESSETH, That in consideration of the sum of Five Dollars and other good and valuable considerations, this day paid, the receipt whereof is hereby acknowledged, THE FIRST NATIONAL BANK OF MARYLAND, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased, recorded in the Office of the Register of Wills for Baltimore County in Wills Liber J.P.C. No. 50, folio 33, in pursuance of the power and authority vested in said Trustee and subject to the reservation hereinafter set forth, does grant and convey unto PETER WIGHT and JACQUELINE McCLUNG WIGHT, his wife, as tenants by the entireties, their assigns, the survivor of them, and the heirs and assigns of the survivor, in fee simple, all that parcel of ground situate, lying and being in the Eighth Election District of Baltimore County and described as follows, that is to say:

BEGINNING for the same at a point in the center of the Cuba Road (formerly known as Oregon Road) and in the sixteenth or South 61 degrees 19 minutes East 571.2 foot line of the parcel of land firstly described in a deed dated July 11, 1956, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968, folio 497, which was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor, said point being distant South 61 degrees 19 minutes East 569.07 feet measured along said line from the beginning thereof and thence running with and binding on a part of said sixteenth line and on the seventeenth, eighteenth, nineteenth, and twentieth lines and on a part of the twenty-first line of said parcel of land and binding in the center of the Cuba Road as described in said deed the six following courses and distances viz:

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343.50

- 2 -

South 61 degrees 19 minutes East 2.13 feet, South 51 degrees 52 minutes East 140.60 feet, South 46 degrees 34 minutes East 130 feet, South 28 degrees 46 minutes East 260.60 feet, South 34 degrees 51 minutes East 204.10 feet and South 36 degrees 59 minutes East 78.03 feet and thence leaving said road and running for lines of division the five following courses and distances viz: South 64 degrees 27 minutes West, passing over a railroad spike set in the root of a large oak tree located near the southwest side of the Cuba Road, 226.79 feet to a pipe, South 73 degrees 51 minutes 10 seconds West 607.65 feet to a pipe, North 60 degrees 58 minutes West 241.82 feet to a P. K. nail in the top of a fence post, North 11 degrees 15 minutes East 82.53 feet to a pipe in a fence and North 34 degrees 42 minutes 40 seconds East passing over a pipe set near the southwest side of the Cuba Road, 856.52 feet to the place of beginning. Containing 10.851 acres of land, more or less.

TOGETHER WITH the right and easement to keep, use, operate, maintain, repair and replace the well or spring and the water pipes, pump house, and facilities connected therewith, all lying in, on or under the land of the party of the first part and the right to draw water through the same, all for the purpose of supplying water to the improvements located on the land hereby conveyed and presently supplied therefrom, provided, however, that the said right and easement shall cease and terminate if and when said water supply system is no longer used by the party of the first part for supplying water to the improvements located on the land being retained by it; provided further that the said right and easement to draw water through the same shall be temporarily suspended whenever it is necessary for the party of the first part to use the water from said spring or well, because of drought or other unusual circumstances, to supply the improvements located on the land of the party of the first part and presently being supplied with water from the facilities within mentioned.

BEING a portion of the property which by deed dated November 1, 1962, and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077, folio 169, was granted and conveyed by Grace M. Whedbee, Administratrix, d.b.n.c.t.a. of the Estate of C. Wilbur Miller, deceased, unto The First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased as aforesaid.

RESERVING, however, unto the party of the first part and its successors, the right and easement to keep, use, operate, maintain and repair the water pipes lying in, on or under the land hereby conveyed and to draw water through the same, all for the purpose and only the purpose of supplying water to the improvements situate on the land of the party of the first part presently supplied therefrom, provided, however, that said right and easement shall cease and terminate if and when said water pipes are no longer used for supplying water to any of the improvements situate on the land of the party of the first part.

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AND FOR the consideration as hereinbefore set forth, the party of the first part does grant, convey, release and quit claim unto the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them and the heirs and assigns of the survivor, any and all right, title, interest and estate, including the right of user which the said party of the first part may have in and to the right of way or private drive extending between Cuba Road and Shawan Road as to that portion thereof which lies within the boundaries of the property hereinbefore conveyed to the parties of the second part to the end and intent that any and all right, title and interest, including the right of user of the party of the first part thereover, if any shall exist, shall cease and terminate and be forever extinguished.

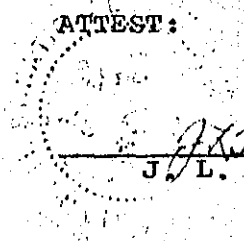
TOGETHER WITH the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground, premises and right of way or private road above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages unto and to the proper use and benefit of the said PETER WIGHT and JACQUELINE McCLUNG WIGHT, his wife, as tenants by the entireties, their assigns, the survivor of them and the heirs and assigns of the survivor, in fee simple, subject to the reservation as hereinbefore set forth.

AND the said party of the first part hereby covenants that it will execute such further assurances of the same as may be requisite.

AS WITNESS the signature of H. Graham Wood, Vice President of The First National Bank of Maryland, Trustee as aforesaid, and the corporate seal of said body corporate, duly attested:

ATTEST:



J. L. Swain, Jr.
J. L. Swain, Jr.

AUTHORIZED SIGNATURE

THE FIRST NATIONAL BANK OF MARYLAND,
Trustee under the Last Will and Testament of C. Wilbur Miller, deceased

BY

H. Graham Wood
H. Graham Wood
Vice President

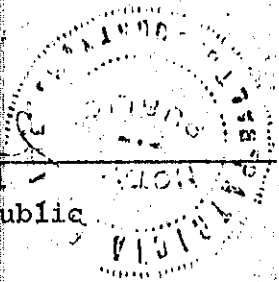
- 4 -

STATE OF MARYLAND, BALTIMORE COUNTY TO WIT:

I HEREBY CERTIFY, That on this 4th day of April, 1968,
before me, a Notary Public of the State aforesaid, personally
appeared H. G. Harvey Wood, Vice President of The First
National Bank of Maryland, Trustee under the Last Will and Testament
of C. Wilbur Miller, deceased, and he acknowledged the foregoing
Deed to be the act of said body corporate,

AS WITNESS my hand and Notarial Seal.

Patricia E. Pahl
Patricia E. Pahl
Notary Public



Rec'd for record APR 5 1968 at 3:00 P.M.
Per Grville T. Gosnell, Clerk
DOWNES & DEITY
Receipt No. 180243 \$ 9.50

App. H-68750



THIS DEED, Made this 26th day of September, 1969, by and between THE FIRST NATIONAL BANK OF MARYLAND, Trustee under the Will of C. Wilbur Miller, deceased, which Will is of record in the Office of the Register of Wills for Baltimore County, party of the first part, Grantor, and CHARLES M. NES, JR. and KATHLEEN G. NES, his wife, of the second part, Grantees.

WITNESSETH: That in consideration of the sum of Thirtyfive Thousand (\$35,000.00) Dollars, the receipt of which is hereby acknowledged, the said party of the first part, Trustee as aforesaid, in pursuance of the power vested in it by the aforesaid Last Will and Testament, does hereby grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, his or her heirs and assigns, in fee simple, all that piece or parcel of land, situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland, and described as follows, according to a survey made by Dollenberg Brothers, surveyors and engineers on August 26, 1969:-

BEGINNING for the same in the center line of the Falls Road at a point distant 2042 feet measured northerly along the center line of the Falls Road from the center line of Tufton Avenue extending easterly from the Falls Road, said point of beginning also being at the beginning of the parcel of land formerly belonging to the School Commissioners of Baltimore County and described and excepted from the first parcel of land in a Deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497, from The Worthington Valley Company to James C. L. Anderson, Executor, and thence leaving said road and running with and binding on the first and second lines of said parcel of land excepted in said deed the two following courses and distances, viz: north 67 degrees 54 minutes 40 seconds east passing over a pipe heretofore set near the east side of the Falls Road, 217.10 feet to an iron bar heretofore set and north 15 degrees 47 minutes 20 seconds west 103.08 feet to a concrete monument now set on the southernmost side of a 60 foot right of way now laid out, thence leaving the aforesaid parcel of land and running for lines of division and binding on the southernmost side of said 60 foot right of way as now laid out, with the right and use thereof in common with the grantors herein, their heirs and assigns, the two following courses and distances, viz: south 66 degrees 31 minutes east 127 feet to a concrete monument and north 67 degrees 20 minutes east 460 feet to a concrete monument, thence leaving said right of way and continuing to run for lines of division the two following courses and distances, viz: south 10 degrees 00 minutes 40 seconds east 31.20 feet to a concrete monument and south 70 degrees 27 minutes 50 seconds west, passing over a concrete monument set on the east side of the Falls Road, 727.57 feet to the center line of said road and thence binding on the center line of the Falls Road the four following courses and distances, viz: north 18 degrees 25 minutes west 27.94 feet, north 16 degrees 15 minutes west 100 feet, north 15 degrees 48 minutes west 212.55 feet and north 14 degrees 30 minutes west 34.51 feet to the place of beginning. Containing 7.013 acres of land more or less.

Being a part of the land which by a Deed dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169, was conveyed by Grace M. Whedbee, Administratrix to The First National Bank of Maryland, Trustee.

Together with the right and use thereof in common with the Grantors, their heirs and assigns, of an extension of the aforesaid 60 foot right of way in a

TAX \$ 17.50
STATE PROPERTY TAX

JAN 4 2 0 PM '70

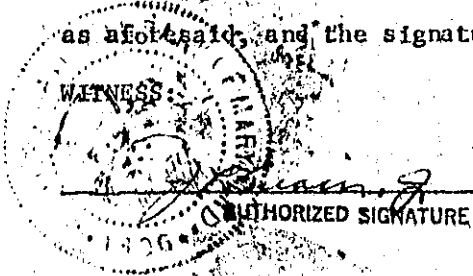
525.00 MSC

westerly direction to the Falls Road, said extension to be laid out and adjacent to and north of the third line of the aforesaid parcel of land which was excepted from the first parcel of land in the aforesaid deed from The Worthington Valley Company to James C. L. Anderson, Executor.

TOGETHER with the buildings and improvements thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described parcel of land unto and to the use of the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, his or her heirs and assigns, in fee simple.

WITNESS the corporate seal of the said party of the first part, Trustee as aforesaid, and the signature of its President or Vice-President hereto.



THE FIRST NATIONAL BANK OF MARYLAND,
Trustee,

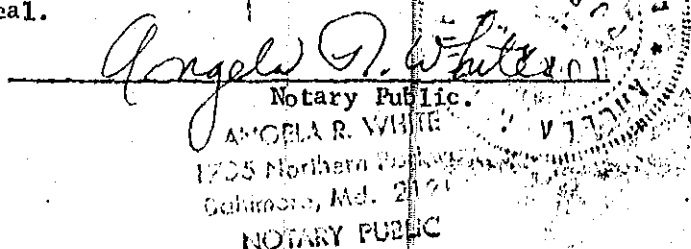
BY Craig Lewis
Vice-President.

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 26th day of September, 1969, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Craig Lewis, who acknowledged himself to be the Vice-President of THE FIRST NATIONAL BANK OF MARYLAND, Trustee as aforesaid, a corporation, and that he as such Vice-President being authorized so to do executed the foregoing instrument for the purposes therein contained, in the capacity therein stated by signing in my presence the name of the said corporation by himself as Vice-President.

WITNESS my hand and Notarial Seal.

My commission expires 7/1/70.



Rec'd for record SEP 30 1969 at 11:40 PM
Per Orville T. Gosnell, Clerk
Mail to: THE TITLE GUARANTEE COMPANY
Receipt No. 272267 \$ 8.00

THIS DEED, made this 6 day of August, 1971, by and between THE FIRST NATIONAL BANK OF MARYLAND, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased, recorded in the Office of the Register of Wills for Baltimore County in Wills Liber J.P.C. No. 50, folio 33, party of the first part; and PETER WIGHT and JACQUELINE McCLUNG WIGHT, his wife, of Baltimore County, State of Maryland, parties of the second part.

WITNESSETH: That in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, this day paid, the receipt whereof is hereby acknowledged, THE FIRST NATIONAL BANK OF MARYLAND, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased, recorded in the Office of the Register of Wills for Baltimore County in Wills Liber J.P.C. No. 50, folio 33, in pursuance of the power and authority vested in said Trustee does grant and convey unto PETER WIGHT and JACQUELINE McCLUNG WIGHT, his wife, as tenants by the entireties, their assigns, the survivor of them, and the heirs and assigns of the survivor, in fee simple, all that parcel of ground situate, lying and being in the Eighth Election District of Baltimore County and described as follows, that is to say:

BEGINNING for the same at a point in the center of the Cuba Road (formerly known as Oregon Road) and in the sixteenth or South 61 degrees 19 minutes East 571.2 foot line of the parcel of land firstly described in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 which was conveyed by The Worthington Valley Company to James C.L. Anderson, Executor, said point being distant South 61 degrees 19 minutes East 460.27 feet measured along said line from the beginning thereof and thence running with and binding on a part of said sixteenth line and binding in the center of the Cuba Road as described in said deed South 61 degrees 19 minutes East 108.80 feet and thence leaving said road and running for lines of division the three following courses and distances viz: South 34 degrees 42 minutes 40 seconds West, passing over a pipe set near the southwest side of the Cuba Road, 856.52 feet to a pipe set in a fence, North 10 degrees 59 minutes 10 seconds

CONSTABLE
ALEXANDER
& DANEKER

East binding on a board fence there situate, 456.27 feet to a pipe set in said fence and North 44 degrees 43 minutes East, binding on said board fence and passing over a pipe set near the southwest side of the Cuba Road, 434 feet to the place of beginning. Containing 2.326 Acres of land more or less.

SUBJECT TO the rights, easements and reservations pertaining to the use, operation, maintenance, repair and replacement of the well, spring, pump house, water pipes and facilities connected therewith more particularly described in a Deed dated April 4, 1968 from the party of the first part to the parties of the second part, recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4863, folio 276, under which the parties of the second part acquired the land and improvements thereon immediately adjoining the property herein described and conveyed.

BEING a portion of the property which by deed dated November 1, 1962, and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077, folio 169, was granted and conveyed by Grace M. Whedbee, Administratrix, d.b.n.c.t.a. of the Estate of C. Wilbur Miller, deceased, unto The First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased as aforesaid.

TOGETHER WITH the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages unto and to the proper use and benefit of the said PETER WIGHT and JACQUELINE McCLUNG WIGHT, his wife, as tenants by the entireties, their assigns, the survivor of them and the heirs and assigns of the survivor, in fee simple, absolutely and forever.

AND the said party of the first part hereby covenants that it will execute such further assurances of the same as may be requisite.

AS WITNESS the signature of *H. Graham Wood*,
Vice President of The First National Bank of Maryland, Trustee as

CONSTABLE
ALEXANDER
& DANKEK

aforesaid, and the corporate seal of said body corporate, duly attested:

ATTEST:

THE FIRST NATIONAL BANK OF MARYLAND, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased

Robert Wilbur Miller

By:

Angela R. White

Vice President

STATE OF MARYLAND:

City of Baltimore:

to wit:

I HEREBY CERTIFY, that on this 6 day of August, 1971, before me, a Notary Public of the State of Maryland, City of Baltimore, personally appeared *W. Graham Wood*, Vice President of The First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased, and he acknowledged the foregoing Deed to be the act of said body corporate.

AS WITNESS my hand and Notarial Seal.

Angela R. White
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JULY 1, 1974

ANGELA R. WHITE
342 Edgewood Road
Baltimore, Md. 21234
NOTARY PUBLIC

2177766 2177766 2177766 2177766 2177766
AUG-9-71 AUG-9-71 AUG-9-71 AUG-9-71 AUG-9-71
CONSTABLE
ALEXANDER
& DANER

Rec'd for record AUG 9 1971 at *9:16*
Per *Orville T. Soenell*, Clerk
Mail to *Constable Alexander & Daner*
Receipt No. *1158*

THIS DEED, made this 20th day of *September*, 1971, by and between THE FIRST NATIONAL BANK OF MARYLAND, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, which Will was probated and recorded among the Wills Records of Baltimore County in Liber J.P.C. No. 50, folio 33, party of the first part, Grantor, and I. MANNING PARSONS, III, and ELIZABETH C. PARSONS, his wife, of Baltimore County, Maryland, parties of the second part, Grantees.

WITNESSETH, that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the said The First National Bank of Maryland, Successor Trustee as aforesaid, in exercise of the power vested in it under the Last Will and Testament of C. Wilbur Miller, does hereby grant and convey to the said I. Manning Parsons, III, and Elizabeth C. Parsons, his wife, the survivor thereof, their assigns, and the heirs and assigns of the survivor, as tenants by the entireties, in fee simple, all that tract or parcel of land situate in the Eighth Election District of Baltimore County, State of Maryland, and more particularly described as follows:

BEGINNING for the same at a pipe heretofore set at the beginning of the fourth or South 3 degrees 43 minutes 30 seconds East 713.99 foot line of a parcel of land which by a deed dated October 5, 1966 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4684 folio 199 was conveyed by The First National Bank of Maryland, Trustee to I. Manning Parsons III and wife and running thence with and binding on said fourth line South 3 degrees 43 minutes 30 seconds East 713.99 feet to a pipe and thence leaving said outline and running for lines of division the three following courses and distances viz: South 80 degrees 05 minutes 10 seconds West 181.06 feet to a pipe, North 3 degrees 43 minutes 30 seconds West 752.84 feet to a pipe and South 87 degrees 35 minutes 40 seconds East 181.04 feet to the place of beginning.

Containing 3.031 Acres of land more or less.

BEING a part of the land which by deed dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169 was conveyed by Grace M. Whedbee, Administratrix to The First National Bank of Maryland, Trustee.

RESERVING unto the Grantor and Grantor's tenants (but not Grantor's successors in title) the right to prune, care for and otherwise maintain the existing apple trees on the property being sold hereunder and to harvest the apple crop therefrom, all for a period of twenty-five (25) years from the date of this deed, it being understood that the Grantees, their heirs and assigns may use the property herein conveyed in any manner which does not interfere with the aforesaid right

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, water, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

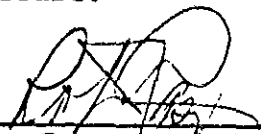
TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said I. Manning Parsons, III, and Elizabeth C. Parsons, his wife, the survivor thereof, their assigns, and the heirs and assigns of the survivor, as tenants by the entireties, in fee simple.

AND said party of the first part covenants that it will execute such further assurances of the same as may be requisite.

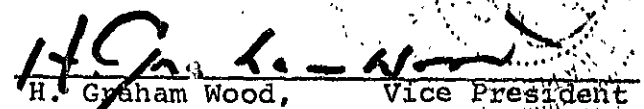
IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its Vice President and its corporate seal to be affixed, duly attested by its Secretary, all the day and year first above written.

ATTEST:

THE FIRST NATIONAL BANK OF MARYLAND,
Successor Trustee



Robert L. Casey, R. 120,
Authorized Signature


H. Graham Wood, Vice President

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 20th day of September, 1971, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City, personally appeared H. Graham Wood Vice President of THE FIRST NATIONAL BANK OF MARYLAND, Grantor, and acknowledged the foregoing Deed to be the corporate act and deed of The First National Bank of Maryland.

AS WITNESS my hand and Notarial Seal.

MY COMMISSION EXPIRES JULY 1, 1974

Angela R. White
Notary Public
ANGELA R. WHITE
1842 Edgewood Road
Baltimore, Md. 21234
NOTARY PUBLIC

Rec'd for record OCT 1 1971 at 128
Per Orville T. Egnell, Clerk
Mail to Constable, Alexander, etc.
Receipt No. 1652

0511*** 22741902 11-1-130
1503*** 22741202 11-1-130
5021*** 22741210 11-1-130
6326*** 22741212 11-1-130

Application No, H-75208

THIS DEED, Made this 31st day of DECEMBER, 1971, by and between THE FIRST NATIONAL BANK OF MARYLAND, Trustee under the Will of C. Wilbur Miller, deceased, which Will is of record in the Office of the Register of Wills for Baltimore County, party of the first part, Grantor; and HORST KARL SCHIRMER and DOLORES K. SCHIRMER, his wife, of Baltimore County, State of Maryland, parties of the second part, Grantees.

WITNESSETH: That in consideration of the sum of SEVENTY-FIVE THOUSAND (\$75,000.00) DOLLARS, the receipt of which is hereby acknowledged, the said party of the first part, Trustee as aforesaid, in pursuance of the power vested in it by the aforesaid Last Will and Testament, does hereby grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the Eighth Election District of Baltimore County, State of Maryland, and described as follows, according to a survey made by Dollenberg Brothers, Surveyors and Engineers, in May 1971:-

BEGINNING for the same at a point in the center of Falls Road at the end of the second line of the parcel of land secondly described in a deed dated December 1962 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4090, folio 394 which was conveyed by Associated Professors of Loyola College and Charlespring Corporation to Horst K. Schirmer and wife and running thence and binding in the center of Falls Road, as the courses are referred to the Magnetic Meridian of 1971, the eleven following courses and distances viz: South 2 degrees 30 minutes 30 seconds East 42.53 feet, South 1 degree 13 minutes 10 seconds East 106. feet, South 2 degrees 19 minutes 40 seconds East 50.35 feet, South 5 degrees 10 minutes 40 seconds East 50.46 feet, South 7 degrees 38 minutes 30 seconds East 50. feet, South 10 degrees 34 minutes 50 seconds East 144.14 feet, South 7 degrees 25 minutes 20 seconds East 49.60 feet, South 5 degrees 59 minutes 40 seconds East 373 feet, South 5 degrees 20 minutes 10 seconds East 169.12 feet, South 6 degrees 03 minutes 50 seconds East 100.21 feet, and South 7 degrees 45 minutes 40 seconds East 49.70 feet, thence leaving said road and running for lines of division the two following courses and distances viz: South 89 degrees 24 minutes 00 seconds East, passing over a pipe set near the east side of Falls Road, 539.85 feet to a pipe set in the center of a large hedge and North 7 degrees 20 minutes 20 seconds East, binding in or near the center of said hedge, 1196.99 feet to a pipe set in the ninth of South 86 degrees 32 minutes East 2301.41 foot line of the parcel of land firstly described in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968, folio 497 which was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor, thence binding reversely on a part of said ninth line North 83 degrees 22 minutes 20 seconds West 227. feet to a pipe heretofore set at the beginning of the aforesaid second line of the first herein mentioned parcel of land which was conveyed by Associated Professors of Loyola College and Charlespring Corporation to Horst K. Schirmer and wife and thence running with and binding on said second line South 87 degrees 02 minutes 50 seconds West 589.35 feet to the place of beginning.

Containing 18.747 Acres of land, more or less.

2080 9 12 JAN 10

1,125.00 MSC

T-102

BEING a part of the land which by a deed dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077, folio 169 was conveyed by Grace M. Whedbee, Administratrix, to The First National Bank of Maryland, Trustee.

The above described parcel of land is hereby conveyed subject to the restriction that it shall be used only for residential or agricultural purposes and that no more than one residence shall be erected on any four acres of the property, for a period of twenty-five (25) years from the date hereof.

TOGETHER with the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described parcel of land unto and to the use of the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, his or her heirs and assigns, in fee simple, subject to the aforementioned restriction.

WITNESS the corporate seal of the said party of the first part, Trustee as aforesaid, and the signature of its President or Vice-President hereto.

WITNESS:

THE FIRST NATIONAL BANK OF MARYLAND,
Trustee,

BY:

H. Graham Wood
H. GRAHAM WOOD Vice President

Robert F. Gray, Jr.
AUTHORIZED SIGNATURE

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:

I HERE CERTIFY, that on this 30th day of December, 1971, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared H. Graham Wood, who acknowledged himself to be the Vice President of THE FIRST NATIONAL BANK OF MARYLAND, Trustee as aforesaid, a corporation, and that he as such Vice President being authorized so to do executed the foregoing instrument for the purposes therein contained, in the capacity therein stated by signing in my presence the name of the said corporation by himself as Vice President.

WITNESS my hand and Notarial Seal.

Anella R. White
ANELLA R. WHITE
1842 Edgewood Road
Baltimore, Md. 21224
NOTARY PUBLIC

006***** 241676DE 24-01 NYR
0057E*** 241677DE 24-01 NYR expires: July 1, 1974
05742*** 241678DE 24-01 NYR
05159*** 241678DE 24-01 NYR

Rec'd for record JAN 10 1972 at 2:02 PM
Per Orville T. Small, Clerk
THE TITLE GUARANTEE COMPANY
Receipt No. ✓ \$ 7.00

THIS DEED, Made this ~~MMXII~~^{9th} day of *March*

in the year one thousand nine hundred and seventy-two, by and between THE FIRST NATIONAL BANK OF MARYLAND, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased, party of the first part, and CHARLES P. McCAUSLAND, III and MARY LOU McCAUSLAND, his wife, parties of the second part.

WITNESSETH, that for and in consideration of the sum of Sixty-Three Thousand Dollars (\$63,000.00) this day paid, receipt whereof is hereby acknowledged, the said THE FIRST NATIONAL BANK OF MARYLAND, Trustee as aforesaid, in pursuance of the power vested in it by the aforesaid Last Will and Testament, does hereby grant and convey unto the said CHARLES P. McCAUSLAND, III and MARY LOU McCAUSLAND, his wife, as tenants by the entireties, their assigns, the survivor of them, the heirs, personal representatives and assigns of the survivor, in fee simple, all that lot or parcel of ground situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland, and described as follows:

BEGINNING for the same at a point in the center of Falls Road at the beginning of the twelfth or South 89 degrees 24 minutes 00 seconds East 539.85 foot line of a parcel of land which by a deed dated December 31, 1971, and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 5242 folio 511, was conveyed by The First National Bank of Maryland, Trustee, to Horst K. Schirmer and wife; and running thence and binding in the center of Falls Road the ten following courses and distances viz: South 7 degrees 45 minutes 40 seconds East 30.62 feet, South 9 degrees 45 minutes 40 seconds East 50.40 feet, South 12 degrees 23 minutes 00 seconds East 50.35 feet, South 13 degrees 48 minutes 00 seconds East 100.18 feet, South 14 degrees 28 minutes 20 seconds East 132.01 feet, South 13 degrees 50 minutes 40 seconds East 49.81 feet, South 12 degrees 13 minutes 00 seconds East 49.74 feet, South 10 degrees 50 minutes 10 seconds East 99.79 feet, South 9 degrees 50 minutes 50 seconds East 99.84 feet and South 9 degrees 00 minutes 00 seconds East 94.79 feet; thence leaving said road and running for lines of division and binding in the center of a large hedge there situate, the two following courses and distances viz: North 78 degrees 33 minutes 40 seconds East, passing over a pipe set near the east side of Falls Road

- 2 -

305.48 feet to a pipe and North 7 degrees 20 minutes 20 seconds East 680.63 feet to a pipe set at the end of the aforesaid twelfth line of the above referred to parcel of land which was conveyed by The First National Bank of Maryland, Trustee, to Horst K. Schirmer and wife; and thence binding reversely on said twelfth line, North 89 degrees 24 minutes 00 seconds West passing over a pipe near the east side of Falls Road, 539.85 feet to the place of beginning. Containing 6.786 acres of land, more or less, according to a survey made by Dollenberg Brothers, Registered Professional Engineers and Land Surveyors, on January 11, 1972.

BEING a portion of that property which by deed dated November 1, 1962, and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169, was granted and conveyed by Grace M. Whedbee, Administratrix, unto The First National Bank of Maryland, Trustee.

TOGETHER with the buildings and improvements thereupon erected, made or being; and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or anywise appertaining.

TO HAVE AND TO HOLD said lot of ground and premises above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of the said CHARLES P. McCAUSLAND, III and MARY LOU McCAUSLAND, his wife, as tenants by the entireties, their assigns, the survivor of them, the heirs, personal representatives and assigns of the survivor, in fee simple.

AND the said party of the first part hereby covenants that it will execute such further assurances of the same as may be requisite.

WITNESS the signature of *H. Graham Wood, Vice -*
President of The First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased, the

- 3 -

within grantor, and the corporate seal of said national banking association duly attested.

ATTEST:

THE FIRST NATIONAL BANK OF MARYLAND

Edwin A. Walter, Jr.
 Edwin A. Walter, Jr.
 AUTHORIZED SIGNATURE

By *H. Graham Wood*
 H. Graham Wood
 VICE - PRESIDENT
 Trustee under the Last Will
 and Testament of C. Wilbur
 Miller, deceased

STATE OF MARYLAND, BALTIMORE CITY, to wit:

I HEREBY CERTIFY, that on this ~~March~~ 9th day of *March*

1972, before me, the subscriber, a notary public of the State of

Maryland, in and for the City aforesaid, personally appeared

H. Graham Wood, Vice - President of The First

National Bank of Maryland, Trustee under the Last Will and

Testament of C. Wilbur Miller, deceased, the within grantor,

and he acknowledged the foregoing deed to be the act of said

national banking association as such Trustee.

AS WITNESS my hand and notarial seal.

Angela R. White
 NOTARY PUBLIC
 ANGELA R. WHITE
 1812 Edgewood Road
 Baltimore, Md. 21214
 NOTARY PUBLIC

MY COMMISSION EXPIRES JULY 1, 1974

0501**** #2082152 2L-41 WVN
 06202*** #2182152 2L-41 WVN
 00512*** #2182152 2L-41 WVN
 0K225*** #2182152 2L-41 WVN

Rec'd for record MAR 14 1972 at 12:44 PM
 Per Orville T. Gosnell, Clerk
 Mail to *Jennifer, Pitts + Almond*
 Receipt No. *1050*

Item 1

District No. 8
Account No.

4-15-76

Mr. Anna M. Miller

-1-

AS WITNESS the due execution hereof by the aforementioned Grantor .
TEST:

THE FIRST NATIONAL BANK OF MARYLAND, Trustee
Walter R. Fatzinger, Jr.

C. James Pailthorp
Trust Real Estate Officer

BY: Walter R. Fatzinger, Jr. (SEAL)
Senior Vice President

State of Maryland, Baltimore CITY

I HEREBY CERTIFY that on this 3rd day of February, in and for the City of Baltimore, aforesaid, personally appeared Walter R. Fatzinger, Jr. as aforesaid, and he acknowledged the foregoing Deed to be the act and IN MY PRESENCE SIGNED AND SEALED THE SAME.
AS WITNESS my Hand and Notarial Seal.

State of Maryland, Baltimore

I HEREBY CERTIFY that on this _____ day of _____, in the year 19____, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City of _____, aforesaid, personally appeared _____ and _____ acknowledged the foregoing Deed to be the act, and IN MY PRESENCE SIGNED AND SEALED THE SAME.
AS WITNESS my Hand and Notarial Seal.

Notary Public

State of Maryland, Baltimore

I HEREBY CERTIFY that on this _____ day of _____, in the year 19____, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City of _____, aforesaid, personally appeared _____ and _____ acknowledged the foregoing Deed to be the act, and IN MY PRESENCE SIGNED AND SEALED THE SAME.
AS WITNESS my Hand and Notarial Seal.

Rec'd for record APR 15 1976
Per Elmer H. Kahline, Jr., Clerk
Mail to _____
Receipt No. _____

Approved as to form:

Assistant County Solicitor

APPROVED and ACCEPTED this 30th

Approved as to legal sufficiency:

day of March

BALTIMORE COUNTY, MARYLAND

Assistant County Solicitor

By: W. M. Smith

County Executive

ATTEST:

JHS:smb
Index: 1/8/76 08-06-022185 P

Secretary

1/25/76

LIBER 5629 PAGE 866

Item 1A
Code: 12--R-124-B
J.O.No. 12.205.6
District 8
Account

THIS DEED, Made this 7th day of April, in the year Nineteen Hundred and Seventy-six, by and between FIRST NATIONAL BANK OF MARYLAND, a national banking association duly organized under the Laws of the United States of America, Trustee, under the Last Will and Testament of C. Wilbur Miller, party of the first part; and BALTIMORE COUNTY, MARYLAND, a body corporate and politic, party of the second part.

WITNESSETH, that in consideration of the sum of Five Dollars (\$5.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey unto the said BALTIMORE COUNTY, MARYLAND, a body corporate and politic, its successors and assigns, in fee simple, all that lot of ground, situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland, and being more particularly described as follows, that is to say:

FIRST: BEING a parcel of land of irregular dimensions, said parcel of land consisting of 243.332 acres, more or less (10,599,542 Sq.Ft.), as shown outlined on Baltimore County Bureau of Land Acquisition Drawings Nos. R-124-B-1, R-124-B-2, R-124-B-3 and R-124-B-4, which are attached hereto and made a part hereof, and being more particularly described as follows, that is to say:

BEGINNING for the first at a point, said point being situate at the end of the nineteenth or N 77 degrees 41 minutes W 1422 foot line of the first parcel, second tract of land described in a deed dated July 11, 1956, and recorded among the Land Records of Baltimore County in Liber G.L.B., No. 2968 folio 497, from the Worthington Valley Company, a body corporate of the State of Maryland to James C. L. Anderson, Executor of last will and testament of C. Wilbur Miller, deceased, and running thence as now surveyed by Baltimore County and binding reversely on the nineteenth through tenth lines of said deed the ten following courses and distances, viz: (1) S 84 degrees 28 minutes 06 seconds E 1431.67 feet; (2) S 12 degrees 15 minutes 42 seconds E 1979.53 feet; (3) S 06 degrees 03 minutes 58 seconds E 1344.37 feet; (4) S 85 degrees 11 minutes 20 seconds W 2134.33 feet; (5) N 47 degrees 58 minutes 46 seconds W 142.84 feet; (6) N 54 degrees 08 minutes 15 seconds E 214.22 feet; (7) N 02 degrees 44 minutes 14 seconds E 891.62 feet; (8) N 56 degrees 40 minutes 51 seconds W 1036.70 feet; (9) N 33 degrees 02 minutes 12 seconds W 1583.94 feet; (10) N 06 degrees 25 minutes 28 seconds E 1324.54 feet, thence leaving said tenth line and running for a new line of division N 59 degrees 22 minutes 03 seconds E 1033.38 feet to intersect the twentieth line of the above mentioned deed thence binding reversely on a part of said twentieth line S 30 degrees 37 minutes 55 seconds E 1501.82 feet to the place of beginning.

SECOND: BEING a parcel of land of irregular dimensions, said parcel of land consisting of 21.076 acres, more or less (918,071 Sq.Ft.), as shown outlined on Baltimore County Bureau of Land Acquisition Drawing No. R-124-B-4, which is attached hereto and made a part hereof, and being more particularly described as follows, that is to say:

BEGINNING for the second at a point, said point being situate at the beginning of the fourth or N 15 degrees 30 minutes W 786 foot line of the tenth parcel of land described in a deed dated July 11, 1956, and recorded among the Land Records of Baltimore County in Liber G.L.B., No. 2968, folio 497, from the

Worthington Valley Company, a body corporate of the State of Maryland, to James C. L. Anderson, Executor of last will and testament of C. Wilbur Miller, deceased, and running thence as now surveyed by Baltimore County and binding on the fourth through eighth lines and part of the ninth line of said deed the six following courses and distances, viz: (1) N 24 degrees 08 minutes 29 seconds W 782.55 feet; (2) S 85 degrees 11 minutes 28 seconds W 664.89 feet; (3) S 41 degrees 29 minutes 13 seconds W 599.18 feet; (4) S 33 degrees 17 minutes 27 seconds E 351.80 feet; (5) N 56 degrees 42 minutes 33 seconds E 280.00 feet; (6) S 33 degrees 17 minutes 27 seconds E 580.55 feet, thence leaving said ninth line and running for a new line of division N 56 degrees 42 minutes 33 seconds E 758.15 feet to the place of beginning.

BEING part of the property which by Deed dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R., No. 4077, folio 169 was granted and conveyed by Grace M. Whedbee, Administratrix of the Estate of C. Wilbur Miller to the First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of Baltimore County, Maryland, a body corporate and politic, its successors and assigns, in fee simple, SUBJECT, HOWEVER, to the following restrictions which shall be covenants running with the land:

1 - The above described property, or any interest therein, may not be sold, leased, or otherwise transferred without the prior written approval of the Secretary of Natural Resources and the Secretary of the Department of State Planning, or their successors.

2 - The above described property may not be converted from outdoor public recreation or open space use to any other use without the prior written approval of the Secretary of Natural Resources and the Secretary of the Department of State Planning, or their successors.

WITNESS the hands and seals of the said party of the first part.

TEST:

FIRST NATIONAL BANK OF MARYLAND,
TRUSTEE, Under the Last Will and
Testament of C. Wilbur Miller, deceased.

Charles James Bartholomew

BY:

Walter D. [Signature]
SR. VICE-PRES.

(SEAL)

DEER 5629 - 868

STATE OF MARYLAND, BALTIMORE City, to wit:

I HEREBY CERTIFY that on this 7th day of April, in the year Nineteen Hundred and Seventy-six, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City of Baltimore aforesaid, personally appeared Walker R. Fatzinger Jr., ^{Sr Vice President} of FIRST NATIONAL BANK OF MARYLAND, TRUSTEE, and he acknowledged the foregoing Deed to be the act of said banking association as trustee, under the Last Will and Testament of C. Wilbur Miller.

AS WITNESS my Hand and Notarial Seal.

[Signature]
Notary Public
MY COMMISSION EXPIRES MAY 1, 1978

APPROVED as to form:

[Signature]
Assistant County Solicitor

APPROVED as to legal sufficiency:

[Signature]
Assistant County Solicitor

APPROVED and ACCEPTED this 7th day of April, 1976.
BALTIMORE COUNTY, MARYLAND

ATTEST:

BY: [Signature]

THEODORE G. VANDERBILT
COUNTY EXECUTIVE

3-24-76

- 3 -

JAR:VKM:mcc
INDEX:
ACCT.NO.08-6-22180 P

TRANSFER TAX NOT RECORDED

5-5-76

[Signature]
RECORDED
11-1-77

N & E BALTIMORE 17 0233 PHOENIX MC24099

① VERTICAL LETTERING DENOTES EXISTING PROPERTY LINES.

② SLANT LETTERING DENOTES PROPOSED CHANGES TO PROPERTIES.

③ ALL AREAS FOUND BY PLANIMETER, UNLESS OTHERWISE NOTED.

THIS PLAT IS COMPILED FROM DEEDS AND SURVEYS. THE COURSES AND DISTANCES SHOWN ON PROPERTIES ADJOINING THE PROPOSED RIGHT OF WAY ARE THOSE CONTAINED IN THE DEEDS REFERRED TO BY LIBER AND FOLIO NUMBER AND DO NOT NECESSARILY REFER TO THE MERIDIAN SHOWN HEREON NOR DO THEY IMPLY A CURRENT SURVEY OF SAID PROPERTIES UNLESS SO NOTED.

"A TEMPORARY EASEMENT AREA TO BE USED ONLY DURING THE PERIOD OF CONSTRUCTION FOR THE PURPOSE OF CREATING THE NECESSARY SUPPORTING SLOPES, AND ALL RIGHTS HEREBY GRANTED TO BALTIMORE COUNTY, MARYLAND SHALL THEN TERMINATE AND REVERT TO THE GRANTORS."

N70318.78
W24904.76N70845.32
W24015.58N69553.07
W23250.37

N06°25'28"E 1324.54'
S13°00'W 1324.54'
10TH LINE

FIRST NATIONAL BANK OF MARYLAND, TRUST

W.J.R. 4077-169

TITLE DEED
PART OF GLB. 2968-497
PARCEL 1
TRACT 2

FEE TAKING AREA:
10,599.542 SQ. FT. ± = 243.332 AC. ±

N69002.56
W25052.96

NOTE: THIS PLAT REFLECTS CURRENT
BALTIMORE COUNTY SURVEY.

MATCH LINE SEE RW R-124-B-3

MATCH LINE SEE RW R-124-B-2

BALTIMORE COUNTY		DEPARTMENT OF PUBLIC WORKS		BUREAU OF LAND ACQUISITION																												
SCALE: 1"=300'		SHEET 1 OF 6		PLAT TO ACCOMPANY ACQUISITION OF																												
CONSULTING ENGINEER OR SURVEYOR DATE REG. NO. 3/17/76 ROADS ENGINEER		OREGON RIDGE PARK		DISTRICT NO. B C-3																												
BUREAU OF LAND ACQUISITION APPROVED DATE 4/3/75 CHIEF		AREA TO BE ACQUIRED SLOPE AREA TEMPORARY CONSTRUCTION AREA EXISTING COUNTY R W AREA TO BE RELEASED		POSITION SHEET NO.																												
DIVISION OF DRAFTING APPROVED DATE 4-3-75 SUPERVISOR		<table border="1"> <thead> <tr> <th>NO.</th> <th>ACQUIRED FROM</th> <th>RECORDED</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td></tr> </tbody> </table>		NO.	ACQUIRED FROM	RECORDED	1			2			3			4			5			6			7			8			CONSTRUCTION PLAN NO.	
NO.	ACQUIRED FROM	RECORDED																														
1																																
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DRAWN W.L.B.		CHECKED J.W.L.		FEDERAL PROJECT NO.																												
				MARYLAND PROJECT NO.																												
				B.C. JOB ORDER NO. 12,205.6																												
				RW R-124-B-1																												

K&E BALTIMORE (70255) PHOENIX MC2009A

① VERTICAL LETTERING DENOTES EXISTING PROPERTY LINES.

② SLANT LETTERING DENOTES PROPOSED CHANGES TO PROPERTIES.

③ ALL AREAS FOUND BY PLANIMETER UNLESS OTHERWISE NOTED.

THIS PLAT IS COMPILED FROM DEEDS AND SURVEYS. THE COURSES AND DISTANCES SHOWN ON PROPERTIES ADJOINING THE PROPOSED RIGHT OF WAY ARE THOSE CONTAINED IN THE DEED REFERRED TO BY LIBER AND FOLIO NUMBER AND DO NOT NECESSARILY REFER TO THE MERIDIAN SHOWN HEREON. NOR DO THEY IMPLY A CURRENT SURVEY OF SAID PROPERTIES UNLESS SO NOTED.

A TEMPORARY EASEMENT AREA TO BE USED ONLY DURING THE PERIOD OF CONSTRUCTION FOR THE PURPOSE OF CREATING THE NECESSARY SUPPORTING SLOPES AND ALL RIGHTS HEREBY GRANTED TO BALTIMORE COUNTY, MARYLAND, SHALL THEN TERMINATE AND REVERT TO THE GRANTORS.

MATCH LINE SEE RW R-124-B-1

FIRST NATIONAL BANK OF MARYLAND, TRUST

W.J.R. 4077-169

TITLE DEED
PART OF G.L.B. 2968-497
PARCEL 1
TRACT 2

FEE TAKING AREA:
10,599,542 SQ. FT. = 243.332 AC.

NOTE: THIS PLAT REFLECTS CURRENT
BALTIMORE COUNTY SURVEY.

N 69°15'06"
W 218°25'37"

S 12°15'42" E

1979.53



N 67°48'06"
W 214°04'96"

S 06°03'58" E
1344.37'

MATCH LINE SEE RW R-124-B-1

BALTIMORE COUNTY

DEPARTMENT OF PUBLIC WORKS

BUREAU OF LAND ACQUISITION

SCALE: 1"=300'

SHEET 2 OF 6

PLAT TO ACCOMPANY ACQUISITION OF

DISTRICT NO. B C-3

OREGON RIDGE PARK

POSITION SHEET NO.

CONSULTING ENGINEER OR SURVEYOR

DATE

REG. NO.

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

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DATE

DATE

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DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

AREA TO BE ACQUIRED

SLOPE AREA

TEMPORARY CONSTRUCTION AREA

EXISTING COUNTY R W

AREA TO BE RELEASED

CONSTRUCTION PLAN NO.

FEDERAL PROJECT NO.

MARYLAND PROJECT NO.

H.C. JOB OR R. NO.

10-105-0

RW R-124-B-2

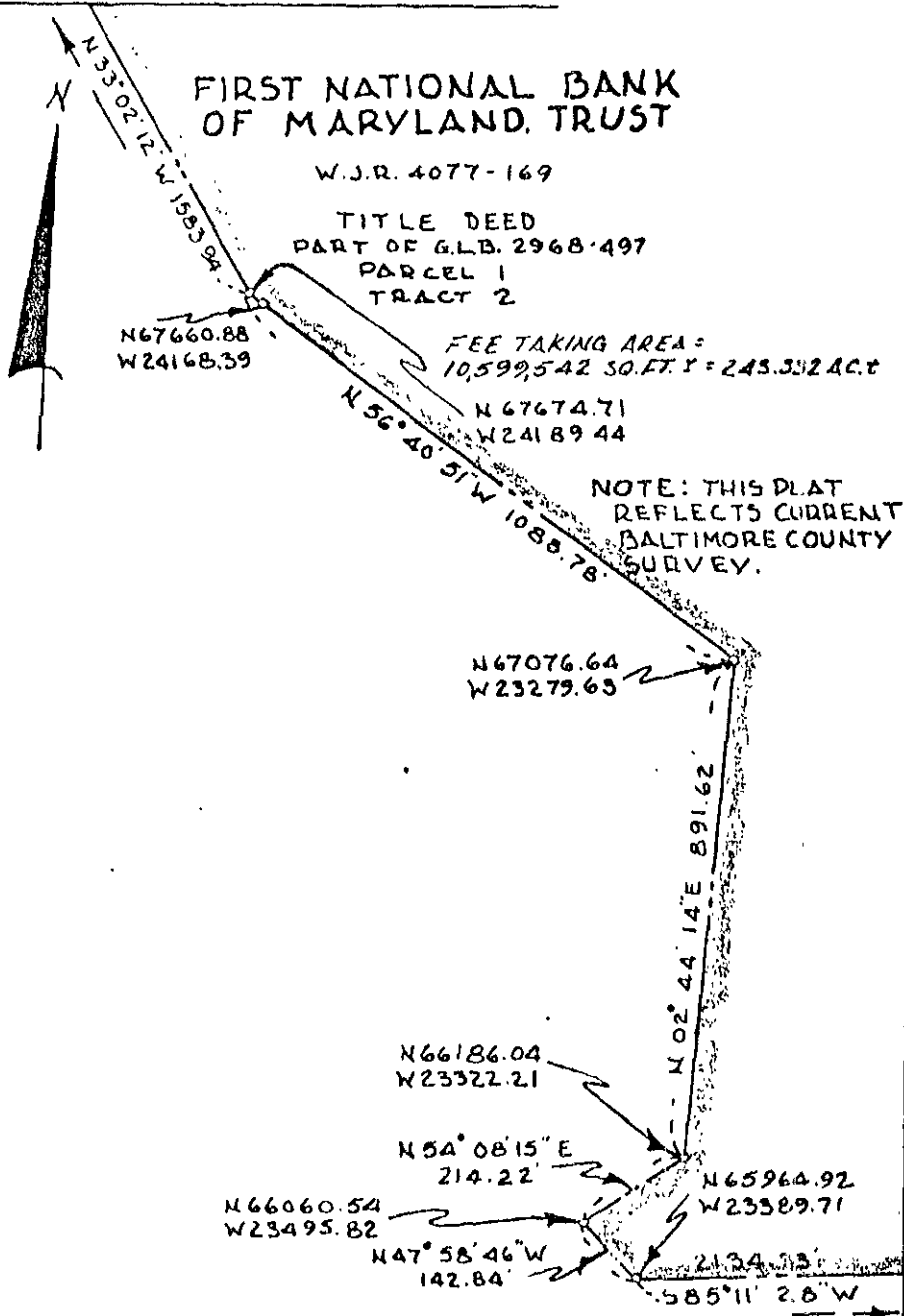
AS BALTIMORE 170253 PHOENIX M.C. 2900

VERTICAL LETTERING DENOTES
EXISTING PROPERTY LINESSLANT LETTERING DENOTES PROPOSED
CHANGES TO PROPERTIES.ALL AREAS FOUND BY PLANIMETER.
UNLESS OTHERWISE NOTED.

THIS PLAT IS COMPILED FROM DEEDS AND SURVEYS. THE
CURVES AND DISTANCES SHOWN ON PROPERTIES ADJOINING
THE PROPOSED RIGHT OF WAY ARE THOSE CONTAINED IN THE
DEED REFERRED TO BY LINE AND FOLIUM NUMBER AND DO NOT
NECESSARILY REFER TO THE MERIDIAN SHOWN HEREON NOR
DO THEY IMPLY A CURRENT SURVEY OF SAID PROPERTIES UN-
LESS SO NOTED.

"A TEMPORARY EASEMENT AREA TO BE USED ONLY
DURING THE PERIOD OF CONSTRUCTION FOR THE
PURPOSE OF CREATING THE NECESSARY SUPPORTING SLOPES,
AND ALL RIGHTS HEREBY GRANTED TO BALTIMORE COUNTY,
MARYLAND, SHALL THEN TERMINATE AND REVERT TO THE
GRANTORS."

MATCH LINE SEE RW R-124-B-1



BALTIMORE COUNTY		DEPARTMENT OF PUBLIC WORKS		BUREAU OF LAND ACQUISITION																												
SCALE: 1"=300'		SHEET 3 OF 6		PLAT TO ACCOMPANY ACQUISITION OF																												
		OREGON RIDGE PARK		DISTRICT NO. B C-3																												
CONSULTING ENGINEER OR SURVEYOR DATE <i>3/11/78</i> REG. NO. <i>311178</i>				POSITION SHEET NO.																												
BUREAU OF LAND ACQUISITION		AREA TO BE ACQUIRED SLOPE AREA TEMPORARY CONSTRUCTION AREA EXISTING COUNTY R W AREA TO BE RELEASED		CONSTRUCTION PLAN NO.																												
APPROVED <i>Walter J. Harrison</i> DATE <i>4/3/78</i> CHIEF		<table border="1"> <thead> <tr> <th>NO.</th> <th>ACQUIRED FROM</th> <th>RECORDED</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td></tr> </tbody> </table>		NO.	ACQUIRED FROM	RECORDED	1			2			3			4			5			6			7			8			FEDERAL PROJECT NO.	
NO.	ACQUIRED FROM	RECORDED																														
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DIVISION OF DRAFTING				MARYLAND PROJECT NO.																												
APPROVED <i>Edgar L. Hume</i> DATE <i>4-3-78</i> SUPERVISOR				B.C. JOB ORDER NO. 12.205.6																												
DRAWN W.L.B. CHECKED J.W.L.				RW R-124-B-3																												

J.W.L.

① VERTICAL LETTERING DENOTES
EXISTING PROPERTY LINES.

② SLANT LETTERING DENOTES PROPOSED
CHANGES TO PROPERTIES.

③ ALL AREAS FOLLOWS BY PLANNING
UNLESS OTHERWISE NOTED.

THIS PLAN IS COMPILED FROM DEEDS AND SURVEYS. THE
COURSES AND DISTANCES SHOWN ON PROPERTIES ADJOINING
THE PROPOSED RIGHT OF WAY ARE THOSE CONTAINED IN THE
DEED REFERENCED TO BY LIBER AND FOLIO NUMBER AND DO NOT
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LESS SO NOTED.

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PURPOSE OF CREATING THE NECESSARY SLOPING SLOPES
AND ALL RIGHTS HERETO GRANTED TO BALTIMORE COUNTY
MARYLAND SHALL THEN TERMINATE AND REVERT TO THE
GRANTORS.

MATCH LINE SEE RW R-124-B-2

NOTE: THIS PLAN REFLECTS CURRENT
BALTIMORE COUNTY SURVEY

FIRST NATIONAL BANK OF MARYLAND, TRUST

W.J.R. 4077-169

TITLE DEED
PART OF G.L.B. 2968-497
PARCEL 1
TRACT 2

FEE TAKING AREA =
10,599,542 SQ. FT. = 243.332 AC. ±

N66088.10
W21925.44

N2134.35

N66489.64
W21925.44
N86°20'W 660.5
5TH LINE

FIRST NATIONAL BANK OF MARYLAND, TRUST

W.J.R. 4077-169
TITLE DEED
PART OF G.L.B. 2968-497
PARCEL 10

N65639.25
W22322.37

N65498.87
W21895.23

N65345.18
W22129.28

FEE TAKING AREA
DIAGONAL 7130 FT. ±
21.076 AC. ±

N65013.59
W21576.57

N65429.73
W20942.84

BALTIMORE COUNTY		DEPARTMENT OF PUBLIC WORKS		BUREAU OF LAND ACQUISITION	
SCALE: 1"=300'		SHEET 4 OF 6		PLAT TO ACCOMPANY ACQUISITION OF	
CONSULTING ENGINEER OR SURVEYOR DATE 3/27/76 REG. NO. 10000 ROADS ENGINEER		OREGON RIDGE PARK		DISTRICT NO. 8 C-3	
BUREAU OF LAND ACQUISITION		☐ AREA TO BE ACQUIRED ☐ SLOPE AREA ☐ TEMPORARY CONSTRUCTION AREA		POSITION SHEET NO. CONSTRUCTION PLAN NO. FEDERAL PROJECT NO.	
APPROVED: [Signature] DATE 4/3/76 CHIEF		NO. 100'd for record MAY 4 1976 at 12:15 for Elmer H. Kahline, Jr., Clerk		MARYLAND PROJECT NO.	
DIVISION OF DRAFTING		DRAWN TO: [Signature] CHECKED: [Signature]		B.C. JOB ORDER NO. 12 205.6	
DRAWN W.L.B.		CHECKED J.W.L.		RW R-124-B-4	

Application No. H-87894
Written by: RTG:cl

THIS DEED, Made this 17th day of May, in the year one thousand nine hundred seventy-six, by and between THE FIRST NATIONAL BANK OF MARYLAND, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased, which Will was probated and recorded in the Office of the Register of Wills for Baltimore County in Wills Liber JPC No. 50, folio 33, party of the first part, Grantor; and PATRICK C. WALSH and MARGARET WALSH, his wife, parties of the second part, Grantees.

NOW, THEREFORE, THIS DEED WITNESSETH: that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, this day paid, the receipt whereof is hereby acknowledged, the said Grantor as Trustee aforesaid, in pursuance of the power and authority vested in it, does hereby grant and convey unto the said Grantees, as tenants by the entireties, their assigns and unto the survivor of them, his or her heirs, personal representatives and assigns, in fee simple, all that lot of ground situate in the Eighth Election District of Baltimore County, in the State of Maryland, and according to a survey prepared by Dollenberg, Gerhold, Cross & Etzel, Registered Professional Engineers & Land Surveyors, dated July 6, 1975 and described as follows, that is to say:

BEGINNING FOR THE SAME at a point in Cuba Road (formerly Oregon Road) and at the beginning of the twelfth or south 43 degree 21 minute east 53.39 foot line of a parcel of land firstly described under Item 1 in a Deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber GLB No. 2968, folio 497 which was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased, and running thence with and binding on the twelfth line and on a part of the thirteenth line of said firstly described parcel of land and running within the right of way of Cuba Road, the two following courses and distances viz: south 43 degrees 12 minutes east 53.39 feet and south 49 degrees 59 minutes east 255.45 feet; thence leaving said road and outlines and running for a line of division now made, south 59 degrees 29 minutes 30 seconds west 827.54 feet to a pipe; thence continuing to run for lines of division and binding on or near a fence there situate, the two following courses and distances viz: north 15 degrees 34 minutes 25 seconds west 412.85 feet to a pipe and north 8 degrees 37 minutes west 45.07 feet to a pipe set in the eleventh line of the aforesaid firstly described parcel of land, distant north 73 degrees 10 minutes east 401.49 feet measured along said eleventh line from a flint stone heretofore set at the beginning thereof and thence running with and binding on a part of said eleventh line and binding reversely on a part of the third line of the parcel of land described in Item 8 of the aforesaid Deed from The Worthington Valley Company to James C. L. Anderson, Executor, north 73 degrees 10 minutes east 625.16 feet to the place of beginning. Containing 6.072 acres of land, more or less.

SAVING AND EXCEPTING therefrom all that lot of ground in a Deed from The First National Bank of Maryland, Trustee, to Baltimore County, Maryland, dated February 3, 1976 and recorded among the Land Records of Baltimore County in Liber EHK, JR No. 5624, folio 387, for the widening of Cuba Road, containing 0.174 of an acre, more or less.

THE ABOVE lot of ground now known as Lot No. 1 as shown on the Plat entitled "Cuba Tract", which Plat is recorded among the Land Records of Baltimore County in Plat Book No. 39, folio 76, containing 5.898 acres of land, more or less.

BEING part of parcel one described in a Deed dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber WJR No. 4077, folio 169 from Grace M. Whedbee, Administratrix of the Estate of C. Wilbur Miller, deceased, to The First National Bank of Maryland, Trustee under the Last Will of C. Wilbur Miller, deceased.

RESERVING unto the Grantor and its successors and assigns, for the benefit of any of the lands currently owned by the Grantor, the right, in common with the Grantees and their heirs, personal representatives and assigns, to use Dick Powells Lane (a lane 15 feet wide binding on the north side of the above described property) for the purpose of ingress and egress from Cuba Road to the lands currently owned by the Grantor.

ALSO RESERVING unto the Grantor and its successors and assigns, for the benefit of any of the lands currently owned by the Grantor, the right, in common with the Grantees and their heirs, personal representatives and assigns, in title, to draw water from the deep well in the pump house on said parcel, and for such purpose the right to maintain, repair, rebuild and use the said pump house and to install, maintain, repair and use therein pumps, motors and related machinery, and to install, maintain and repair underground pipes and conduits leading from said pump house to the nearest point of the southern boundary of said parcel, and to install overhead or underground electric lines in or over said parcel leading from said nearest point of the southern boundary to the pump house, for the purpose of operating any pump motors and of illuminating the pump house, all at the Grantor's sole cost and expense; provided, however, that in no event shall the Grantor, its successors or assigns, by its drawing of water from said deep well, prevent the Grantees from drawing water therefrom, at the Grantees' expense, sufficient for the Grantees' full enjoyment of the conveyed property for residential and agricultural purposes; and provided further that any work undertaken by the Grantor, its successors or assigns, shall be done in a workmanlike and diligent manner, with a minimum of disruption to the Grantees' use of said parcel.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises, unto and to the use of the said Grantees, as tenants by the entireties, their assigns and unto the survivor of them, his or her heirs, personal representatives and assigns, in fee simple; subject, however, to the restrictions hereinafter set forth, which restrictions shall run with and bind the land for a period of 25 years from the date hereof: (1) the property herein may be used solely for residential and/or agricultural purposes and (2) that only one residence may be constructed on the property hereinabove described.

IN TESTIMONY WHEREOF, the said Grantor has caused its corporate seal to be hereto affixed, and its Vice President to set his hand hereto.

WITNESS:

THE FIRST NATIONAL BANK OF MARYLAND, Successor Trustee

Charles James Patterson

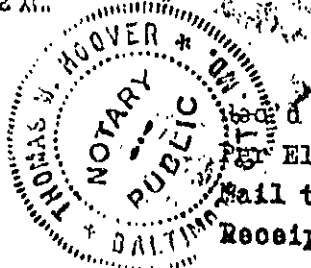
By: *Walter R. Fatzinger, Jr.* (Seal)
Walter R. Fatzinger, Jr. Senior Vice President

STATE OF MARYLAND,

, TO WIT:

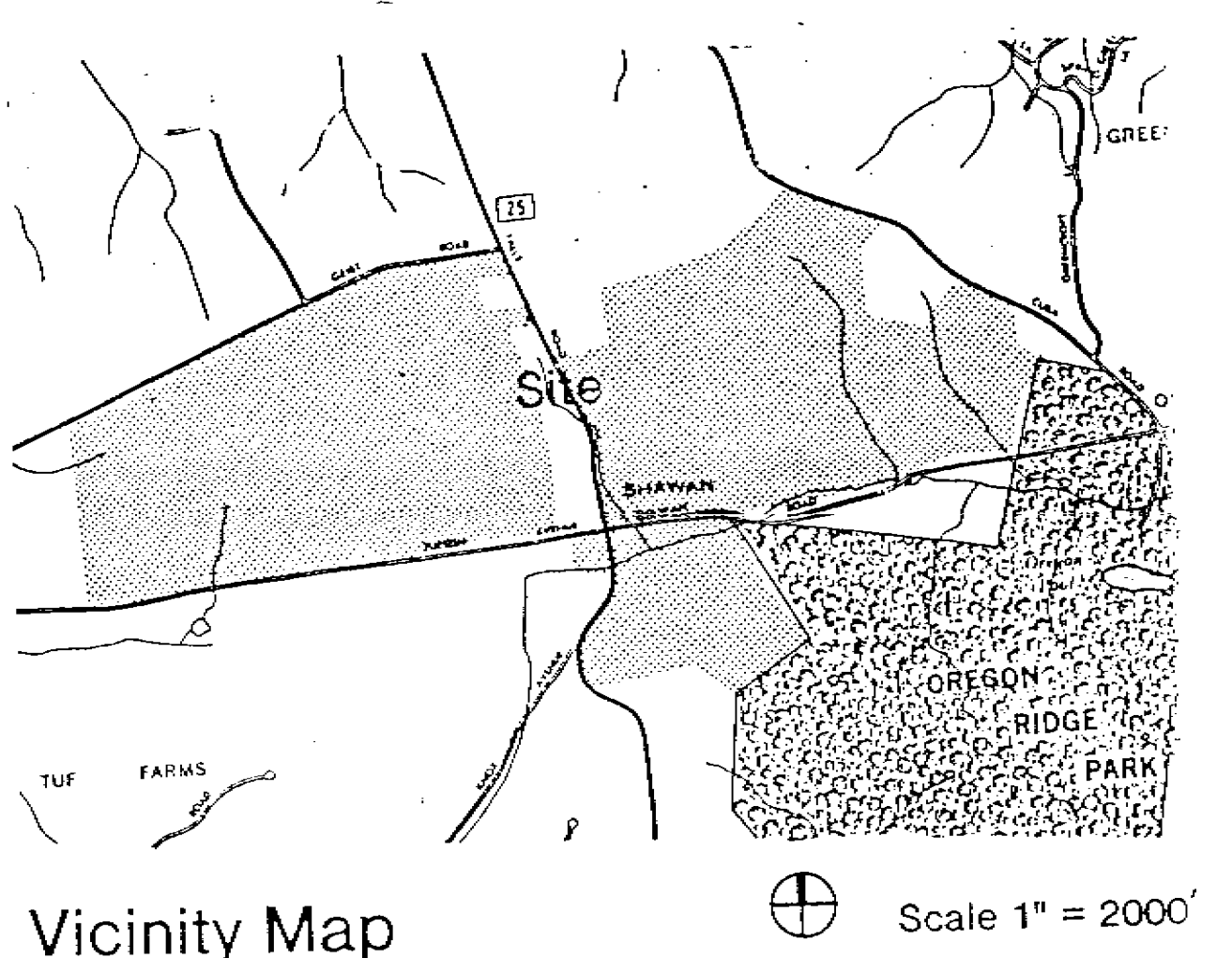
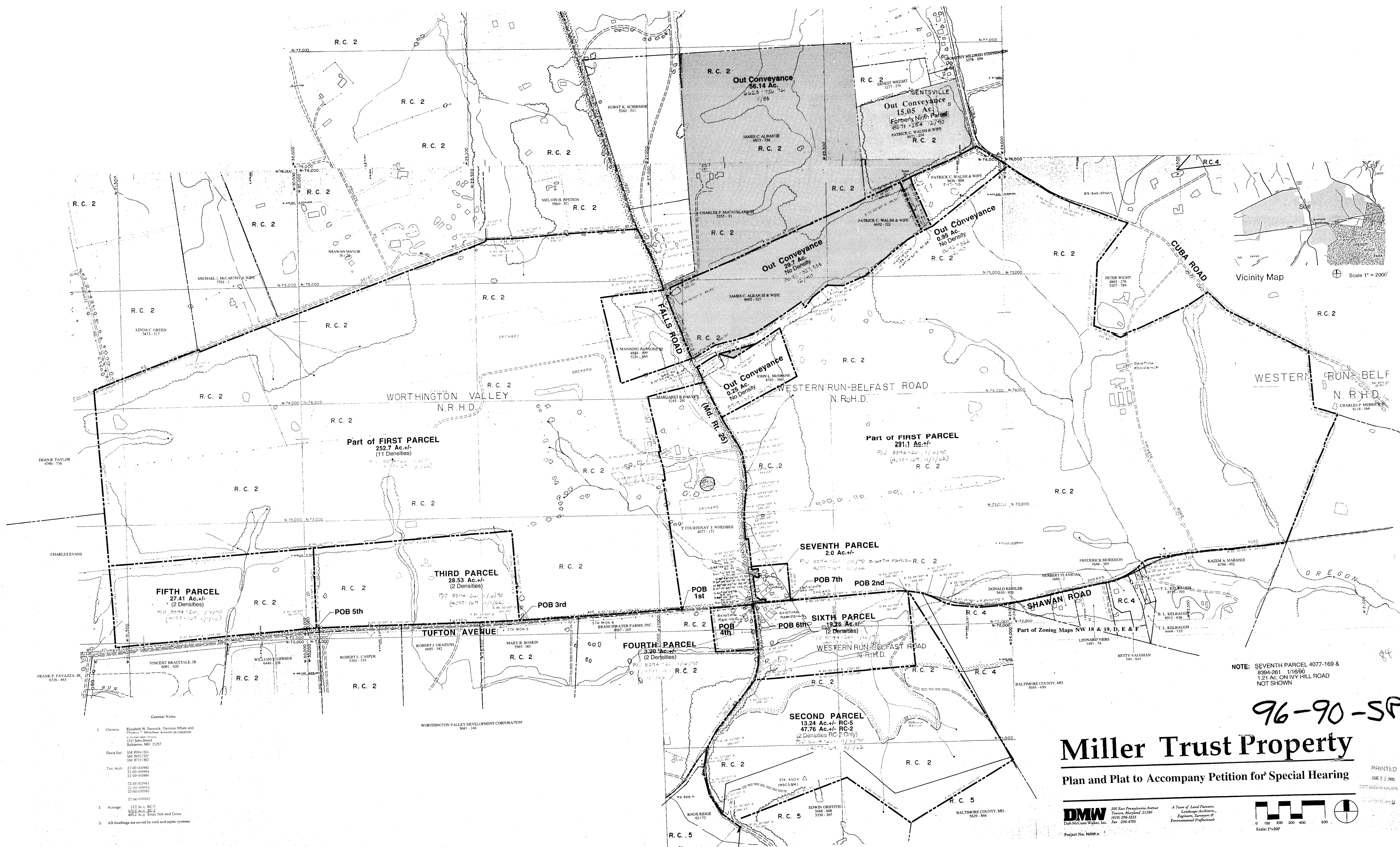
I HEREBY CERTIFY, that on this 17 day of May, 1976, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared *Walter R. Fatzinger, Jr.*, who acknowledged himself to be the Vice President of THE FIRST NATIONAL BANK OF MARYLAND, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing, in my presence, the name of the said corporation by himself as Vice President, and certified that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property and assets of the First National Bank of Maryland.

008***
52511***
05511***
51962***



Thomas W. Hoover
THOMAS W. HOOVER, Notary Public

My commission expires: July 1, 1978
Recorded for record MAY 26 1976 at
Per Elmer H. Kahline, Jr., Clerk
Mail to 2000 THE GUARANTEE COMPANY
Receipt No. 4 3 200



NOTE: SEVENTH PARCEL 4077-169 & 6894-261 1/1690 1.21 Ac. ON IVY HILL ROAD NOT SHOWN

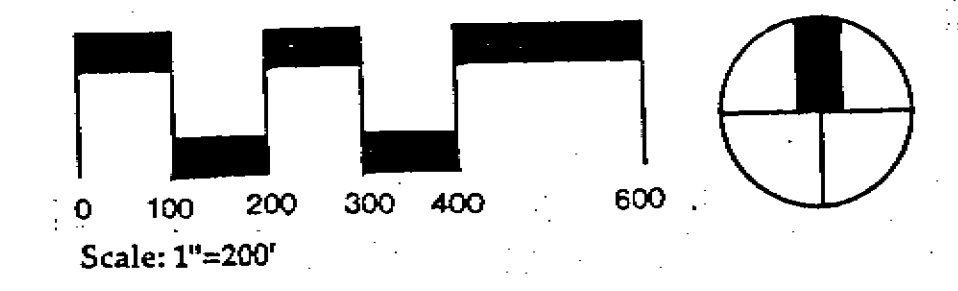
96-90-SPH

Miller Trust Property

Plan and Plat to Accompany Petition for Special Hearing

DMW
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-1313
Fax: 296-4705

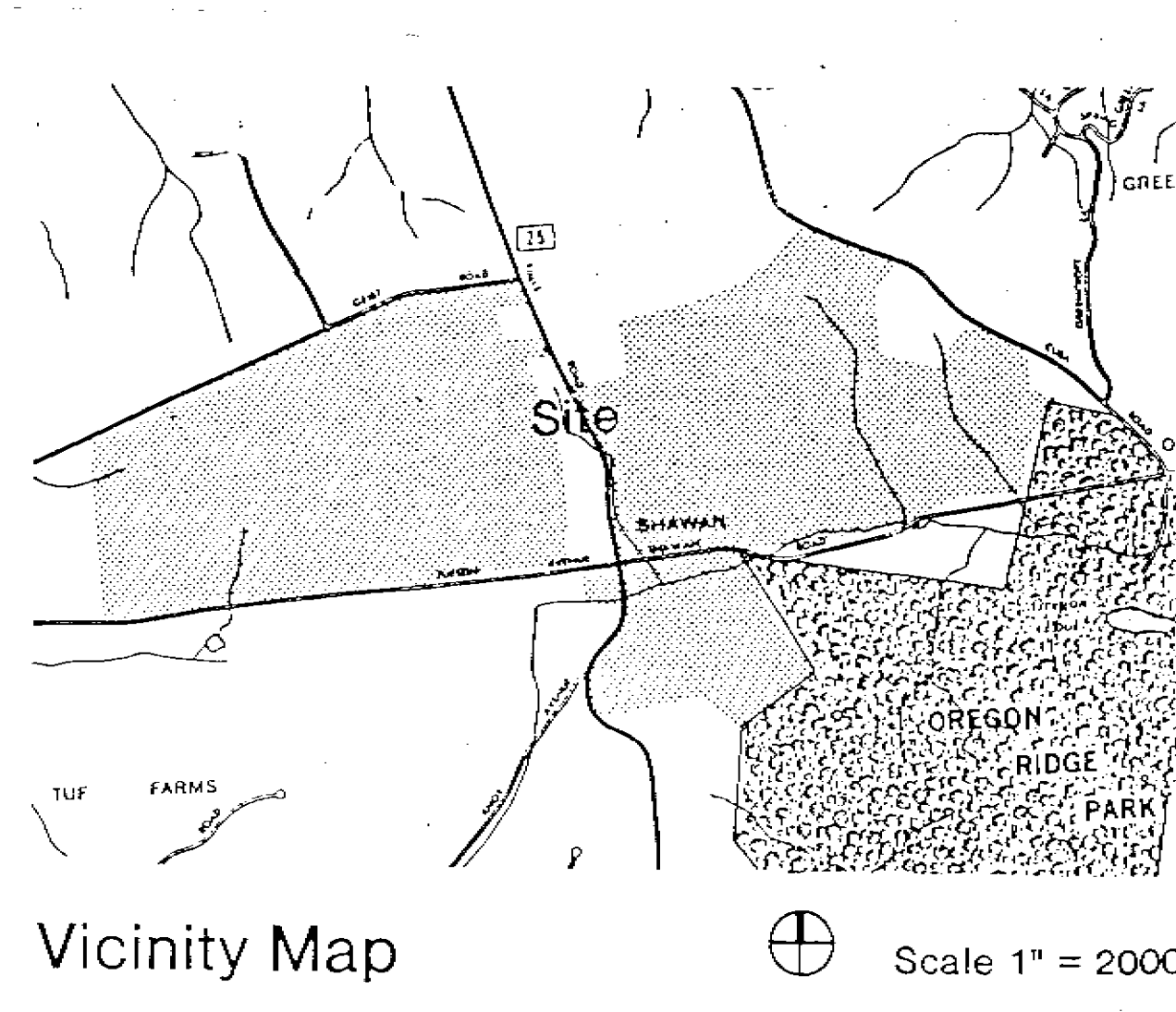
A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals



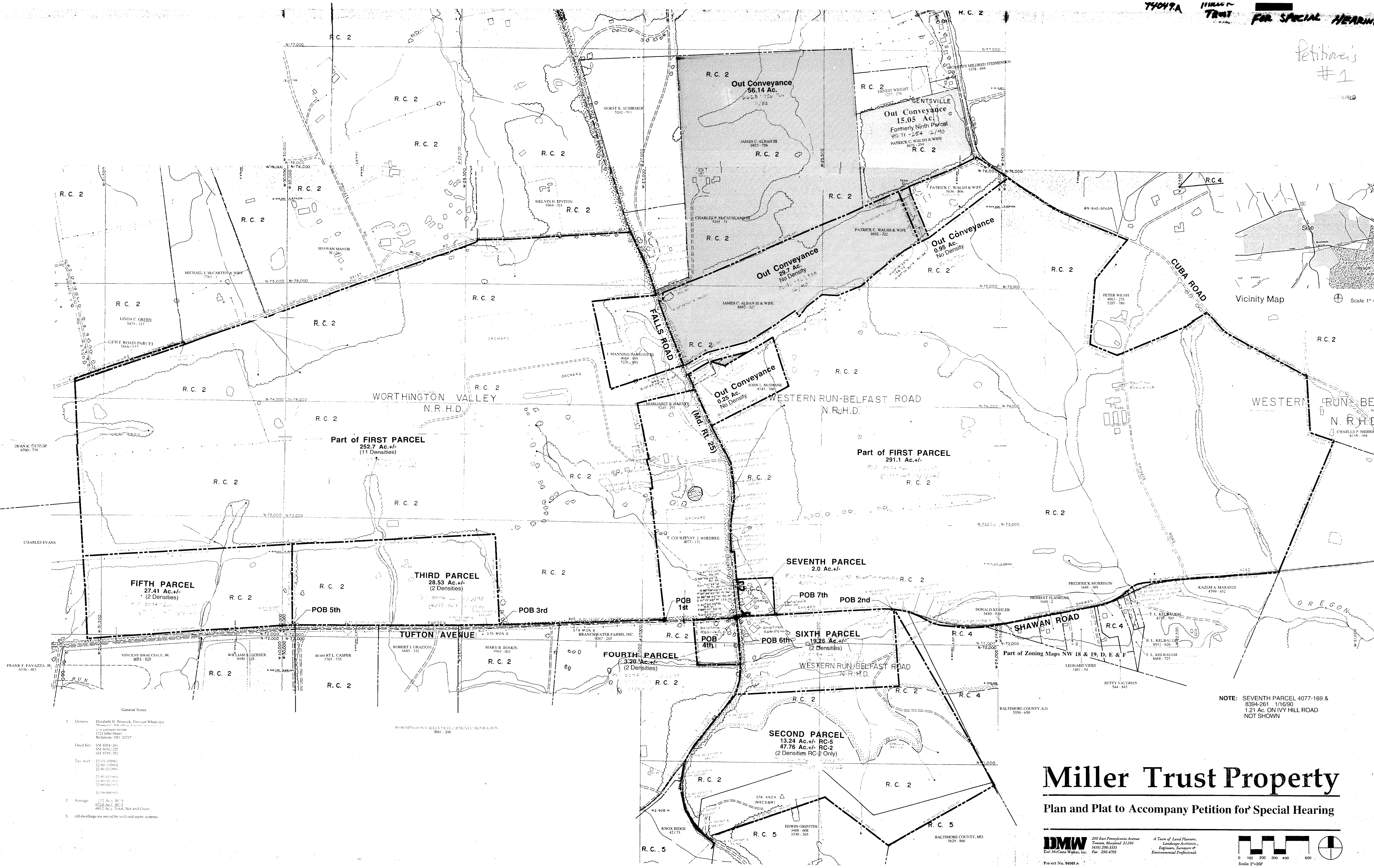
- General Notes
1. Owners: Elizabeth W. Fenwick, Davison White and Thomas W. Whelan, tenants in common
C/O JAMES H. WILSON
1311 John Street
Baltimore, MD 21217
 2. Acreage: 132 Ac. +/- RC-5
62.6 Ac. +/- RC-2
685.2 Ac. +/- Total, Net and Gross
 3. All dwellings are served by well and septic systems.

PRINTED
AUG 23 1995
DRAFTING: J. WILSON, INC.

Petitioner's
#1



Scale 1" = 2000'



General Notes

1. Owners: Elizabeth W. Fenwick, Davison White and Thomas J. Fenwick, 1212 John Street, Baltimore, MD 21217
Deed Ref: SM 8394/261
SM 8492/222
SM 8779/352
Tax Acct: 22-02-00982
22-03-07964
22-04-02966
22-05-02964
22-06-02964
22-07-02964
22-08-02964
22-09-02964
22-10-02964
2. Acreage: 27.2 Ac. +/- RC-5
62.4 Ac. +/- RC-2
683.2 Ac. Total, Net and Gross
3. All dwellings are served by well and septic systems.

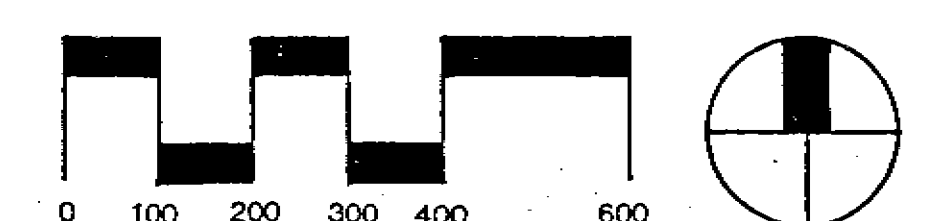
NOTE: SEVENTH PARCEL 4077-169 & 8394-261 1/16/90
1.21 Ac. ON IVY HILL ROAD
NOT SHOWN

Miller Trust Property

Plan and Plat to Accompany Petition for Special Hearing

DMW
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3133
Fax: 296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals



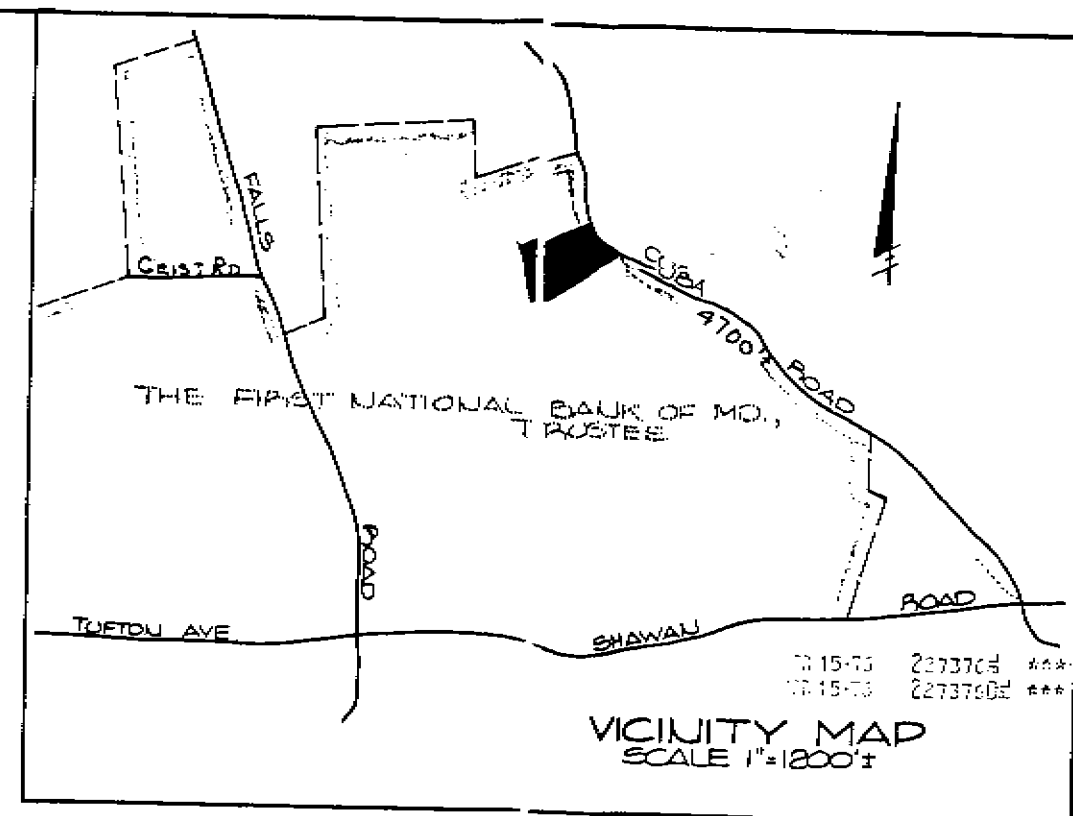
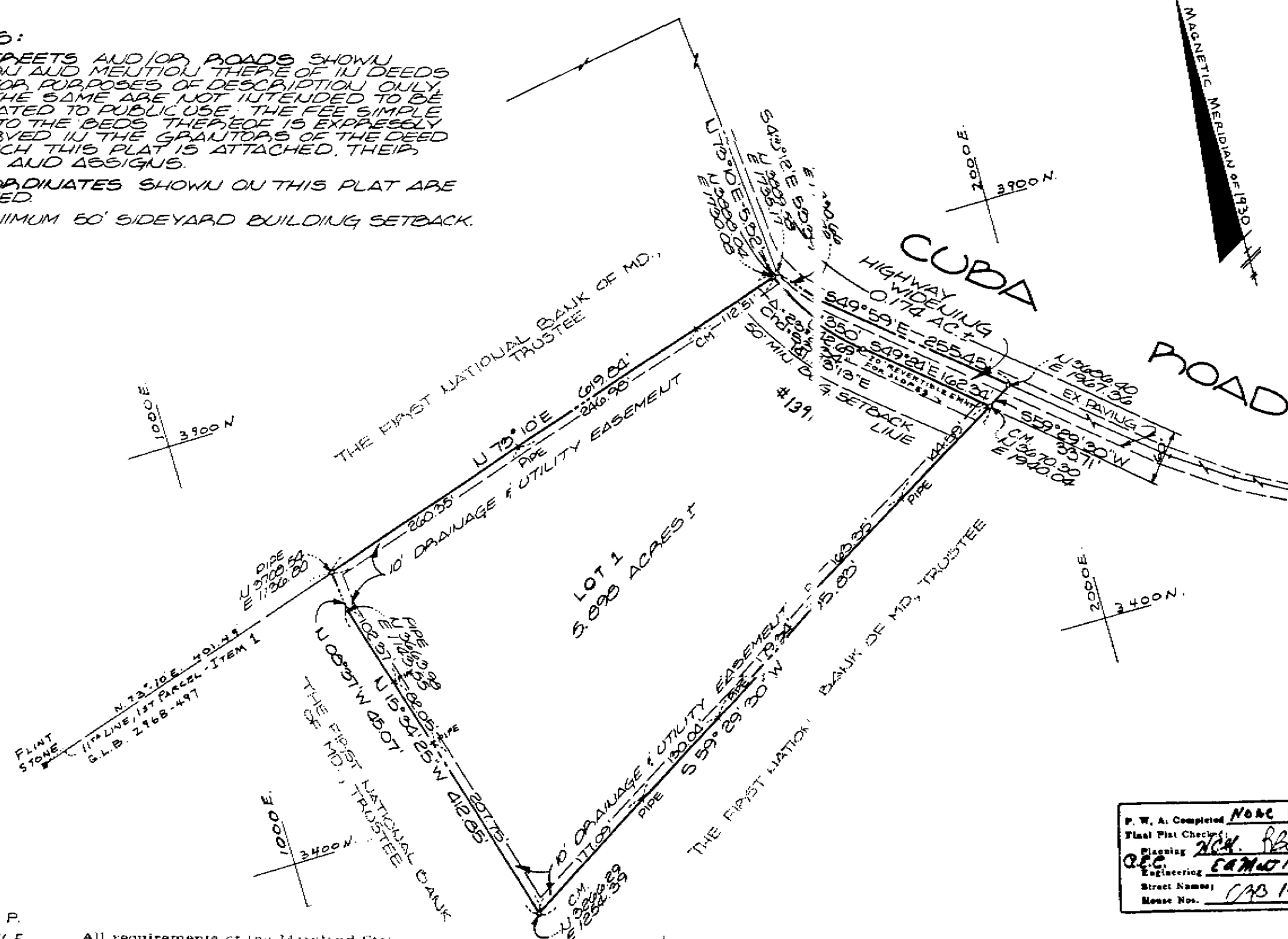
Project No. 94049A

NOTES:

STREETS AND LOTS SHOWN HEREON AND MENTION THEREOF IN DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE DEEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED. THEIR HEIRS AND ASSIGNS.

COORDINATES SHOWN ON THIS PLAT ARE ASSUMED.

MINIMUM 50' SIDEYARD BUILDING SETBACK.



EHK, JR. 39 FOLIO 76

Filed for record

Date APR 15 '976

Test:

John F. Etzel

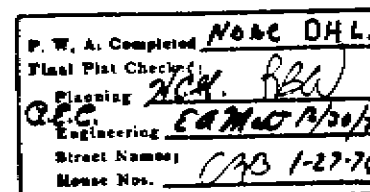
"CUBA TRACT"

LOCATED IN

8 TH DIST. - BALTO. CO. - MD.

SCALE: 1"=100'

OCTOBER 24, 1975



DOLLENBERG, GERHOLD, CROSS, & ETZEL
REGISTERED PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS

412 DELAWARE AVE
TOWSON, MARYLAND 21204

SURVEYOR'S CERTIFICATE:

I, JOHN FRANCIS ETZEL, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE PLAT HEREON HAS BEEN Laid Out AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAW RELATING TO THE SUBDIVISION OF LAND KNOWN AS HOUSE BILL NO. 459, CH. 1016, OF THE ACTS OF 1945 AND SUBSEQUENT ACTS AMENDATORY THEREOF.

John F. Etzel
REGISTERED PROFESSIONAL LAND SURVEYOR, #2602

October 24 1975



OWNER'S CERTIFICATE:

THE REQUIREMENT OF SECTION 59 TO 62, ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND, 1957 EDITION (TITLE: CLERKS OF THE COURT, SUB-TITLE: CLERKS OF CIRCUIT COURTS) AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAS BEEN COMPLIED WITH.

THE FIRST NATIONAL BANK OF MD. TRUSTEE
C/O JAMES COUSTLE, ATT.
MARYLAND TRUST BLDG.
14 SOUTH CALVERT ST.
BALTIMORE, MARYLAND 21202

Walter R. Johnson
SR. VICE-PRESIDENT

4/15/76

ZONED R.D.P.
DENSITY = .165
No. of LOTS - 1
No PUBLIC WATER
No PUBLIC SEWER

All requirements of the Maryland State Department of Health and Baltimore County Department of Health pertaining to private water and/or sewerage systems must be complied with prior to approval of building applications.

DEED REF. - W.J.R. 4077-169

HIGHWAY'S DEPARTMENT OF BALTIMORE COUNTY
APPROVED FOR STREET ALIGNMENT AND LOCATION

Thomson
ROADS ENGINEER
DATE 1/21/76

APPROVED FOR BALTIMORE CO. HEALTH DEPARTMENT

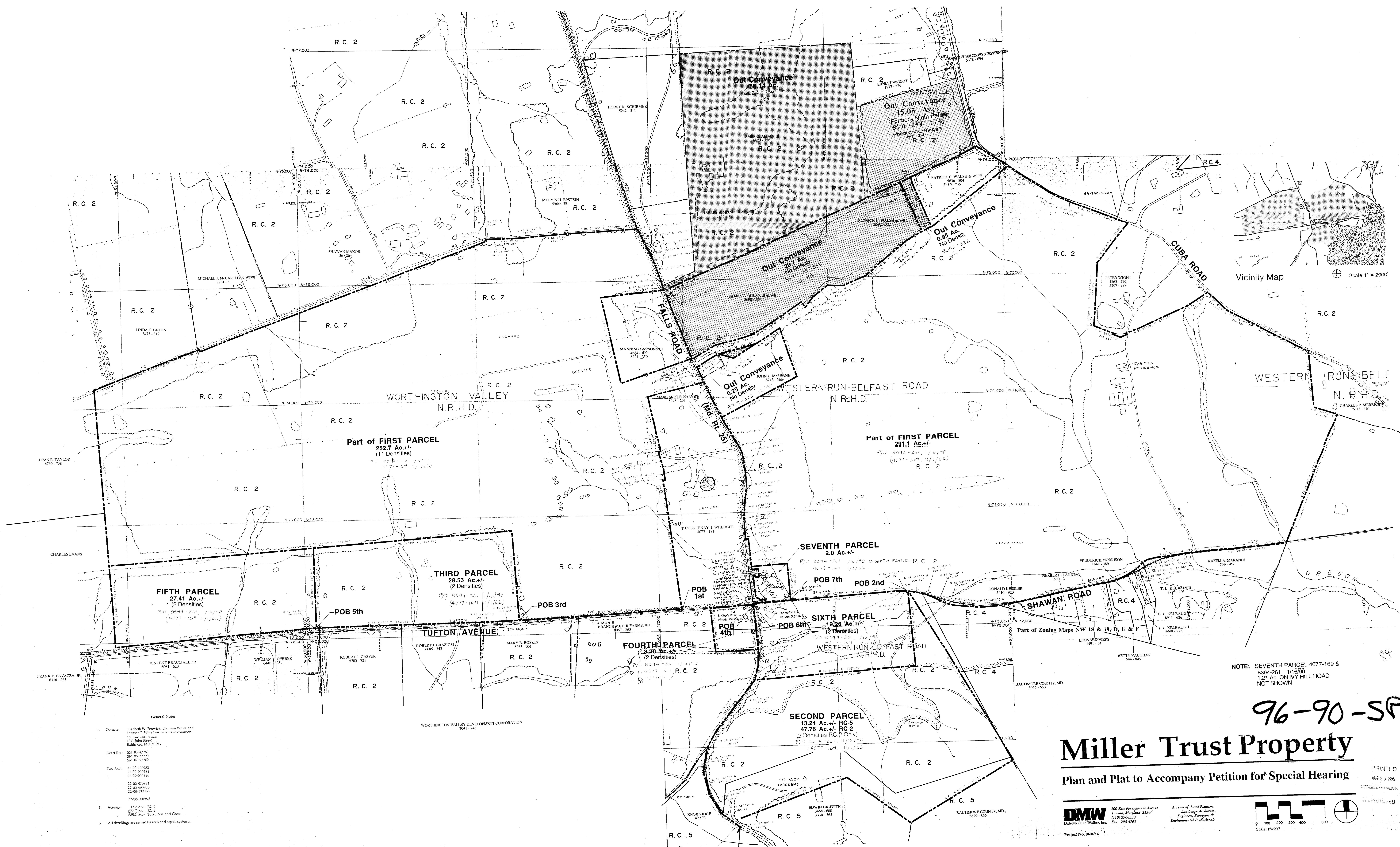
David R. Brown
DEPUTY STATE CO HEALTH OFFICER
DATE 1/26/76

APPROVED FOR BALTO. COUNTY PLANNING BOARD

Errom
DIRECTOR
DATE 1/27/76

NOT TO SCALE

39-76



NOTE: SEVENTH PARCEL 4077-169 & 6894-261 1/1690 1.21 AC. ON IVY HILL ROAD NOT SHOWN

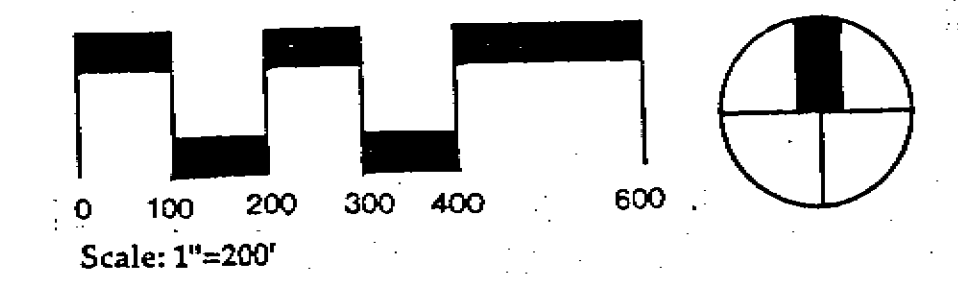
96-90-SPH

Miller Trust Property

Plan and Plat to Accompany Petition for Special Hearing

DMW
200 East Pennsylvania Avenue
Towson, Maryland 21206
(410) 296-1313
Fax: 296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals



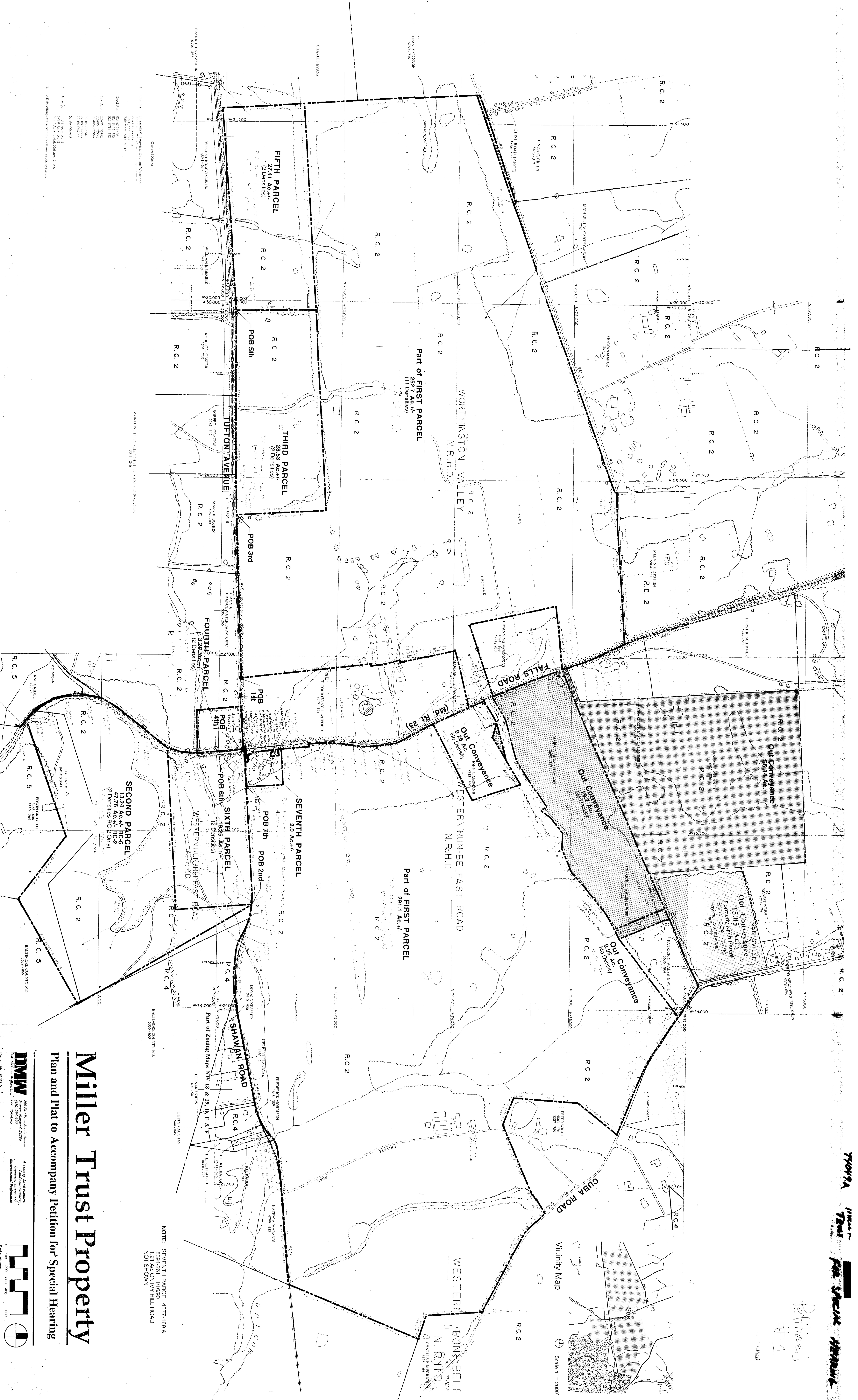
PRINTED
AUG 23 1995
DRAFTING: J. WALKER, INC.

- General Notes
1. Owners: Elizabeth W. Fenwick, Davison White and Thomas W. Whelan, tenants in common
C/O J. WALKER, INC.
1311 John Street
Baltimore, MD 21207
 2. Acreage: 132 Ac. +/- RC-5
6894-261 1/1690
685.2 Ac. +/- Total, Net and Gross
 3. All dwellings are served by well and septic systems.
- Deed Ref: SM 8394/261
SM 8670/322
SM 8719/382
- Tax Acct: 22-00-00982
22-00-00984
22-00-00986
22-00-00981
22-00-00983
22-00-00985
22-00-00988
22-00-00993

WORTHINGTON VALLEY DEVELOPMENT CORPORATION
3041 - 206

Project No. 94049-A

Petitioner's #1

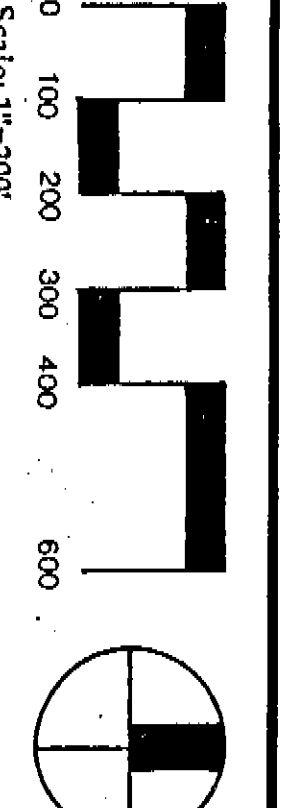


NOTE: SEVENTH PARCEL 4077-169 & 131-122 ONLY HILL ROAD NOT SHOWN

Miller Trust Property

Plan and Plat to Accompany Petition for Special Hearing

DMW 300 East Pennsylvania Avenue
Baltimore, Maryland 21202
Tel: 410-258-5183 Fax: 410-258-4705
A Team of Land Planners, Surveyors, Engineers, and Environmental Professionals
Project No. 54898-A

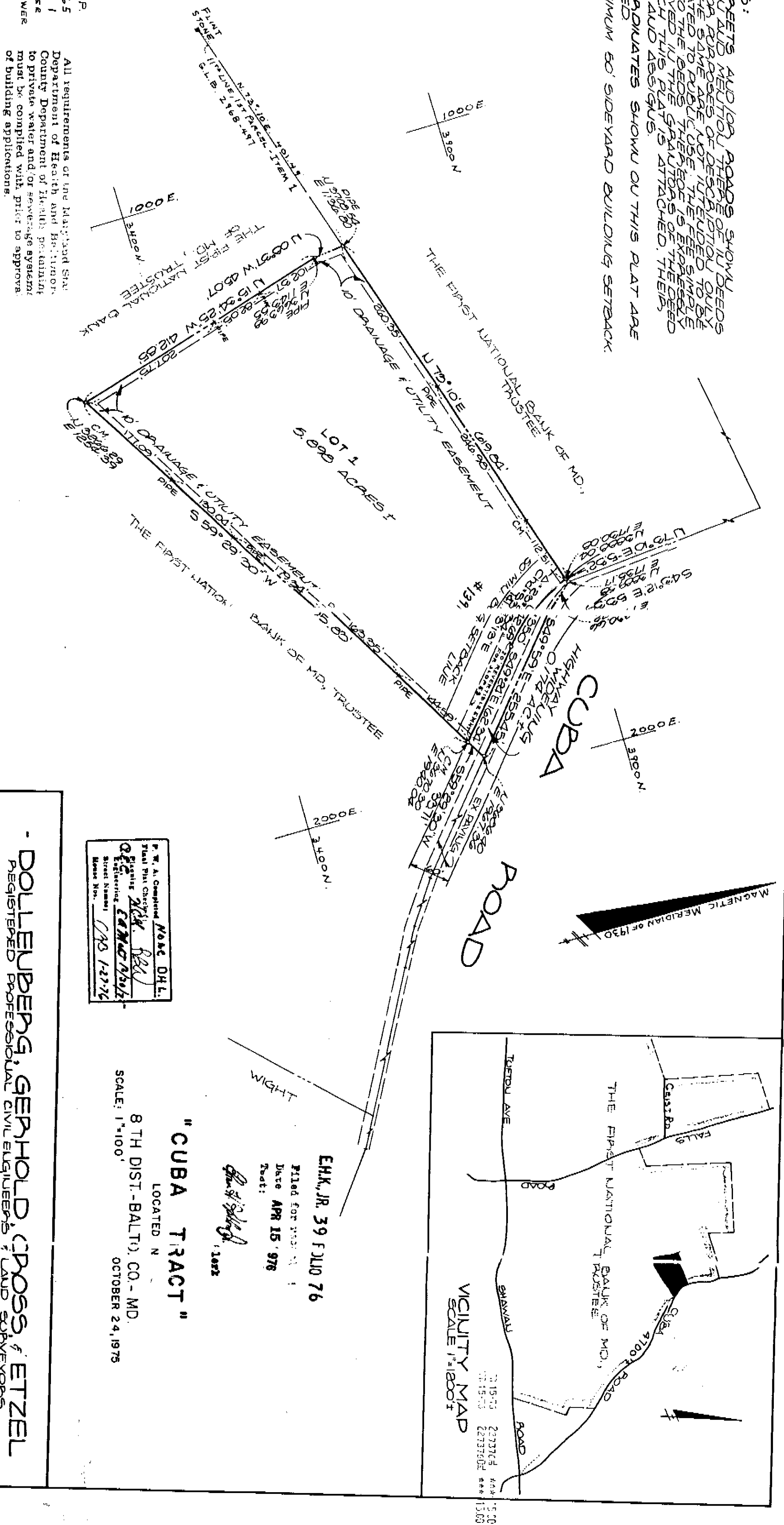


1. Owner: Elizabeth V. Fenwick, Dorothea White and
Catherine A. White
2. Address: 221 N. E. St.
Baltimore, MD 21202
3. All buildings are served by soil and septic system.
1. Owner: Elizabeth V. Fenwick, Dorothea White and
Catherine A. White
2. Address: 221 N. E. St.
Baltimore, MD 21202
3. All buildings are served by soil and septic system.

NOTES:
STREETS AND LOT ROADS SHOWN HERE ON AND METHOD OF LAYING OUT DEEDS AND THE SCHEDULE OF THE DEEDS TO BE DEDICATED TO PUBLIC USE IN THE EASEMENT TITLE TO THE DEEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED. THEIR HEIRS AND ASSIGNS.

COORDINATES SHOWN ON THIS PLAT ARE ASSUMED

MILIMUM 60' SIDEYARD BUILDING SETBACK



All requirements of the Maryland State Department of Health and Baltimore County Department of Health pertaining to private water and/or sewerage systems must be complied with prior to approval of building applications.

D E E D R E F. - W.J.R. 4017-169 HIGHWAY'S DEPARTMENT OF BALTIMORE COUNTY APPROVED FOR STREET ALIGNMENT AND LOCATION <i>Donald H. Manning</i> ROAD ENGINEER APPROVED FOR BALTIMORE CO. HEALTH DEPARTMENT <i>Richard J. [unclear]</i> DEPUTY STATE & CO. HEALTH OFFICER APPROVED FOR BALTO. COUNTY PLANNING BOARD 1 DIRECTOR <i>E. [unclear]</i> DATE 1/27/76 DATE 1/28/76 DATE 1/27/76	OWNER'S CERTIFICATE OF SECTION 59 TO & ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND 1957 ED. THE TITLE CLERKS OF THE COUNTY ROAD PLANNING BOARD OF BALTIMORE COUNTY SHALL ALSO BE RESPONSIBLE TO THE MARSHERS HAS BEEN COMPLIED WITH. THE FIRST NATIONAL BANK OF MD. TRUSTEE C/O JAMES COUGHEE, ATTNY, 1702 BLDG. 14 SOUTH CALVERT STREET BALTIMORE, MARYLAND 2 <i>Walter R. [unclear]</i> OWNER DATE 4/15/79
--	---

JOHN F. ETZEL
 REGISTERED PROFESSIONAL CIVIL ENGINEER'S & LAND SURVEYORS
 412 DELAWARE AVE
 TOWSON, MARYLAND 21204
 SUPERVISOR'S CERTIFICATE:
 I, JOHN FRANCIS ETZEL, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND DO HEREBY CERTIFY THAT THE LAND SURVEY HEREON HAS BEEN Laid OUT AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE ANNE ARD COUNCIL OF 1896 AND THE LAWS OF 1945 AND SUBSEQUENT ACTS AMENDATORY THEREOF.

John F. Etzel
 FEB 20 1975
 OCT 24 1975

STATE OF MARYLAND
 DEPARTMENT OF THE GENERAL LANDS
 1900

NOT TO SCALE

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
N & S/S Tufton Avenue and Shawan * ZONING COMMISSIONER
Road at Falls Road (Miller Trust Property)
5th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District * Case No. 96-90-SPH
Davison D. White, Elizabeth M. Fenwick,
and Thomas C. Whedbee - Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for a large tract of rural residential/agricultural land located on the north and south sides of Tufton Avenue and Shawan Road, and east and west of Falls Road in the vicinity of Oregon Ridge Park in Coskeysville. The Petition was filed by the owners of the property, Davison D. White, Elizabeth M. Fenwick and Thomas C. Whedbee. The Petitioners seek approval and confirmation of the density available on the subject property, zoned R.C.2, and prior non-density transfers, including parcels of 29.7 acres, .95 acres, and .25 acres. The subject property and relief sought are more particularly described on the site plan submitted and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the hearing on behalf of the Petition were Davison and Barbara White, co-owners of the subject property, Edmund F. Halle, a Registered Professional Land Surveyor with Daft-McCune-Walker, Inc., who prepared the site plan for this project, J. Paul Rieger, Esquire, a title attorney with the Commonwealth Land Title Insurance Company, who prepared the title report submitted with the site plan filed, and Robert A. Hoffman, Esquire, attorney for the Petitioners. There were no Protestants present. In addition to the Petitioners and the witnesses outlined above.

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Date 11/1/95
By [Signature]

John Bernstein, Executive Director of the Valleys Planning Council, appeared and participated in the hearing.

As noted above, the Petition for Special Hearing was filed to clarify the present status, from a density standpoint, of the subject property. The Petition is filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) which empowers the Zoning Commissioner to conduct hearings as may be required to interpret the B.C.Z.R. as they relate to property located in Baltimore County.

Testimony and evidence developed at the hearing disclosed that the subject property was originally known as the Miller Trust Property and is described in separate deeds in the Land Records of Baltimore County as being comprised of a number of different parcels containing a combined area of 685.2 acres. In essence, this large tract of land surrounds the intersection of Falls Road, Shawan Road and Tufton Avenue.

As is well-settled, the R.C. zoning designation came to Baltimore County on November 25, 1979 when that zoning classification was adopted by the County Council. The classification was established to protect the rural and agricultural base of Baltimore County. The R.C. 2 zoning classification is the most restrictive designation within the B.C.Z.R. It severely limits development and was established to protect the agricultural resources of Baltimore County. But for a small parcel zoned R.C.C., the entire tract under consideration here is zoned R.C. 2. As is well-settled, the state of title of the property as of November 25, 1979 establishes the amount of subdivision which is permitted for any R.C. zoned tract.

The largest single parcel of the entire tract is known as Parcel 1, or the first parcel. Prior to November 25, 1979, the first parcel was characterized in the Land Records of Baltimore County as consisting of two

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- 2 -

parts. The first part, 252.7 acres, is located west of Falls Road and north of Tufton Avenue. The "other" part of the first parcel, consists of 291.1 acres, and is located to the east of Falls Road, north of Shawan Road. In addition to these two large tracts, the first parcel also included additional acreage which will be described hereinafter. In total, Parcel 1 contained approximately 630 acres as of November 25, 1979. Under the applicable density regulations for R.C. 2 zoned land, the property could be subdivided to create 12 individual lots. For reasons which will be discussed hereinafter, it is clear that the property in its current configuration can support 11 density units.

As shown on the title report prepared by Mr. Rieger, there have been several outconveyances from the first parcel since November 1979. The first occurred on November 8, 1983 when a tract of 56.138 acres was conveyed to Dr. James C. Alban, III and his wife, Dorothy G. Alban. The language in the deed of conveyance indicates that one density unit was conveyed with those lands, and in fact, Dr. and Mrs. Alban have improved their tract with a single family dwelling. On December 21, 1990, an additional 29.704 acres was carved from the first parcel and conveyed to Dr. and Mrs. Alban. This conveyance was done apparently for the purpose of increasing the lands owned by Dr. and Mrs. Alban and not for any subdivision. Thus, Dr. and Mrs. Alban currently own approximately 85 acres of land, which cannot be subdivided. These 85 acres, which were carved from the first parcel, were permitted by deed to be developed with one single family dwelling and there was no additional density (rights-of-subdivision) transferred to the Albans. Thus, these conveyances to Dr. and Mrs. Alban reduced the available density to the first parcel to 11 units.

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By [Signature]

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In addition to the transfers to Dr. and Mrs. Alban, there have been several other outconveyances from the first parcel. As discussed herein, none affect the density. Two of the transfers were to political jurisdictions, one on June 7, 1986 to Baltimore County, and one on September 24, 1987 to the State of Maryland. The first, to Baltimore County, involved a small strip of .027 acres along Shawan Road. The second, to the State Highway Administration, involved another small strip (.189 acres) adjacent to Falls Road at Shawan Road. Both of these conveyances were done to make road improvements to those public thoroughfares and were not consummated for the purpose of transferring or altering the density associated therewith. Moreover, in addition to the non-density transfer of the 29.704 acres to Dr. and Mrs. Alban as described above, two other non-density transfers occurred on December 21, 1990. The first was a small parcel of just less than 1 acre (.9543 acres) which was conveyed to Patrick C. and Margaret C. Walsh. This small strip was transferred to Mr. and Mrs. Walsh to increase the size of their property which abuts Cuba Road. That outconveyance is clearly shown on the site plan and again, was done not for the purpose of conveying any density, but merely to increase the Walsh's holdings. A similar situation exists with a small parcel of .2162 acres which was conveyed to Charles M. Ness, III, Personal Representative. This conveyance also occurred on December 21, 1990. The small triangular shaped parcel which was conveyed at that time was merely done as a lot line adjustment to the property now owned by John L. McShane. In sum, it is clear that of the original 630 acres, with its 12 rights of subdivision or densities, 11 have been retained. Although there have been a series of outconveyances, most of these have been without impact upon density, with

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By [Signature]

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the exception of the conveyance of 56.14 acres to Dr. and Mrs. Alban. Thus, 11 density units remain attributable to the first parcel.

In addition to the first parcel, the Miller Trust Property also includes a number of parcels which are clearly described in Mr. Rieger's title report. These include a second parcel, which is split zoned R.C.9 (13.24 acres) and R.C.2 (47.76 acres). As to the R.C. 2 zoned portion of that parcel, two density units are available to the property in view of the acreage involved. A third parcel of 28.53 acres is also described and also includes two density units. A fourth parcel of 3.20 acres includes two density units, as well, as does a fifth parcel of 27.41 acres. Moreover, a sixth parcel of 19.26 acres, also includes two density units. Thus, the first through sixth parcels as described above comprise 22 density units, less the one conveyed to Dr. and Mrs. Alban, for a total of 21 density units at the present time.

Although the descriptions herein of the first through sixth parcels clearly brings about the computations set forth above, additional discussion is warranted regarding other conveyances which affect the original tract. Specifically, the plat and title report shows an outconveyance of 15.05 acres to Mr. and Mrs. Walsh in 1990. In this regard, the Land Records of Baltimore County show that this tract is described as an individual parcel (designated ninth parcel in the original deed descriptions). Thus, that parcel which is no longer part of the White/Fenwick/Whedbee holdings has its own densities attributable to it and does not impact the calculations set forth above. That is, Mr. & Mrs. Walsh are entitled to whatever densities are attributable to that tract in that same was separately described in the Land Records of Baltimore County. It is also to be noted that a small strip of land adjacent to Geist Road, was apparently

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By [Signature]

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outconveyed on July 14, 1961. The details of this conveyance are unclear, however, the property is extremely small in area and I shall therefore hold that it is without impact as to the existing and useable density. It was apparently conveyed in order to ease access along Geist Road and improve and conform the property records to existing actual conditions.

Lastly, as noted above, there was an outconveyance of property in 1990 of approximately 2 acres now zoned R.C.C. This parcel is the site of the well-known John Brown Store and is located at the northeast corner of the intersection of Falls Road and Shawan Road. This lot is one of the few non-agricultural properties in the area. There was discussion at the hearing regarding the affect of this transfer and the Zoning Commissioner's Policy Manual, specifically, Page 1A-31 thereof. It is noted that this page of the Policy Manual requires that density for R.C. zoned land under the same ownership but separated by different R.C. zones should be calculated and adjusted for each parcel. Petitioners' Counsel cited this section of the Policy Manual for the proposition that the R.C.C. zoned tract does not decrease the overall density for this parcel. In connection with this property and under the circumstances described above, I agree. The R.C.C. zoning designation was affixed to this property in 1988 and the site conveyed thereafter. By act of the County Council and zoning this property differently from the overall tract, mandates a finding that the density attributable to the overall tract should not be reduced due to the conveyance of this parcel.

In summary, it is clear that all of the parcels as described above are presently configured so as to allow the rights of subdivision to create 21 units, all as more fully described above. It must be noted that this conclusion is based upon the information and exhibits submitted at

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Date 11/1/95
By [Signature]

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the hearing before me. Mr. Rieger certified that the information submitted was correct, pursuant to his review of the Land Records of Baltimore County. The exhibits submitted corroborate his opinions in this respect.

Based upon the testimony and evidence submitted, and as described above, I will therefore grant the relief requested within the Petition for Special Hearing. Moreover, to insure that this ruling is preserved in the event of additional conveyance of property in the future, I shall order that a copy of this opinion and order be filed and duly recorded in the Land Records of Baltimore County. It shall be indexed under the names of those property owners designated within Petitioner's Exhibit 2, so that future grantees acquire properties with legal notice of this decision.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the Petition for Special Hearing shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1st day of November, 1995 that the Petition for Special Hearing seeking approval and confirmation of the density available on the subject property, zoned R.C.2, and prior non-density transfers, including parcels of 29.7 acres, .95 acres, and .25 acres, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time in at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Pursuant to Section 502.2 of the B.C.Z.R., a new deed incorporating a reference to this case and the restrictions and conditions set forth herein shall be recorded among the Land Records of Baltimore County within sixty (60) days of the date of this Order and a

ORDER RECEIVED FOR FILING
Date 11/1/95
By [Signature]

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copy of the recorded deed shall be forwarded to the Zoning Commissioner for inclusion in the case file.

3) A copy of this Opinion and Order shall be filed and duly recorded in the Land Records of Baltimore County. It shall be indexed under the property owners designated within Petitioner's Exhibit 2, so that future grantees acquire properties with legal notice of this decision.

4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this order.

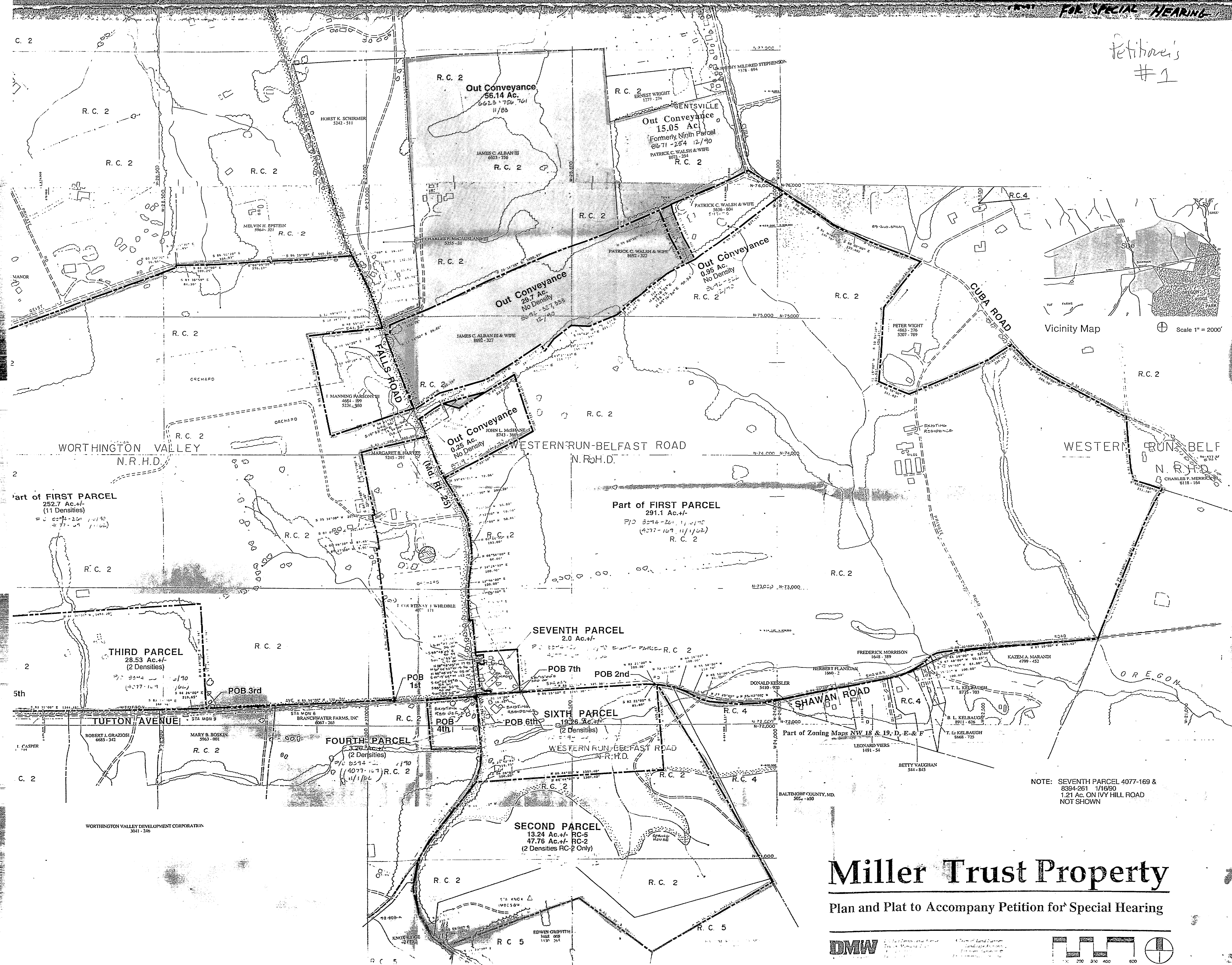
[Signature]
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:ajs

ORDER RECEIVED FOR FILING
Date 11/1/95
By [Signature]

- 8 -

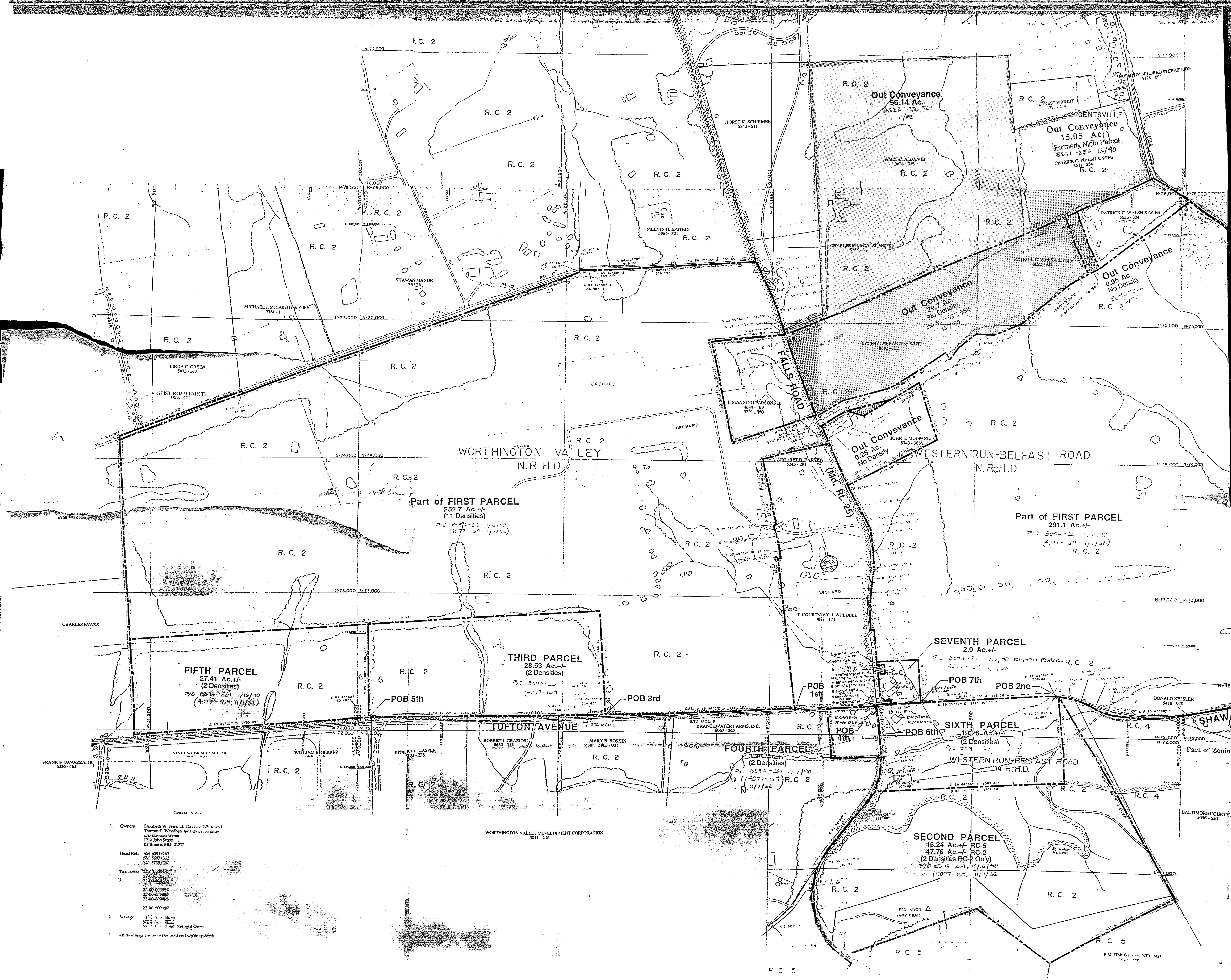
Petitioner's
#1



NOTE: SEVENTH PARCEL 4077-169 &
8394-261 1/16/90
1.21 Ac. ON IVY HILL ROAD
NOT SHOWN

Miller Trust Property

Plan and Plat to Accompany Petition for Special Hearing



- General Notes
1. Owners: Elizabeth W. Fenwick, Dawson White and Thomas C. Wheelbee, tenants in common c/o Dawson White 1211 John Street Baltimore, MD 21217
 2. Acreage: 117 A. +/- RC-5 5000 A. +/- RC-2 4000 A. +/- Total Net and Gross
 3. All dwellings are shown on north and south systems
- Dead Ref. 534 8394/261 534 8692/222 534 8719/232
- Tax Accts. 22-00-00095 22-00-00096 22-00-00097 22-00-00098 22-00-00099 22-00-00100

WORTHINGTON VALLEY DEVELOPMENT CORPORATION
5811 246

96-90-SPH
degrees 24 minutes 00 seconds East 768.34 feet, thence (2) North 86 degrees 36 minutes 00 seconds West 1693.20 feet, and thence (3) South 06 degrees 34 minutes 00 seconds West 680.07 feet to intersect the centerline of Tufton Avenue, thence binding thereon the three following courses and distances, viz: (4) South 83 degrees 31 minutes 00 seconds East 1344.48 feet, thence (5) South 83 degrees 39 minutes 00 seconds East 168.96 feet, and thence (6) South 84 degrees 26 minutes 00 seconds East 219.65 feet to the point of beginning; containing 28.53 acres of land, more or less.

Beginning for the fourth at a point formed by the intersection of the centerline of Falls Road and the centerline of Tufton Avenue, thence leaving said beginning point and running in the centerline of Tufton Avenue, (1) North 85 degrees 54 minutes 00 seconds West 360.00 feet, thence leaving said road and running the two following courses and distances, viz: (2) South 01 degree 10 minutes 00 seconds West 386.28 feet, and thence (3) South 85 degrees 31 minutes 00 seconds East 360.11 feet to intersect the centerline of Falls Road, thence binding thereon (4) North 01 degree 26 minutes 00 seconds East 388.69 feet to the point of beginning; containing 3.20 acres of land, more or less.

Beginning for the fifth in the centerline of Tufton Avenue at a point situate 3715 feet, more or less, as measured westerly along said centerline from its intersection with the centerline of Falls Road, thence leaving said beginning point and running the three following courses and distances, viz: (1) North 06 degrees 34 minutes 00 seconds East 680.07 feet, thence (2) North 86 degrees 36 minutes 00 seconds West 1755.56 feet, and thence (3) South 03 degrees 31 minutes 00 seconds West 699.56 feet to intersect the centerline of Tufton Avenue, thence binding thereon the two following courses and distances, viz:

Page 7 of 9

96-90-SPH
(4) South 87 degrees 25 minutes 00 seconds East 1659.19 feet, and thence (5) South 83 degrees 46 minutes 00 seconds East 60.48 feet to the point of beginning; containing 27.41 acres of land, more or less.

Beginning for the sixth at a point formed by the intersection of the centerline of Falls Road and the centerline of Shawan Road, thence leaving said beginning point and running in the centerline of Shawan Road the two following courses and distances, viz: (1) South 86 degrees 15 minutes 00 seconds East 1245.30 feet, and thence (2) South 82 degrees 21 minutes 00 seconds East 81.60 feet, thence leaving said road and running the three following courses and distances, viz: (3) South 03 degrees 03 minutes 00 seconds West 655.65 feet, thence (4) North 86 degrees 44 minutes 00 seconds West 1307.40 feet, and thence (5) North 86 degrees 26 minutes 00 seconds West 100.00 feet to intersect the centerline of Falls Road, thence binding thereon the three following courses and distances, viz: (6) North 23 degrees 52 minutes 03 seconds East 119.73 feet, thence (7) North 09 degrees 27 minutes 16 seconds East 149.51 feet, and thence (8) North 01 degree 26 minutes 00 seconds East 388.69 feet to the intersection of the centerline of Falls Road and the centerline of Tufton Avenue, thence continuing in the centerline of Falls Road, (9) North 01 degree 14 minutes 00 seconds East 16.48 feet to the point of beginning; containing 19.26 acres of land, more or less.

Beginning for the seventh in the centerline of Shawan Road at a point situate 320 feet, more or less, as measured easterly along said centerline from its intersection with the centerline of Falls Road, thence leaving said beginning point and running the two following courses and distances, viz: (1) North 03 degrees 45 minutes 00 seconds East 315.00 feet, and thence (2) North 86 degrees 15

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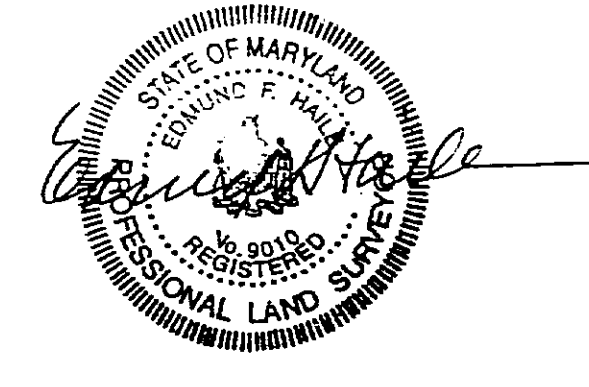
96-90-SPH
minutes 00 seconds West 301.00 feet to the east side of Falls Road, thence binding on said east side of Falls Road, (3) South 01 degree 07 minutes 00 seconds West 25.00 feet, thence leaving said road and running the five following courses and distances, viz: (4) South 88 degrees 48 minutes 05 seconds East 50.99 feet, thence (5) South 01 degree 11 minutes 55 seconds West 71.00 feet, thence (6) North 88 degrees 48 minutes 05 seconds West 25.00 feet, thence (7) North 30 degrees 24 minutes 32 seconds West 13.26 feet, and thence (8) North 88 degrees 48 minutes 05 seconds West 17.92 feet to the east side of Falls Road, thence binding on the east side of Falls Road the two following courses and distances, viz: (9) South 01 degree 13 minutes 29 seconds West 172.00 feet, and thence (10) South 40 degrees 24 minutes 59 seconds East 54.61 feet to the north side of Shawan Road, thence along the north side of Shawan Road, (11) South: 88 degrees 00 minutes 35 seconds East 40.00 feet, thence leaving said north side, (12) South 01 degree 59 minutes 25 seconds West 200.00 feet to intersect the centerline of Shawan Road, thence binding thereon (13) South 86 degrees 15 minutes 00 seconds East 220.00 feet to the point of beginning; containing 2.0 acres of land, more or less.

The first through seventh parcels of land having a combined area of 685.2 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

July 31, 1995

Project No. 94049 (L94049)



Page 9 of 9

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: PH Date of Posting: 8/2/95
Posted for: David White - Highways - Town of Towson
Petitioner: David White - Highways - Town of Towson
Location of property: 111 W. Chesapeake Avenue in Towson, Maryland 21204
Location of Sign: Highway 202/203 at Falls Rd. 202/203
Remarks:
Posted by: David White Date of return: 9/1/95
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9/29, 1995

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/6, 1995.

THE JEFFERSONIAN,

A. Henrich
LEGAL AD. - TOWSON

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
CASE NUMBER: 96-90-SPH (Item 84)
111 W. Chesapeake Avenue and Shawan Road at Falls Road
Miller Trust Property
8th Election District - 3rd Councilmanic
Legal Owner: Davison D. White, Elizabeth W. Fenwick and Thomas C. Woodrow
HEARING: FRIDAY, OCTOBER 13, 1995 at 10:00 a.m. in Room 106, County Office Building.
Special Hearing to confirm the density available on a R.C.-2 zoned tract of land and prior non-density transfers, including parcels of 29.7 acres, .95 acres, and .25 acres.
LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) HEARING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 8-23-95 ACCOUNT: PH-6150
96-90-SPH
AMOUNT: 520.00
RECEIVED FROM: DAVISON WHITE
FOR: 250.00
270.00
VALIDATION OR SIGNATURE OF CASHIER
[Signature]

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- Posting fees will be assessed and paid to this office at the time of filing.
- Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 84
Petitioner: Davison White
Location: Shawan and Falls Road
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Barbara W. Ormrod
ADDRESS: 210 Allegany Ave
Towson Md 21204
PHONE NUMBER: 494-6201

AJ:ggg

(Revised 2/7/93)

TO: POTENTIAL PUBLISHING COMPANY
September 21, 1995 Issue - Jeffersonian

Please forward billing to:

Barbara W. Ormrod
Venable, Baetjer & Howard LLP
210 Allegany Avenue
Towson, Maryland 21204
494-6262

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-90-SPH (Item 84)
111 W. Chesapeake Avenue and Shawan Road at Falls Road
Miller Trust Property
8th Election District - 3rd Councilmanic
Legal Owner: Davison D. White, Elizabeth W. Fenwick and Thomas C. Woodrow
HEARING: FRIDAY, OCTOBER 13, 1995 at 10:00 a.m. in Room 106, County Office Building.

Special Hearing to confirm the density available on a R.C.-2 zoned tract of land and prior non-density transfers, including parcels of 29.7 acres, .95 acres, and .25 acres.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 12, 1995

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-90-SPH (Item 84)
111 W. Chesapeake Avenue and Shawan Road at Falls Road
Miller Trust Property
8th Election District - 3rd Councilmanic
Legal Owner: Davison D. White, Elizabeth W. Fenwick and Thomas C. Woodrow
HEARING: FRIDAY, OCTOBER 13, 1995 at 10:00 a.m. in Room 106, County Office Building.

Special Hearing to confirm the density available on a R.C.-2 zoned tract of land and prior non-density transfers, including parcels of 29.7 acres, .95 acres, and .25 acres.

Arnold Jablon

Director

cc: Davison White, et al
Robert A. Hoffman, Esq.

NOTES: (1) HEARING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

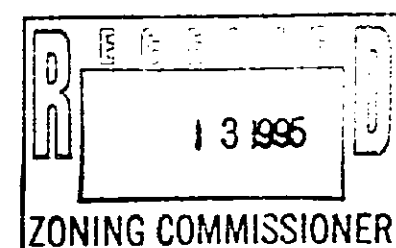
VENABLE
ATTORNEYS AT LAW

ABLE, BATTER AND HOWARD, LLP
210 Algonquin Avenue
Post Office Box 3317
Towson, Maryland 21204-3317
(410) 494-6200 Fax (410) 494-6217

ABLE, BATTER AND HOWARD, LLP
210 Algonquin Avenue
Post Office Box 3317
Towson, Maryland 21204-3317
(410) 494-6200 Fax (410) 494-6217

Robert A. Hoffman
(410) 494-6202

November 13, 1995



Lawrence E. Schmidt,
Zoning Commissioner
First Floor, Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

Re: Case No. 96-90-SPH
Miller Trust Property

Dear Mr. Schmidt:

I have reviewed your Order dated November 1, 1995. Restriction #2 reads as follows:

"Pursuant to Section 502.2 of the B.C.Z.R., a new deed incorporating a reference to this case and the restrictions and conditions set forth herein shall be recorded among the Land Records of Baltimore County within sixty (60) days of the date of this Order and a copy of the recorded deed shall be forwarded to the Zoning Commissioner for inclusion in the case file.

Restriction No. 3 requires the recording of this Order under the property owners designated on Positioner's Exhibit 2. Would it be an acceptable fulfillment of Restriction No. 2 to record this Zoning Order indexed under the current property owners of the subject property? This would simplify the recordation processes you have outlined.

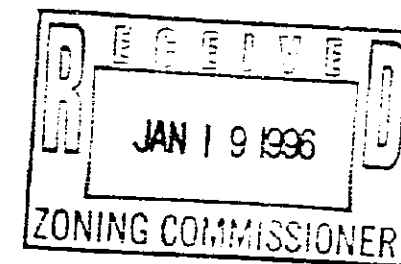
VENABLE
ATTORNEYS AT LAW

ABLE, BATTER AND HOWARD, LLP
210 Algonquin Avenue
Post Office Box 3317
Towson, Maryland 21204-3317
(410) 494-6200 Fax (410) 494-6217

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Writer's Direct Number:
410-494-6201

January 18, 1996



Lawrence E. Schmidt,
Zoning Commissioner
First Floor, Old Courthouse
400 Washington Avenue
Towson, MD 21204

Re: Miller Trust Property
Zoning Case No. 96-90-SPH

Dear Mr. Schmidt:

In accordance with Restriction #2 of the Order in the above-captioned matter, I am forwarding you a copy of the deed which was recorded with the Department of Land Records for Baltimore County on January 2, 1996. I will forward you a copy of the original deed with the deed reference once we received it back from Land Records.

If you have any questions, please give me a call.

Sincerely,

Barbara W. Ormord

Legal Assistant

Enclosure
cc: Robert A. Hoffman, Esquire

State of Maryland Land Instrument Intake Sheet

Baltimore City County: Calverton

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

(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

2. Conveyance Type: Deed of Trust

3. Tax Exemptions (if Applicable): None

4. Consideration: Full Cash Value

5. Fees: Doc. 1 \$2.00 Doc. 2 \$2.00

6. Description of Property: Subdivision Name

7. Transferred From: Donna D. White

8. Transferred To: James C. Alban, III

9. Other Names to be Indexed: None

10. Contact/Call Information: Robert A. Hoffman, Esquire

11. IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information: Yes

12. Remarks: None

13. Distribution: White - Clerk's Office

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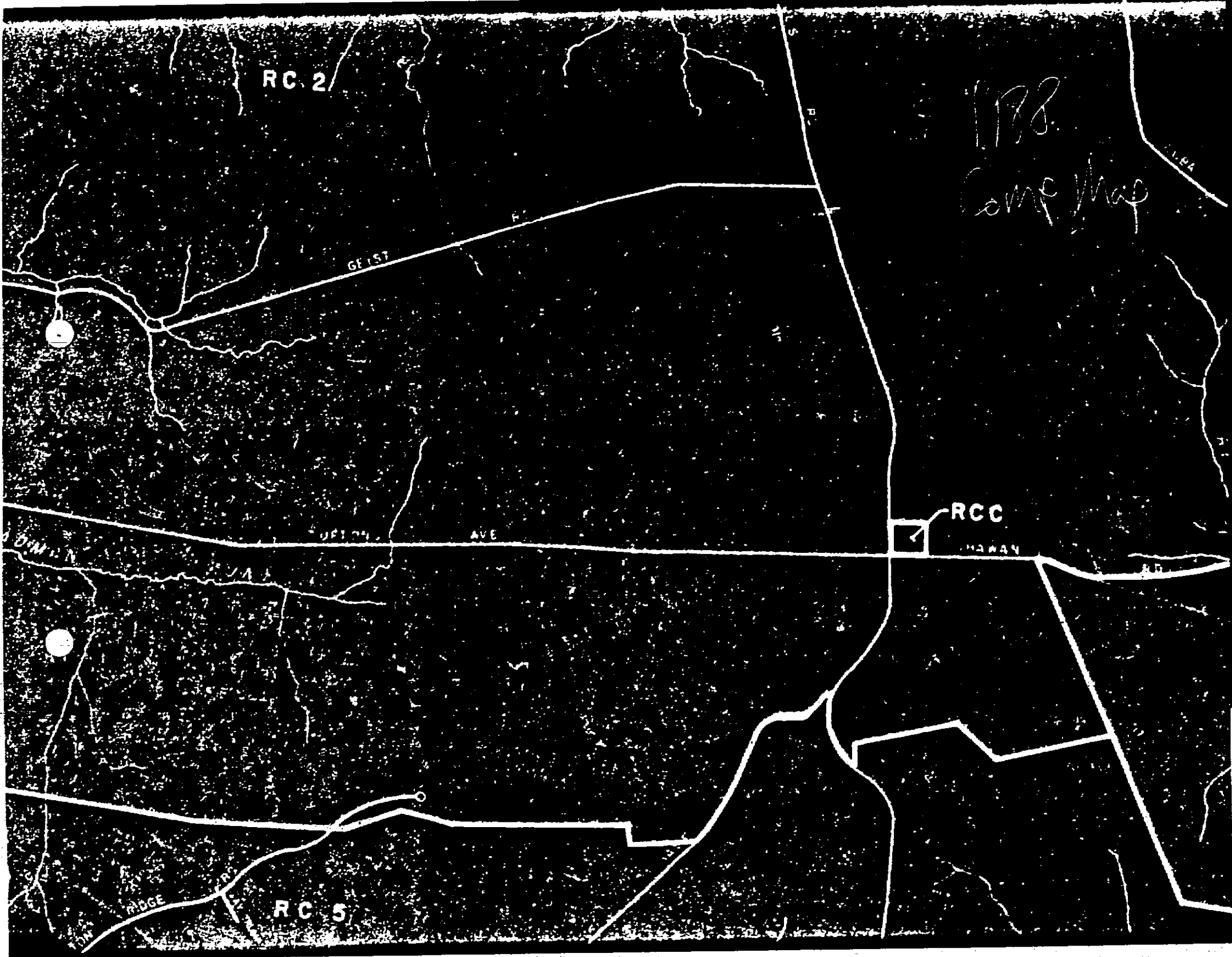
96. Distribution: White - Clerk's Office

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100. Distribution: White - Clerk's Office



TITLE REPORT TO ACCOMPANY
PETITION FOR SPECIAL HEARING:
MILLER TRUST PROPERTY

To: Robert A. Hoffman, Esquire
From: J. Paul Rieger, Jr., Esquire
Commonwealth Land Title Insurance Company
Date: October 10, 1995

I have reviewed the title to the properties indicated as Parcels First through Seventh and the "Out Conveyances" on the Plat entitled "Miller Trust Property, Plan and Plat to Accompany Petition For Special Hearing (the "Miller Trust Property Plat"). Title to the above referenced property has been reviewed for the sole purpose of determining the status of title to the various parcels as of November 25, 1979, and the conveyances made subsequent to November 25, 1979. This Report utilizes the acreage information supplied in the various deeds of record and as indicated on the Miller Trust Property Plat prepared by Daft, McCune and Walker. In this Report, the Trustees and other fiduciaries of the Miller Trust are referred to as the "Miller Estate."

Part One: Status of Title As Of November 25, 1979

The remaining lands of the Miller Trust as of November 25, 1979 are outlined in red on the Miller Trust Property Plat. The following constitute the Parcels of Record as of November 25, 1979:

Areas Shown on Miller Trust Property Plat	Deed References
(1) • Part of First Parcel, 252.7 ac • Part of First Parcel, 291.1 ac • Out Conveyance, 56.14 ac • Out Conveyance, 29.7 ac • Out Conveyance, 0.25 ac • Out Conveyance, 0.95 ac • Seventh Parcel, 2.0 ac	GLB 2968-497 (7-11-1956) and WJR 4077-169 (11-1-1962)
(2) Second Parcel, 13.24 ac (RC-5) plus 47.76 ac (RC-2)	GLB 2968-497 (7-11-1956) and WJR 4077-169 (11-1-1962)

Areas Shown on

TD-Appl. No.
131,124
Written By:
LP:TED

LIBER 3041 PAGE 246

THIS DEED, Made this 7th day of October
in the year one thousand nine hundred and fifty-six, by and between JAMES C. L. ANDERSON, Executor of the Estate of C. Wilbur Miller, deceased, party of the first part, Grantor; and the WORTHINGTON VALLEY DEVELOPMENT CORPORATION, a body corporate, duly incorporated under the Laws of the State of Maryland, party of the second part, Grantee.

WHEREAS, under the terms and provisions of the Last Will and Testament and the Codicils thereto of C. Wilbur Miller, deceased, which are duly recorded in the Office of the Register of Wills for Baltimore County in Wills Liber J.P.C. No. 50, Folio 33, etc., James C. L. Anderson was named Executor of the Estate of the said C. Wilbur Miller with full power of sale; and

WHEREAS, by Deed dated July 11, 1956, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968, folio 497, The Worthington Valley Company did grant and convey unto James C. L. Anderson, Executor, of the Estate of C. Wilbur Miller as aforesaid, certain tracts and parcels of land of which the hereinafter described tract of land forms a part; and

WHEREAS, James C. L. Anderson, Executor as aforesaid, acting under the power and authority conferred upon him by said Will and Codicils thereto, did sell the hereinafter described tract of land unto the Glenn L. Martin Company under a Contract of Sale at and for the sum of \$500,000.00, which Contract of Sale has been duly assigned unto Worthington Valley Development Corporation which sale has been duly reported to the Orphans' Court of Baltimore County and finally ratified by said Orphans' Court on October 22, 1956; and

WHEREAS, the purchase money for the hereinafter described tract of ground has been fully paid and satisfied by the within named party of the second part unto the within named party of the first part, Executor as aforesaid.

NOW, THEREFORE, THIS DEED WITNESSETH: That in consideration of the sum of Five Hundred Thousand Dollars (\$500,000.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged; the said James C. L. Anderson, Executor under the Last Will and Testament and the Codicils thereto of C. Wilbur Miller, deceased, acting by virtue and in pursuance of the power and authority vested in him under the aforesaid Last Will and Testament and the Codicils thereto of C. Wilbur Miller, deceased, does hereby grant and convey unto the said party of the second part, its successors and assigns, in fee simple, all that lot of ground situate in Baltimore County, in the State of Maryland, and described in accordance with a survey prepared by Benjamin Everett Beavin, Sr., Registered Professional Engineer and Land Surveyor, dated September 24, 1956, as follows, that is to say:

PT 1 P 179

lot 36

THIS DEED, Made this 17th day of July 1956
in the year one thousand nine hundred and fifty-six, by and between JAMES C. L. ANDERSON, Executor of the Estate of C. Wilbur Miller, deceased, party of the first part, Grantor; and the WORTHINGTON VALLEY DEVELOPMENT CORPORATION, a body corporate, duly incorporated under the Laws of the State of Maryland, party of the second part, Grantee.

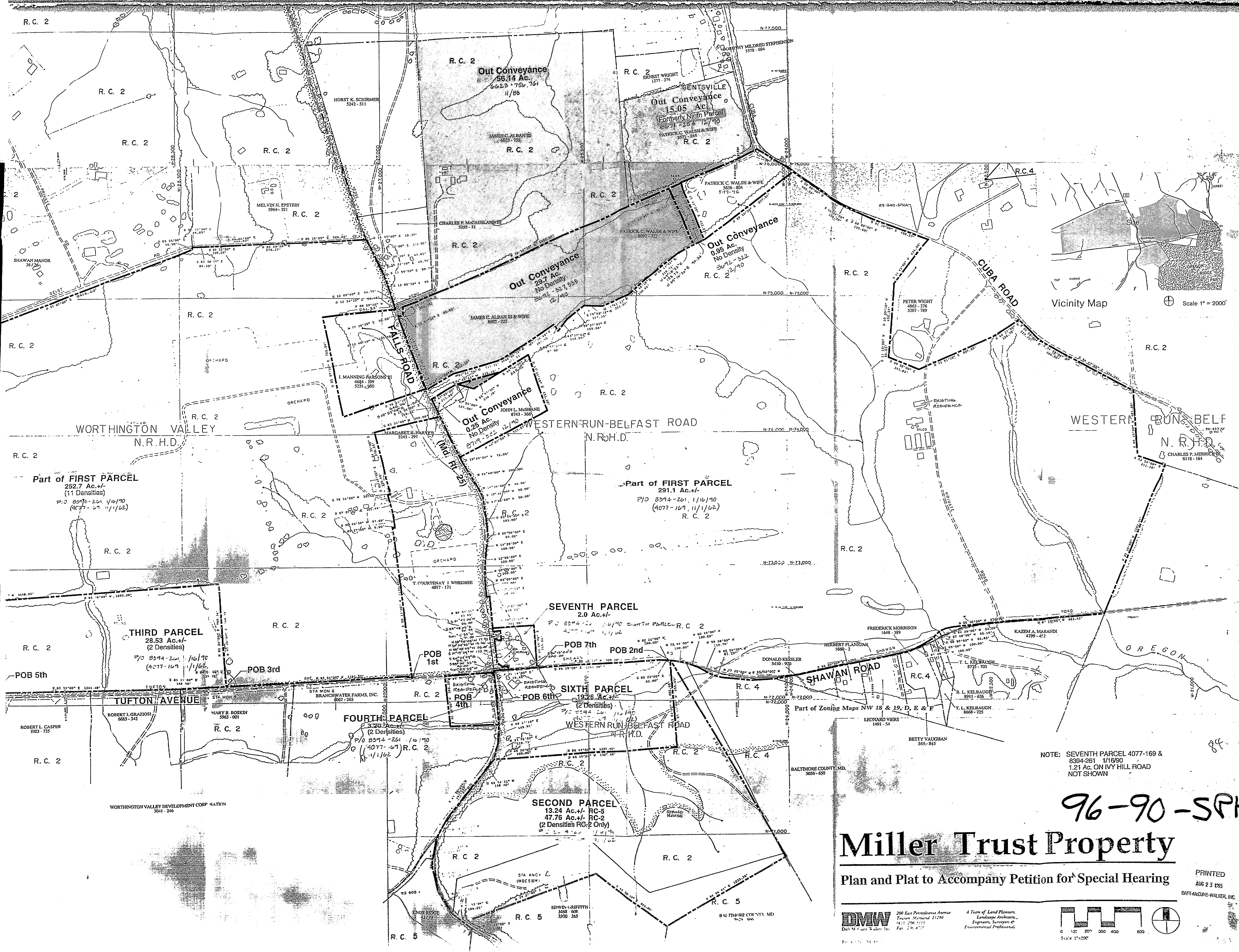
WHEREAS, under the terms and provisions of the Last Will and Testament and the Codicils thereto of C. Wilbur Miller, deceased, which are duly recorded in the Office of the Register of Wills for Baltimore County in Wills Liber J.P.C. No. 50, Folio 33, etc., James C. L. Anderson was named Executor of the Estate of the said C. Wilbur Miller with full power of sale; and

WHEREAS, by Deed dated July 11, 1956, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968, folio 497, The Worthington Valley Company did grant and convey unto James C. L. Anderson, Executor, of the Estate of C. Wilbur Miller as aforesaid, certain tracts and parcels of land of which the hereinafter described tract of land forms a part; and

WHEREAS, James C. L. Anderson, Executor as aforesaid, acting under the power and authority conferred upon him by said Will and Codicils thereto, did sell the hereinafter described tract of land unto the Glenn L. Martin Company under a Contract of Sale at and for the sum of \$500,000.00, which Contract of Sale has been duly assigned unto Worthington Valley Development Corporation which sale has been duly reported to the Orphans' Court of Baltimore County and finally ratified by said Orphans' Court on October 22, 1956; and

WHEREAS, the purchase money for the hereinafter described tract of ground has been fully paid and satisfied by the within named party of the second part unto the within named party of the first part, Executor as aforesaid.

NOW, THEREFORE, THIS DEED WITNESSETH: That in consideration of the sum of Five Hundred Thousand Dollars (\$500,000.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged; the said James C. L. Anderson, Executor under the Last Will and Testament and the Codicils thereto of C. Wilbur Miller, deceased, acting by virtue and in pursuance of the power and authority vested in him under the aforesaid Last Will and Testament and the Codicils thereto of C. Wilbur Miller, deceased, does hereby grant and convey unto the said party of the second part, its successors and assigns, in fee simple, all that lot of ground situate in Baltimore County, in the State of Maryland, and described in accordance with a survey prepared by Benjamin Everett Beavin, Sr., Registered Professional Engineer and Land Surveyor, dated September 24, 1956, as follows, that is to say:



Vicinity Map
Scale 1" = 2000'

NOTE: SEVENTH PARCEL 4077-169 & 8394-261 1/16/90 1.21 Ac. ON IVY HILL ROAD NOT SHOWN

96-90-SPH

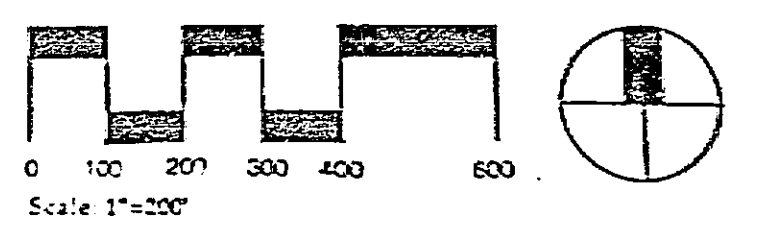
Miller Trust Property

Plan and Plat to Accompany Petition for Special Hearing

PRINTED
AUG 23 1995
DAVE WALKER, INC.

DMW
200 East Pennsylvania Avenue
Towson, Maryland 21206
(410) 206-1111
Fax 206-4711

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals





- General Notes**
1. Owners: Elizabeth W. Fenwick, Patricia White and Thomas C. Whedbee, tenants in common, c/o Patricia White, 1211 Jones Street, Baltimore, MD 21217.
Deed Ref: 584 83-4-751, 584 83-4-752, 584 83-4-753.
Tax Acc: 22-00-30752, 22-00-30753, 22-00-30754, 22-00-30755, 22-00-30756, 22-00-30757, 22-00-30758, 22-00-30759, 22-00-30760.
 2. Acreage: 132.4 Ac.±, 572.4 Ac.±, 655.2 Ac.± (Net and Gross).
 3. All dwellings are subject to local and state systems.

WORTHINGTON VALLEY DEVELOPMENT CORPORATION
3041-246-000