

ORDINANCE NO. ORD-2018-24

**AN ORDINANCE TO DECLARE CERTAIN REAL PROPERTY  
AS SURPLUS PROPERTY AND TO APPROVE THE CONVEYANCE OF SAID REAL  
PROPERTY**

BE IT ORDAINED by the County Commissioners of Washington County, Maryland (the "County"), as follows:

1. It is hereby established and declared that certain real property consisting of 528 acres of land, more or less, located within the Cascade Development District and being the remainder of the former Fort Ritchie Military Reservation (the "Property"), is surplus and no longer needed for a public purpose or a public use.

2. The County believes that it is in the best interest of the citizens of Washington County to convey the Property and Notice of Intention of Washington County to Convey Land was duly advertised pursuant to Section 1-301, Code of the Public Local Laws of Washington County, Maryland, in *The Herald-Mail*, a daily newspaper of general circulation, on July 31, August 7 and 14, 2018.

3. The President of the Board of County Commissioners of Washington County, Maryland and the County Clerk be, and they hereby are, authorized and directed to execute and attest, respectively, for and on behalf of the County any and all deeds conveying the Property to Issac Holdings, LLC, or its designee, for the sum of Six Million Dollars (\$6,000,000.00).

ADOPTED this 28<sup>th</sup> day of August, 2018.

ATTEST:

Krista L. Hart

Krista L. Hart, Clerk

BOARD OF COUNTY COMMISSIONERS  
OF WASHINGTON COUNTY, MARYLAND

BY: Terry L. Baker

Terry L. Baker, President

Approved as to form  
and legal sufficiency:

John M. Martirano

John M. Martirano  
County Attorney

Mail to:

Office of the County Attorney  
100 W. Washington Street, Suite 1101  
Hagerstown, MD 21740

**EXHIBIT A**  
**DESCRIPTION OF SURPLUS PROPERTY**

ALL those tracts, lots or parcels of land, together with the improvements thereon, and all the rights, ways, privileges and appurtenances thereunto belonging or in anywise appertaining, situate in Election District No. 14, Washington County, Maryland, and being more particularly described as follows:

PHASE I:

PARCEL NO. 1: BEGINNING at a point where the Westerly boundary of lands now or formerly of the United States of America (Liber 265, Folio 475 Parcel No. 1) intersects the Southwest margin of the CSX Railroad right of way, thence with said right of way with a curve to the right having a radius of 1,112.53 feet, an arc length of 286.62 feet and a chord bearing and distance of South 33 degrees 44 minutes 59 seconds East 285.83 feet to a point where said right of way intersects the Northern boundary of lands now or formerly of Washington County Sanitary District (Liber 1109, Folio 138); thence with the same South 63 degrees 17 minutes 16 seconds West 180.20 feet to a point; thence South 00 degrees 50 minutes 13 seconds East 120.04 feet to a point; thence South 25 degrees 57 minutes 35 seconds East 189.03 feet to a point; thence leaving said lands and crossing Penn Mar Road South 02 degrees 18 minutes 02 seconds East 34.04 feet to a point; thence South 08 degrees 27 minutes 15 seconds West 191.06 feet to a point at or near the shoreline of Lake Royer; thence with said shoreline South 26 degrees 34 minutes 25 seconds West 62.34 feet to a point; thence South 10 degrees 18 minutes 31 seconds West 103.90 feet to a point; thence South 06 degrees 04 minutes 29 seconds West 87.85 feet to a point; thence South 11 degrees 29 minutes 36 seconds West 96.43 feet to a point; thence South 33 degrees 27 minutes 23 seconds West 80.94 feet to a point; thence South 18 degrees 00 minutes 37 seconds West 130.29 feet to a point; thence South 10 degrees 43 minutes 54 seconds West 119.33 feet to a point; thence leaving said shoreline South 41 degrees 42 minutes 28 seconds West 140.15 feet to a point; thence North 48 degrees 48 minutes 23 seconds West 138.12 feet to a point; thence South 40 degrees 42 minutes 43 seconds West 366.68 feet to a point; thence North 48 degrees 22 minutes 04 seconds West 23.27 feet to a point; thence South 52 degrees 11 minutes 20 seconds West 431.50 feet to a point; thence North 73 degrees 04 minutes 22 seconds West 255.37 feet to a point; thence with a curve to the left having a radius of 82.06 feet, an arc length of the 141.03 feet and a chord bearing and distance of South 47 degrees 05 minutes 37 seconds West 124.30 feet to a point; thence North 79 degrees 06 minutes 23 seconds West 281.41 feet to a point; thence North 69 degrees 04 minutes 54 seconds West 262.59 feet to a fence post in the Western boundary of lands now or formerly of the United States of America (Liber 265, Folio 475 Parcel No. 1); thence with said Western boundary North 31 degrees 42 minutes 28 seconds East 117.08 feet to a concrete monument; thence North 44 degrees 12 minutes 06 seconds East 672.75 feet to a concrete monument; thence North 47 degrees 51 minutes 32 seconds East 548.56 feet to a fence post; thence North 54 degrees 15 minutes 38 seconds East 252.25 feet to a fence post; thence North 39 degrees 19 minutes 33 seconds East 352.87 feet to a fence post; thence North 40 degrees 26 minutes 53 seconds East

141.24 feet to a drill hole in a boulder; thence North 38 degrees 17 minutes 07 seconds East 517.79 feet to the point of beginning; containing 35.63 acres of land, more or less.

PARCEL NO. 2: BEGINNING at a point along the North side of Penn Mar Road, said point being North 44 degrees 21 minutes 29 seconds East 294.51 feet from an existing disk in concrete at the Southeast corner lands now or formerly of Washington County Sanitary District (Liber 1109, Folio 138), thence leaving Penn Mar Road North 44 degrees 01 minute 18 seconds West 78.49 feet to a point; thence North 45 degrees 58 minutes 41 seconds East 115.12 feet to a point; thence South 35 degrees 14 minutes 07 seconds East 76.47 feet to a point; thence South 44 degrees 21 minutes 53 seconds West 103.48 feet to the point of beginning; containing 0.19 acres of land, more or less.

#### PHASE II:

PARCEL NO. 1: BEGINNING at a concrete monument at or near the point of beginning of lands now or formerly of the United States of America (Liber 265, Folio 475 Parcel No. 1), thence with the boundaries thereof by bearings to match a survey by R. F. Gauss & Associates, Inc., dated July 16, 2001 South 34 degrees 53 minutes 36 seconds East 1070.20 feet to a concrete monument; thence South 29 degrees 18 minutes 02 seconds East 474.96 feet to a disk in concrete; thence South 07 degrees 19 minutes 41 seconds East 352.78 feet to a fence post; thence South 45 degrees 31 minutes 43 seconds West 398.25 feet to a fence post; thence South 79 degrees 14 minutes 20 seconds West 542.08 feet to a fence post; thence South 62 degrees 27 minutes 49 seconds West 393.23 feet to a fence post; thence South 47 degrees 22 minutes 56 seconds West 439.25 feet to a fence post; thence South 41 degrees 37 minutes 13 seconds West 450.35 feet to a fence post; thence North 28 degrees 56 minutes 50 seconds West 206.85 feet to a point; thence North 24 degrees 44 minutes 54 seconds West 77.07 feet to a point; thence North 30 degrees 54 minutes 33 seconds West 247.33 feet to a point; thence North 30 degrees 50 minutes 06 seconds West 606.24 feet to a point; thence with a curve to the left having a radius of 80.33 feet, an arc length of 9 description 4.62 feet and a chord bearing and distance of North 64 degrees 20 minutes 25 seconds West 89.24 feet to a point; thence South 82 degrees 09 minutes 16 seconds West 99.95 feet to a point; thence South 86 degrees 43 minutes 04 seconds West 267.64 feet to a point; thence with a curve to the right having a radius of 125.09, an arc length of 191.17 feet and a chord bearing and distance of North 49 degrees 30 minutes 00 seconds West 173.10 feet to a point; thence North 05 degrees 43 minutes 03 seconds West 525.40 feet to a point; thence North 85 degrees 13 minutes 41 seconds East 90.51 feet to a point at or near the shoreline of Lake Waster; thence with said shoreline North 12 degrees 48 minutes 34 seconds West 74.42 feet to a point; thence North 09 degrees 51 minutes 58 seconds East 120.19 feet to a point; thence with a curve to the right having a radius of 66.79 feet, an arc length of 113.43 feet and a chord bearing and distance of North 52 degrees 06 minutes 38 seconds East 100.28 feet to a point; thence South 68 degrees 20 minutes 35 seconds East 81.19 feet to a point; thence South 55 degrees 56 minutes 24 seconds East 310.04 feet to a point; thence North 37 degrees 42 minutes 20 seconds East 231.07 feet to a point at or near the shoreline of Lake Royer; thence with said shoreline North 54 degrees 36 minutes 12 seconds West 124.03 feet to a point;

thence North 48 degrees 28 minutes 23 seconds East 146.32 feet to a point; thence North 06 degrees 00 minutes 56 seconds West 112.00 feet to a point; thence North 39 degrees 16 minutes 23 seconds East 251.56 feet to a point; thence North 01 degree 05 minutes 05 seconds East 147.36 feet to a point; thence North 10 degrees 43 minutes 54 seconds East 119.33 feet to a point; thence North 18 degrees 00 minutes 37 seconds East 130.29 feet to a point; thence North 33 degrees 27 minutes 23 seconds East 80.94 feet to a point; thence North 11 degrees 29 minutes 36 seconds East 96.43 feet to a point; thence North 06 degrees 04 minutes 29 seconds East 87.85 feet to a point; thence North 10 degrees 18 minutes 31 seconds East 103.90 feet to a point; thence North 26 degrees 34 minutes 25 seconds East 62.34 feet to a point; thence North 08 degrees 27 minutes 15 seconds East 191.06 feet to a point; thence crossing Penn Mar Road North 02 degrees 18 minutes 02 seconds West 34.04 feet to a point at a corner of lands now or formerly of Washington County Sanitary District (Liber 1109, Folio 138); thence with said lands South 86 degrees 05 minutes 03 seconds East 282.51 feet to a point in the Southwestern margin of the CSX Railroad right of way; thence with said right of way with a curve to the left having a radius of 1179.26 feet, an arc length of 9 description 75.42 feet and a chord bearing and distance of South 57 degrees 50 minutes 55 second East 947.85 feet to the point of beginning; containing 120.57 acres of land, more or less.

PARCEL NO. 2: BEGINNING at a concrete monument, said monument being at or near the point of beginning of lands now or formerly of the United States of America (Liber 265, Folio 475 Parcel No. 2), thence with the boundaries thereof with bearings to match a survey by R. F. Gauss & Associates, Inc., dated July 16, 2001 North 72 degrees 14 minutes 17 seconds East 399.77 feet to a concrete monument; thence South 17 degrees 50 minutes 14 seconds East 299.32 feet to a concrete monument; thence South 72 degrees 26 minutes 17 seconds West 398.13 feet to a concrete monument; thence North 18 degrees 09 minutes 11 seconds West 297.94 feet to the point of beginning; containing 2.73 acres of land, more or less.

PARCEL NO. 3: BEGINNING at a point at or near the centerline of Ritchie Road, said point being approximately North 34 degrees 37 minutes 08 seconds East 360.40 feet from its intersection with the centerline of Wise Road, thence South 29 degrees 40 minutes 55 seconds West 402.32 feet to a concrete monument on the South side of Wise Road and the East side of Ritchie Road; thence South 36 degrees 35 minutes 50 seconds West 592.30 feet to a concrete monument; thence crossing Ritchie Road North 51 degrees 37 minutes 54 seconds West 336.82 feet to a concrete monument; thence along the West side of Ritchie Road South 42 degrees 34 minutes 40 seconds West 461.22 feet to a concrete monument; thence South 23 degrees 49 minutes 37 seconds West 760.48 feet to a concrete monument; thence South 33 degrees 10 minutes 11 seconds West 419.35 feet to a concrete monument; thence leaving Ritchie Road North 50 degrees 17 minutes 02 seconds West 1062.51 feet to a drill hole in a boulder; thence North 29 degrees 14 minutes 12 seconds East 1698.02 feet to a concrete monument; thence North 38 degrees 11 minutes 25 seconds East 1387.86 feet to a concrete monument; thence South 57 degrees 51 minutes 17 seconds East 467.25 feet to a point; thence South 42 degrees 19 minutes 36 seconds West 614.90 feet to a rebar and cap; thence

South 56 degrees 07 minutes 58 seconds East 979.65 feet to the point of beginning; containing 76.31 acres of land, more or less.

PHASE III:

PARCEL NO. 1: BEGINNING at a fence post, said post being at the end of the forty-fifth or South 55 degrees 10 minutes East 735 feet line of lands now or formerly of the United States of America (Liber 265, Folio 475 Parcel No. 1), thence running through said lands by bearings to match a survey by R. F. Gauss & Associates, Inc., dated July 16, 2001 South 69 degrees 04 minutes 54 seconds East 262.59 feet to a point; thence South 79 degrees 06 minutes 23 seconds East 281.41 feet to a point; thence South 29 degrees 29 minutes 26 seconds East 167.62 feet to a point; thence South 05 degrees 23 minutes 36 seconds East 413.20 feet to a point; thence North 84 degrees 04 minutes 18 seconds East 226.47 feet to a point; thence South 05 degrees 43 minutes 03 seconds East 300.99 feet to a point; thence with a curve to the left having a radius of 125.09 feet, an arc length of 191.17 feet and a chord bearing and distance of South 49 degrees 30 minutes 00 seconds East 173.10 feet to a point; thence North 86 degrees 43 minutes 04 seconds East 267.64 feet to a point; thence North 82 degrees 09 minutes 16 seconds East 99.95 feet to a point; thence with a curve to the right having a radius of 80.33 feet, an arc length of 9 description 4.62 feet and a chord bearing and distance of South 64 degrees 20 minutes 25 seconds East 89.24 feet to a point; thence South 30 degrees 50 minutes 06 seconds East 262.93 feet to a point; thence South 60 degrees 00 minutes 20 seconds West 279.75 feet to a point at or near the centerline of a street known as Greenhow Street; thence along the centerline thereof South 06 degrees 45 minutes 02 seconds East 437.76 feet to a point at its intersection with the centerline of a street known as West Banfill Avenue; thence [along] the centerline thereof and along the centerline of Reservoir Road South 55 degrees 33 minutes 46 seconds West 300.82 feet to a point; thence South 51 degrees 17 minutes 57 seconds West 65.68 feet to a point; thence South 45 degrees 59 minutes 23 seconds West 67.47 feet to a point; thence South 50 degrees 55 minutes 30 seconds West 105.80 feet to a point; thence South 54 degrees 11 minutes 03 seconds West 688.99 feet to a point; thence South 52 degrees 34 minutes 58 seconds West 122.79 feet to a point; thence South 60 degrees 12 minutes 16 seconds West 44.35 feet to a point; thence with a curve to the right having a radius of 165.61 feet, an arc length of 249.21 feet and a chord bearing and distance of North 82 degrees 05 minutes 07 seconds West 226.35 feet to a point; thence North 32 degrees 37 minutes 46 seconds West 141.32 feet to a point; thence with a curve to the left having a radius of 84.80 feet, an arc length of 102.79 feet and a chord bearing and distance of North 72 degrees 07 minutes 19 seconds West 96.61 feet to a point; thence South 71 degrees 28 minutes 51 seconds West 51.54 feet to a point; thence South 64 degrees 39 minutes 59 seconds West 184.37 feet to a point; thence with a curve to the left having a radius of 201.09 feet, an arc length of 107.25 feet and a chord bearing and distance of South 45 degrees 01 minute 06 seconds West 105.99 feet to a point; thence with a curve to the right having a radius of 824.44 feet, an arc length of 146.62 feet and a chord bearing and distance of South 31 degrees 36 minutes 15 seconds West 146.43 feet to a point; thence South 35 degrees 44 minutes 35 seconds West 372.99 feet to a point; thence with a curve to the left having a radius of 456.69 feet, an arc length of 148.16 feet and a chord bearing and distance

of South 26 degrees 09 minutes 18 seconds West 147.51 feet to a point; thence South 18 degrees 33 minutes 13 seconds West 101.01 feet to a point; thence with a curve to the left having a radius of 436.50 feet, an arc length of 110.33 feet, and a chord bearing and distance of South 12 degrees 22 minutes 03 seconds West 110.04 feet to a point; thence South 02 degrees 52 minutes 15 seconds West 110.91 feet to a point; thence South 05 degrees 47 minutes 34 seconds West 74.74 feet to a point; thence with a curve to the right having a radius of 619.31 feet, an arc length of 114.48 feet, and a chord bearing and distance of South 11 degrees 32 minutes 19 seconds West 114.31 feet to a point; thence South 18 degrees 52 minutes 36 seconds West 128.75 feet to a point; thence with a curve to the left having a radius of 294.32 feet, an arc length of 9 description2.43 feet, and a chord bearing and distance of South 11 degrees 28 minutes 19 seconds West 131.32 feet to a point; thence with a curve to the right having a radius of 495.02 feet, an arc length of 262.21 feet, and a chord bearing and distance of South 14 degrees 19 minutes 59 seconds West 259.16 feet to a point; thence South 28 degrees 16 minutes 28 seconds West 87.72 feet to a point in the 37<sup>th</sup> or North 60 degrees 40 minutes West 1750 feet line of said lands of the United States of America; thence leaving Reservoir Road and continuing with a portion of said 37<sup>th</sup> line with corrected bearing North 57 degrees 51 minutes 17 seconds West 1523.22 feet to a concrete monument; thence along the same North 52 degrees 15 minutes 46 seconds East 510.27 feet to a concrete monument; thence North 58 degrees 41 minutes 32 seconds West 925.70 feet to a concrete monument; thence North 10 degrees 45 minutes 33 seconds East 1590.97 feet to a concrete monument; thence North 52 degrees 47 minutes 10 seconds East 823.74 feet to a concrete monument; thence South 61 degrees 42 minutes 00 seconds East 426.02 feet to a concrete monument; thence North 20 degrees 58 minutes 53 seconds East 657.93 feet to a concrete monument; thence North 40 degrees 56 minutes 44 seconds East 883.92 feet to a concrete monument; thence South 54 degrees 35 minutes 12 seconds East 669.97 feet to the point of beginning; containing 236.88 acres of land, more or less.

PARCEL NO. 2: BEGINNING at a point at or near the centerline of Ritchie Road, said point being approximately North 34 degrees 37 minutes 08 seconds East 360.40 feet from its intersection with the centerline of Wise Road, thence leaving Ritchie Road North 56 degrees 07 minutes 58 seconds West 979.65 feet to a rebar and cap; thence North 42 degrees 19 minutes 36 seconds East 614.90 feet to a point; thence North 42 degrees 19 minutes 36 seconds East 610.46 feet to a point; thence South 70 degrees 31 minutes 08 seconds East 55.32 feet to a point; thence South 14 degrees 58 minutes 25 seconds West 19.81 feet to a point; thence South 74 degrees 18 minutes 12 seconds East 74.69 feet to a point; thence North 17 degrees 56 minutes 30 seconds East 53.40 feet to a point; thence South 76 degrees 13 minutes 51 seconds East 200.96 feet to a concrete monument; thence South 67 degrees 26 minutes 24 seconds East 94.91 feet to a point at or near the centerline of Ritchie Road; thence with said centerline with a curve to the left having a radius of 600.86 feet, an arc length of 9 description7.24 feet, and a chord bearing and distance of South 10 degrees 37 minutes 08 seconds West 97.13 feet to a point; thence with a curve to the right having a radius of 9 description87.38 feet, an arc length of 224.58 feet and a chord bearing and distance of South 12 degrees 29 minutes 22 seconds West 224.10 feet to a point; thence South 18 degrees 31 minutes 31 seconds West 176.74 feet to a point; thence South 19 degrees 37 minutes 10

seconds West 205.52 feet to a point; thence South 17 degrees 51 minutes 15 seconds West 432.91 feet to a point; thence with a curve to the right having a radius of 2551.36 feet, an arc length of 293.01 feet and a chord bearing and distance of South 21 degrees 08 minutes 40 seconds West 292.85 feet to the point of beginning; containing 21.32 acres of land, more or less.

PARCEL NO. 3: BEGINNING at a point in the centerline of Wise Road, said point being approximately South 46 degrees 22 minutes 40 seconds East 31.96 feet from its intersection with the centerline of Ritchie Road, thence with the centerline of Wise Road South 46 degrees 22 minutes 40 seconds East 57.54 feet to a point; thence with a curve to the left having a radius of 272.20 feet, an arc length of 128.27 feet, and a chord bearing and distance of South 60 degrees 15 minutes 30 seconds East 127.08 feet to a point; thence with a curve to the left having a radius of 770.85 feet, an arc length of 144.86 feet, and a chord bearing and distance of South 79 degrees 23 minutes 19 seconds East 144.65 feet to a point; thence South 86 degrees 40 minutes 32 seconds East 131.68 feet to a point; thence leaving said centerline South 29 degrees 36 minutes 38 seconds West 195.88 feet to a concrete monument; thence North 51 degrees 24 minutes 55 seconds West 443.22 feet to a concrete monument; thence North 29 degrees 40 minutes 55 seconds East 35.55 feet to the point of beginning; containing 0.83 acres of land, more or less.

PARCEL NO. 4: BEGINNING at a concrete monument on the North side of Ritchie Road, said monument being at or near the Northeastern most corner of lands now or formerly of Thomas J. Matter (Liber 1611, Folio 102), thence with the Northern line of Matter North 56 degrees 58 minutes 34 seconds West 280.51 feet to a concrete monument; thence leaving the lands of Matter North 18 degrees 35 minutes 09 seconds West 78.83 feet to a point; thence North 52 degrees 29 minutes 27 seconds East 709.30 feet to a point; thence South 28 degrees 56 minutes 50 seconds East 175.51 feet to a fence post; thence South 25 degrees 02 minutes 16 seconds West 114.69 feet to a fence post; thence South 40 degrees 07 minutes 13 seconds West 525.68 feet to the point of beginning; containing 4.27 acres of land, more or less; SAVING AND EXCEPTING THEREFROM that portion of Phase III, Parcel No. 4 that was conveyed by Fort Ritchie I, LLC, to The Potomac Edison Company by Deed dated July 10, 2009 and recorded in Liber 3736, Folio 331 among the Land Records of Washington County, Maryland.

#### PHASE IV:

PARCEL NO. 1: BEGINNING at a point, said point being South 74 degrees 16 minutes 04 seconds East 541.92 feet from the end of the 45<sup>th</sup> or South 55 degrees 10 minutes East 735 feet line of lands now or formerly of the United States of America (Liber 265, Folio 475 Parcel No. 1), as surveyed by R. F. Gauss & Associates, Inc., dated July 16, 2001, thence running through said lands with a curve to the right having a radius of 82.06 feet, an arc length of 141.03 feet, and a chord bearing and distance of North 47 degrees 05 minutes 37 seconds East 124.30 feet to a point; thence South 73 degrees 04 minutes 22 seconds East 255.37 feet to a point; thence North 52 degrees 11 minutes 20 seconds East 431.50 feet to a

point; thence South 48 degrees 22 minutes 04 seconds East 23.27 feet to a point; thence North 40 degrees 42 minutes 43 seconds East 366.68 feet to a point; thence South 48 degrees 48 minutes 23 seconds East 138.12 feet to a point; thence North 41 degrees 42 minutes 28 seconds East 140.15 feet to a point; thence South 01 degrees 05 minutes 05 seconds West 147.36 feet to a point; thence South 39 degrees 16 minutes 23 seconds West 251.46 feet to a point; thence South 06 degrees 00 minutes 56 seconds East 112.00 feet to a point; thence South 48 degrees 28 minutes 23 seconds West 146.32 feet to a point; thence South 54 degrees 36 minutes 12 seconds East 124.03 feet to a point; thence South 37 degrees 42 minutes 20 seconds West 231.07 feet to a point; thence North 55 degrees 56 minutes 24 seconds West 310.04 feet to a point; thence North 68 degrees 20 minutes 35 seconds West 81.19 feet to a point; thence with a curve to the left having a radius of 66.79 feet, an arc length of 113.43 feet, and a chord bearing and distance of South 52 degrees 06 minutes 38 seconds West 100.28 feet to a point; thence South 09 degrees 51 minutes 58 seconds West 120.19 feet to a point; thence South 12 degrees 48 minutes 34 seconds East 74.42 feet to a point; thence South 85 degrees 13 minutes 41 seconds West 90.51 feet to a point; thence South 05 degrees 43 minutes 03 seconds East 224.41 feet to a point; thence South 84 degrees 04 minutes 18 seconds West 226.47 feet to a point; thence North 05 degrees 23 minutes 36 seconds West 413.20 feet to a point; thence North 29 degrees 29 minutes 26 seconds West 167.62 feet to the point of beginning; containing 10.16 acres of land, more or less.

PARCEL NO. 2: BEGINNING at a concrete monument, said monument being at the end of the 16<sup>th</sup> or North 55 degrees 10 minutes West 293 feet line of the lands now or formerly of the United States of America (Liber 265, Folio 475 Parcel No. 1), thence with the boundaries thereof by bearings to match a survey by R. F. Gauss & Associates, Inc., dated July 16, 2001, South 31 degrees 24 minutes 51 seconds West 880.04 feet to a concrete monument; thence South 55 degrees 06 minutes 09 seconds East 164.71 feet to a concrete monument; thence South 37 degrees 50 minutes 32 seconds West 1232.99 feet to a concrete monument; thence South 46 degrees 40 minutes 16 seconds West 77.15 feet to a concrete monument; thence running through said lands of the United States of America North 76 degrees 13 minutes 51 seconds West 200.96 feet to a point; thence South 17 degrees 56 minutes 30 seconds West 53.40 feet to a point; thence North 74 degrees 18 minutes 12 seconds West 74.69 feet to a point; thence North 14 degrees 58 minutes 25 seconds 25 seconds East 19.81 feet to a point; thence North 70 degrees 31 minutes 08 seconds West 55.32 feet to a point; thence South 42 degrees 19 minutes 36 seconds West 610.46 feet to a point; thence North 57 degrees 51 minutes 17 seconds West 467.25 feet to a concrete monument at the beginning of the 37<sup>th</sup> or North 60 degrees 40 minutes West 1750 feet line of the lands now or formerly of the United States of America (Liber 265, Folio 475 Parcel No. 1); thence with a portion thereof with corrected bearing North 57 degrees 51 minutes 17 seconds West 192.15 feet to a point in the centerline of the road known as Reservoir Road; thence with said centerline and with the centerline of a street known as West Banfill Avenue North 28 degrees 16 minutes 28 seconds East 87.72 feet to a point; thence with a curve to the left having a radius of 495.02 feet, an arc length of 262.61 feet, and a chord bearing and distance of North 14 degrees 19 minutes 59 seconds East 259.16 feet to a point; thence with a curve to the right having a radius of 294.32 feet, an arc length of 9 description 2.43 feet and chord



bearing and distance of North 11 degrees 28 minutes 19 seconds East 131.32 feet to a point; thence North 18 degrees 52 minutes 36 seconds East 128.75 feet to a point; thence with a curve to the left having a radius of 619.31 feet, an arc length of 114.48 feet and a chord bearing and distance of North 11 degrees 32 minutes 19 seconds East 114.31 feet to a point; thence North 05 degrees 47 minutes 34 seconds East 74.74 feet to a point; thence North 02 degrees 52 minutes 15 seconds East 110.91 feet to a point; thence with a curve to the right having a radius of 436.50 feet, an arc length of 110.33 feet and a chord bearing and distance of North 12 degrees 22 minutes 03 seconds East 110.04 feet to a point; thence North 18 degrees 33 minutes 13 seconds East 101.01 feet to a point; thence with a curve to the right having a radius of 456.69 feet, an arc length of 148.16 feet and a chord bearing and distance of North 26 degrees 09 minutes 18 seconds East 147.51 feet to a point; thence North 35 degrees 44 minutes 35 seconds East 372.99 feet to a point; thence with a curve to the left having a radius of 824.44 feet, an arc length of 146.62 feet, and a chord bearing and distance of North 31 degrees 36 minutes 15 seconds East 146.43 feet to a point; thence with a curve to the right having a radius of 201.09 feet, an arc length of 107.25 feet, and a chord bearing and distance of North 45 degrees 01 minutes 06 seconds East 105.99 feet to a point; thence North 64 degrees 39 minutes 59 seconds East 184.37 feet to a point; thence North 71 degrees 28 minutes 51 seconds East 51.54 feet to a point; thence with a curve to the right having a radius of 84.80 feet, an arc length of 102.79 feet, and a chord bearing and distance of South 72 degrees 07 minutes 19 seconds East 96.61 feet to a point; thence South 32 degrees 37 minutes 46 seconds East 141.32 feet to a point; thence with a curve to the left having a radius of 165.61 feet, an arc length of 249.21 feet, and a chord bearing and distance of South 82 degrees 05 minutes 07 seconds East 226.35 feet to a point; thence North 60 degrees 12 minutes 16 seconds East 44.35 feet to a point; thence North 52 degrees 34 minutes 58 seconds East 122.79 feet to a point; thence North 54 degrees 11 minutes 03 seconds East 688.99 feet to a point; thence North 50 degrees 55 minutes 30 seconds East 105.80 feet to a point; thence North 45 degrees 59 minutes 23 seconds East 67.47 feet to a point; thence North 51 degrees 17 minutes 57 seconds East 65.68 feet to a point; thence North 55 degrees 33 minutes 46 seconds East 300.82 feet to a point at the intersection of the centerline of a street known as West Banfill Avenue and the centerline of a street known as Greenhow Street; thence with the centerline of Greenhow Street North 06 degrees 45 minutes 02 seconds East 437.76 feet to a point; thence leaving said street North 60 degrees 00 minutes 20 seconds East 279.75 feet to a point; thence South 30 degrees 50 minutes 06 seconds East 343.31 feet to a point; thence South 30 degrees 54 minutes 33 seconds East 247.33 feet to a point; thence South 24 degrees 44 minutes 54 seconds East 77.07 feet to a point; thence South 28 degrees 56 minutes 50 seconds East 31.35 feet to a point; thence South 52 degrees 29 minutes 27 seconds West 709.30 feet to a point; thence South 18 degrees 35 minutes 09 seconds East 78.83 feet to the point of beginning; containing 81.34 acres of land, more or less; SAVING AND EXCEPTING THEREFROM that portion of Phase IV, Parcel No. 2 that was conveyed by Fort Ritchie I, LLC, to The Potomac Edison Company by Deed dated July 10, 2009 and recorded in Liber 3736, Folio 331 among the Land Records of Washington County, Maryland.

TOGETHER WITH AND SUBJECT TO any and all covenants, conditions, restrictions, reservations, easements, and rights of way of record applicable thereto.

**SAVING AND EXCEPTING THEREFROM** the following tracts or parcels of land:

[1] All those tracts or parcels of land, containing 42.29 acres, more or less, conveyed from [the] Board of County Commissioners of Washington County, Maryland, a body corporate and politic of the State of Maryland, to Cascade Town Centre Development, LLC, a Maryland limited liability company, dated June 15, 2017 and recorded in Liber 5527, Folio 183 among the Land Records of Washington County, Maryland.

[2] All that parcel containing 3.50 acres, more or less, being a portion of the former Fort Ritchie Military Reservation, situate along the Northerly margin for Pen Mar Road that, said 3.50 acres being a naturally subdivided portion of Phase I Parcel I by said road, and which parcel is described as a specifically excepted parcel in the above referenced Deed recorded in Liber 5527, Folio 183 among the aforesaid Land Records.

[3] All that tract or parcel of land, containing 20.71 acres, more or less, conveyed from [the] Board of County Commissioners of Washington County, Maryland, a body corporate and politic of the State of Maryland, to Cascade Town Centre Development, LLC, a Maryland limited liability company, dated September 18, 2017 and recorded in Liber 5594, Folio 224 among the Land Records of Washington County, Maryland.

[4] All that tract or parcel of land containing 0.83 acres, more or less, being Parcel No. 3 of Phase III in a deed dated September 20, 2016 from Penmar Development Corporation, a Maryland corporation, to [the] Board of County Commissioners of Washington County, Maryland, and recorded in Liber 5328, Folio 232 among the Land Records of Washington County, Maryland.

BEING part of the same property which was conveyed from Ft. Ritchie, LLC, a Maryland limited liability Company, to Penmar Development Corporation, a Maryland corporation, by Deed dated July 24, 2012 and recorded in Liber 4332, Folio 175 among the Land Records of Washington County, Maryland; AND BEING part of the property which was conveyed from Penmar Development Corporation, a Maryland corporation, to [the] Board of County Commissioners of Washington County, Maryland by Deed dated September 20, 2016 and recorded in Liber 5328, Folio 232 among the aforesaid Land Records.