

Joint Hearing - MCC & PC  
Z-9928-2024  
Exhibit 13

**EXHIBIT A**  
**DESCRIPTION OF**  
**PARCEL 14, PARCEL B-1 AND PARCEL B-2**  
**LAKEFOREST**  
**MONTGOMERY VILLAGE**  
**PLAT NO. 11703**  
**PLAT NO. 13061**  
**PLAT NO. 12711**  
**9TH ELECTION DISTRICT**  
**MONTGOMERY COUNTY, MARYLAND**

Being all of the property acquired by Frederick Avenue Associates, A Maryland Limited Partnership, from Lakeforest Associates, a General Partnership, by deed dated September 8, 1977 and recorded in Liber 5014 at Folio 357 and being all of Parcel 14, Lakeforest, Montgomery Village, recorded as Plat No. 11703, being all of the property acquired by Professional Equity Limited Partnership, a Maryland Limited Partnership, from Professional Equity Group, by deed dated December 16, 1982 and recorded in Liber 5978 at Folio 300 and being all of Parcel B-1, Lakeforest, Montgomery Village, recorded as Plat No. 13061 and being all of the property acquired by Perry-Russell Limited Partnership, a Maryland Limited Partnership, from Lakeforest Associates, a General Partnership, by deed dated November 28, 1979 and recorded in Liber 5447 at Folio 295 and being all of Parcel B-2, Lakeforest, Montgomery Village, recorded as Plat No. 12711 all among the Land Records of Montgomery County, Maryland, and being more particularly described in the datum of Maryland State Grid North (NAD83/2011) as follows:

Beginning for the same at a point marking the southerly corner of said Parcel 14, said point marking the northeasterly line of North Frederick Avenue, Maryland 355, 120' right of way, recorded as Plat No. 11355 and State Road Commission Plat No. 44931 all recorded among the aforesaid Land Records, said point also marking the common corner of Parcel A, Northover Center, recorded as Plat No. 9280 among the aforesaid Land Records; thence leaving said common corner of Parcel A, Northover Center and running with said northeasterly line of North Frederick Avenue, the following two (2) courses and distances

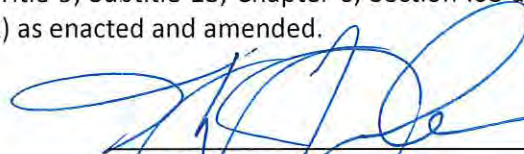
1. North 43° 21' 49" West, 370.52 feet to a point; thence
2. North 01° 34' 01" East, 70.80 feet to a point on the easterly line of Lake Forest Boulevard, formerly Perry Parkway, 100' foot right of way, recorded on said Plat No. 11355; thence running with said easterly line of Lake Forest Boulevard, the following three (3) courses and distances
3. North 46° 29' 49" East, 424.60 feet to a point; thence
4. 85.12 feet along the arc of a tangent curve to the left, having a radius of 550.00 feet and a chord bearing and distance of North 42° 03' 49" East, 85.03 feet to a point; thence



5. North 81° 16' 42" East 70.84 feet to a point on the southerly line of Russell Avenue, 100' right of way, recorded as said Plat No. 11355; thence running with said southerly line of Russell Avenue the following three (3) courses and distances
6. South 53° 49' 24" East, 9.94 feet to a point; thence
7. 333.84 feet along the arc of a non-tangent curve to the left, having a radius of 650.00 feet and a chord bearing and distance of South 68° 32' 13" East, 330.18 feet to a point; thence
8. South 83° 15' 02" East, 78.23 feet to a point marking the common corner of Parcel 15, Lakeforest Regional Center, recorded as Plat No. 19227 among the aforesaid Land Records; thence leaving said southerly line of Russell Avenue and running with the common line of said Parcel 15, Lakeforest Regional Center, Parcel 16, Lakeforest Regional Center, recorded in said Plat No. 19227 and said Parcel A, Northover Center, the following two (2) courses and distances
9. South 06° 44' 58" West, 7.00 feet to a point; thence
10. South 45° 33' 48" West, 804.83 feet to the point of beginning, containing 282,814 square feet or 6.49252 acres of land.

The undersigned hereby states that the metes and bounds description hereon was prepared by myself or under my direct supervision and that it complies with the Minimum Standards of Practice for Metes and Bounds Descriptions as established in Title 9, Subtitle 13, Chapter 6, Section .08 and Section .12 of the Code of Maryland Regulations (COMAR) as enacted and amended.

JAN. 12, 2023  
Date

  
Harry L. Jenkins  
Property Line Surveyor  
Maryland No. 606  
License Expires; 4/21/2023

