

Tax Account No. 09-03691020

Pursuant to Sections 12-108(a) and 13-207(a)(i) of the Tax – Property Section of the Annotated Code of Maryland, this Deed is exempt from Recordation and Transfer Tax.

AFTER RECORDING,  
PLEASE RETURN TO:  
Robert Gough  
Miller, Miller & Canby  
200B Monroe Street  
Rockville, Maryland 20850

MONTGOMERY COUNTY, MD

APPROVED BY 

DEC 22 2012

NO TITLE EXAMINATION  
NO CONSIDERATION

\$  RECORDATION TAX PAID  
\$  TRANSFER TAX PAID  
DEED OF DEDICATION

2013 JUN -5 PM 3:11

FILED  
LORETTA E. KNIGHT  
CLERK'S OFFICE  
MONTGOMERY CO. MD.

THIS DEED, made this 11 day of June, 2012, from **BPTC THIRTEEN, LLC**, a Maryland limited liability company (“Grantor”), and **THE CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MARYLAND**, a body politic (“Grantee”) and is made on the following premises:

WHEREAS, the Grantor is the owner of certain properties located within the municipal boundaries of the City of Gaithersburg, Montgomery County, Maryland, identified as Tax Account No. 09-03691020 and 09-03691031, as more particularly shown in on **Exhibit A** hereto and incorporated by reference in this Deed of Dedication (the “Property”).

WHEREAS the Property is part of a mixed-use complex formerly known as “Casey East”, and presently known as “Spectrum at Watkins Mill” being developed by the Grantor and its affiliated owners (the “Development”), as approved in SDP-07-001 (and as generally shown on **Exhibit B**), and amended in part in SDP-09-0004 (as generally shown on **Exhibit C**) (collectively the “SDP Approval”).

WHEREAS, in accordance with the conditions and terms of the Schematic Development Plan and the Agreement of Dedication for the Development approved by the City of Gaithersburg (the “SDP”), the Grantor has caused this Deed to be executed and delivered.

NOW, THEREFORE, in consideration of the foregoing premises which are adopted herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor, does hereby dedicate, grant and convey unto the Grantee, that parcel of land located in Gaithersburg, Montgomery County, Maryland, as designated as Block C, Lot 4 on Exhibit A hereto, and as more particularly described on **Exhibit D**.

EXPRESSLY SUBJECT TO (i) all reservations, conditions, easements, covenants, conditions, restrictions, rights-of-ways, appurtenances, licenses and privileges belonging or appurtenant to such land that are of record, (ii) the covenants, conditions and restrictions currently set forth under the SDP, (iii) the Declaration of Restrictions, Covenants and Easements, dated March 23, 2009, and recorded in Liber 36841, folio 317, as amended by the First Amendment to Declaration of Restrictions, Covenants and



Easements and Revisions to Plat No. 24030, recorded in Liber 41857, folio 211, and as such may be further amended from time to time, (the "**Declaration**"), and (iv) the Agreement of Dedication, dated April 29, 2010, and recorded in Liber 39284, folio 482.

AND SUBJECT FURTHER to the following reservation of rights, covenants and easements: (1) the Grantor reserves the right to (i) extend utilities to its adjoining property through the Property as required by the local utility company in the public utility easement as shown on **Exhibit E** attached hereto, and (ii) to enter upon the Property to grade and complete such other site work as is contemplated for the Property under the SDP Approval or other final site plan approval granted by the City of Gaithersburg; (2) the Property shall initially be utilized by the Grantee as a senior's center, but may thereafter be used for a city office or police station ("**Community Facility**"), but shall not be (i) utilized for a use incompatible with the adjoining development (such as a medical use, drug rehab, half-way house, work center, etc.), or (ii) leased, sold or otherwise utilized by a third party; (3) the parking lot shall be retained in the configuration shown on the SDP so as to preserve the line of sight to the Building R and the Grantee shall permit the Grantor, its affiliated owners of the Development, their heirs, tenants and assigns, and their customers, invitees and employees, to utilize parking spaces within the Property at no cost; (4) the Grantee shall not be required to pay a pro-rata share of infrastructure construction costs of development, but shall be responsible for the building maintenance, building taxes, utilities and other costs of its facility and its pro-rata share of insurance, taxes and common area maintenance (CAM) on the commercial common areas costs based upon commercial building square footages of the Development, as set forth in the Declaration; and (5) if in the future the Grantee shall cease to utilize the Property for such Community Facility, such land shall revert to the Grantor, but the Grantor shall reimburse the Grantee the then remaining unamortized value of the building improvements over a 30-year useful life, it being the express intention that the Grantor herein to reserve all right, title and interest in the reversion of the property hereby conveyed.

TO HAVE AND TO HOLD all of the aforesaid Property hereby conveyed unto the Grantee for its use.

Grantor further certifies 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 Grantor.

**SIGNATURE ON FOLLOWING PAGE**

Exhibit A: The Property  
Exhibit B: The Spectrum site plan (from SDP-09-001)  
Exhibit C: The Spectrum site plan (from SDP-09-004)  
Exhibit D: The legal description of the Property

46928 007

IN WITNESS WHEREOF, Grantor has caused its duly authorized officer to execute and deliver this Deed as of the date first above written.

GRANTOR:

WITNESS/ATTEST

**BPTC THIRTEEN, LLC**  
a Maryland Limited Liability Corporation

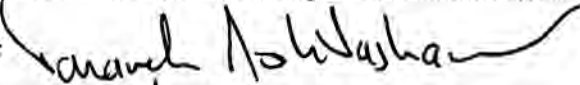


By:   
Name: Peter J. Henry      June 11, 2012  
Title: Authorized Member      Date

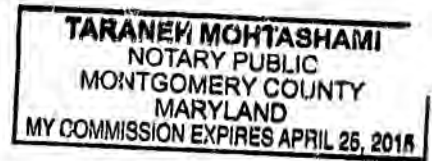
**STATE OF MARYLAND:**  
**COUNTY OF MONTGOMERY:**      to wit:

I HEREBY CERTIFY that on this 11th day of June, 2012, before me, a Notary Public for the State and County aforesaid, personally appeared Peter J Henry who has been satisfactorily proven to be the person whose name is subscribed to this written instrument, who acknowledged himself to be the Authorized Member of **BPTC THIRTEEN, LLC**, a Maryland limited liability company, and in such capacity and being authorized so to do, executed this Deed of Dedication on behalf of **BPTC THIRTEEN, LLC** as its act and deed for the purposes therein contained.

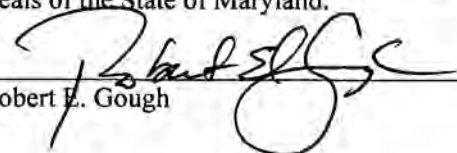
IN WITNESS WHEREOF I hereunto set my hand and official seal.

Notary Public 

My Commission Expires: April 25, 2015



This is to certify that the foregoing instrument was prepared by the undersigned, an attorney duly admitted to practice before the Court of Appeals of the State of Maryland.

  
Robert L. Gough

After Recording, Please Return to:  
City of Gaithersburg  
Dept. of Legal Services  
31 S. Summit Avenue  
Gaithersburg, MD 20877

PLAT NO. 24332



**NOTES:**

- The property shown herein is subject to an integrated flood hazard map and is shown in a Special Flood Hazard Area (SFHA) as defined in the National Flood Insurance Act of 1968, as amended. The property is shown in a Special Flood Hazard Area (SFHA) as defined in the National Flood Insurance Act of 1968, as amended. The property is shown in a Special Flood Hazard Area (SFHA) as defined in the National Flood Insurance Act of 1968, as amended.
- The owner of this property is advised that the property is subject to an integrated flood hazard map and is shown in a Special Flood Hazard Area (SFHA) as defined in the National Flood Insurance Act of 1968, as amended. The property is shown in a Special Flood Hazard Area (SFHA) as defined in the National Flood Insurance Act of 1968, as amended.
- The owner of this property is advised that the property is subject to an integrated flood hazard map and is shown in a Special Flood Hazard Area (SFHA) as defined in the National Flood Insurance Act of 1968, as amended. The property is shown in a Special Flood Hazard Area (SFHA) as defined in the National Flood Insurance Act of 1968, as amended.

**COMMISSIONER'S CERTIFICATE**

THE CITY OF GAITHERSBURG, MARYLAND, HAS REVIEWED THE SUBMISSION OF THE PROPERTY OWNERS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE CITY'S ZONING REGULATIONS AND THE CITY'S SUBDIVISION MAP ACT. THE CITY ENGINEER HAS REVIEWED THE SUBMISSION AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE CITY'S ENGINEERING REGULATIONS AND THE CITY'S SUBDIVISION MAP ACT.

**PARCEL "N"**  
P. NO. 24032  
BPTC TWO, LLC  
L. 30782 F. 670

**LOT 4**  
79,754 sq. ft.  
1.69316 AC.

**LOT 5**  
76,236 sq. ft.  
1.75013 AC.

**LOT 6**  
76,236 sq. ft.  
1.75013 AC.

**LOT 7**  
76,236 sq. ft.  
1.75013 AC.

**LOT 8**  
76,236 sq. ft.  
1.75013 AC.

**STORM DRAIN LINE TABLE**

LINE NO.	LENGTH	WIDTH	DEPTH	AREA
SD1	10.00	18.00	1.00	180.00
SD2	10.00	18.00	1.00	180.00
SD3	10.00	18.00	1.00	180.00
SD4	10.00	18.00	1.00	180.00
SD5	10.00	18.00	1.00	180.00
SD6	10.00	18.00	1.00	180.00
SD7	10.00	18.00	1.00	180.00
SD8	10.00	18.00	1.00	180.00
SD9	10.00	18.00	1.00	180.00
SD10	10.00	18.00	1.00	180.00

**SWM ADDRESS EASEMENT ADDRESS LOT 4**

LINE	LENGTH	WIDTH	AREA
SWM1	10.00	18.00	180.00
SWM2	10.00	18.00	180.00
SWM3	10.00	18.00	180.00
SWM4	10.00	18.00	180.00
SWM5	10.00	18.00	180.00
SWM6	10.00	18.00	180.00
SWM7	10.00	18.00	180.00
SWM8	10.00	18.00	180.00
SWM9	10.00	18.00	180.00
SWM10	10.00	18.00	180.00

**SWM ADDRESS EASEMENT ADDRESS LOT 5**

LINE	LENGTH	WIDTH	AREA
SWM11	10.00	18.00	180.00
SWM12	10.00	18.00	180.00
SWM13	10.00	18.00	180.00
SWM14	10.00	18.00	180.00
SWM15	10.00	18.00	180.00
SWM16	10.00	18.00	180.00
SWM17	10.00	18.00	180.00
SWM18	10.00	18.00	180.00
SWM19	10.00	18.00	180.00
SWM20	10.00	18.00	180.00

**SWM ADDRESS EASEMENT ADDRESS LOT 6**

LINE	LENGTH	WIDTH	AREA
SWM21	10.00	18.00	180.00
SWM22	10.00	18.00	180.00
SWM23	10.00	18.00	180.00
SWM24	10.00	18.00	180.00
SWM25	10.00	18.00	180.00
SWM26	10.00	18.00	180.00
SWM27	10.00	18.00	180.00
SWM28	10.00	18.00	180.00
SWM29	10.00	18.00	180.00
SWM30	10.00	18.00	180.00

**SWM ADDRESS EASEMENT ADDRESS LOT 7**

LINE	LENGTH	WIDTH	AREA
SWM31	10.00	18.00	180.00
SWM32	10.00	18.00	180.00
SWM33	10.00	18.00	180.00
SWM34	10.00	18.00	180.00
SWM35	10.00	18.00	180.00
SWM36	10.00	18.00	180.00
SWM37	10.00	18.00	180.00
SWM38	10.00	18.00	180.00
SWM39	10.00	18.00	180.00
SWM40	10.00	18.00	180.00

**SWM ADDRESS EASEMENT ADDRESS LOT 8**

LINE	LENGTH	WIDTH	AREA
SWM41	10.00	18.00	180.00
SWM42	10.00	18.00	180.00
SWM43	10.00	18.00	180.00
SWM44	10.00	18.00	180.00
SWM45	10.00	18.00	180.00
SWM46	10.00	18.00	180.00
SWM47	10.00	18.00	180.00
SWM48	10.00	18.00	180.00
SWM49	10.00	18.00	180.00
SWM50	10.00	18.00	180.00

**LINE TABLE**

LINE	LENGTH	BEARING
L1	10.00	S 30.00W 0.00
L2	10.00	S 30.00W 0.00
L3	10.00	S 30.00W 0.00
L4	10.00	S 30.00W 0.00
L5	10.00	S 30.00W 0.00
L6	10.00	S 30.00W 0.00
L7	10.00	S 30.00W 0.00
L8	10.00	S 30.00W 0.00
L9	10.00	S 30.00W 0.00
L10	10.00	S 30.00W 0.00
L11	10.00	S 30.00W 0.00
L12	10.00	S 30.00W 0.00

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	10.00	10.00	10.00	10.00	0.00	90.00
C2	10.00	10.00	10.00	10.00	0.00	90.00
C3	10.00	10.00	10.00	10.00	0.00	90.00
C4	10.00	10.00	10.00	10.00	0.00	90.00
C5	10.00	10.00	10.00	10.00	0.00	90.00
C6	10.00	10.00	10.00	10.00	0.00	90.00
C7	10.00	10.00	10.00	10.00	0.00	90.00
C8	10.00	10.00	10.00	10.00	0.00	90.00
C9	10.00	10.00	10.00	10.00	0.00	90.00
C10	10.00	10.00	10.00	10.00	0.00	90.00

**STORM DRAIN EASEMENT ADDRESS LOT 5**

LINE	LENGTH	WIDTH	DEPTH	AREA
SD11	10.00	18.00	1.00	180.00
SD12	10.00	18.00	1.00	180.00
SD13	10.00	18.00	1.00	180.00
SD14	10.00	18.00	1.00	180.00
SD15	10.00	18.00	1.00	180.00
SD16	10.00	18.00	1.00	180.00
SD17	10.00	18.00	1.00	180.00
SD18	10.00	18.00	1.00	180.00
SD19	10.00	18.00	1.00	180.00
SD20	10.00	18.00	1.00	180.00

**SWM ADDRESS EASEMENT ADDRESS LOT 4**

LINE	LENGTH	WIDTH	AREA
SWM51	10.00	18.00	180.00
SWM52	10.00	18.00	180.00
SWM53	10.00	18.00	180.00
SWM54	10.00	18.00	180.00
SWM55	10.00	18.00	180.00
SWM56	10.00	18.00	180.00
SWM57	10.00	18.00	180.00
SWM58	10.00	18.00	180.00
SWM59	10.00	18.00	180.00
SWM60	10.00	18.00	180.00

**SWM ADDRESS EASEMENT ADDRESS LOT 5**

LINE	LENGTH	WIDTH	AREA
SWM61	10.00	18.00	180.00
SWM62	10.00	18.00	180.00
SWM63	10.00	18.00	180.00
SWM64	10.00	18.00	180.00
SWM65	10.00	18.00	180.00
SWM66	10.00	18.00	180.00
SWM67	10.00	18.00	180.00
SWM68	10.00	18.00	180.00
SWM69	10.00	18.00	180.00
SWM70	10.00	18.00	180.00

**SWM ADDRESS EASEMENT ADDRESS LOT 6**

LINE	LENGTH	WIDTH	AREA
SWM71	10.00	18.00	180.00
SWM72	10.00	18.00	180.00
SWM73	10.00	18.00	180.00
SWM74	10.00	18.00	180.00
SWM75	10.00	18.00	180.00
SWM76	10.00	18.00	180.00
SWM77	10.00	18.00	180.00
SWM78	10.00	18.00	180.00
SWM79	10.00	18.00	180.00
SWM80	10.00	18.00	180.00

**SWM ADDRESS EASEMENT ADDRESS LOT 7**

LINE	LENGTH	WIDTH	AREA
SWM81	10.00	18.00	180.00
SWM82	10.00	18.00	180.00
SWM83	10.00	18.00	180.00
SWM84	10.00	18.00	180.00
SWM85	10.00	18.00	180.00
SWM86	10.00	18.00	180.00
SWM87	10.00	18.00	180.00
SWM88	10.00	18.00	180.00
SWM89	10.00	18.00	180.00
SWM90	10.00	18.00	180.00

**SWM ADDRESS EASEMENT ADDRESS LOT 8**

LINE	LENGTH	WIDTH	AREA
SWM91	10.00	18.00	180.00
SWM92	10.00	18.00	180.00
SWM93	10.00	18.00	180.00
SWM94	10.00	18.00	180.00
SWM95	10.00	18.00	180.00
SWM96	10.00	18.00	180.00
SWM97	10.00	18.00	180.00
SWM98	10.00	18.00	180.00
SWM99	10.00	18.00	180.00
SWM100	10.00	18.00	180.00

**STORM DRAIN EASEMENT**

**STORMWATER MANAGEMENT EASEMENT**

**FOREST CONSERVATION EASEMENT**

**STORMWATER MANAGEMENT EASEMENT**

**AREA TABULATION:**

2 LOTS 149,890 SQ. FT. OR 3.44329 ACRES  
DEDICATION 3,849 SQ. FT. OR 0.08837 AC.  
TOTAL AREA 153,739 SQ. FT. OR 3.53166 ACRES

**STORM DRAIN LINE TABLE**

LINE NO.	LENGTH	WIDTH	DEPTH	AREA
SD21	10.00	18.00	1.00	180.00
SD22	10.00	18.00	1.00	180.00
SD23	10.00	18.00	1.00	180.00
SD24	10.00	18.00	1.00	180.00
SD25	10.00	18.00	1.00	180.00
SD26	10.00	18.00	1.00	180.00
SD27	10.00	18.00	1.00	180.00
SD28	10.00	18.00	1.00	180.00
SD29	10.00	18.00	1.00	180.00
SD30	10.00	18.00	1.00	180.00

**SWM ADDRESS EASEMENT ADDRESS LOT 4**

LINE	LENGTH	WIDTH	AREA
SWM101	10.00	18.00	180.00
SWM102	10.00	18.00	180.00
SWM103	10.00	18.00	180.00
SWM104	10.00	18.00	180.00
SWM105	10.00	18.00	180.00
SWM106	10.00	18.00	180.00
SWM107	10.00	18.00	180.00
SWM108	10.00	18.00	180.00
SWM109	10.00	18.00	180.00
SWM110	10.00	18.00	180.00

**SWM ADDRESS EASEMENT ADDRESS LOT 5**

LINE	LENGTH	WIDTH	AREA
SWM111	10.00	18.00	180.00
SWM112	10.00	18.00	180.00
SWM113	10.00	18.00	180.00
SWM114	10.00	18.00	180.00
SWM115	10.00	18.00	180.00
SWM116	10.00	18.00	180.00
SWM117	10.00	18.00	180.00
SWM118	10.00	18.00	180.00
SWM119	10.00	18.00	180.00
SWM120	10.00	18.00	180.00

**SWM ADDRESS EASEMENT ADDRESS LOT 6**

LINE	LENGTH	WIDTH	AREA
SWM121	10.00	18.00	180.00
SWM122	10.00	18.00	180.00
SWM123	10.00	18.00	180.00
SWM124	10.00	18.00	180.00
SWM125	10.00	18.00	180.00
SWM126	10.00	18.00	180.00
SWM127	10.00	18.00	180.00
SWM128	10.00	18.00	180.00
SWM129	10.00	18.00	180.00
SWM130	10.00	18.00	180.00

**SWM ADDRESS EASEMENT ADDRESS LOT 7**

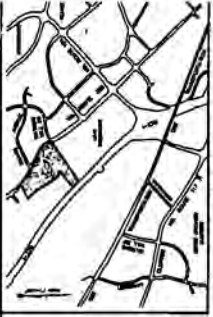
LINE	LENGTH	WIDTH	AREA
SWM131	10.00	18.00	180.00
SWM132	10.00	18.00	180.00
SWM133	10.00	18.00	180.00
SWM134	10.00	18.00	180.00
SWM135	10.00	18.00	180.00
SWM136	10.00	18.00	180.00</



# THE SPECTRUM AT WATKINS MILL

## GAITHERSBURG, MARYLAND

### AMENDED SCHEMATIC DEVELOPMENT PLAN



Vitality Map  
1" = 200'

**SDP SHEET INDEX**

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COVER SHEET	1
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SCHEMATIC DEVELOPMENT PLAN	3
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**General Notes**

- This site is an attachment to SDP 07-401 previously approved on August 29, 2007 and SDP 05-003 approved June 10, 2008.
- Topography was prepared recently by Photographic Data Services (March, 2011).
- Existing contour interval = 2'.
- This site is zoned MCD.
- Water and Sewer chas. 1
- Maximum building height allowed by zone.
- Designation, total number, location, size and use of buildings are subject to final site plan approval.
- Buildings as shown are for illustrative purposes. Actual building footprints will vary based on specific uses, but will be within the maximum square footage for each of the listed uses. The subdivision of buildings and building envelopes is subject to final site plan approval. Building envelope can be adjusted or substituted from building envelope to building envelope, as long as the cumulative total is not exceeded in accordance with Section 24-198 (C)(2).
- The 50 scale Schematic Development Plan supercedes all 100' & 200' scale plans.
- Limits of clearing and grading as defined in approved SDP and Submittal Control Plan SP-07-0017. Landscaped open space as represented herein are preliminary and subject to modification in final site plan.
- 0.73 F.A.R. Maximum allowed. (0.07 Floor); 0.12 (Park 2)
- Site area:  
 N434 0.7 ac  
 N433 0.2 ac  
 N435 0.02 ac  
 N436 0.02 ac  
 N437 0.1 ac  
 N438 0.1 ac  
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**Property Description  
BPTC THIRTEEN, LLC**

**Being a strip or parcel of land being in the (9<sup>th</sup>) Ninth Election District of Montgomery County Maryland in the City of Gaithersburg, hereinafter described running through, over, and across the land acquired by the following conveyance**

- (i) BP REALTY INVESTMENTS, LLC, a Maryland limited liability company, from BETTY BROWN CASEY by deed dated September 9, 1981 and recorded in Liber 30782 Folio 605;**
- (ii) BPTC ONE, LLC a Maryland limited liability company, from BETTY BROWN CASEY by deed dated September 8, 2005 and recorded in Liber 30782 at Folio 659;**
- (iii) BPTC TWO, LLC, a Maryland limited liability company, from BETTY BROWN CASEY by deed dated September 8, 2005 and recorded in Liber 30782 at Folio 670;**
- (iv) BPTC THIRTEEN, LLC, a Maryland limited liability company, from THE HUMANE SOCIETY OF THE UNITED STATES, a Delaware corporation by deed dated May 5, 2006 and recorded in Liber 32476 at Folio 638**

**As amended by a corrective deed dated December 30, 2011 between BP REALTY INVESTMENTS, LLC; BPTC ONE, LLC; BPTC TWO, LLC; BPTC THIRTEEN, LLC, all a Maryland limited liability company and recorded in Liber 43104 at Folio 111**

**And being more particularly described as Lot 4 Block C; Lot 5 Block C as shown in a subdivision entitled "THE SPECTRUM AT WATKINS MILL" as recorded in Plat Number 24332 and more particularly described below.**

**Lot 4 – Block C:**

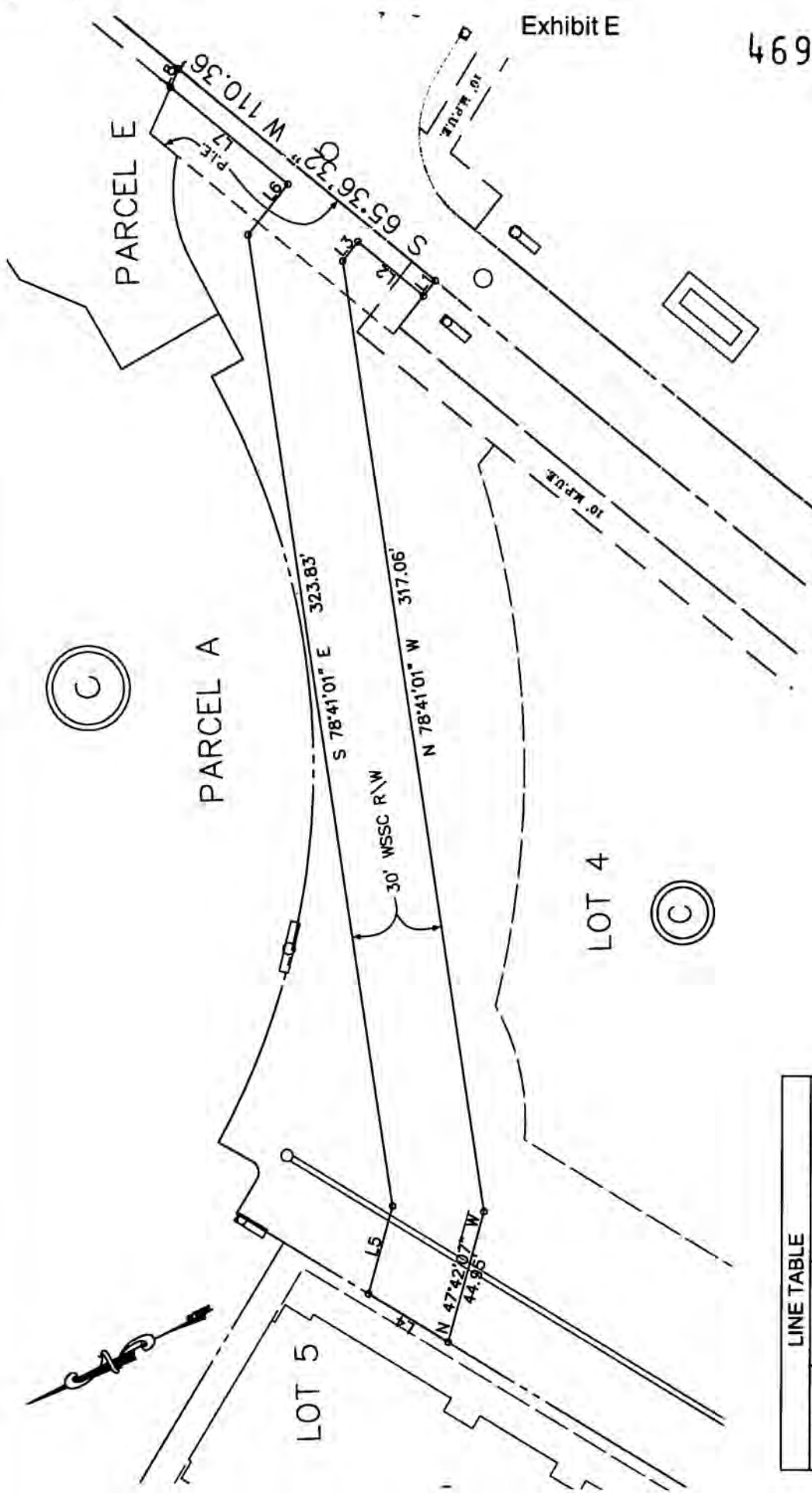
**Beginning for the same at a point on the southwesterly or South 65° 36' 32" West 110.36' Right of Way limits of Paramount Park Drive (Variable Width Right of Way) and the northwesterly or North 38° 41' 23" West 23.05' platted limits of Parcel E Block C as shown on Plat no. 24330 thence binding on the southwesterly limits of Paramount Park Drive the following course and distance**

- 1. South 65° 36' 32" West, 110.36' feet to a point, thence continuing on the southwesterly dedicated portion of Paramount Park Drive the following two (2) courses and distances**
- 2. North 24° 23' 28" West, 19.33' feet to a point, thence**
- 3. South 65° 36' 32" West, 199.14' feet to a point, thence leaving dedicated portion of Paramount Park Drive and binding on the southwesterly and northwesterly Right of Way of limits of Paramount Park Drive formerly Spectrum Drive as shown on Plat Number 24032 the following five (5) courses and distances**
- 4. South 65° 36' 32" West 26.67' feet to a point, thence**
- 5. 30.51' feet along a curve deflecting to the right having a radius of 40.00' and a chord bearing and length South 87° 27' 47" West, 29.78' feet to a point, thence**
- 6. North 70° 40' 57" West 76.24' feet to a point, thence**
- 7. 114.52' along a curve deflecting to the right having a radius of 170.00' feet and a chord bearing and length North 51° 23' 00" West, 112.37' feet to a point, thence**

8. North  $32^{\circ} 05' 02''$  West, 67.93' feet to a point, thence leaving the right of way limits of Paramount Park Drive formerly Spectrum Drive and binding on of the northeasterly or North  $57^{\circ} 54' 58''$  East, 211.27' platted limits Lot 5 Block C as shown on Plat Number 24332 the following course and distance
9. North  $57^{\circ} 54' 58''$  East, 229.73' feet to a point; said point being on the tenth (10<sup>th</sup>) deed line of Liber 43104 at Folio 106, thence binding on the eleventh (11<sup>th</sup>) through fifteenth (15<sup>th</sup>) deed line or southeasterly limits of Parcel A Block C as shown on Plat Number 24331 the following five (5) courses and distances
10. South  $32^{\circ} 05' 02''$  East, 13.23' feet to a point, thence
11. 7.00' along a curve deflecting to the left having a radius of 4.33' and a chord bearing and length South  $78^{\circ} 23' 40''$  East, 6.26' feet to a point, thence
12. North  $55^{\circ} 17' 43''$  East, 12.73' feet to a point, thence
13. 264.18' feet along a curve deflecting to the left having a radius of 259.51' feet and a chord bearing and length South  $63^{\circ} 43' 50''$  East, 252.92' feet to a point, thence
14. South  $01^{\circ} 51' 33''$  East, 12.00' feet to a point, thence binding on a portion of the (15<sup>th</sup>) deed line of Liber 43104 at Folio 106 and the southwesterly limits of Parcel E Block C as shown on Plat Number 24330 the following four (4) courses and distances
15. North  $88^{\circ} 08' 37''$  East, 36.62' feet to a point, thence

16. 35.36' feet along a curve deflecting to the right having a radius of 48.67' feet and a chord bearing and length South 71° 02' 49" East, 34.59' feet to a point, thence
17. North 65° 36' 32" East, 11.59' feet to a point, thence
18. South 38° 41' 23" East, 23.05' feet to the point of beginning; containing 73,754 square feet or 1.6931 of an acre of land more or less.

SUBJECT TO: Any Easements, rights of way, covenants, conditions or restrictions that would be disclosed by a current title examination.



LINE TABLE		
LINE	LENGTH	BEARING
L1	6.33	N 24°23'28" W
L2	28.23	N 65°36'32" E
L3	8.05	N 24°23'28" W
L4	31.15	N 57°54'58" E
L5	30.16	S 47°42'07" E
L6	21.22	S 24°23'28" E
L7	50.52	N 65°36'32" E
L8	6.53	S 38°41'23" E

**WSSC EASEMENT  
THE SPECTRUM AT WATKINS MILL**

**State of Maryland Land Instrument Intake Sheet**  
 Baltimore City  County: Montgomery  
 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)

46928 016

Space Reserved for Circuit Court Clerk Recording Validation

<b>1</b>	<b>Type(s) of Instruments</b>	( <input type="checkbox"/> Check Box if addendum Intake Form is Attached.)						
	<input checked="" type="checkbox"/> Deed <input type="checkbox"/> Deed of Trust	<input type="checkbox"/> Mortgage <input type="checkbox"/> Lease	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____			
<b>2</b>	<b>Conveyance Type Check Box</b>	<input type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple Accounts Arms-Length [3]	<input checked="" type="checkbox"/> Not an Arms-Length Sale [9]			
<b>3</b>	<b>Tax Exemptions (if applicable)</b> Cite or Explain Authority	Recordation	Municipal Corporation	State Transfer	Municipal Corporation			
		County Transfer	Municipal Corporation					
<b>4</b>	<b>Consideration and Tax Calculations</b>	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	\$		
	Full Cash Value:	\$		X ( ) per \$500	= \$			
				TOTAL DUE	\$			
<b>5</b>	<b>Fees</b>	Amount of Fees		Doc. 1		Doc. 2		Agent:
		Recording Charge	\$	\$	\$			Tax Bill:
		Surcharge	\$	\$	\$			C.B. Credit:
		State Recordation Tax	\$	\$	\$			Ag-Tax/Other:
		State Transfer Tax	\$	\$	\$			
		County Transfer Tax	\$	\$	\$			
		Other	\$	\$	\$			
		Other	\$	\$	\$			
<b>6</b>	<b>Description of Property</b> 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	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
		09	03691020		FT23	N467		<input type="checkbox"/> (5)
		Subdivision Name		Lot (3a)	Block (3b)	Sec/AR (3c)	Plat Ref.	SqFt/Acreage (4)
		0201		4	C		24332	
		Location/Address of Property Being Conveyed (2)						
		Other Property Identifiers (if applicable)						Water Meter Account No.
		Residential <input type="checkbox"/> or Non-Residential <input checked="" type="checkbox"/>	Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/>	Amount:				
		Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Description/Amt. of SqFt/Acreage Transferred:					
		If Partial Conveyance, List Improvements Conveyed:						
<b>7</b>		<b>Transferred From</b>	Doc. 1 – Grantor(s) Name(s)			Doc. 2 – Grantor(s) Name(s)		
	BPTC Thirteen, LLC							
	Doc. 1 – Owner(s) of Record, if Different from Grantor(s)			Doc. 2 – Owner(s) of Record, if Different from Grantor(s)				
<b>8</b>	<b>Transferred To</b>	Doc. 1 – Grantee(s) Name(s)			Doc. 2 – Grantee(s) Name(s)			
		City of Gaithersburg						
		New Owner's (Grantee) Mailing Address						
	31 S. Summit Avenue, Gaithersburg, MD 20877							
<b>9</b>	<b>Other Names to Be Indexed</b>	Doc. 1 – Additional Names to be Indexed (Optional)			Doc. 2 – Additional Names to be Indexed (Optional)			
<b>10</b>	<b>Contact/Mail Information</b>	Instrument Submitted By or Contact Person					<input checked="" type="checkbox"/> Return to Contact Person	
		Name: Lauren Klingler					<input type="checkbox"/> Hold for Pickup	
		Firm: City of Gaithersburg, Dept. of Legal Services					<input type="checkbox"/> Return Address Provided	
		Address: 31 South Summit Avenue Gaithersburg, MD 20877 Phone: (301) 258-6310 x 2172						
<b>11</b>	<b>IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER</b>							
	<b>Assessment Information</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Will the property being conveyed be the grantee's principal residence?					
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Does transfer include personal property? If yes, identify: _____					
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	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	20	20	Geo.	Map	Sub	Block	
	Land			Zoning	Grid	Plat	Lot	
	Buildings			Use	Parcel	Section	Occ. Cd.	
	Total			Town Cd.	Ex. St.	Ex. Cd.		
	REMARKS:							