

the owner of 4.7540 acres of land (the "Marriott No. 1 Property") located west of Interstate 270, north of Shady Grove Road, and east of Fields Road. The Marriott No. 1 Property is more particularly described in the metes and bounds description attached hereto and made a part hereof as Exhibit "F". Marriott No. 2 is the owner of 2.49835 acres of land (the "Marriott No. 2 Property") located east of Interstate 270 and north of Shady Grove Road. The Marriott No. 2 Property is more particularly described in the metes and bounds description attached hereto and made a part hereof as Exhibit "G". Chevron is the owner of 15,153 square feet of land (the "Chevron Property") located west of Interstate 270, north of Shady Grove Road, and east of Fields Road. The Chevron Property is more particularly described in the metes and bounds description attached hereto and made a part hereof as Exhibit "H".

B. WILP has filed a Petition for Annexation with Gaithersburg, on behalf of itself and WCD, GALP, GDALP, Bechtel, Marriott No. 1, Marriott No. 2 and Chevron, requesting that Gaithersburg annex the WILP Property, WCD Property, GALP Property, GDALP Property, Bechtel Property, Marriott No. 1 Property, Marriott No. 2 Property and Chevron Property (collectively "Subject Properties").

C. The Subject Properties are contiguous to and adjoin the existing corporate boundary of Gaithersburg.

D. Gaithersburg intends to annex the Subject Properties as requested by WILP.

E. The WILP Property, WCD Property, GALP Property, GDALP Property and Marriott No. 1 Property are currently zoned MXPB in Montgomery County, and are recommended for the MXPB Zone in the Approved and Adopted Gaithersburg Vicinity Master Plan. Part of the WILP Property, identified as Outlot "A", located west of Fields Road containing 13,596 square feet is zoned MXPB in Montgomery County but recommended for R-60/TDR-8 in the 1990 Shady Grove West Amendment to the Gaithersburg Vicinity Master Plan. The Bechtel Property is currently zoned I-1 in Montgomery County and is recommended for a mixed-use zone (such as MXPB) in the 1990 Shady Grove West Amendment to the Approved and Adopted Gaithersburg Vicinity Master Plan. The Marriott No. 2 Property is currently zoned H-M in Montgomery County and is recommended for H-M in the 1990 Shady Grove West Amendment to the Approved and Adopted Gaithersburg Vicinity Master Plan. The Chevron Property is currently zoned C-2 in Montgomery County and is recommended for the MXPB Zone in the Approved and Adopted Gaithersburg Vicinity Master Plan. The 1990 Shady Grove West Amendment to the Gaithersburg Vicinity Master Plan states: "This Plan recommends the [Bechtel] site as suitable for a mixed-use floating zone (such as MXPB) to allow wider ranges of uses (in particular, housing) than allowed in the I-1 Zone."

F. In an ordinance to accompany its Annexation Resolution, Gaithersburg intends to rezone the WILP Property, WCD Property,

GALP Property, GDALP Property, Marriott No. 1 Property, Bechtel Property and Chevron Property to the MXD Zone, subject to certain development provisions contained in this Annexation Agreement; and Outlot "A" of the WILP Property to the R-6 Zone. The MXD Zone to be applied by Gaithersburg will permit development of the WILP Property, WCD Property, GALP Property, GDALP Property, Marriott No. 1 Property, Bechtel Property, and Chevron Property in conformity to development recommended for the said properties in Montgomery County both in accordance with said existing zoning category and with the aforesaid applicable Gaithersburg Vicinity Master Plan; and the City would be willing to consider the RPT Zone for Outlot "A" of the WILP Property in the event it becomes a receiving area for a transfer of development rights, otherwise it will remain R-6 in accordance with the aforesaid 1990 Shady Grove West Amendment to the Gaithersburg Vicinity Master Plan. In an ordinance to accompany its Annexation Resolution, Gaithersburg intends to rezone the Marriott No. 2 Property to the H-M Zone, subject to certain development provisions contained in this Annexation Agreement. The H-M Zone to be applied by Gaithersburg will permit development of the Marriott Property in conformity to development recommended for the Marriott No. 2 Property in Montgomery County both in accordance with its existing zoning category (H-M Zone) and with the aforesaid applicable Gaithersburg Vicinity Master Plan. In order to ensure development of the Marriott No. 2 Property in accord with planning guides or approved Marriott development in the County, Gaithersburg will create the required H-M zone and affix such zoning to the Marriott No. 2 Property.

G. Annexation of the Subject Properties will help promote Gaithersburg's goal of annexation within the Gaithersburg maximum expansion limits and will help establish more concise and reasonable boundaries for the Gaithersburg corporate limits.

H. Pursuant to State of Maryland and Gaithersburg law, all appropriate and required public hearings have been held on the Petition for Annexation.

I. All parties desire to execute this Annexation Agreement to establish the conditions under which the Subject Properties shall be annexed, rezoned and developed.

NOW, THEREFORE, in consideration of the foregoing and further other good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, the parties covenant and agree as follows:

1. Gaithersburg shall adopt a resolution annexing the Subject Properties and an ordinance rezoning the Subject Properties to the MXD Zone and the H-M Zone, as applicable.

2. Gaithersburg agrees to permit development of the Subject Properties in accordance with present MXD Zoning standards and present H-M Zoning Standards, as applicable, subject to all

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existing applicable governmental codes and regulations and development reviews as set forth below.

3. Gaithersburg agrees that WILP, WCD, GALP and GDALP, Marriott No. 1 and Chevron will have the right to develop the 4,525,000 square feet of development as set forth in its approval by Montgomery County in Resolution No. 10-1592 adopted on November 5, 1985, approving Zoning Application No. G-439 and as more particularly set forth in the Concept Plan which was approved by Montgomery County in Zoning Application No. G-439, and as subsequently set forth in Development Plans also approved by Montgomery County on November 5, 1985, September 16, 1986 and February 21, 1989, and amendments thereto, respectively, and which have been independently reviewed and approved as a Schematic Development Plan by The Gaithersburg Planning Commission and Mayor and City Council as part of this Annexation process and Rezoning process to the MXD Zone as set forth in Ordinance No. O-4-91. Said Schematic Development Plan is attached hereto and made a part hereof as Exhibit "I". Gaithersburg agrees that further development of the WILP Property, WCD Property, GALP Property, GDALP Property, Marriott No. 1 Property and Chevron Property will be only subject to the remaining Site Plan process and that the Schematic Development Plan process is complete as set forth herein unless subsequent amendments are requested by WILP on behalf of itself and/or WCD, GALP, GDALP, Marriott No. 1 and Chevron, or by any party on its own behalf, and any successors or assigns of any party, in which case said amendments shall be subject to the amendatory process for the MXD Zone. Gaithersburg further agrees that the Site Plan process shall not permit the City Planning Commission to reduce the density of development below 4,525,000 square feet.

4. Gaithersburg agrees that the existing and approved development and uses contained therein on the WILP Property, WCD Property, GALP Property, Marriott No. 2 Property and Bechtel Property shall be grandfathered into the City as conforming development, and there shall be no further reviews, approvals, licenses or permits required with respect to the existing development. Gaithersburg further agrees that the current construction on the Marriott No. 1 Property will be grandfathered into the City as conforming development, and there shall be no further reviews, approvals, licenses or permits required with the exception of the use and occupancy permits. Gaithersburg agrees that the Staging Plan of WILP which was approved by Montgomery County in Zoning Application No. G-439 and refined by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission in Preliminary Plan Nos. 1-85169, 1-88208 and 1-89276, including all revisions and/or amendments thereto has been modified, consolidated and superseded in Schematic Development Plan (Exhibit No. "I"); and that the development of 4,525,000 square feet will not overburden public facilities; and that the Subject Properties will be subdivided as set forth in Ordinance No. O-4-91 approved by the Mayor and City Council as part of this Annexation process.

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5. Gaithersburg agrees that GDALP will have the right to develop the GDALP Property as set forth in its approval by Montgomery County in Resolution No. 10-1592 adopted on November 5, 1985, approving Zoning Application No. G-439 and as more particularly set forth in the Concept Plan which was approved by Montgomery County in Zoning Application No. G-439, and as subsequently set forth in Development Plans also approved by Montgomery County on November 5, 1985, September 16, 1986 and February 21, 1989 and amendments thereto, respectively, and as subsequently set forth in Site Plan Review No. 8-90030 approved by The Montgomery County Planning Board in an opinion mailed July 17, 1990 and revised October 1, 1990 with a minor revision (shown on Exhibit "J-4"), as hereinafter set forth, which increases the gross square footage on the site from 256,800 to a maximum of 280,000; and which has been independently reviewed and approved as Sketch Plan, Schematic Development Plan, Preliminary Plan and Final Site Plan by The Gaithersburg Planning Commission and Mayor and City Council as part of this Annexation process and rezoning process to the MXD Zone as set forth in Ordinance No. O-4-91.

6. Future substantial development or redevelopment of the Bechtel Property as a mixed-use complex shall require approval of a revised Sketch Plan, Schematic Development Plan and Final Site Plan in accordance with the procedure of the MXD Zone.

7. The parties agree that development of the Subject Properties shall be subject to the following conditions:

(a) A tree, vegetation and natural feature inventory and retention plan be submitted to Gaithersburg prior to any further development review approvals for the WILP Property and Chevron Property by the City of Gaithersburg Planning Commission. The WCD Property, GALP Property, GDALP Property, Marriott Properties and Bechtel Property are not subject to this requirement, Gaithersburg having independently reviewed and hereby approved the existing and proposed landscaping as part of this Annexation process and Rezoning process. Said plan may be submitted for any part or all of the WILP Property and/or Chevron Property, should further development review approvals be sought for a portion of the WILP Property and/or Chevron Property before a plan is submitted for the entirety of the WILP Property and/or Chevron Property.

(b) Gaithersburg agrees that all parking spaces planned for the 4,525,000 square feet of development for the Washingtonian Center sites and all parking spaces for the Marriott No. 2 Property not presently sized to Gaithersburg Code requirements will be grandfathered into Gaithersburg as conforming development at Montgomery County Standards both as to parking ratio and parking space size including credits for shared parking. The parking for the WILP Property, WCD Property, GALP Property, GDALP Property, Marriott Properties and Chevron Property is as shown on the site plans attached hereto as Exhibits "J-1" through "J-5". The existing and future parking spaces on the Bechtel Property will also be grandfathered into Gaithersburg as conforming development

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at Montgomery County Standards both as to parking ratio and parking space size.

(c) Gaithersburg agrees that the existing and planned signage for the existing and proposed development for the Subject Properties as set forth in Exhibit "K" attached hereto and made a part hereof will be grandfathered into Gaithersburg as conforming signage at Montgomery County standards with modifications as set forth in the Schematic Development Plan (Exhibit "I") as approved by the Mayor and City Council as part of this Annexation process.

(d) Gaithersburg agrees that its filing fees for the Site Plan process, building permit process, and the like, with respect to the development of the Subject Properties, if applicable, will be reduced by fifty percent (50%) of the then current fees. Said reduced fees will be applicable only to the parties hereto and not to the successors and assigns and only for the limits of development specified herein.

(e) Building permits and Use and Occupancy certificates issued by Montgomery County with respect to existing development on the Subject Properties as set forth in Exhibit "L", attached hereto and made a part hereof shall be assumed by Gaithersburg's Code enforcement department as expeditiously as possible. WILP, WCD, GALP, GDALP, Bechtel, Marriott No. 1, Marriott No. 2 and Chevron will use their respective best efforts to comply with the Gaithersburg building code requirements.

(f) Gaithersburg agrees that it will abate all City real estate taxes for existing undeveloped and developed land and buildings for a period of ten (10) years following the date that this Annexation process becomes effective. Provided, however, Gaithersburg will retain a portion of those taxes during the ten (10) year period which otherwise would have been collected by Montgomery County which will cease to be collected by Montgomery County upon Annexation by virtue of modifications in applicable tax rates, tax classifications or charges. During this ten (10) year period WILP, WCD, GALP, GDALP, Bechtel, Marriott No. 1, Marriott No. 2 and Chevron will pay no more real estate taxes than if their respective properties were still located in Montgomery County.

(g) WILP agrees that it will fulfill its obligations as set forth in the Road Club Agreement with Montgomery County which is attached hereto and made a part hereof as Exhibit "M"; and that payments to Montgomery County will be made as specified in said Road Club Agreement, except that the building permits upon which said payments are to be made shall be those building permits issued by the City, and that in the event any such payment is not so made, Gaithersburg will suspend, revoke or withhold the issuance of building permits by the defaulting party (being the party who has failed to make payments to the County for issuance of building permits) until said payment is made and will then impose a requirement for a security bond on WILP and/or other annexing parties to ensure that all future payments to Montgomery County

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will be made as scheduled. WILP further agrees that it will fulfill its obligations as set forth in its Road Maintenance Agreement with Montgomery County Department of Transportation which is attached hereto and made a part hereof as Exhibit "N".

(h) Gaithersburg agrees that no further off-site improvements and/or development fees (excluding 7(d) above) will be imposed by the City upon WILP, WCD, GALP, GDALP, Marriott No. 1 or Chevron for the 4,525,000 square feet of development authorized by this Annexation Agreement. The term "off-site improvements", as used in subparagraphs (h) and (i) of this Paragraph 7 shall not include those measures which mitigate any adverse traffic impact (hereinafter "mitigation measures"); the term, however, shall be defined so as to exclude any further off-site capital construction. WILP and Gaithersburg agree that upon application for site plan approval of the final 1,451,000 square feet of development, a determination shall be made as to what, if any, additional mitigation measures will be necessary as part of the site plan approval process of the MXD Zone. This determination shall include consideration of similar mitigation measures required of other developers in the Gaithersburg Vicinity Master Plan Area; similar mitigation measures required in other MXD zoning applications; and also take into consideration what WILP, WCD, GALP, GDALP, Marriott No. 1 and Chevron have already accomplished in the mitigation of their traffic impact, and any special tax that the County might impose upon property owners in the Gaithersburg Vicinity Master Plan Area. Gaithersburg further agrees that the interchange of Washingtonian Boulevard and Sam Eig Highway and associated ramps ("Trumpet Interchange") will be required to be constructed by WILP and will, in fact, be constructed by WILP in accordance with and limited by said Road Club Agreement upon the initial development of that portion of the WILP Property which is directly adjacent to said Trumpet Interchange, which is more particularly set forth in the Site Plan attached hereto and made a part hereof as Exhibit "O". Gaithersburg further agrees that it will participate in the approval process of the Trumpet Interchange design and assist in expediting the approval process with the State and County. The foregoing shall not preclude the granting of consent, pursuant to Art. 41, Section 14, Subtitle 2, Annotated Code of Maryland, (1990 Repl. Vol.), by Gaithersburg to the establishment by Montgomery County of a Tax Increment Financing Development District affecting any of the Subject Properties pursuant to Art. 41, Section 14-206(1), as such statute is in effect as of the date hereof.

(i) WILP agrees that it will grant to Montgomery County, at no cost to Montgomery County or WILP, a transit line easement at a mutually convenient location in the area so indicated on Schematic Development Plan (Exhibit "I"), when said transit line easement is required by the County to be granted as set forth in the 1990 Shady Grove West Amendment to the Gaithersburg Vicinity Master Plan or any amendment thereto.

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(j) WILP agrees that it will participate in the existing Gaithersburg Day Care Task Force and support the findings of said Task Force if and when implemented by the Mayor and City Council.

(k) Gaithersburg agrees that there shall be no off-site improvements required for the development of the Marriott Properties.

8. The parties agree that changes to the zoning and subdivision laws from those which are applicable as of the effective date of this Annexation Agreement shall apply to the Subject Properties only with the consent of the parties to this Annexation Agreement, such that WILP, WCD, GALP, GDALP, Marriott No. 1 and Chevron are not precluded from constructing and occupying structures on the WILP Property, WCD Property, GALP Property, GDALP Property, Marriott No. 1 Property and Chevron Property less than 4,525,000 square feet for any of the uses permitted in the MXD Zone.

9. WILP, WCD, GALP, GDALP, Marriott No. 1 and Chevron acknowledge the possibility of future resubdivision platting and site plan revisions of the WILP Property, WCD Property, GALP Property, GDALP Property, Marriott No. 1 Property and Chevron Property, at the request of the respective owner, and Gaithersburg agrees that such future actions contemplated will not be precluded so long as the total density of development on the WILP Property, WCD Property, GALP Property, GDALP Property, Marriott No. 1 Property and Chevron Property does not exceed 4,525,000 square feet as set forth herein. Development or redevelopment of the Bechtel Property and Marriott No. 2 Property, except as provided for herein, will be subject to all then existing applicable governmental codes and regulations and development reviews.

10. The parties hereto reaffirm their respective support and cooperation for the development of the R&D Village as envisioned in the Approved and Adopted Gaithersburg Vicinity Master Plan; and especially the concept of having the County-owned Life Science Center and the Washingtonian Center serve as anchors to the aforesaid R&D Village.

11. The parties agree to execute any and all such documents necessary to carry out the terms and provisions of this Annexation Agreement.

12. The terms, conditions and provisions of this Annexation Agreement shall be deemed as covenants running with the land and shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors and assigns. Gaithersburg agrees that this Annexation Agreement shall be assignable to any subsequent purchasers of any part or all of the Subject Properties without the consent of the City, any of its elected officials, employees or agents.

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13. This Annexation Agreement may be amended only in writing signed by the parties. WILP, WCD, GALP, GDALP, Bechtel, Marriott No. 1, Marriott No. 2 and Chevron agree that they shall consent to and execute any amendment of this Annexation Agreement requested by any one or more of the others provided such amendment affects only the property or properties of the party requesting the amendment.

14. The parties agree that this Annexation Agreement may be recorded among the Land records of Montgomery County, Maryland. The parties covenant that they have full right, power and authority to enter into, carry out, perform and execute this Annexation Agreement.

[SIGNATURE PAGES FOLLOW]

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IN WITNESS WHEREOF, WILP, WCD, GALP, GDALP, BECHTEL, MARRIOTT NO. 1, MARRIOTT NO. 2, and CHEVRON have executed and sealed this Annexation Agreement as of the date first written above.

WITNESS:

CITY OF GAITHERSBURG, MARYLAND,
a municipal corporation

Carol A. Capper
Carol A. Capper

By: Sanford W. Daily
Sanford W. Daily
City Manager

WILP:

WASHINGTON INVESTORS LIMITED
PARTNERSHIP, a Maryland limited
partnership

By: ACKERMAN/MONTGOMERY LIMITED
PARTNERSHIP, a Maryland limited
partnership, General Partner

By: ACKERMAN & CO., a Georgia
partnership, General Partner

By: Charles S. Ackerman
Charles S. Ackerman
Managing General Partner

WCD:

WASHINGTONIAN CENTER DEVELOPMENT
LIMITED PARTNERSHIP NO. 1, a
Maryland limited partnership

By: WASHINGTONIAN INVESTORS LIMITED
PARTNERSHIP, a Maryland limited
partnership, General Partner

By: ACKERMAN/MONTGOMERY LIMITED
PARTNERSHIP, a Maryland limited
partnership, General Partner

By: ACKERMAN & CO., a Georgia
partnership, General Partner

By: Charles S. Ackerman
Charles S. Ackerman
Managing General Partner

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LIBER FOLIO
10559.300

BECHTEL:

BECHTEL INVESTMENTS, INC.,
a Nevada corporation

By: 
Dean M. Davies

Title: Vice President and Managing
Principal

GALP:

GAITHERSBURG ASSOCIATES, LIMITED
PARTNERSHIP, a California limited
partnership

By: BECHTEL INVESTMENTS, INC.,
General Partner

By: 
Dean M. Davies

Title: Vice President and Managing
Principal

GDALP:

GAITHERSBURG DEVELOPMENT ASSOCIATES
LIMITED PARTNERSHIP, a California
limited partnership

By: BECHTEL INVESTMENTS, INC.,
General Partner

By: 
Dean M. Davies

Title: Vice President and Managing
Principal

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LIBER FOLIO
10559.301

MARRIOTT No. 1:

AIRLINE FOODS, INC., a Delaware
corporation

By: William J. Shaw [SEAL]
(Vice) President
William J. Shaw

MARRIOTT NO. 2:

MARRIOTT DAYTON COMMUNITY
URBAN REDEVELOPMENT CORPORATION,
a Delaware corporation

By: William J. Shaw [SEAL]
William J. Shaw

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LIBER FOLIO
10559.302

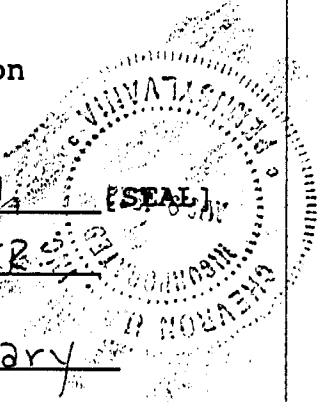
CHEVRON:

CHEVRON U.S.A. INC.,
a Pennsylvania corporation

By: Harry P. Davis Jr [SEAL]

HARRY P. DAVIS, JR
Printed Name

Assistant Secretary
Title



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* * *

STATE OF Maryland *
* to wit:
COUNTY OF Montgomery *

I HEREBY CERTIFY that on this 9th day of July, 1991, before me, a Notary Public in and for the State and County aforesaid, personally appeared Sanford W. Daily, known to me (or satisfactorily proven) to be the City Manager, of the CITY OF GAITHERSBURG, a municipal corporation, and that such person, being authorized to do so, executed the foregoing and annexed instrument for the purposes therein contained by signing the name of the said municipal corporation.

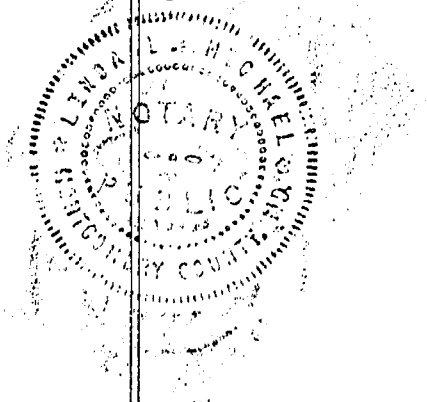
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Linda L. Michael

Notary Public
Linda L. Michael

My Commission Expires: January 1, 1994

[NOTARIAL SEAL]



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* * *

STATE OF Georgia *
* to wit:
COUNTY OF Cobb *

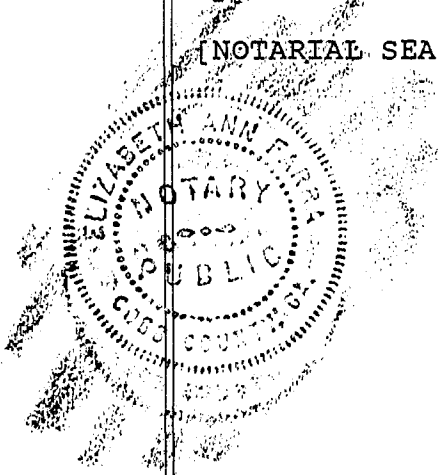
I HEREBY CERTIFY that on this 3rd day of June, 1991, before me, a Notary Public in and for the State and County aforesaid, personally appeared Charles S. Ackerman, known to me (or satisfactorily proven) to be the Managing General Partner of Ackerman & Co., a Georgia partnership, General Partner of Ackerman/Montgomery Limited Partnership, a Maryland limited partnership, and that such corporate officer, being authorized to do so, executed the foregoing and annexed instrument on behalf of the aforesaid corporation as a general partner of Washington Investors Limited Partnership, a Maryland limited partnership, for the purposes therein contained by signing the name of the said corporation as such corporate officer.

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

Elizabeth A. Farra
Notary Public

My Commission Expires: March 25, 1995 ELIZABETH A. FARRA

[NOTARIAL SEAL]



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* * *

STATE OF *Georgia* *
*
COUNTY OF *Cobb* * to wit:

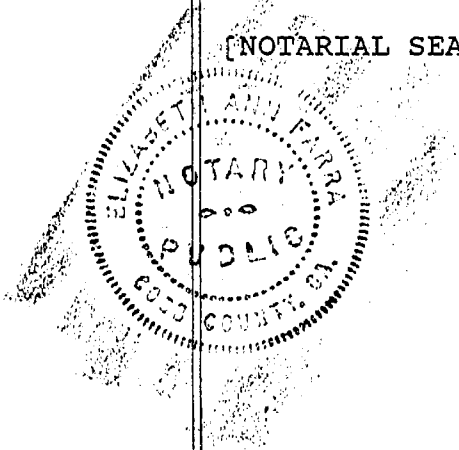
I HEREBY CERTIFY that on this 3rd day of June, 1991, before me, a Notary Public in and for the State and County aforesaid, personally appeared Charles S. Ackerman, known to me (or satisfactorily proven) to be the Managing General Partner of Ackerman & Co., a Georgia partnership, General Partner of Ackerman/Montgomery Limited Partnership, a Maryland limited partnership, General Partner of Washingtonian Investors Limited Partnership, a Maryland limited partnership, and that such corporate officer, being authorized to do so, executed the foregoing and annexed instrument on behalf of the aforesaid corporation as a general partner of Washingtonian Center Development Limited Partnership No. 1, a Maryland limited partnership, for the purposes therein contained by signing the name of the said corporation as such corporate officer.

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

Elizabeth A. Farra
Notary Public

My Commission Expires: March 25, 1995 ELIZABETH A. FARRA

[NOTARIAL SEAL]



LAW OFFICES
LINOWES AND BLOCHER
SILVER SPRING, MD 20907
(301) 588-8580
WASHINGTON, D.C. 20005
(202) 872-9080
GREENBELT, MD 20770
(301) 982-3382
ANNAPOLIS, MD 21404
(301) 268-0881

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0305, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

* * *

STATE OF *California* *
*
COUNTY OF *San Francisco* * to wit:

I HEREBY CERTIFY that on this 14th day of May, 1991, before me, a Notary Public in and for the State and County aforesaid, personally appeared Dean M. Davies, known to me (or satisfactorily proven) to be the Vice President and Managing Principal of Bechtel Investments, Inc., a Nevada corporation, and that such corporate officer, being authorized to do so, executed the foregoing and annexed instrument for the purposes therein contained by signing the name of the said corporation.

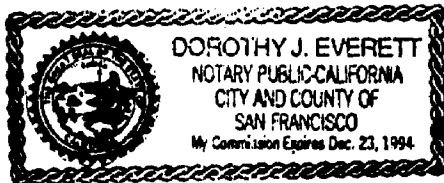
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Dorothy J. Everett

Notary Public

My Commission Expires: 12-23-94

[NOTARIAL SEAL]



LAW OFFICES

SNOWS AND BLOCHER
SILVER SPRING, MD 20907
(301) 588-8580
WASHINGTON, D.C. 20005
(202) 872-9080
GREENBELT, MD 20770
(301) 982-3382
ANNAPOLIS, MD 21404
(301) 268-0881

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0306, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

* * *

STATE OF *California* *
*
COUNTY OF *San Francisco* * to wit:

I HEREBY CERTIFY that on this 14th day of May, 1991, before me, a Notary Public in and for the State and County aforesaid, personally appeared Dean M. Davies, known to me (or satisfactorily proven) to be the Vice President and Managing Principal of Bechtel Investments, Inc., and that such corporate officer, being authorized to do so, executed the foregoing and annexed instrument on behalf of the aforesaid corporation as a general partner of Gaithersburg Associates, Limited Partnership, a California limited partnership, for the purposes therein contained by signing the name of the said corporation as such corporate officer.

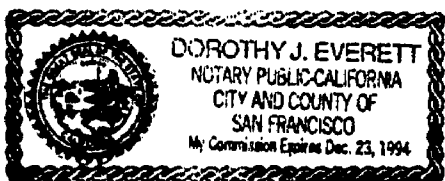
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Dorothy J. Everett

Notary Public

My Commission Expires: 12-23-94

[NOTARIAL SEAL]



* * *

STATE OF *California* *
*
COUNTY OF *San Francisco* * to wit:

I HEREBY CERTIFY that on this 14th day of May, 1991, before me, a Notary Public in and for the State and County aforesaid, personally appeared Dean M. Davies, known to me (or satisfactorily proven) to be the Vice President and Managing Principal of Bechtel Investments, Inc., and that such corporate officer, being authorized to do so, executed the foregoing and annexed instrument on behalf of the aforesaid corporation as a general partner of Gaithersburg Development Associates Limited Partnership, a California limited partnership, for the purposes therein contained by signing the name of the said corporation as such corporate officer.

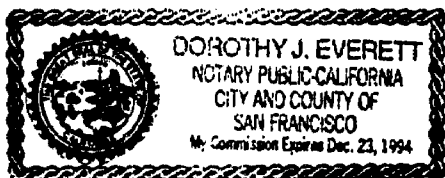
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Dorothy J. Everett

Notary Public

My Commission Expires: 12-23-94

[NOTARIAL SEAL]



* * *

STATE OF MARYLAND *
*
COUNTY OF MONTGOMERY *

to wit:

I HEREBY CERTIFY that on this 9th day of April, 1991, before me, a Notary Public in and for the State and County aforesaid, personally appeared William J. Shaw, known to me (or satisfactorily proven) to be the (Vice) President of Airline Foods, Inc., a Delaware corporation, and that such corporate officer, being authorized to do so, executed the foregoing and annexed instrument for the purposes therein contained by signing the name of the said corporation.

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

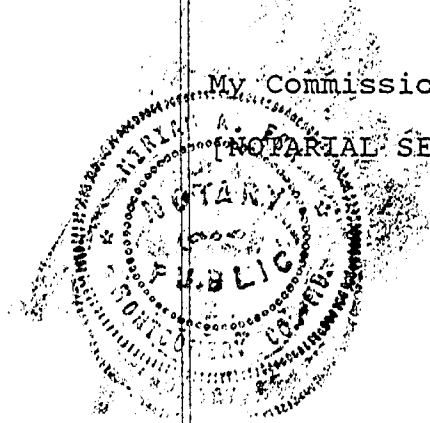
Miriam A. Fox

Notary Public

My Commission Expires: 10/1/92

[NOTARIAL SEAL]

MIRIAM A. FOX
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires October 1, 1992



LIBER FOLIO
10559.310

* * *

STATE OF MARYLAND *
*
COUNTY OF MONTGOMERY *

to wit:

I HEREBY CERTIFY that on this 9th day of April, 1991, before me, a Notary Public in and for the State and County aforesaid, personally appeared William J. Shaw, known to me (or satisfactorily proven) to be the Vice President of Marriott Dayton Community Urban Redevelopment Corporation, a Delaware corporation, and that such corporate officer, being authorized to do so, executed the foregoing and annexed instrument for the purposes therein contained by signing the name of the said corporation.

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

Miriam A. Fox
Notary Public

My Commission Expires: 10/1/92



MIRIAM A. FOX
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires October 1, 1992

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0310, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

LAW OFFICES
BINOWES AND BLOCHER
SILVER SPRING, MD 20907
(301) 588-8580
WASHINGTON, D.C. 20005
(202) 672-9080
GREENBELT, MD 20770
(301) 982-3382
ANNAPOLIS, MD 21404
(301) 268-0881

* * *

STATE OF GEORGIA
COUNTY OF COBB

*
* to wit:
*

1991 I HEREBY CERTIFY that on this 2nd day of January,
~~1990~~, before me, a Notary Public in and for the State and County
aforesaid, personally appeared HARRY P. DAVIS, JR., known to
me (or satisfactorily proven) to be the _____
of Chevron U.S.A. Inc., a Pennsylvania corporation, and that such
corporate officer, being authorized to do so, executed the
foregoing and annexed instrument for the purposes therein contained
by signing the name of the said corporation.

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

Lori E. Whately
Notary Public

My Commission Expires: 11/9/92

[NOTARIAL SEAL]



My Commission Expires
November 9, 1992

LAW OFFICES

SNOWS AND BLOCHER
SILVER SPRING, MD 20907
(301) 588-8580
WASHINGTON, D.C. 20005
(202) 872-9080
GREENBELT, MD 20770
(301) 982-3382
ANNAPOLIS, MD 21404
(301) 268-0881

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0311, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

ANNEXATION AGREEMENT SCHEDULE OF EXHIBITS

Annexation Petition X-159

The exhibits referenced in this Annexation Agreement dated July 9, 1991, by and between Washingtonian Investors Limited Partnership, Washingtonian Center No. One Limited Partnership, Gaithersburg Associates Limited Partnership, Gaithersburg Development Associates Limited Partnership, Bechtel Investments, Inc., Airline Foods, Inc., Marriott Dayton Community Urban Redevelopment Corporation and Chevron, U.S.A., Inc., are either attached hereto and recorded or are in the custody of the City of Gaithersburg Planning Department in File X-159 at 31 South Summit Avenue, Gaithersburg, Maryland 20877, and are available for inspection during normal business hours. The exhibits referenced in said Agreement are as follows:

- | | |
|--------------------|--|
| <u>Exhibit "A"</u> | Washingtonian Investors Limited Partnership Property Description (attached for recording purposes) |
| <u>Exhibit "B"</u> | Washingtonian Center Development No. One Limited Partnership Property Description (attached for recording purposes) |
| <u>Exhibit "C"</u> | Gaithersburg Associates Limited Partnership Property Description (attached for recording purposes) |
| <u>Exhibit "D"</u> | Gaithersburg Development Associates Limited Partnership Property Description (attached for recording purposes) |
| <u>Exhibit "E"</u> | Bechtel Investments, Inc. Property Description (attached for recording purposes) |
| <u>Exhibit "F"</u> | Airline Foods, Inc. Property Description (attached for recording purposes) |
| <u>Exhibit "G"</u> | Marriott, Dayton Community Urban Redevelopment Corporation Property Description (attached for recording purposes) |
| <u>Exhibit "H"</u> | Chevron U.S.A., Inc. Property Description (attached for recording purposes) |
| <u>Exhibit "I"</u> | Schematic Development Plan titled, Three Washingtonian Development Plan, dated November 1990 (attached for recording purposes) |

Exhibit "J-1"

Site Plan for Washingtonian Investors Limited Partnership, Washingtonian Center Development No. 1 Limited Partnership and Chevron U.S.A., Inc., titled, Development Plan Phase II & Phase I (Amendment B) Latest revision date February 6, 1989 (attached for recording purposes)

Exhibit "J-2"

Site Plan for Airline Foods, Inc., consisting of 3 sheets, the first titled, Site Development, Storm Drain and Paving Plan for Marriott Washingtonian Center dated July 31, 1989; the second titled, Marriott Hotel Architectual Site Plan; and the third titled, Marriott Hotel Miscellaneous Details (Available at City of Gaithersburg Planning Department File X-159)

Exhibit "J-3"

Site Plan for Gaithersburg Associates Limited Partnership, consisting of 2 sheets, the first titled, Site, Storm Drain and Paving Plan Washingtonian Center Site Plan No. 2 Building Permit and Bid Package dated July 29, 1988; Sheet SP-1 and the second having the same title and date, Sheet SP-2 (Available at City of Gaithersburg Planning Department, File X-159)

Exhibit "J-4"

Site Plan for Gaithersburg Development Associates Limited Partnership, titled Bechtel Washingtonian II, consisting of 19 pages as follows:

1. Sheet G 1.1, title sheet
2. Sheet C 1.1, dated June 20, 1990, titled, Overall Development and Vicinity Plan
3. Sheet C 1.1A, dated June 20, 1990, titled, Approved Development Plan
4. Sheet C 1.1B titled, Aerial Photograph
5. Sheet C 1.2 dated March 18, 1990, titled, Tree Survey
6. Sheet C 1.3 dated March 18, 1991, titled, Tree Saving Plan
7. Sheet C 1.4 dated April 1, 1991, titled, Site Development/Grading Plan
8. Sheet C 1.5 dated March 18, 1991, titled, Landscape/Lighting Plan

9. Sheet C 1.6 dated April 18, 1991, titled, Site Tabulations
10. Sheet C 1.7 dated April 1, 1991, titled, Storm Drain/Utility Plan
11. Sheet C 1.8 dated January 1991, titled, Sediment and Erosion Control Plan
12. Sheet TA 1.1 dated April 1, 1991, titled, Floor Plan Cellar Level
13. Sheet TA 3.1 dated April 1, 1991, titled, Tower Section
14. Sheet GA 1.1 dated April 1, 1991, titled, Garage Plan Cellar Level
15. Sheet GA 1.2 dated April 1, 1991, titled, Garage Plan Level P1
16. Sheet GA 1.3 dated April 1, 1991, titled, Garage Plan Level P2
17. Sheet GA 1.4 dated April 1, 1991, titled, Garage Plan Levels P3-P4
18. Sheet GA 1.5 dated April 1, 1991, titled, Garage Plan Level P5
19. Sheet GA 3.1 dated April 1, 1991, titled, Garage Section

(All Available at City of Gaithersburg Planning Department, File X-159)

Exhibit "J-5"

Site Plan for Marriott Dayton Community Urban Redevelopment Corporation consisting of 2 sheets, the first titled, Marriott Hotel East Elevation and the second titled, Marriott Hotel North Elevation (Available at City of Gaithersburg Planning Department, File X-159)

Exhibit "K"

Signage Plans for the Subject Properties consisting of 14 sheets including a transmittal letter from Ackerman & Company; one sheet titled, Signage for Bechtel Property with location and one sheet titled, Signage for Gaithersburg Associates Limited Partnership Property with location (attached for recording purposes)

Exhibit "L"

Copies of Building Permits and Certificates of Use and Occupancy Permits consisting of 31 sheets (attached for recording purposes)

Exhibit "M"

Road Club Agreement dated February 11, 1987 between Washingtonian Investors Limited Partnership and Montgomery County, Maryland, recorded among the Land Records of Montgomery County, in Liber 8624, at folio 669 (Available at City of Gaithersburg Planning Department, File X-159)

Exhibit "N"

Maintenance Agreement between Washingtonian Investors Limited Partnership and Montgomery County, Maryland (attached for recording purposes)

Exhibit "O"

Site Plan for trumpet interchange consisting of two sheets, the first titled, Washingtonian Center, Washingtonian Interchange Conceptual Plans/Schedule A Last Revision dated March 21, 1986; and the second sheet titled, Washingtonian Center Access Study dated February 11, 1985 (Available at City of Gaithersburg Planning Department, File X-159)

4504-001
080392:RHM
Schedule

Dewberry & Davis

Architects Engineers Planners Surveyors

LIBER FOLIO
10559.316



Exhibit "A"

804 West Diamond Avenue
Gaithersburg, MD 20878
301 948-8300

SEPTEMBER 26, 1990

DESCRIPTION OF
THE RESIDUE OF THE PROPERTY OF WASHINGTONIAN
INVESTORS LIMITED PARTNERSHIP
PART OF (LIBER 6459 FOLIO 648)
NINTH (9TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

PARCEL I

Being all of the residue of the land conveyed by Eig Enterprises, Inc., a Maryland Corporation, to Washingtonian Investors Limited Partnership, a Maryland Limited Partnership by Confirmatory Deed dated June 22, 1983 and recorded in Liber 6459 at Folio 648 among the Land Records of Montgomery County, Maryland, being more particularly described as follows:

Beginning at a point of intersection between the limit of right-of-way taking designated as Line 5 on State Highway Administration Plat No. 48826 and the existing limits of right-of-way taking as shown on State Highway Administration Plat No. 11963 for the ramp from I-270 (formerly 240) to Fields Road; thence with the right-of-way lines of said Plat No. 11963, 5 courses and distances as now surveyed

- 1) South 13° 07' 16" West, 183.97 feet to a point; thence
- 2) South 37° 56' 36" West, 61.20 feet to a point; thence
- 3) South 51° 06' 50" West, 123.66 feet to a point; thence
- 4) North 78° 48' 10" West, 269.53 feet to a point; thence

Fairfax, VA
Annapolis, MD
Baltimore, MD
Danville, VA
Gaithersburg, MD

Johnson City, TN
Landover, MD
Leesburg, VA
Manassas, VA
Manassas, VA

Prince Frederick, MD
Raleigh, NC
Richmond, VA
Woodbridge, VA

SEPTEMBER 26, 1990
DESCRIPTION OF THE RESIDUE OF
THE PROPERTY OF WASHINGTONIAN
INVESTORS LIMITED PARTNERSHIP
PAGE 2

- 5) North 71° 14' 43" West, 149.40 feet to an iron pipe found, said iron pipe marking the southeast corner of a conveyance from Eig Enterprises, Inc., a Maryland Corporation, to Gulf Oil Corporation, a Pennsylvania Corporation, by deed dated December 5, 1972 and recorded in Liber 4310 at Folio 217, among the Land Records of Montgomery County, Maryland, thence with the outlines of said conveyance the following three (3) courses and distances, reversed;
- 6) By a curve to the right having a radius of 440.00 feet, a chord bearing and distance of North 20° 46' 10" West, 210.44 feet and an arc distance of 212.50 feet to an iron pipe found; thence
- 7) South 88° 09' 43" West, 63.10 feet to an iron pipe found; thence
- 8) South 19° 01' 08" West, 139.18 feet to an iron pipe found on the northerly side of Fields Road; thence departing the aforementioned conveyance and running along Fields Road
- 9) North 70° 57' 52" West, 1959.25 feet to a point on the South 18° 08' 25" West, 700.78 feet plat line as delineated on a plat entitled "Parcel A, Country Club Towers" said plat being recorded among the aforesaid Land Records in Plat Book 75 Plat No. 7450

SEPTEMBER 26, 1990
DESCRIPTION OF THE RESIDUE OF
THE PROPERTY OF WASHINGTONIAN
INVESTORS LIMITED PARTNERSHIP
PAGE 3

having now been subdivided into condominiums starting with record condominium Plat No. 2019 and running thence with the outlines of said plat the following two (2) courses and distances, reversed; thence

- 10) North 18° 04' 58" East, 668.58 feet to a point; thence
- 11) North 29° 19' 27" West, 487.67 feet to an iron pipe found on the south right-of-way line of Washingtonian Boulevard as dedicated in Plat Book 146 at Plat 16748, also being the north corner of Parcel B, Block B as shown on a plat entitled "Washingtonian Center" and recorded in Plat Book 139 at Plat 15996 among said Land Records; thence with the outline of said plat and the proposed rights-of-way for Louis Sullivan Avenue, Sam Eig Highway and said Washingtonian Boulevard the following seventeen lines
- 12) Along the arc of a curve to the left 265.86 feet, having a radius of 445.56 feet and a chord bearing and distance of North 69° 07' 03" West, 261.93 feet to a point of tangency; thence
- 13) North 86° 12' 40" West, 163.81 feet to a point of curvature; thence

SEPTEMBER 26, 1990
DESCRIPTION OF THE RESIDUE OF
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INVESTORS LIMITED PARTNERSHIP
PAGE 4

- 14) Along the arc of a curve to the right, 122.81 feet,
having a radius of 345.00 feet and a chord bearing
and distance of North 76° 00' 48" West, 122.16 feet;
thence
- 15) South 74° 14' 38" West, 32.10 feet; thence
- 16) South 34° 18' 11" West, 39.10 feet to a point of
curvature; thence
- 17) Along the arc of a curve to the right, 324.49 feet,
having a radius of 340.00 feet and a chord bearing
and distance of South 61° 38' 38" West, 312.31 feet;
thence with the limit of dedication on said plat,
across Louis Sullivan Avenue
- 18) North 01° 00' 56" West, 80.00 feet; thence
- 19) Along the arc of a curve to the left, 248.14 feet,
having a radius of 260.00 feet and a chord bearing
and distance of North 61° 38' 38" East, 238.83 feet
to a point of tangency; thence
- 20) North 34° 18' 11" East, 39.10 feet; thence
- 21) North 05° 38' 17" West, 32.10 feet to a point of
curvature; thence
- 22) Along the arc of a curve to the right, 106.78 feet,
having a radius of 345.00 feet and a chord bearing
and distance of north 36° 42' 45" West, 106.35 feet
to a point of tangency; thence

SEPTEMBER 26, 1990
DESCRIPTION OF THE RESIDUE OF
THE PROPERTY OF WASHINGTONIAN
INVESTORS LIMITED PARTNERSHIP
PAGE 5

- 23) North 27° 50' 46" West, 340.93 feet; thence
- 24) North 73° 28' 36" West, 34.97 feet; thence with the
proposed limit of right-of-way for the said Sam Eig
Highway
- 25) South 60° 53' 35" West, 667.07 feet to a point of
curvature; thence
- 26) Along the arc of a curve to the right, 276.03 feet,
having a radius of 290.00 feet and a chord bearing,
and distance of South 88° 09' 39" West, 265.73 feet;
thence
- 27) North 64° 34' 17" West, 98.91 feet; thence
- 28) South 00° 05' 51" West, 276.28 feet to the margin
of Fields Road; thence leaving the outlines of said
plat and with said road two (2) courses and
distances
- 29) South 87° 22' 17" West, 721.01 feet to a point; thence
- 30) South 87° 15' 40" West, 151.98 feet to a point, said
point marking the beginning point of the South 87°
04' 40" West, 361.08 feet plat line as delineated
on a plat entitled "Washingtonian Village", 'Plat
One' as recorded in Plat Book 112 as Plat No. 13124;
thence with said plat and continuing with
'PlatFour', Washingtonian Village, as recorded in

SEPTEMBER 26, 1990
DESCRIPTION OF THE RESIDUE OF
THE PROPERTY OF WASHINGTONIAN
INVESTORS LIMITED PARTNERSHIP
PAGE 6

Plat Book 112 as Plat No. 13127 the following two
(2) courses and distances, reversed

- 31) By a curve to the right having a radius of 3970.00 feet, a chord bearing and distance of North 36° 30' 10" East, 719.69 feet and an arc distance of 720.68 feet to an iron pipe found; thence
- 32) North 87° 53' 25" West, 320.00 feet to a point, said point marking the end of the South 01° 55' 35" West, 69.89 feet plat line as delineated on the aforesaid plat recorded in Plat Book 112 as Plat No. 13127; thence with said plat, reversed, and the South 01° 55' 35" West, 328.00 feet plat line as delineated on a plat entitled "Washingtonian Village", 'Plat Three' as recorded in Plat Book 112 as Plat No. 13126, reversed
- 33) North 02° 06' 35" East, 397.89 feet to a point, said point being on the South 74° 15' 47" West, 1321.42 feet plat line as delineated on a plat entitled, "Shady Grove Village", 'Section 2' as recorded in Plat Book 86 as Plat No. 9719; thence with said plat the following two courses and distances, reversed,
- 34) North 74° 32' 44" East, 118.74 feet to a point; said point marking the beginning of the last mentioned plat line; thence

SEPTEMBER 26, 1990
DESCRIPTION OF THE RESIDUE OF
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INVESTORS LIMITED PARTNERSHIP
PAGE 7

- 35) North 27° 39' 30" East, 441.33 feet to a stone found;
thence departing the last mentioned plat, and
running thence with the southeasterly lines of the
property acquired by the Town of Gaithersburg in
Liber 3614 at Folio 653 the following three (3)
courses and distances
- 36) North 52° 59' 53" East, 283.96 feet to an iron pipe
found; thence
- 37) North 63° 18' 12" West, 35.24 feet to an iron pipe
found; thence
- 38) North 29° 18' 20" East, 1000.92 feet to a stone found;
thence running with the westerly line of the City
of Gaithersburg as acquired in Liber 3872 at Folio
671 and continuing with the terminus of West Side
Drive as dedicated in Plat Book 87 at Plat 9209 and
the Maryland-National Capital Park & Planning
Commission as shown in Plat Book 91 at Plat No. 9920
- 39) South 22° 38' 14" East, 1139.99 feet to an iron pipe
found; thence continuing with the limit of
right-of-way for I-370 as defined on State Highway
Administration Plats 50072, 50071, 50070, 50069 and
48826 respectively

SEPTEMBER 26, 1990
DESCRIPTION OF THE RESIDUE OF
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INVESTORS LIMITED PARTNERSHIP
PAGE 8

- 40) South 74° 05' 57" East, 500.98 feet to a stone found;
thence
- 41) North 47° 53' 02" East, 425.13 feet to a point; thence
- 42) South 24° 17' 57" East, 103.20 feet; thence
- 43) South 04° 57' 38" East, 232.48 feet; thence
- 44) South 63° 15' 47" West, 171.90 feet; thence
- 45) South 21° 13' 33" East, 100.00 feet; thence
- 46) North 79° 12' 12" East, 87.69 feet; thence
- 47) South 25° 54' 48" East, 103.00 feet; thence
- 48) South 73° 58' 26" East, 60.68 feet; thence
- 49) South 57° 46' 26" East, 266.88 feet; thence
- 50) South 65° 41' 18" East, 42.70 feet; thence
- 51) Along the arc of a curve to the left, 371.34 feet,
having a radius of 2829.79 feet and a chord bearing
and distance of South 69° 26' 31" East, 371.08 feet;
thence
- 52) South 73° 12' 05" East, 300.67 feet; thence
- 53) Along the arc of a curve to the right, 569.10 feet,
having a radius of 853.51 feet and a chord bearing
and distance of South 54° 06' 00" East, 558.62 feet;
thence
- 54) South 34° 59' 55" East, 185.05 feet; thence
- 55) South 37° 31' 59" East, 387.72 feet; thence
- 56) South 39° 36' 48" East, 190.00 feet; thence

SEPTEMBER 26, 1990
DESCRIPTION OF THE RESIDUE OF
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INVESTORS LIMITED PARTNERSHIP
PAGE 9

- 57) South 44° 00' 44" East, 260.77 feet; thence
- 58) South 39° 36' 48" East, 362.61 feet; thence
- 59) South 37° 28' 44" East, 268.50 feet; thence
- 60) Along the arc of a curve to the left, 302.31 feet,
having a radius of 27,685.00 feet and a chord
bearing and distance of South 39° 55' 34" East,
302.30 feet; thence
- 61) South 40° 14' 21" East, 398.73 feet to the point of
beginning, containing 158.02392 acres of land

PARCEL II

Being outlot A as delineated on a plat of subdivision entitled Washingtonian Center and recorded in Plat Book 139 at Plat 15996 among said Land Records, more particularly described as follows:

Beginning at the southeast corner of said lot; thence with the outline of said lot;

- 1) North 46° 00' 24" West, 242.71 feet to intersect the southwest right-of-way line of relocated Fields Road (right-of-way 80 feet); thence with said right-of-way line
- 2) Along the arc of a curve to the left, 292.30 feet, having a radius of 1040.00 feet and a chord bearing and distance of South 69° 27' 05" East, 291.34 feet to a point of tangency; thence

SEPTEMBER 26, 1990
DESCRIPTION OF THE RESIDUE OF
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PAGE 10

- 3) South 77° 30' 11" East, 30.18 feet; thence leaving
said right-of-way and running with the common line
between the subject property and Country Club Towers
found recorded in Plat Book 75 at Plat 7450 among
said Land Records
- 4) South 18° 04' 58" West, 4.39 feet; thence
- 5) South 66° 13' 53" West, 138.00 feet to the point of
beginning, containing 13,596 square feet or 0.31212
acres of land

Parcels I and II described herein contain in aggregate
6,897,118 square feet or 158.33604 acres of land

SAVING AND EXCEPTING therefrom the following 13 parcels of
land;

PARCEL A

Being all of the land dedicated to public use by plats of
dedication for Washingtonian Boulevard and Louis Sullivan Avenue
recorded on November 11, 1987 in Plat Book 146 at Plats 16748 and
16749 among the land records of Montgomery County, Maryland,
containing 391,522 square feet or 8.98810 acres of land;

PARCEL B

Being all of Parcel B, Block C as shown on a plat of
subdivision of Washingtonian Center recorded on June 23, 1988 in
Plat Book 149 at Plat 17013 among the land records of Montgomery

SEPTEMBER 26, 1990
DESCRIPTION OF THE RESIDUE OF
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INVESTORS LIMITED PARTNERSHIP
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County, Maryland, containing 343,067 square feet or 7.87574 acres of land, also being a part of a subsequent resubdivision into Parcels C and D as shown on a plat of Washingtonian Center Subdivision, recorded in Plat Book 156 as Plat 17750 among said Land Records, more particularly described as follows:

Beginning at a point of tangency on the north right-of-way line (90 foot wide) for Washingtonian Boulevard at the end of the South 27° 50' 46" East, 366.73 foot plat line as dedicated on a Plat entitled, "Washingtonian Center, Plat of Dedication, Washingtonian Boulevard & Louis Sullivan Avenue" and found recorded in Plat Book 146 at Plat 16748 among said Land Records; thence with a portion of said plat line reversed

- 1) North 27° 50' 46" West, 341.17 feet; thence departing said right-of-way line and crossing the lands conveyed by said Liber 6459 at Folio 648
- 2) North 62° 09' 14" East, 141.92 feet; thence
- 3) South 27° 50' 46" East, 11.00 feet; thence
- 4) North 62° 09' 14" East, 262.35 feet; thence
- 5) South 39° 26' 56" East, 332.06 feet; thence
- 6) South 50° 33' 04" West, 90.66 feet; thence
- 7) Along the arc of a curve to the left, 128.15 feet having a radius of 373.00 feet and a chord bearing and distance of South 39° 44' 20" East, 127.52 feet; thence

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- 8) North 40° 25' 07" East, 9.07 feet to a point of curvature; thence
- 9) Along the arc of a curve to the right, 31.50 feet, having a radius of 22.00 feet, and a chord bearing and distance of North 81° 26' 04" East, 28.88 feet to a point of reverse curvature; thence
- 10) Along the arc of a curve to the left, 42.01 feet, having a radius of 60.00 feet and a chord bearing and distance of South 77° 36' 23" East, 41.15 feet to a point of reverse curvature; thence
- 11) Along the arc of a curve to the right, 14.97 feet, having a radius of 30.00 feet and a chord bearing and distance of South 83° 22' 00" East, 14.82 feet to a point of tangency; thence
- 12) South 69° 04' 12" East, 49.44 feet; thence
- 13) South 26° 34' 26" East, 143.55 feet; thence
- 14) South 08° 06' 36" West, 106.30 feet; thence
- 15) South 49° 17' 45" West, 267.30 feet to intersect Curve No. 3 of the north right-of-way line for Washingtonian Boulevard (90 feet wide) as delineated on a Plat of Dedication for said boulevard, found recorded in Plat Book 146 at Plat 16749 among said Land Records; thence with a portion of said Curve

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No. 3, reversed, of said right-of-way line

- 16) Along the arc of a curve to the right, 553.87 feet, having a radius of 755.00 feet and a chord bearing and distance of North 48° 51' 44" West, 541.53 feet to the end of the North 62° 09' 14" East, 90.00 foot plat line of said Plat 16749, being the first mentioned point of beginning herein, the property enclosed within this description being 343,067 square feet or 7.87574 acres of land;

PARCEL C

Being all of the land shown as right-of-way taking from Washingtonian Investors Limited Partnership on Plat No. 1, Right-of-Way Plat, Relocation of Fields Road, prepared by Dewberry & Davis for the Montgomery County Department of Transportation, under Montgomery County Department of Transportation Project No. 663907, bearing right-of-way Plat File No. 204, and being more particularly described as follows:

Beginning at a point bearing North 70° 57' 52" West, 135.36 feet from an iron pipe found at the beginning of the ninth or North 70° 57' 52" West, 1959.25 foot line of the previously mentioned deed of confirmation recorded in Liber 6459 at Folio 648, said point being also at the end of the North 70° 57' 52" West, 135.36 foot line as shown on a Plat of Dedication for Washingtonian Boulevard as recorded in Plat Book 146 at Plat 16749 among the

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previously mentioned Land Records and running; thence with a portion of the previously mentioned ninth line of Liber 6459 at Folio 648

- 1) North 70° 57' 52" West, 1197.30 feet; thence by two lines of division now made
- 2) North 19° 12' 19" East, 29.07 feet to a point located 40.00 feet right of Baseline of Right-of-Way Station P.C. 42+20.86 as shown on Plat One, Right-of-Way Plat, Relocation of Fields Road, as previously mentioned; thence
- 3) South 70° 47' 41" East, 1133.23 feet to a point located 40.00 feet right of Baseline of Right-of-Way Station P.T. 30+87.63; thence
- 4) By a curve to the right having a radius of 5769.58 feet, an arc distance of 64.35 feet and a chord bearing and distance of South 70° 28' 30" East, 64.34 feet to a point at the end of the North 19° 50' 40" East, 25.16 foot line, shown on the previously mentioned Plat of Dedication for Washingtonian Boulevard and running with said line reversed
- 5) South 19° 50' 40" West, 25.16 feet to the point of beginning, containing 32,672 square feet or 0.75006 acres of land;

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PARCEL D

Being all of the land shown as right-of-way taking from Washingtonian Investors Limited Partnership on Plat No. 2, Right-of-Way Plat, Relocation of Fields Road, prepared by Dewberry & Davis for the Montgomery County Department of Transportation, under Montgomery County Department of Transportation Project No. 663907, bearing Right-of-Way Plat File No. 205, more particularly described as follows:

Beginning at a point at the end of 1332.66 feet on the ninth or North 70° 57' 52" West, 1959.25 foot line of the previously mentioned deed of confirmation recorded in Liber 6459 at Folio 648 and continuing; thence with a portion of said line

- 1) North 70° 57' 52" West, 382.17 feet; thence
departing the last mentioned ninth line and running
by three lines of division now made
- 2) South 77° 30' 11" East, 133.09 feet to a point 40.00
feet right of Baseline of Right-of-Way Station P.T.
44+66.74; as shown on Plat Two, Right-of-Way Plat,
Relocation of Fields Road as previously mentioned;
thence
- 3) By a curve to the right having a radius of 2140.00
feet, an arc distance of 250.56 feet and a chord
bearing and distance of South 74° 08' 56" East,
250.42 feet to a point 40.00 feet right of Baseline

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of Right-of- Way Station P.C. 42+20.86, said point
being at the end of the second line of Parcel One

described above; thence running with said line
reversed

- 4) South 19° 12' 19" West, 29.07 feet to the point of
beginning, containing 7,141 square feet or 0.16394
acres of land.

PARCEL E

Being all of the land shown as right-of-way taking from
Washingtonian Investors Limited Partnership on Plat No. 3,
Right-of-Way Plat, Relocation of Fields Road, prepared by Dewberry
& Davis for the Montgomery County Department of Transportation,
under Montgomery County Department of Transportation Project No.
663907, bearing Right-of-Way Plat File No. 206, and being more
particularly described as follows:

Beginning at a point at the end of 301.57 feet on the 20th or
South 87° 22' 17" West, 1022.58 foot line of the previously
mentioned deed of confirmation recorded in Liber 6459 at Folio 648,
said point being at the end of the South 87° 22' 17" West, 216.48
foot line of Parcel A, as shown on a Plat of Subdivision entitled,
"Washingtonian Center, Blocks A and B" recorded in Plat Book 139
at Plat 15996 among the previously mentioned Land Records and
running; thence with a portion of the previously mentioned 20th

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line of Liber 6459 at Folio 648

- 1) South 87° 22' 17" West, 447.81 feet; thence departing said 20th line and running by three lines of division now made through the previously mentioned lands of Washingtonian Investors Limited Partnership
- 2) North 02° 54' 22" West, 34.33 feet; thence
- 3) North 87° 05' 38" East, 412.20 feet; thence
- 4) By a curve to the right having a radius of 865.00 feet, an arc distance of 37.48 feet and a chord bearing and distance of North 88° 20' 08" East, 37.48 feet to a point on the North 00° 05' 51" East, 276.28 foot line as shown on the previously mentioned Parcel A, Washingtonian Center and running; thence with a portion of said line reversed
- 5) South 00° 05' 51" West, 35.73 feet to the point of beginning, containing 15,882 square feet, or 0.36461 acres of land;

PARCEL F

Being all of the land shown as right-of-way taking from Washingtonian Investors Limited Partnership on Plat No. 1, Right-of-Way Plat, Sam Eig Highway, prepared by Dewberry & Davis for the Montgomery County Department of Transportation, under Montgomery County Department of Transportation Project No. 853122, bearing Right-of-Way Plat File No. 253 and being more particularly

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described as follows:

PART 1

Beginning at an iron pipe found at the end of the 30th or South 22° 35' 57" East, 1140.63 foot line of the previously mentioned deed of confirmation recorded in Liber 6459 at Folio 648 and running; thence with a portion of the 31st or South 74° 05' 00" East, 500.92 foot line of said deed of confirmation

- 1) South 74° 05' 57" East, 397.42 feet; thence departing the last mentioned line, and running by five lines of division now made through the lands of Washingtonian Investors Limited Partnership
- 2) By a curve to the left, having a radius of 437.46 feet, an arc distance of 187.99 feet, and a chord bearing and distance of South 70° 04' 13" West, 186.54 feet; thence
- 3) North 32° 14' 25" West, 23.00 feet to a point 17.00 feet right of Station P.C. 11+33.56 on the baseline of Ramp E, as shown on the previously mentioned Plat No. 1 - Right-of-Way Plat - Sam Eig Highway; thence
- 4) By a curve to the left having a radius of 2799.79 feet, an arc distance of 114.06 feet, and a chord bearing and distance of South 56° 35' 34" West,

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114.05 feet to a point 65.00 feet right of Station
82+00.00 on the baseline of eastbound Sam Eig
Highway; thence

- 5) North 34° 34' 28" West, 254.78 feet; thence
- 6) By a curve to the right having a radius of 3859.72
feet, an arc distance of 45.21 feet, and a chord
bearing and distance of North 54° 20' 56" East,
45.21 feet to intersect the previously mentioned
30th line of the first mentioned deed of
confirmation; thence with said line
- 7) South 22° 38' 14" East, 22.02 feet to the point of
beginning, containing 38,506 square feet or 0.88399
acres of land;

PART 2

Beginning at a point on the 32nd or North 47° 41' 45" East,
990.22 foot line of the first mentioned deed of confirmation, said
point being 39.45 feet from the beginning thereof and running;
thence with a portion of said line

- 1) North 47° 53' 02" East, 385.68 feet to the end of
the 14th or North 24° 17' 57" West, 103.20 foot line
of a Deed of Dedication to the State Highway
Administration of the Department of Transportation,
acting on behalf of the State of Maryland from
Washingtonian Investors Limited Partnership dated

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December 31, 1986, and recorded in Liber 7678 at Folio 853 among the previously mentioned Land Records and running; thence with said 14th line reversed

- 2) South 24° 17' 57" East, 103.20 feet; thence continuing with the 13th line of the last mentioned deed reversed
- 3) South 04° 57' 38" East, 232.48 feet; thence with a portion of the 12th line of the last mentioned deed reversed
- 4) South 63° 15' 47" West, 122.62 feet; thence departing the lines of the last mentioned Deed of Dedication, and running by two lines of division now made through the first mentioned land of Washingtonian Investors Limited Partnership
- 5) North 47° 56' 28" West, 22.84 feet to a point 40.00 feet right of Station P.T. 17+52.72 on the baseline of Ramp E, as shown on the previously mentioned Plat 1 Right-of-Way Plat - Sam Eig Highway; thence
- 6) By a curve to the left having a radius of 437.46 feet, an arc distance of 249.95 feet, and a chord bearing and distance of North 64° 18' 34" West, 246.57 feet to the point of beginning, containing 68,216 square feet or 1.56603 acres of land;

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PARCEL G

Being all of the land shown as right-of-way taking from Washingtonian Investors Limited Partnership on Plat No. 2, Right-of-Way Plat, Sam Eig Highway, prepared by Dewberry & Davis for the Montgomery County Department of Transportation, under Montgomery County Department of Transportation Project No. 853122, bearing Right-of-Way Plat File No. 254 and being more particularly described as follows:

Beginning at a point bearing South 82° 24' 11" West, 45.62 feet from an iron pipe found at the end of the previously mentioned 30th or South 22° 35' 57" East, 1140.63 foot line as described in Liber 6459 at Folio 648, said point being also at the end of the 5th or North 34° 34' 28" West, 254.78 foot line of Parcel 1 described above and running; thence with said 5th line reversed

- 1) South 34° 34' 28" East, 254.78 feet; thence running by 5 lines of division now made through the previously mentioned lands of Washingtonian Investors Limited Partnership (Liber 6459 at Folio 648)
- 2) By a curve to the left having a radius of 2799.79 feet, an arc distance of 201.00 feet, and a chord bearing and distance of South 53° 22' 08" West, 200.96 feet to a point 65.00 feet right of Station P.C. 79+94.33 on the previously mentioned baseline

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- of eastbound Sam Eig Highway; thence
- 3) South 51° 18' 44" West, 555.64 feet to a point 65.00 feet right of Station 74+38.69 on the last mentioned baseline; thence
 - 4) North 38° 41' 16" West, 229.01 feet; thence
 - 5) North 48° 48' 54" East, 425.10 feet to a point 40.00 feet right of Station P.T. 44+93.17 on the baseline of Ramp F, as shown on Plat 2 - Right-of-Way Plat Sam Eig Highway; thence
 - 6) By a curve to the right having a radius of 3859.72 feet, an arc distance of 350.17 feet, and a chord bearing and distance of North 51° 24' 51" East, 350.05 feet to the point of beginning, containing 186,952 feet or 4.29182 acres of land;

PARCEL H

Being all of the land shown as right-of-way taking from Washingtonian Investors Limited Partnership on Plat No. 3, Right-of-Way Plat, Sam Eig Highway, prepared by Dewberry & Davis for the Montgomery County Department of Transportation, under Montgomery County Department of Transportation Project No. 853122, bearing Right-of-Way Plat File No. 255 and being more particularly described as follows:

Beginning at an iron pin found at the end of the 22nd line of the previously mentioned deed of confirmation recorded in Liber

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6459 at Folio 648 and running; thence by 4 lines of division now made through the lands of Washingtonian Investors Limited Partnership

- 1) South 87° 53' 25" East, 137.38 feet; thence
- 2) North 50° 20' 06" East, 170.36 feet; thence
- 3) North 39° 39' 54" West, 22.04 feet; thence
- 4) North 48° 48' 54" East, 325.58 feet to a point at the end of the 4th line of Parcel 7, described above; thence with said 4th line reversed
- 5) South 38° 41' 16" East, 229.01 feet; thence by 8 lines of division now made through the previously mentioned lands of Washingtonian Investors Limited Partnership
- 6) By a curve to the left having a radius of 194.00 feet, an arc distance of 105.89 feet, and a chord bearing and distance of South 35° 40' 33" West, 104.58 feet; thence
- 7) North 69° 57' 35" West, 47.02 feet; thence
- 8) South 51° 18' 44" West, 29.93 feet to a point 53.00 feet right of Station 72+83.65 on the baseline of eastbound Sam Eig Highway as shown on Plat 3; previously mentioned; thence
- 9) South 49° 24' 11" West, 302.39 feet; thence
- 10) South 00° 52' 21" East, 64.64 feet; thence

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- 11) By a curve to the left having a radius of 234.00 feet, an arc distance of 154.44 feet, and a chord bearing and distance of South 70° 13' 11" West, 151.65 feet, to a point 65.00 feet right of Station 67+98.33 on the baseline of eastbound Sam Eig Highway, as shown on the previously mentioned Plat No. 3; thence
- 12) South 51° 18' 44" West, 112.46 feet; thence
- 13) By a curve to the right having a radius of 265.00 feet, an arc distance of 58.18 feet, and a chord bearing and distance of South 57° 36' 02" West, 58.06 feet; thence
- 14) North 38° 41' 16" West, 231.59 feet to intersect the easterly line of Washingtonian Village, as recorded in Plat Book 112 at Plat 13127 among the previously mentioned Land Records and running; thence with a portion of said easterly line of Washingtonian Village
- 15) By a curve to the right having a radius of 3970.00 feet, an arc distance of 215.40 feet, and a chord bearing and distance of North 40° 08' 56" East, 215.37 feet to the point of beginning, containing 185,714 square feet or 4.26341 acres of land;

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PARCEL I

Being all of the land shown as right-of-way taking from Washingtonian Investors Limited Partnership on Plat No. 4, Right-of-Way Plat, Sam Eig Highway, prepared by Dewberry & Davis for the Montgomery County Department of Transportation, under Montgomery County Department of Transportation Project No. 853122, bearing Right-of-Way Plat File No. 256 and being more particularly described as follows:

Beginning at a point at the end of the 20th or South 87° 22' 17" West, 1022.58 foot line, as described in the above mentioned deed of confirmation recorded in Liber 6459 at Folio 648 and running; thence with the 21st line of said deed of confirmation

- 1) South 87° 15' 40" West, 151.98 feet; thence continuing with a portion of the 22nd line of the above mentioned deed of confirmation, and the easterly line of Washingtonian Village as recorded in Plat Book 112 at Plats 13122, 13124, and 13127
- 2) By a curve to the right having a radius of 3970.00 feet, an arc distance of 505.28 feet, and a chord bearing and distance of North 34° 56' 54" East, 504.94 feet to a point at the end of the 14th line of Parcel 17 described above; thence with said line reversed

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- 3) South 38° 41' 16" East, 231.59 feet; thence by 6 lines of division now made through the previously mentioned land of Washingtonian Investors Limited Partnership (Liber 6459 - Folio 648)
- 4) By a curve to the left having a radius of 235.00 feet, an arc distance of 51.59 feet, and a chord bearing and distance South 57° 36' 06" West, 51.49 feet; thence
- 5) South 51° 18' 44" West, 19.99 feet; thence
- 6) By a curve to the left having a radius of 901.93 feet, an arc distance of 48.65 feet, and a chord bearing and distance of South 49° 46' 01" West, 48.65 feet; thence
- 7) By a curve to the left having a radius of 60.00 feet, an arc distance of 147.79 feet, and a chord bearing and distance of South 22° 20' 37" East, 113.16 feet; thence
- 8) South 02° 54' 22" East, 5.00 feet; thence
- 9) North 87° 05' 38" East, 41.97 feet to a point 55.00 feet right of Station 75+19.09 on the baseline of relocated Fields Road, as shown on Plat No. 3, Relocation of Fields Road (Right-of-Way Plat File No. 206); thence with the westerly limits of said Plat No. 3

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- 10) South 02° 54' 22" East, 34.33 feet, to a point on the previously mentioned 20th line of Liber 6459 at Folio 648 and running; thence with said line
- 11) South 87° 22' 17" West, 273.20 feet to the point of beginning, containing 89,558 square feet or 2.05598 acres of land.

PARCEL J

Being a portion of the land conveyed by Eig Enterprises, Inc. to Washingtonian Investors Limited Partnership by the Articles of Transfer dated July 22, 1983 and confirmed by deed found recorded in Liber 6459 at Folio 648, among the Land Records of Montgomery County, Maryland, also being all of Liber 8641 at Folio 004, being more particularly described as follows:

Beginning at a point at the end of the 9th or North 70° 57' 52" West, 1959.25 foot line of said deed, also being a point on the line between the subject property and the South 18° 08' 25" West, 700.78 foot plat line of Washingtonian Tower Condominium, found recorded on condominium plat No. 2019 among said land records; thence with the 10th and part of the 11th lines of said deed in Liber 6459 at Folio 648 and the lines of said condominium, 2 courses and distances

- 1) North 18° 04' 58" East, 668.58 feet; thence
- 2) North 29° 19' 27" West, 474.26 feet to intersect the south right-of-way line for Washingtonian Blvd. (90

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feet wide) as dedicated in Plat Book 146 on Plats
16748 and 16749; thence with said right-of-way line,
5 courses and distances

- 3) Along the arc of a curve to the right, 173.54 feet,
having a radius of 440.56 feet and a chord bearing
and distance of South 39° 07' 50" East, 172.42 feet
to a point of tangency; thence
- 4) South 27° 50' 46" East, 366.73 feet to a point of
curvature on said plat 16749; thence
- 5) Along the arc of a curve to the left, 938.88 feet,
having a radius of 845.00 feet and a chord bearing
and distance of South 59° 40' 36" East, 891.32 feet
to a point of tangency; thence
- 6) North 88° 29' 33" East, 376.28 feet to a point of
curvature; thence
- 7) Along the arc of a curve to the right, 172.72 feet,
having a radius of 425.00 feet and a chord bearing
and distance of South 79° 51' 53" East, 171.54 feet;
thence leaving said right-of-way line and running
with the west right-of-way line for proposed Ansel
Adams Drive (80 feet wide)
- 8) South 13° 29' 58" East, 57.15 feet; thence
- 9) Along the arc of a curve to the right, 103.89 feet,
having a radius of 260.00 feet and a chord bearing

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- and distance of South 52° 40' 13" West, 103.20 feet
to a point of tangency; thence
- 10) South 64° 07' 03" West, 100.00 feet to a point of
curvature; thence
- 11) Along the arc of a curve to the left, 266.51 feet,
having a radius of 340.00 feet and a chord bearing
and distance of South 41° 39' 41" West, 259.74 feet
to a point of tangency; thence
- 12) South 19° 12' 19" West, 119.44 feet; thence
- 13) South 64° 12' 19" West, 49.50 feet to intersect the
north right-of-way line for Fields Road as defined
by Montgomery County, Maryland Right-Of-Way Plat
File Nos. 204 and 205; thence with said north
right-of-way line.
- 14) North 70° 47' 41" West, 585.23 feet to a point of
curvature, 40.00 feet right of baseline station
42+20.86, as shown on said right-of-way plats;
thence
- 15) Along the arc of a curve to the left, 250.56 feet,
having a radius 2140.00 feet and a chord bearing and
distance of North 74° 08' 56" West, 250.42 feet to
a point of tangency, 40.00 feet right of baseline
station 44+66.74; thence

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- 16) North 77° 30' 11" West, 133.09 feet to intersect the
aforementioned 9th line of Liber 6459 at Folio 648;
thence with said line
- 17) North 70° 57' 52" West, 244.42 feet to the point of
beginning, containing 644,428 square feet or
14.79403 acres of land;

PARCEL K

Being all of Parcel A of Block C in a subdivision known as
Washingtonian Center platted among the Land Records of Montgomery
County, Maryland in Plat Book 154 as Plat 17558, more particularly
described as follows:

Beginning for the perimeter of said Parcel A at the Point of
Beginning indicted on said plat and running thence with courses and
distances indicated thereon

- 1) Along the arc of a curve to the left, 158.28 feet,
having a radius of 2899.79 feet and a chord bearing
and distance of South 36° 33' 41" East, 158.26 feet
to a point of tangency; thence
- 2) South 38° 07' 31" East, 473.14 feet; thence
- 3) South 49° 17' 45" West, 52.53 feet; thence
- 4) North 76° 57' 00" West, 322.06 feet; thence
- 5) South 49° 17' 45" West, 182.73 feet; thence
- 6) North 40° 42' 15" West, 130.12 feet; thence
- 7) North 13° 03' 00" East, 110.20 feet; thence

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- 8) North 31° 57' 00" West, 74.53 feet; thence
- 9) North 76° 57' 00" West, 28.03 feet; thence
- 10) North 31° 57' 00" West, 45.54 feet; thence
- 11) North 13° 03' 00" East, 87.68 feet; thence
- 12) North 61° 13' 47" East, 56.76 feet; thence
- 13) North 13° 03' 00" East, 153.00 feet; thence
- 14) North 33° 08' 42" East, 137.04 feet; thence
- 15) South 34° 59' 52" East, 135.13 feet; to the point
of beginning, containing 207,084 square feet or
4.75400 acres of land;

PARCEL L

Being part of the land conveyed by Eig Enterprises, Inc., to Washingtonian Investors Limited Partnership by Articles of Transfer and confirmed by deed dated June 22, 1983 and recorded in Liber 6459 at Folio 648 among the Land Records of Montgomery County, Maryland, also being part of a subsequent subdivision for Parcel C, Block C as shown on a plat of Washingtonian Center, recorded in Plat Book 156 as Plat 17750 among said Land Records, more particularly described as follows:

Beginning at a point at the southeasterly end of Curve Number 2 as shown on a plat of Parcel B, Block C of Washingtonian Center, recorded in Plat Book 149 as Plat 17013 among the aforesaid Land Records; thence running with a portion of said plat curve and the boundary of said Parcel B

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- 1) Along the arc of a curve to the right, 6.32 feet,
having a radius of 373.00 feet and a chord bearing
and distance of North 49° 05' 45" West, 6.32 feet;
thence departing Parcel B to cross and include a
portion of the residue of the subject tract, the
four following lines
 - 2) North 42° 09' 46" East, 19.92 feet; thence
 - 3) North 80° 46' 46" East, 10.78 feet; thence
 - 4) Along the arc of a curve to the right, 30.61 feet,
having a radius of 15.5 feet and a chord bearing and
distance of South 84° 33' 50" East, 25.88 feet to
a point of reverse curvature; thence
 - 5) Along the arc of a curve to the left, 21.15 feet,
having a radius of 46.50 feet and a chord bearing
and distance of South 41° 00' 36" East, 20.97 feet
to intersect Curve Number 4 as shown on the
aforesaid plat of Washingtonian Center; thence
running with part of said curve and the boundary of
said Plat, the following three lines
- 6) Along the arc of a curve to the right, 26.08 feet,
having a radius of 60.00 feet and a chord bearing
and distance of north 70° 00' 00" West, 25.87 feet
to a point of reverse curvature; thence running with
said Curve Number 3

SEPTEMBER 26, 1990
DESCRIPTION OF THE RESIDUE OF
THE PROPERTY OF WASHINGTONIAN
INVESTORS LIMITED PARTNERSHIP
PAGE 33

- 7) Along the arc of a curve to the left, 31.50 feet,
having a radius of 22.00 feet and a chord bearing
and distance of South 81° 26' 04" West, 28.88 feet
to a point of tangency; thence
- 8) South 40° 25' 07" West, 9.07 feet to the point of
beginning, containing 579 square feet or 0.0133
acres of land;

PARCEL M

Being a portion of the residue of all that land conveyed by
Eig Enterprises, Inc. to Washingtonian Investors Limited
Partnership by Articles of Transfer dated July 22, 1983 and
confirmed by deed found recorded in Liber 6459 at Folio 648 among
the Land Records of Montgomery County, Maryland, also being all of
Parcel E of Block C of Washingtonian Center Subdivision
(unrecorded), more particularly described as follows:

Beginning at a point at the southwest end of the 5th or South
49° 17' 45" West, 182.73 foot plat line of Parcel A of Block C of
a subdivision known as Washingtonian Center found recorded on a
plat of the same in Plat Book 154 as plat 17558; thence running
reversely with and binding on the perimeter of said Parcel A along
the 5th, 4th and the 3rd lines thereof respectively

- 1) North 49° 17' 45" East, 182.73 feet; thence
- 2) South 76° 57' 00" East, 322.06 feet; thence
- 3) North 49° 17' 45" East, 52.53 feet; thence through

SEPTEMBER 26, 1990
DESCRIPTION OF THE RESIDUE OF
THE PROPERTY OF WASHINGTONIAN
INVESTORS LIMITED PARTNERSHIP
PAGE 34

the residue of the subject tract by 2 lines of
division now made

- 4) South 38° 07' 31" East, 44.73 feet; thence
- 5) South 01° 30' 27" East, 394.33 feet to intersect the northerly limit of dedicated right-of-way for Washingtonian Boulevard as said Boulevard is found recorded on a plat of dedication in Plat Book 146 as Plat 16749 among the aforesaid Land Records; thence running with and binding on said right-of-way
- 6) Along the arc of a curve to the left 202.48 feet, having a radius of 515.00 feet and a chord bearing and distance of North 80° 14' 39" West, 201.18 feet to a point of tangency;
- 7) South 88° 29' 33" West; 326.33 feet to the southeasterly end of the 14th or 31.31 foot arc plat line of an ingress/egress easement as delineated on the aforesaid plat of Parcel A, Block C; thence running reversely with and binding on the 14th, 13th, 12th, 11th, 10th, and 9th lines of said easement respectively reversed
- 8) Along the arc of a curve to the right, 32.46 feet, having a radius of 35.00 feet and a chord bearing

LIBER FOLIO
10559.350

SEPTEMBER 26, 1990
DESCRIPTION OF THE RESIDUE OF
THE PROPERTY OF WASHINGTONIAN
INVESTORS LIMITED PARTNERSHIP
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and distance of North 28° 04' 21" West, 31.30 feet
to a point of tangency; thence

9) North 01° 30' 27" West, 54.85 feet to a point of
curvature; thence

10) Along the arc of a curve to the left, 42.97 feet,
having a radius of 95.62 feet and a chord bearing
and distance of North 14° 22' 57" West, 42.61 feet
to a point of tangency; thence

11) North 27° 15' 28" West, 78.94 feet; thence

12) Along the arc of a curve to the right, 110.33 feet,
having a radius 84.00 feet and a chord bearing and
distance of North 11° 40' 06" East, 102.57 feet;
thence

13) North 44° 22' 54" East, 46.69 feet to intersect the
North 40° 42' 15" West, 130.12 foot plat line of
said Parcel A, Block C; thence running and binding
on said line, reversed

14) South 40° 42' 15" East, 6.00 feet to the point of
beginning, containing 217,798 square feet or 4.99996
acres of land;

In consideration of the 13 exceptions listed and described
herein, the net area of the residue of Liber 6459 at Folio 648 is
4,467,999 square feet or 102.5711 acres of land, subject to
conditions, easements, and restrictions of record.

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0350, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

LIBER FOLIO
10559.351

SEPTEMBER 26, 1990
DESCRIPTION OF THE RESIDUE OF
THE PROPERTY OF WASHINGTONIAN
INVESTORS LIMITED PARTNERSHIP
PAGE 36

AND BEING a portion of the same property shown on that certain plat of the residue of that property described in a deed recorded in Liber 6459 at Folio 648 prepared by Dewberry & Davis for Washingtonian Investors Limited Partnership dated March, 1987 and last revised August 21, 1990.

PETITION FOR ANNEXATION

EXHIBIT "B"

WCD LEGAL DESCRIPTION

Being all of that piece or parcel of land situate, lying and being in Montgomery County, Maryland, and being a part of Parcel lettered "D" in Block lettered "C" in a subdivision known as "Washingtonian Center" as per plat thereof recorded in Plat Book 156 at Plat 17750, among the Land Records of Montgomery County, Maryland.

Subject to conditions, restrictions, encumbrances, easements, liens and covenants of record.



EXHIBIT 2

Architects
Engineers
Planners
Surveyors

804 West Diamond Avenue
Gaithersburg, MD 20877
301 918-8300

NOVEMBER 9, 1989

DESCRIPTION OF PARCEL C, BLOCK C
WASHINGTONIAN CENTER
GAITHERSBURG (9TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Being a portion of that land composing Parcel B of Block C in a subdivision known as Washingtonian Center, recorded among the Land Records of Montgomery County, Maryland in Plat Book 149 as Plat 17013, also being a portion of the residue of that land conveyed by Eig Enterprised, Inc. to Washingtonian Investors Limited Partnership by articles of transfer and confirmed by deed dated June 22, 1983 and recorded among the aforesaid Land Records in Liber 6459 at Folio 648, more particularly described as follows:

Beginning at a point on the northerly right-of-way line (90 feet wide) as dedicated on a plat entitled Washingtonian Boulevard, recorded in said Land Records in Plat Book 146 as Plat 16748, said point also lying on the North 27° 50' 46" West, 341.17 foot plat line of said Parcel B, Block C, said point lying 65.94 feet in a northwesterly direction from the southeasterly end of said line; thence departing said right-of-way and plat line to cross and include a portion of said Parcel B

- 1) North 62° 09' 14" East, 381.39 feet; thence
- 2) South 28° 21' 36" East, 69.29 feet to a point of curvature; thence

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0353, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

DESCRIPTION OF PARCEL (, BLOCK C
WASHINGTONIAN CENTER
GAITHERSBURG (9TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
NOVEMBER 9, 1989
PAGE 2

LIBER FOLIO
10559_354

- 3) Along the arc of a curve to the left, 10.00 feet, having a radius of 373.00 feet and a chord bearing and distance South 29° 07' 41" East, 10.00 feet to the southwest end of the South 50° 33' 04" West, 90.66 foot plat line of said Parcel B; thence continuing along the same curve and with the perimeter of said Parcel B
- 4) Along the arc of a curve to the left, 121.83 feet, having a radius of 73.00 feet and a chord bearing and distance of South 39° 15' 12" East, 121.29 feet; thence departing said perimeter of said Parcel B to cross and include a portion of said residue of Liber 6459 Folio 648
- 5) North 42° 09' 46" East, 19.92 feet; thence
- 6) North 80° 46' 46" East, 10.78 feet; thence
- 7) Along the arc of a curve to the right, 30.61 feet, having a radius of 15.50 feet and a chord bearing and distance of South 84° 33' 50" East, 25.88 feet to a point of reverse curvature; thence
- 8) Along the arc of a curve to the left, 21.15 feet, having a radius of 46.50 feet and a chord bearing and distance of South 41° 00' 36" East to intersect said perimeter of Parcel B; thence running and binding on said perimeter
- 9) Along the arc of a curve to the left; 15.93 feet, having a radius of 60.00 feet and a chord bearing and distance of North 89° 56' 36" East, 15.88 feet to a point of reverse curvature; thence

DESCRIPTION OF PARCEL C, BLOCK C
WASHINGTONIAN CENTER
GAITHERSBURG (9TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
NOVEMBER 9, 1989
PAGE 3

LIBER FOLIO
10559.355

- 10) Along the arc of a curve to the right, 14.97 feet, having a radius of 30.00 feet and chord bearing and distance of South 83° 22' 00" East, 14.82 feet to a point of tangency; thence
- 11) South 69° 04' 12" East, 49.44 feet; thence
- 12) South 26° 34' 26" East, 143.55 feet; thence
- 13) South 08' 06' 36" West, 106.30 feet; thence
- 14) South 49° 17' 45" West, 267.30 feet to intersect the northerly right-of-way line of said Washingtonian Boulevard (90 feet wide) as dedicated on a plat entitled "Washingtonian Boulevard", recorded in said Land Records in Plat Book 146 as Plat 16749; thence running with and binding on said right-of-way and said perimeter of Parcel B
- 15) Along the arc of a curve to the right, 553.87 feet, having a radius of 755.00 feet and a chord bearing and distance of North 48° 51' 44" West, 541.53 feet to a point of tangency; thence
- 16) North 27° 50' 46" West, 65.94 feet to the point of beginning, containing 222,214 square feet or 5.10133 acres of land, subject to conditions found within the train of title for the subject property.

A portion of the same property delineated on that certain plat of residue of that property described in a deed recorded in Liber 6459 at Folio 648, prepared by Dewberry & Davis for Washingtonian Investors Limited Partnership dated March, 1987 and last revised October 18, 1989.



804 West Diamond Avenue
Gaithersburg, MD 20878
301 948-8300
FAX 301 258-7607

JULY 23, 1990

DESCRIPTION OF PART OF LIBER 6459, FOLIO 648
(PARCEL E, BLOCK C, WASHINGTONIAN CENTER)
GAITHERSBURG ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Being a portion of the residue of all that land conveyed by Eig Enterprises, Inc. to Washingtonian Investors Limited Partnership by Articles of Transfer dated July 22, 1983 and confirmed by deed found recorded in Liber 6459 at Folio 648 among the Land Records of Montgomery County, Maryland, being more particularly described as follows:

Beginning at a point at the southwest end of 5th or South 49° 17' 45" West, 182.73 foot plat line of Parcel A of Block C of a subdivision known as Washingtonian Center found recorded on a plat of the same in Plat Book 154 as plat 17558; thence running reversely with and binding on the perimeter of said Parcel A along the 5th, 4th and the 3rd lines thereof respectively

- 1) North 49° 17' 45" East, 182.73 feet; thence
- 2) South 76° 57' 00" East, 322.06 feet; thence
- 3) North 49° 17' 45" East, 52.53 feet; thence through the

residue of the subject tract by 2 lines of
division now made

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0356, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

DESCRIPTION OF PART OF LIBER 6459, FOLIO 648
(PARCEL E, BLOCK C, WASHINGTONIAN CENTER)
GAITHERSBURG ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
JULY 23, 1990
PAGE 2

- 4) South 38° 07' 31" East, 44.73 feet; thence
- 5) South 01° 30' 27" East, 394.33 feet to intersect the northerly limit of dedicated right-of-way for Washingtonian Boulevard as said Boulevard is found recorded on a plat of dedication in Plat Book 146 as Plat 16749 among the aforesaid Land Records; thence running with and binding on said right-of-way
- 6) Along the arc of a curve to the left 202.48 feet, having a radius of 515.00 feet and a chord bearing and distance of North 80° 14' 39" West, 201.18 feet to a point of tangency;
- 7) South 88° 29' 33" West; 326.33 feet to the southeasterly end of the 14TH or 31.31 foot arc plat line of an ingress/egress easement as delineated on the aforesaid plat of Parcel A, Block C; thence running reversely with and binding on the 14th, 13th, 12th, 11th, 10th, and 9th lines of said easement respectively reversed
- 8) Along the arc of a curve to the right, 32.46 feet, having a radius of 35.00 feet and a chord bearing and distance of North 28° 04' 21" West, 31.30 feet to a point of tangency; thence

DESCRIPTION OF PART OF LIBER 6459, FOLIO 648
(PARCEL E, BLOCK C, WASHINGTONIAN CENTER)
GAITHERSBURG ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
JULY 23, 1990
PAGE 3

- 9) North 01° 30' 27" West, 54.85 feet to a point of curvature; thence
- 10) Along the arc of a curve to the left, 42.97 feet, having a radius of 95.62 feet and a chord bearing and distance of North 14° 22' 57" West, 42.61 feet to a point of tangency; thence
- 11) North 27° 15' 28" West, 78.94 feet; thence
- 12) Along the arc of a curve to the right, 110.33 feet, having a radius 84.00 feet and a chord bearing and distance of North 11° 40' 06" East, 102.57 feet; thence
- 13) North 44° 22' 54" East, 46.69 feet to intersect the North 40° 42' 15" West, 130.12 foot plat line of said Parcel A, Block C; thence running and binding on said line, reversed
- 14) South 40° 42' 15" East, 6.00 feet to the point of beginning, containing 217,798 square feet or 4.99996 acres of land, subject to conditions, easements, and restrictions of record.

LIBER FOLIO
10559.359

DESCRIPTION OF PART OF LIBER 6459, FOLIO 648
(PARCEL E, BLOCK C, WASHINGTONIAN CENTER)
GAITHERSBURG ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
JULY 23, 1990
PAGE 4

AND BEING part of all the same property depicted on that certain Plat of Residue of that property described in a deed recorded in Liber 6459 at Folio 648, prepared by Dewberry & Davis for Washingtonian Investors Limited Partnership dated March, 1987 and last revised July 23, 1990.

EVD:cb\BECHTEL

10559.360

Exhibit "E"

K. Inc.
Rockville, Maryland
Our Job No.: 11-90-042
December 7, 1990

METES AND BOUNDS DESCRIPTION

OF

PARCEL 9, PARCEL 10, AND LIBER 6005, FOLIO 732

ELECTION DISTRICT NO. 9

MONTGOMERY COUNTY, MARYLAND

Being a piece or parcel of land lying, situate, and being in Election District No. 9, Montgomery County, Maryland, said piece or parcel of land being all of "Parcel 10, Washingtonian Industrial Park" according to the plat of subdivision entitled the same as recorded among the Land Records of Montgomery County, Maryland in Plat Book 96 at Plat No. 10689, and being all of "Parcel 9, Washingtonian Industrial Park" according to the plat of subdivision entitled the same as recorded among aforesaid Land Records in Plat Book 94 at Plat No. 10273, and being part of that tract of land described as Parcel C in that certain deed from SEQUOIA Ventures, Inc., a Delaware Corporation, to Bechtel Investments, Inc., a Nevada Corporation, by deed dated February 1, 1983 and as recorded among aforesaid Land Records in Liber 6005 at Folio 732, being more particularly described as follows:

Beginning for aforesaid piece or parcel of land at a point, said point falling on the westerly right of way line of Shady Grove Road, said point also being at the end of the South 61°16'30" East, 216.74 foot line of said Parcel 10; thence running with the aforesaid westerly right of way line of Shady Grove Road the following three (3) courses and distances

1. 344.44 feet along the arc of a curve to the right, said curve having a radius of 5669.58 feet and a chord bearing and distance of South 30°27'56" West, 344.38 feet to a point; thence
2. South 32°12'21" West, 448.63 feet to a point; thence

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0360, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

LIBER FILED
10559.361

Kidde Consultants, Inc.
Rockville, Maryland
Our Job No.: 11-90-042
December 7, 1990
Page No. 2.

3. 317.50 feet along the arc of a curve to the left, said curve having a radius of 2862.34 feet and a chord bearing and distance of South 29°01'41" West, 317.34 feet to a point on the fourth or North 61°33'15" West, 629.84 foot line of said Parcel C; thence leaving the aforesaid westerly right of way line of Shady Grove Road and running with part of said fourth deed line
4. North 61°36'14" West, 569.56 feet to a point on the boundary of said Parcel 9; thence running with the boundary of said Parcels 9 and 10 the following two courses and distances
5. South 40°46'11" West, 481.17 feet to a point; thence
6. North 28°23'46" East, 1487.66 feet to a point, said point falling on the southerly right of way line of Gaither Road; thence running with the aforesaid southerly right of way line of Gaither Road and with the boundary of said Parcel 10
7. South 88°46'12" East, 563.92 feet to a point; thence leaving the aforesaid southerly right of way line of Gaither Road and running with the outline of the aforesaid Parcel 10 the following two (2) courses and distances
8. South 28°23'55" West, 164.76 feet to a point; thence
9. South 61°16'11" East, 216.81 feet (as now surveyed) to the point of beginning and containing 811,197 square feet or 18.6225 acres of land.

Dewberry & Davis

Architects Engineers Planners Surveyors

LIBER FOLIO
10559-362



Exhibit "F"

804 West Diamond Avenue
Gaithersburg, MD 20877
301 948-8300

OCTOBER 13, 1987

DESCRIPTION OF
MARRIOTT PARCEL ON W.I.L.P. TRACT
NINTH (9TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Being part of the property conveyed by Eig Enterprises, Incorporated to Washingtonian Investors Limited Partnership by Articles of Transfer dated June 22, 1983 and confirmed by a deed of the same date and recorded in Liber 6459 at Folio 648 among the Land Records of Montgomery County, Maryland, being more particularly described as follows:

Beginning at a point bearing South 16° 34' 10" West, 170.50 feet, as now surveyed, from a point of tangency on the right-of-way line for through Interstate 270 as delineated on State Roads Commission Plat 14348, also being the beginning of the last or South 39° 34' 32" East, 2220.17 foot line as in said confirmatory deed; thence

- 1) Along the arc of a curve to the left, 158.28 feet, having a radius of 2899.79 feet and a chord bearing and distance of South 36° 33' 41" East, 158.26 feet to a point of tangency; thence
- 2) South 38° 07' 31" East, 473.14 feet; thence
- 3) South 49° 17' 45" West, 52.53 feet; thence
- 4) North 76° 57' 00" West, 322.06 feet; thence
- 5) South 49° 17' 45" West, 182.73 feet; thence
- 6) North 40° 42' 15" West, 130.12 feet; thence

Fallston, VA
Annapolis, MD
Baltimore, MD
Columbia, MD

Landover, MD
Leesburg, VA
Manassas, VA
Marley, VA

Northtown, VA
Kensington, MD
Silver Spring, MD
Washington, DC

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0362, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

DESCRIPTION OF
MARRIOTT PARCEL ON W.I.L.P. TRACT
NINTH (9TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
OCTOBER 13, 1987
PAGE 2

- 7) North 13° 03' 00" East, 110.20 feet; thence
- 8) North 31° 57' 00" West, 74.53 feet; thence
- 9) North 76° 57' 00" West, 28.03 feet; thence
- 10) North 31° 57' 00" West, 45.54 feet; thence
- 11) North 13° 03' 00" East, 87.68 feet; thence
- 12) North 61° 13' 47" East, 56.76 feet; thence
- 13) North 13° 03' 00" East, 153.00 feet; thence
- 14) North 33° 08' 42" East, 137.04 feet; thence
- 15) South 34° 59' 52" East, 135.13 feet to the point of beginning,
containing 207,084 square feet or 4.75400 acres of land, subject
to conditions of record.

All as more particularly shown on that certain Plat of the Residue of that property described in a deed recorded in Liber 6459 at Folio 648, prepared by Dewberry & Davis for Washingtonian Investors Limited Partnership dated March, 1987, last revised October 5, 1987.

102/64/jf



LIBER FOLIO
10559-364

DESCRIPTION OF A PROPERTY
LOT 7-D

OF
"WASHINGTON INDUSTRIAL PARK" SUBDIVISION

BEING A LOT OR PARCEL OF LAND HEREINAFTER DESCRIBED, ACQUIRED BY ALBERT R. HINTON AND DONNIE V. HINTON FROM N. R. SMITH BY DEED DATED AUGUST 7, 1986 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 7308, FOLIO 128, SAID PROPERTY ALSO BEING THE SAME PARCEL 7-D AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "WASHINGTON INDUSTRIAL PARK" AND RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT BOOK 100, PLAT 11909, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT AN IRON PIPE SET ON THE SOUTH COMMON CORNER OF PARCEL 7-D AND PARCEL 7-C AS SHOWN ON THE AFORESAID PLAT OF SUBDIVISION AND RUNNING WITH THE FOLLOWING COURSES AND DISTANCES:

1. A CURVE TO THE RIGHT HAVING A RADIUS OF 85.01 FEET AND A CHORD BEARING AND DISTANCE OF N 03° 33' 53" E, 41.23 FEET TO AN IRON PIPE SET THENCE;
2. N 17° 36' 20" E, 100.00 FEET TO AN IRON PIPE SET THENCE;
3. A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING AND DISTANCE OF N 22° 59' 33" E, 18.78 FEET TO AN IRON PIPE SET THENCE;
4. N 28° 22' 46" E, 21.69 FEET TO AN IRON PIPE FOUND THENCE;
5. S 72° 23' 40" E, 101.59 FEET TO AN IRON PIPE FOUND THENCE;
6. N 28° 22' 46" E, 43.45 FEET TO AN IRON PIPE SET THENCE;
7. N 61° 37' 14" W, 362.70 FEET TO AN IRON PIPE SET THENCE;
8. S 40° 44' 30" W, 432.63 FEET TO AN IRON PIPE SET THENCE;
9. S 86° 42' 28" E, 434.24 FEET TO THE PLACE OF BEGINNING.

CONTAINING 108,828 SQUARE FEET OR 2.49835 OF ACRES OF LAND.

NOTES:

THIS DEF
EAS MOF
A
B
C
D
E
F

10 10-A-E

Dewberry & Davis

Architects Engineers Planners Surveyors



EXHIBIT C

804 West Diamond Avenue
Gaithersburg, MD 20878
301 948-8300
FAX 301 268-7607

OCTOBER 9, 1990

**RESIDUE OF CHEVRON SERVICE STATION
(RESIDUE OF L.4310 F.217)
GAITHERSBURG (9TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND**

Being a portion of the land conveyed by Eig Enterprises, Inc. to Gulf Oil Corporation by deed dated December 5, 1972 and found recorded in Liber 4310 at Folio 271 among the Land Records of Montgomery County, Maryland, also being a portion OF Parcel A in the subdivision known as Washingtonian Gulf, a plat of the same found recorded among said Land Records in Plat Book 97 as Plat 10718, more particularly described as follows:

Beginning for the outline of said residue, as now surveyed, at an iron pipe found at a point on the northerly limit of right-of-way for Fields Road as defined by State Road Commission Plat No. 11963 and as shown on said plat of parcel A (40 feet right of base line), said point of beginning also falling at the southeasterly end of the first or North 70° 57' 10" West, 193.70 feet line of said Liber 4310 at Folio 217; thence running with a portion of said line

- 1) North 70° 57' 51" West, 16.84 feet to a point on the right-of-way line for Relocated Fields Road as partially depicted on Montgomery County Department of Transportation Plat File No. 204; thence with the lines of the relocated right-of-way for Fields

RESIDUE OF CHEVRON SERVICE STATION
(RESIDUE OF L.4310 F.217)
GAITHERSBURG (9TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
OCTOBER 9, 1990
PAGE 2

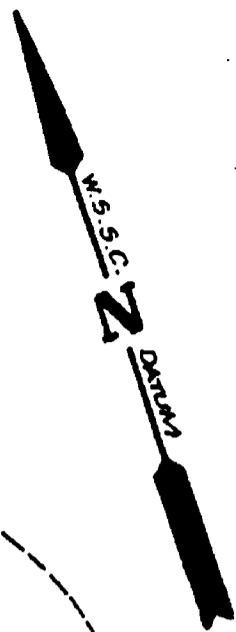
Road as conveyed to Montgomery County, Maryland and
running through said Parcel A

- 2) Along the arc of a curve to the left 109.68 feet, having
radius of 365.00 feet and a chord bearing and
distance of North 60° 35' 37" West, 109.27 feet to
a point of tangency; thence
- 3) North 69° 12' 08" West, 64.35 feet to a point; thence
with a portion of the truncated right-of-way line
for Washingtonian Blvd
- 4) North 25° 05' 30" West, 7.18 feet to a point of
intersection with the second or North 19° 02' 59"
East, 139.00 feet line of said Liber 4310 at Folio
217; thence running with the remainder of said
second line and along the perimeter said Parcel A
- 5) North 19° 01' 08" East, 112.38 feet to an iron pipe
found; thence running with all of the third and
fourth lines, respectively, of said Liber 4310 at
Folio 217 by the following two courses and distances
- 6) North 88° 09' 43" East, 63.10 feet to an iron pipe found;
thence
- 7) Along the arc of a curve to the left 212.50 feet, having
a radius of 440.00 feet and a chord bearing and
distance of south 20° 46' 10" East, 210.44 feet to

LIBER FOLIO
10559.367

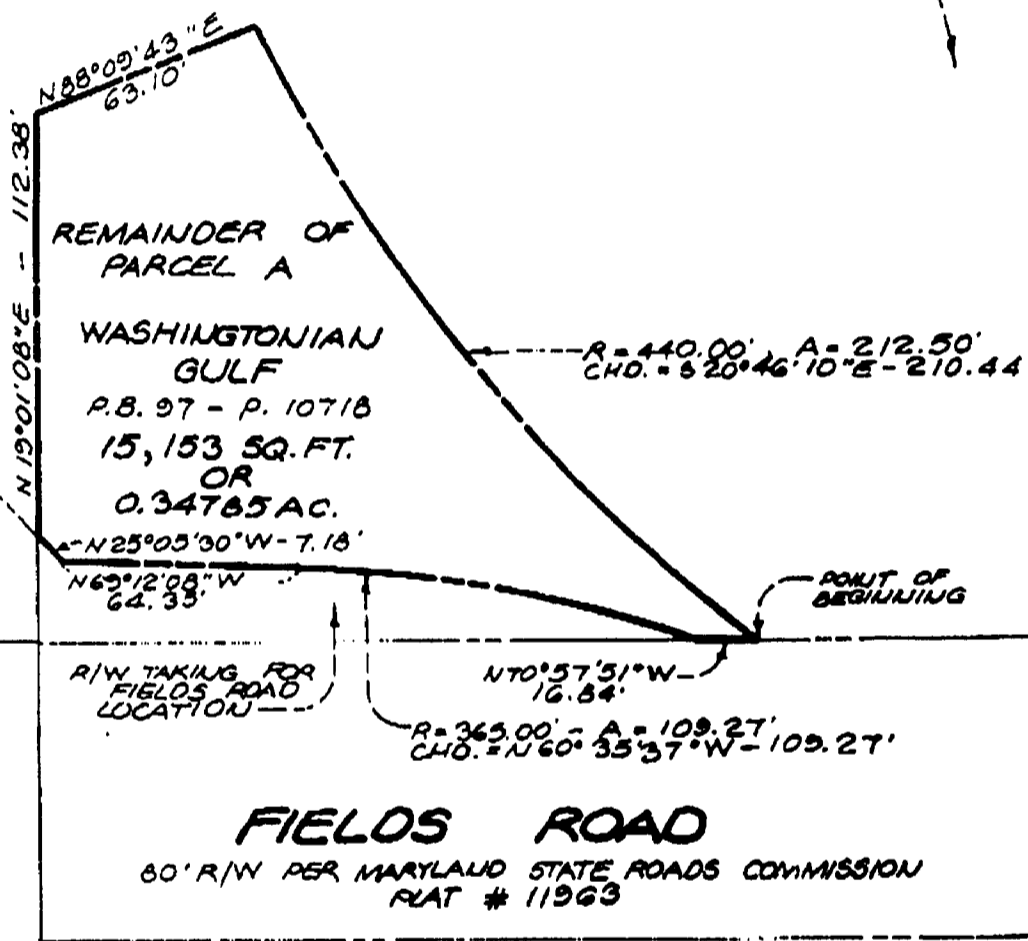
RESIDUE OF CHEVRON SERVICE STATION
(RESIDUE OF L.4310 F.217)
GAITHERSBURG (9TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
OCTOBER 9, 1990
PAGE 3

the point of beginning, containing 15,153 square feet or 0.34785 acres of land as now surveyed, subject to conditions of record found within the chain of title for the subject land.



WASHINGTONIAN
BOULEVARD

WASHINGTONIAN INVESTORS
LIMITED PARTNERSHIP
L. 6453 - F. 648



M.C. D.O.T. R/W
PLAT FILE # 204

REVISIONS	REMAINDER OF PARCEL A	DATE: OCTOBER 1990
	WASHINGTONIAN GULF P.B. 97 - P. 10718 GAITHERSBURG ELECTION DISTRICT 9, MONTGOMERY COUNTY, MARYLAND	SCALE: 1" = 50'
	Dewberry & Davis	DRAWN BY: S. TATE
	ARCHITECTS-ENGINEERS-PLANNERS-SURVEYORS 804 WEST DIAMOND AVENUE GAITHERSBURG, MD 20878 PH. (301) 948-8300	



SCHEMATIC DEVELOPMENT PLAN

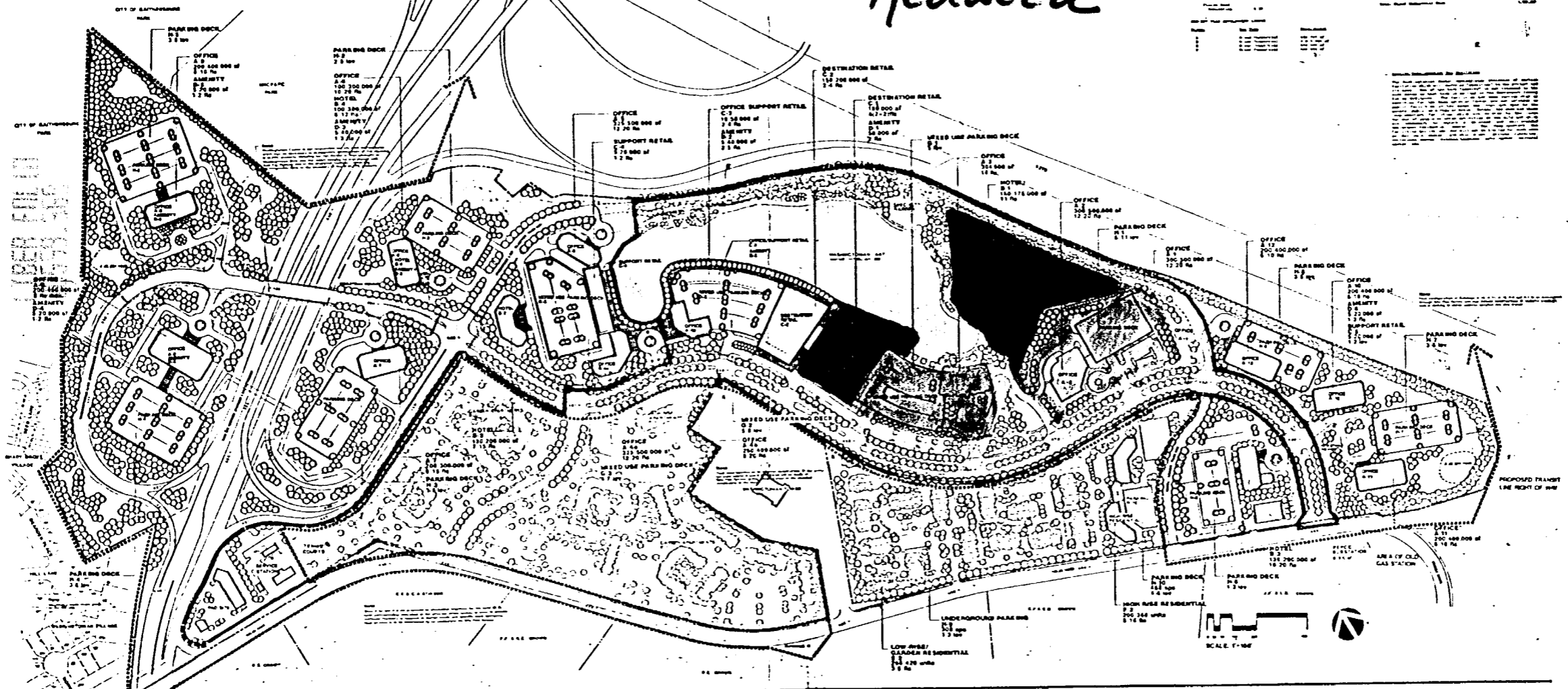
NOV. 1998

EXHIBIT 1 Reduced

LEGEND

----- LIMIT OF ANNEXATION

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (AC.)	EST. COST (\$)
1	OFFICE	1,200,000	27.5	120,000,000
2	OFFICE	1,000,000	22.9	100,000,000
3	OFFICE	1,000,000	22.9	100,000,000
4	OFFICE	1,000,000	22.9	100,000,000
5	OFFICE	1,000,000	22.9	100,000,000
6	OFFICE	1,000,000	22.9	100,000,000
7	OFFICE	1,000,000	22.9	100,000,000
8	OFFICE	1,000,000	22.9	100,000,000
9	OFFICE	1,000,000	22.9	100,000,000
10	OFFICE	1,000,000	22.9	100,000,000
11	OFFICE	1,000,000	22.9	100,000,000
12	OFFICE	1,000,000	22.9	100,000,000
13	OFFICE	1,000,000	22.9	100,000,000
14	OFFICE	1,000,000	22.9	100,000,000
15	OFFICE	1,000,000	22.9	100,000,000
16	OFFICE	1,000,000	22.9	100,000,000
17	OFFICE	1,000,000	22.9	100,000,000
18	OFFICE	1,000,000	22.9	100,000,000
19	OFFICE	1,000,000	22.9	100,000,000
20	OFFICE	1,000,000	22.9	100,000,000
21	OFFICE	1,000,000	22.9	100,000,000
22	OFFICE	1,000,000	22.9	100,000,000
23	OFFICE	1,000,000	22.9	100,000,000
24	OFFICE	1,000,000	22.9	100,000,000
25	OFFICE	1,000,000	22.9	100,000,000
26	OFFICE	1,000,000	22.9	100,000,000
27	OFFICE	1,000,000	22.9	100,000,000
28	OFFICE	1,000,000	22.9	100,000,000
29	OFFICE	1,000,000	22.9	100,000,000
30	OFFICE	1,000,000	22.9	100,000,000
31	OFFICE	1,000,000	22.9	100,000,000
32	OFFICE	1,000,000	22.9	100,000,000
33	OFFICE	1,000,000	22.9	100,000,000
34	OFFICE	1,000,000	22.9	100,000,000
35	OFFICE	1,000,000	22.9	100,000,000
36	OFFICE	1,000,000	22.9	100,000,000
37	OFFICE	1,000,000	22.9	100,000,000
38	OFFICE	1,000,000	22.9	100,000,000
39	OFFICE	1,000,000	22.9	100,000,000
40	OFFICE	1,000,000	22.9	100,000,000
41	OFFICE	1,000,000	22.9	100,000,000
42	OFFICE	1,000,000	22.9	100,000,000
43	OFFICE	1,000,000	22.9	100,000,000
44	OFFICE	1,000,000	22.9	100,000,000
45	OFFICE	1,000,000	22.9	100,000,000
46	OFFICE	1,000,000	22.9	100,000,000
47	OFFICE	1,000,000	22.9	100,000,000
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54	OFFICE	1,000,000	22.9	100,000,000
55	OFFICE	1,000,000	22.9	100,000,000
56	OFFICE	1,000,000	22.9	100,000,000
57	OFFICE	1,000,000	22.9	100,000,000
58	OFFICE	1,000,000	22.9	100,000,000
59	OFFICE	1,000,000	22.9	100,000,000
60	OFFICE	1,000,000	22.9	100,000,000
61	OFFICE	1,000,000	22.9	100,000,000
62	OFFICE	1,000,000	22.9	100,000,000
63	OFFICE	1,000,000	22.9	100,000,000
64	OFFICE	1,000,000	22.9	100,000,000
65	OFFICE	1,000,000	22.9	100,000,000
66	OFFICE	1,000,000	22.9	100,000,000
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68	OFFICE	1,000,000	22.9	100,000,000
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73	OFFICE	1,000,000	22.9	100,000,000
74	OFFICE	1,000,000	22.9	100,000,000
75	OFFICE	1,000,000	22.9	100,000,000
76	OFFICE	1,000,000	22.9	100,000,000
77	OFFICE	1,000,000	22.9	100,000,000
78	OFFICE	1,000,000	22.9	100,000,000
79	OFFICE	1,000,000	22.9	100,000,000
80	OFFICE	1,000,000	22.9	100,000,000
81	OFFICE	1,000,000	22.9	100,000,000
82	OFFICE	1,000,000	22.9	100,000,000
83	OFFICE	1,000,000	22.9	100,000,000
84	OFFICE	1,000,000	22.9	100,000,000
85	OFFICE	1,000,000	22.9	100,000,000
86	OFFICE	1,000,000	22.9	100,000,000
87	OFFICE	1,000,000	22.9	100,000,000
88	OFFICE	1,000,000	22.9	100,000,000
89	OFFICE	1,000,000	22.9	100,000,000
90	OFFICE	1,000,000	22.9	100,000,000
91	OFFICE	1,000,000	22.9	100,000,000
92	OFFICE	1,000,000	22.9	100,000,000
93	OFFICE	1,000,000	22.9	100,000,000
94	OFFICE	1,000,000	22.9	100,000,000
95	OFFICE	1,000,000	22.9	100,000,000
96	OFFICE	1,000,000	22.9	100,000,000
97	OFFICE	1,000,000	22.9	100,000,000
98	OFFICE	1,000,000	22.9	100,000,000
99	OFFICE	1,000,000	22.9	100,000,000
100	OFFICE	1,000,000	22.9	100,000,000



WASHINGTONIAN CENTER

Developed by Arvin and Co., Gaithersburg, Maryland
PARKING PROVIDED
COMMERCIAL STRUCTURED
SURFACE

TOTAL
10,832
677

- WCD/WASHINGTONIAN CENTER DEVELOPMENT LIMITED PARTNERSHIP
- WILP/WASHINGTONIAN INVESTORS LIMITED PARTNERSHIP
- GALP/GAITHERSBURG ASSOCIATES LIMITED PARTNERSHIP (BECHTEL)
- AIRLINE FOODS, INC. (MARRIOTT)
- GDA/GAITHERSBURG DEVELOPMENT ASSOCIATES LIMITED PARTNERSHIP (BECHTEL)

Helmuth Obata & Kassabaum, PC
 Project Partner
 DayQuarry & Davis
 Civil Engineer
 Design Assistant: Associates, Inc.
 Transport Partner

LEGEND

- PHASE TWO & PHASE ONE (AMENDMENT B)
- PHASE ONE (AMENDMENT A)
- PHASE ONE BOUNDARY

**DEVELOPMENT PLAN
PHASE TWO &
PHASE ONE (AMENDMENT B)**

PHASING

Phase	Area	Area (sq ft)	Area (ac)
Phase 1	100-300,000 sq ft	100,000,000	2.3
Phase 2	100-300,000 sq ft	100,000,000	2.3
Phase 3	100-300,000 sq ft	100,000,000	2.3

DEVELOPMENT PROGRAM

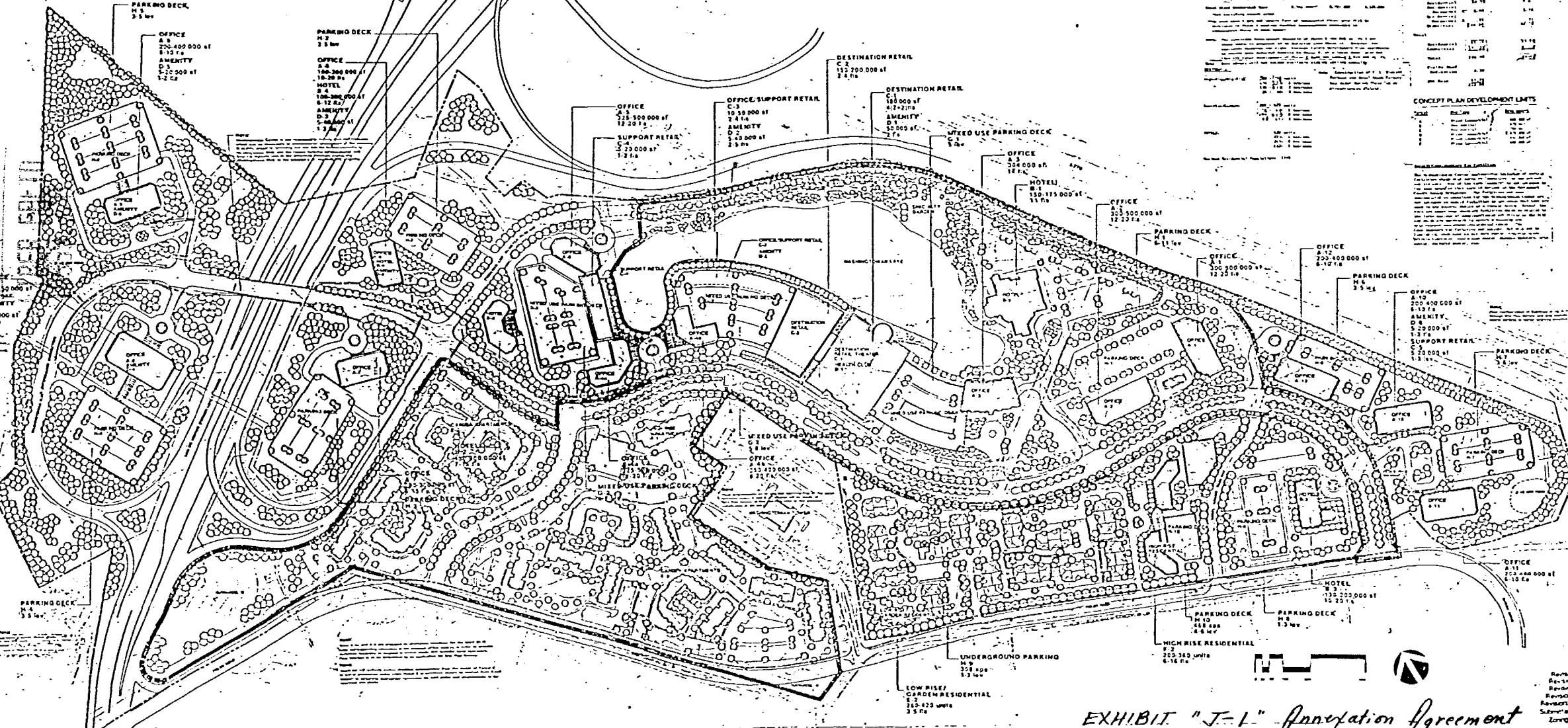
Program	Area (sq ft)	Area (ac)
Office	1,000,000	23.0
Hotel	1,000,000	23.0
Residential	1,000,000	23.0
Retail	1,000,000	23.0
Parking	1,000,000	23.0

OPEN SPACE

Open Space	Area (sq ft)	Area (ac)
Open Space	1,000,000	23.0
Open Space	1,000,000	23.0
Open Space	1,000,000	23.0

CONCEPT PLAN DEVELOPMENT LIMITS

Limit	Area (sq ft)	Area (ac)
Limit	1,000,000	23.0
Limit	1,000,000	23.0
Limit	1,000,000	23.0



WASHINGTONIAN CENTER

Developed by Ackerman and Co., Gaithersburg, Maryland

EXHIBIT "J-1" Annexation Agreement

Reduced

Helmuth Obata & Kassabaum, P.C.
Project Partners
Dewberry & Davis
Old Engineers
Barton Aschman Associates, Inc.
Transaction Partners

Trammel Crow Company
Principal Developer
OK, Inc.
Principal Architects
VKA Incorporated
Principal Engineers

- Revision February 8, 1989
- Revision January 30, 1993
- Revision January 12, 1998
- Revision December 8, 1999
- Revision November 15, 1998
- Summary of Costs July 22, 1998
- Zoning Application No. G-29

LIBER FOLIO
10559.371

8901 Ebury
Annexation

Ackerman & Co.

Real Estate

TRANSMITTAL LETTER

9427 Fields Road
Gaithersburg, Maryland 20878
Telephone 301/258-7886

Date: 12/28/90
Project No.: 8901 ANNEXATION
Project Name: WASHINGTONIAN CENTER

TO: City of Gaithersburg

ATTN: Trudy Schwarz

If enclosures are not as noted, please inform us immediately.
If checked below, please:
() Acknowledge receipt of enclosures.
() Return enclosures to us.

WE TRANSMIT:
 herewith () under separate cover via _____
() in accordance with your request _____

FOR YOUR:
() approval () distribution to parties () information
() review & comment () record
 use () _____

THE FOLLOWING:
 Drawings () Shop Drawing Prints () Samples
() Specifications () Shop Drawing Reproducibles () Product Literature
() Change Order () _____

COPIES	DATE	REV. NO.	DESCRIPTION	ACTION CODE
6	←		Schematic Development Plan WASHINGTONIAN CTR.	
6	—		Marriott Langley Inn Site Improvement Plans	
6	—		WASHINGTONIAN CENTER SITE SIGNAGE SUMMARY (EXHIBIT K)	

ACTION CODE A. Action indicated on item transmitted D. For signature and forwarding as noted below under REMARKS
B. No action required E. See REMARKS below
C. For signature and return to this office

REMARKS
Marriott Site Plans @ WASHINGTONIAN Center to follow.
Call if you have any questions.

COPIES TO: (with enclosures)

BY: [Signature]

Exhibit "K"

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0371, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

<u>SIGN #</u>	<u>DESCRIPTION</u>	<u>SIZE</u>	<u>S.F.</u>	<u>APPROVAL</u>
1	Tenant - El Toritos	4 x 38	152	Base Package
2	Future Tenant	4 x 38	152	Base Package
3	Tenant - Fegan's	3 x 22	66	Base Package
4	Tenant - Wash Golf	4'6" x 34	153	Base Package
5	Future Tenant	4 x 22	88	Base Package
6	Tenant - Cineplex	10 x 13	130	Base Package
7	Rio Logo	10 x 20	200	Base Package
8	Tenant - S & H	13 x 28	364	Base Package
9	Future Tenant	4 x 29	116	Base Package
10	Future Tenant	4 x 28	112	Base Package
11	Future Tenant	11 x 50	550	Base Package
12	Future Tenant	9 x 44	396	Base Package
13	Future Tenant	8'6" x 37	314.5	Base Package
14	Future Tenant	16 x 16	256	Base Package
15	Future Tenant	4 x 28	112	Base Package
16	Future Tenant	9 x 21	189	Base Package
M-1	Cineplex Marquis	14 x 8'6"	119	Var/Permit #8912040201
M-2	Prop. Rio Marquis	10 x 40	<u>400</u>	
		Total	3,869.5 sf	

WASHINGTONIAN CENTER

Temporary Signage

<u>SIGN #</u>	<u>DESCRIPTION</u>	<u>SIZE</u>	<u>S.F.</u>	<u>PERMIT #</u>
T1	Washingtonian & I-270	20 x 40	800	Var/
T2	Washingtonian & I-370	12 x 24	288	Var/9006050206
T3	Rio & I-370	15 x 24	360	Var/9006050207
T4	Washingtonian & I-370	12 x 24	<u>288</u>	Var/9011050213
		Total	1,736 sf	

Site Directional Signage

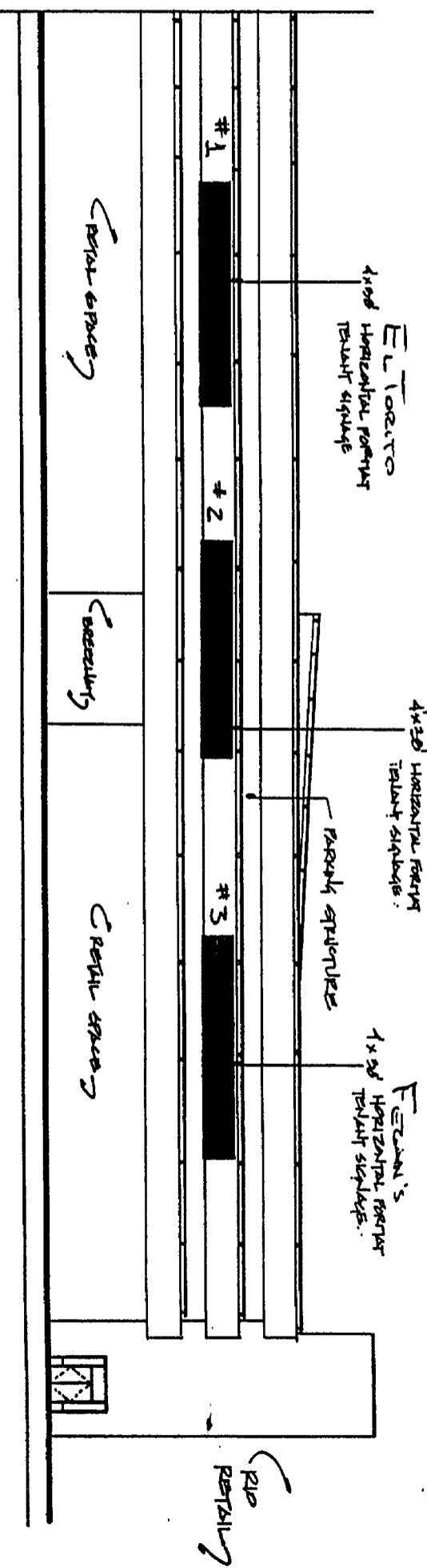
<u>SIGN #</u>	<u>DESCRIPTION</u>	<u>SIZE</u>	<u>S.F.</u>	<u>LOCATION</u>
D1	Monument Sign	6 x 12	72	Fields Road
D2	Monument Sign	6 x 12	<u>72</u>	Fields Road
		Total	144 sf	

PWB/elp

Enclosure

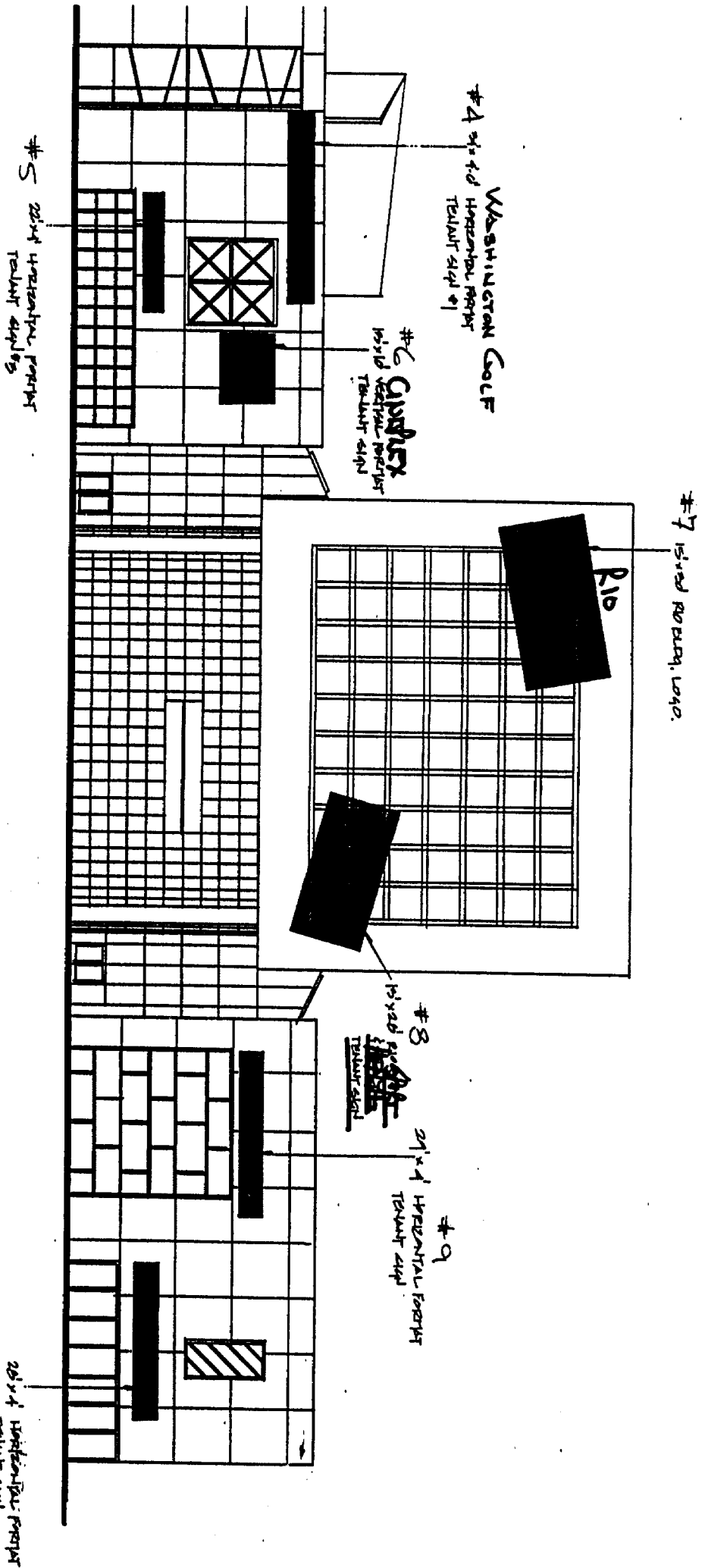
cc J. Burch
D. Cramer
P. Byle
C. Prince
P. Hoffman
ACK.014G Signage Log

Hydraulic
C



① Elevation/panoramic photo tenant signage.
Scale: 1/8" = 1'-0"

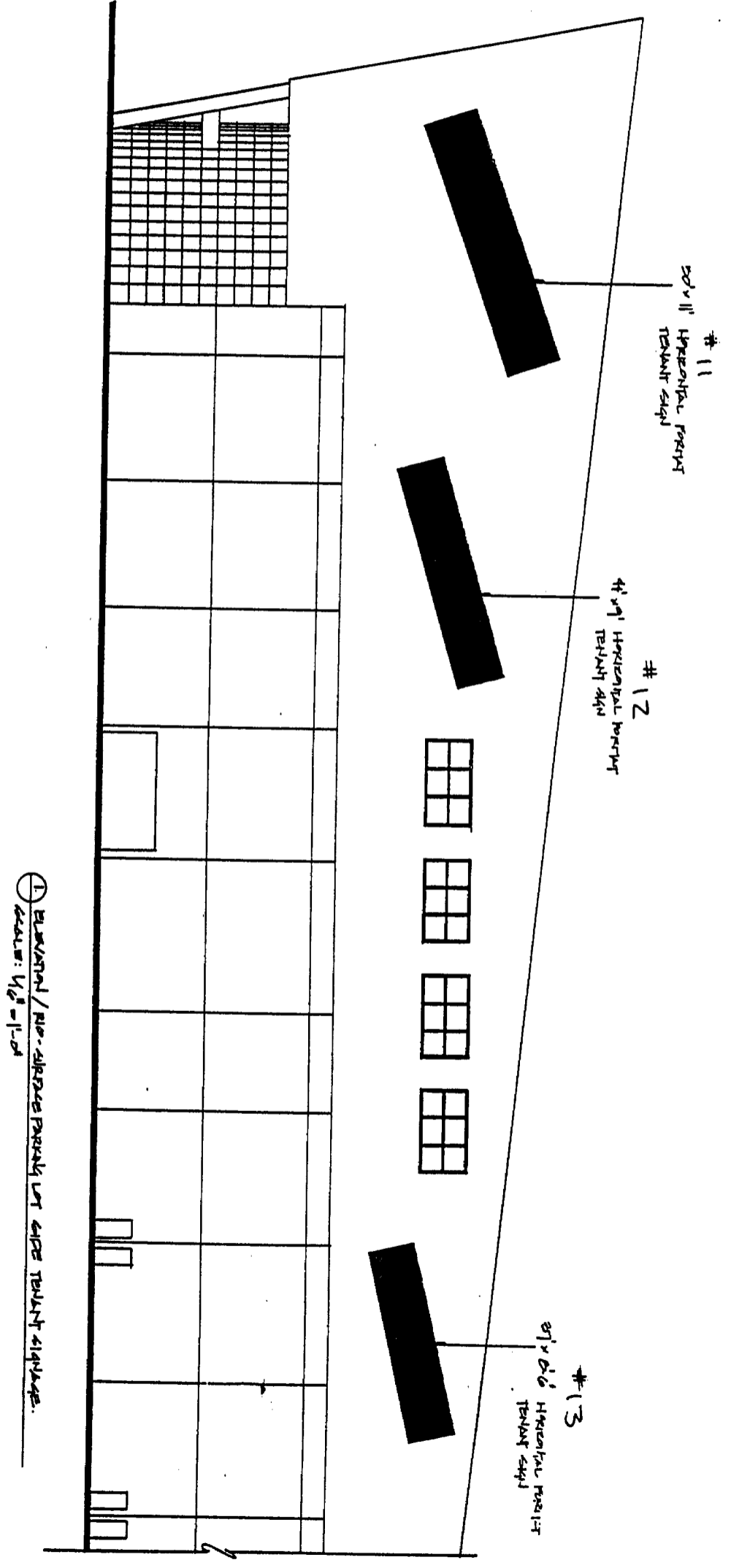
S-4
Rio Retail Tenant Signage Layout

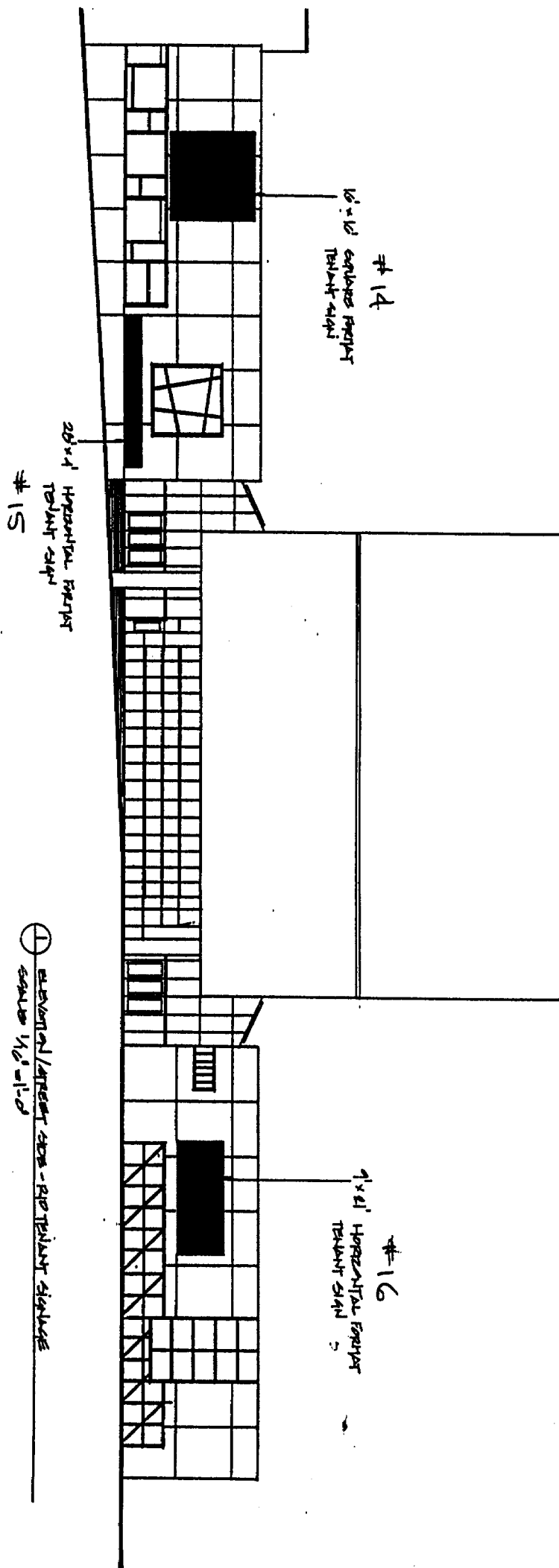


⊕ ELEVATION | LAKE SIDE TENANT SIGNAGE
SCALE: 1/8" = 1'-0"

S-1
Rio Retail Tenant Signage Layouts

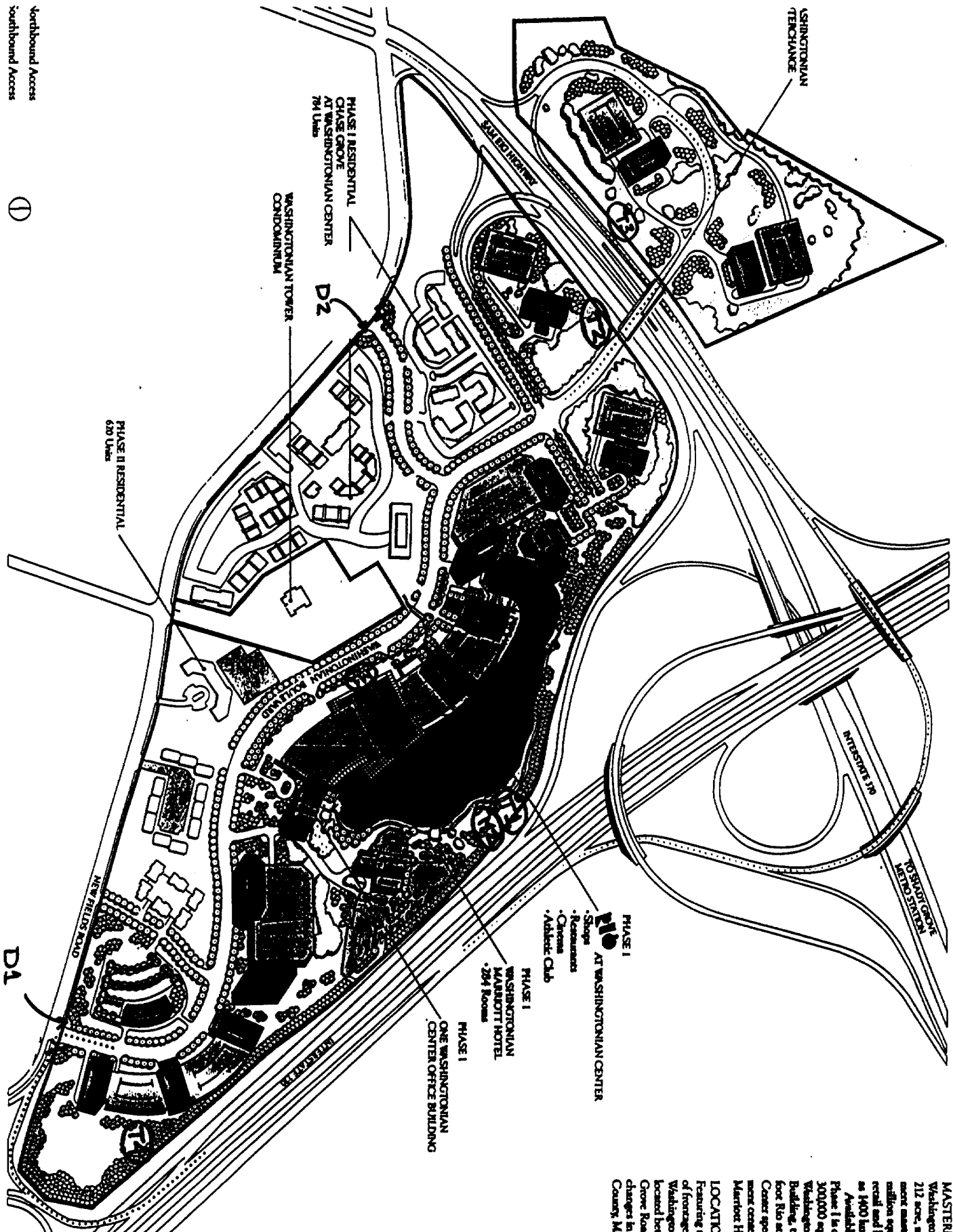
S-3
Rio Retail Tenant Signage Layouts





S-2
Rio Retail Tenant Signage Layout

SITE MASTERPLAN



MASTERPLAN

Washington Center is a 212 acre, multi-phased development masterplanned for 4.5 million square feet of office, retail and hotel space, as well as 1400 luxury residential units. Available in the fall of 1989, Phase I is comprised of the 300,000 square foot, One Washington Center Office Building, the 230,000 square foot Ritz at Washington Center specialty/construction center, and a 284 room Marriott Hotel.

LOCATION

Fronting nearly one mile of frontage along I-170, Washington Center is located between the Shady Grove Road and I-370 interchange in Montgomery County, Maryland.

ACCESS

Washington Center affords excellent direct access to and from I-270 via the I-370 interchange with Washington Boulevard. The nearby Shady Grove Metro Station is directly accessible via I-370. Public transportation to and from Washington Center from the Shady Grove and Rockville Metro Stations is available.

PHASE I

- One Washington Center Office Building
- 300,000 square foot
- 14 stories
- Granite and reflective glass construction
- Covered, garage parking
- Ritz at Washington Center
- More than 50 specialty shops, clothing stores and restaurants
- 50,000 square foot sports/health complex
- Marriott Hotel
- 284 rooms
- 11 stories

CHASE GROVE

- CHASE GROVE AT WASHINGTON CENTER
- 784 gardens and mid-rise residences
- Developed by Trammell Crow

PHASE I

- Developer
- Adersman & Co
- Office Building Architect
- Hellmuth, Obata & Kassabaum
- Retail Architect
- Architectonica

Signature
11-27-90

Northbound Access
Southbound Access

D1

PHASE I RESIDENTIAL
CHASE GROVE
AT WASHINGTONIAN CENTER
784 Units

WASHINGTONIAN TOWER
CONDOMINIUM

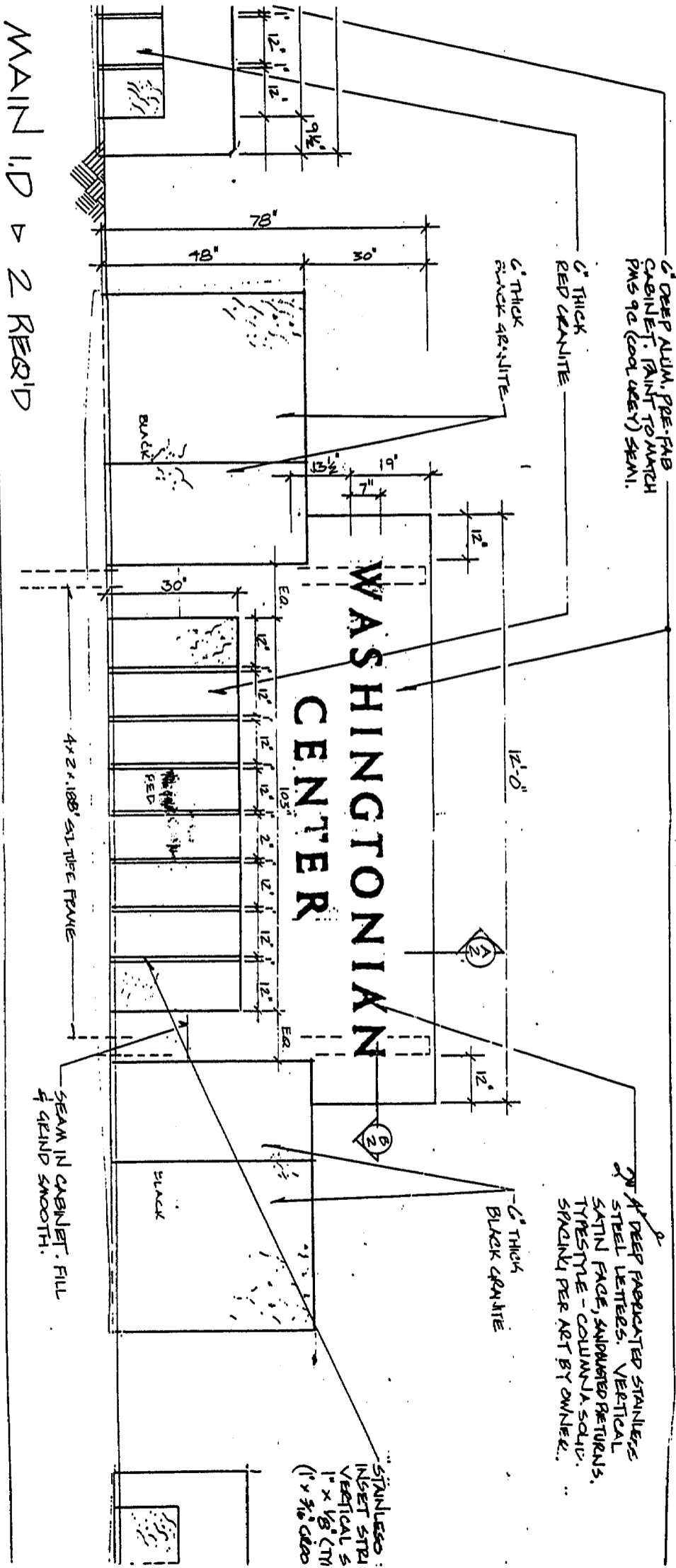
PHASE II RESIDENTIAL
620 Units

PHASE I
AT WASHINGTONIAN CENTER
• Shops
• Restaurants
• Cinema
• Athletic Club

PHASE I
WASHINGTONIAN
MARRIOTT HOTEL
• 284 Rooms

PHASE I
ONE WASHINGTONIAN
CENTER OFFICE BUILDING

SHADY GROVE ROAD



MAIN ID > 2 RECID

Sign No D1/D2

APPROVED AS NOTED
IN CHANGES
Richard Lockman

DOUGLAS HARDING GROUP
1420 K Street, N.W., Suite 900
Washington, D.C. 20005
202/789-9828
Cornel Archiele
CUSTOMER

WASHINGTONIAN CENTER

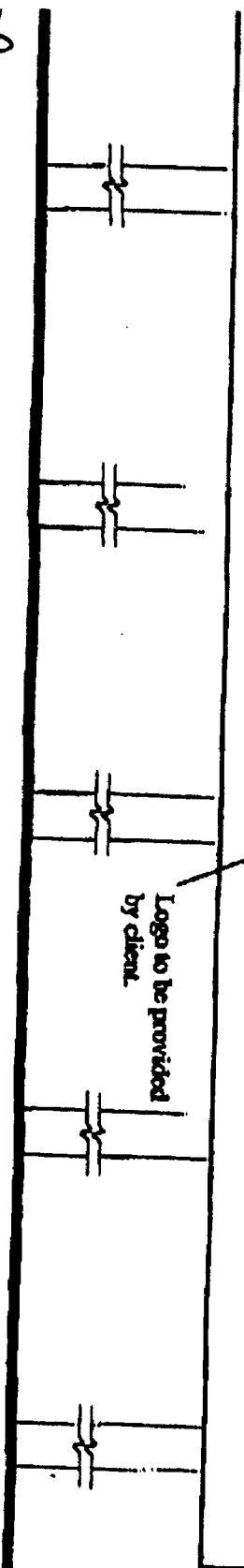
Corporate Building, Retail and Hotel Sites

Available Now

301/258-7886

Developer:

Ackerman & Co.



Signs No. T-1

All copy white

Band to match lead
PMS 321 C

Logo to be provided by
client, all other copy to be
Times Roman. Phone
Number Times Roman Bold.

Bar to match yellow
PMS 123 C

Background to match
gray BM 5446

Sign to be constructed
of pan broken
aluminum panels
anchored to 2" x 2" x
1/4" frame. Frame to
be supported by six
25' 0" x 8" flange
beams- 24 lbs. per ft.
Finished height to be
26' 0" allowing 6' 0"
clearance. Concrete
footing, below grade,
as required.

Scale: 1/4"=10'

Quantity: One

Square Footage: 800

Location: I-270,
Specific location to be
field verified by client
w/ fabricator.

LIBER FOLIO
10559.379

LIBER FOLIO
10559.380

24' 0"

WASHINGTONIAN CENTER

Corporate Building Sites

200,000 sq. ft. to 2,000,000 sq. ft.

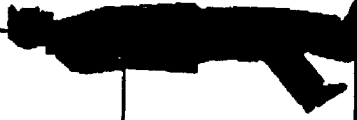
Available Now

301/258-7886

Developer:

Ackerman & Co.

Logo to be provided
by client.



12' 0"

4' 0"

Richard B

SK# # 7-2

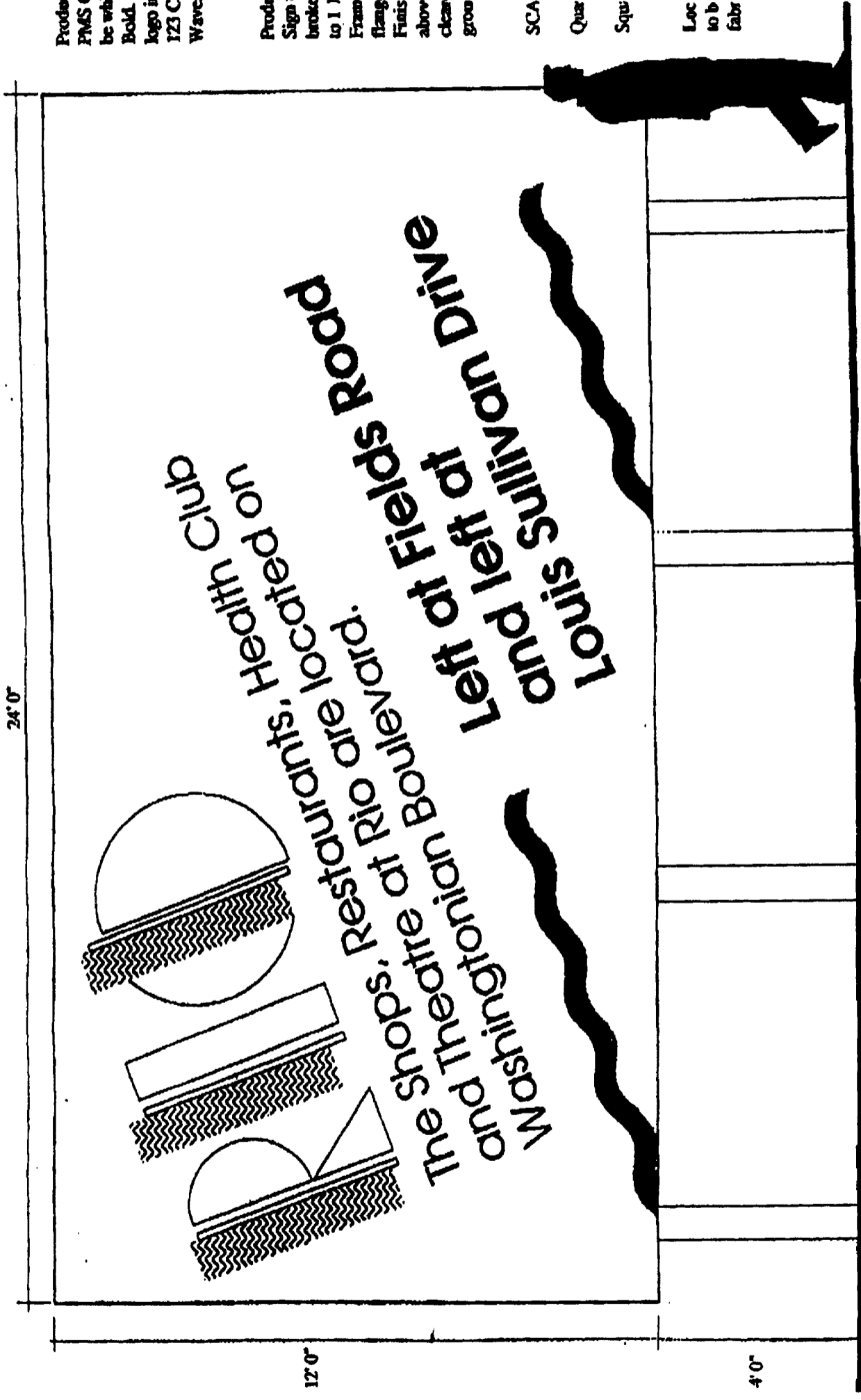
LIBER FOLIO
10559.381

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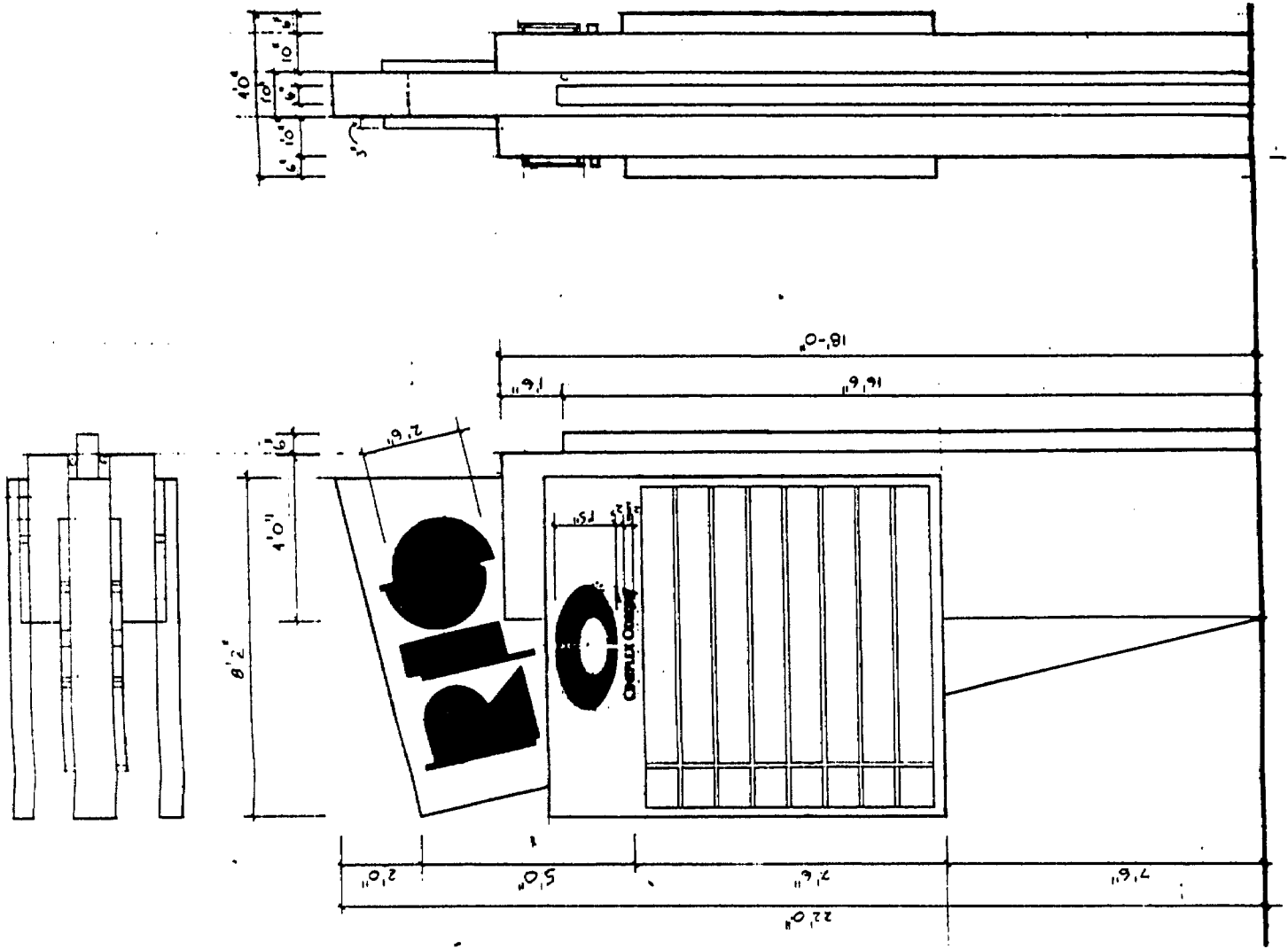
SCA
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Shubert
Sign No. T-3

LIBER FOLIO
10559.382



SIGN No. MV-1

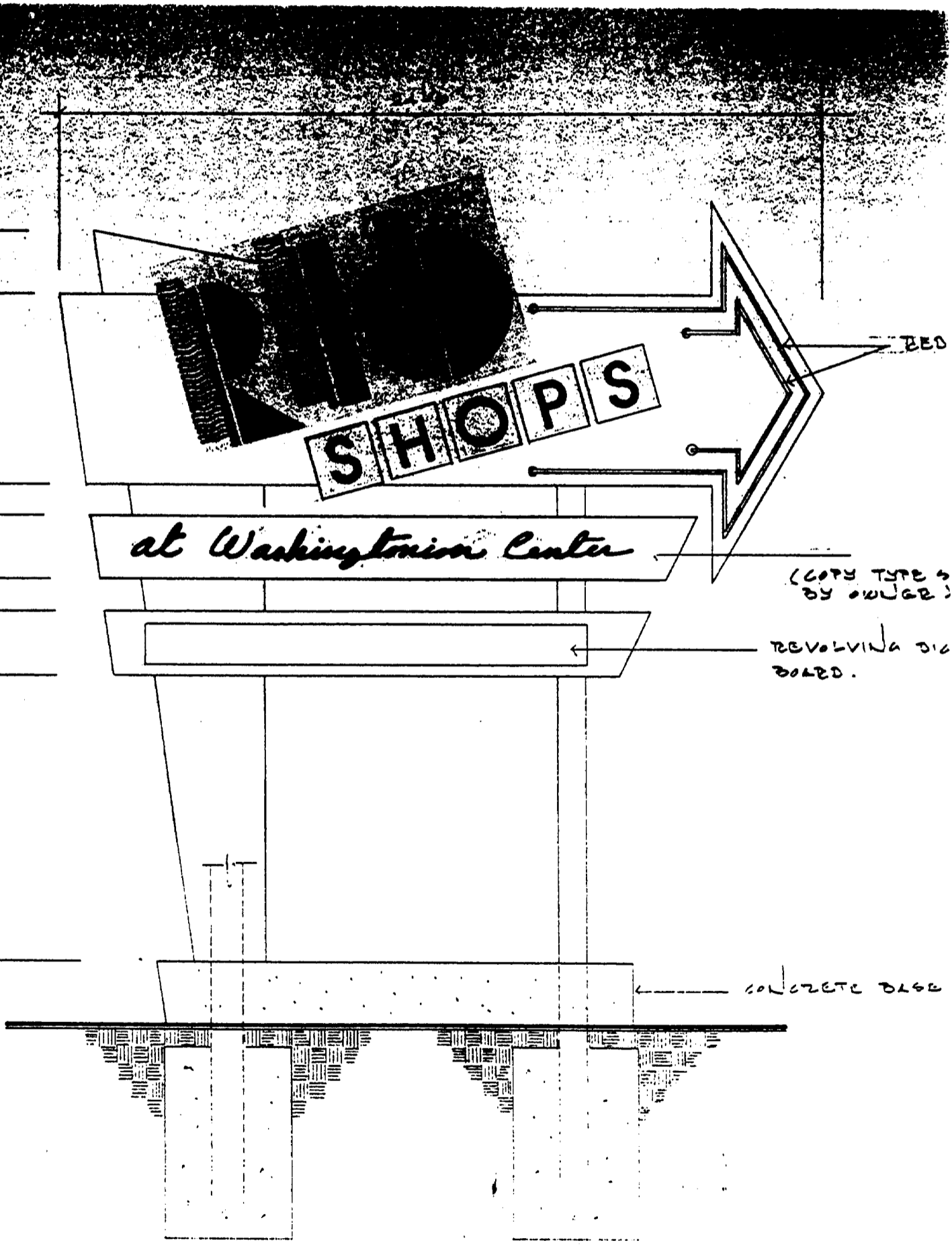
RAIO

- 1 LETHAL WEAPON 2
- 2 PETER PAN
- 3 DEAD POETS
- 4 GHOSTBUSTERS 2
- 5 STAR TREK V
- 6 BATMAN
- 7 KARATE KID III
- 8 SHRUNK THE KIDS

Sign No. M-1

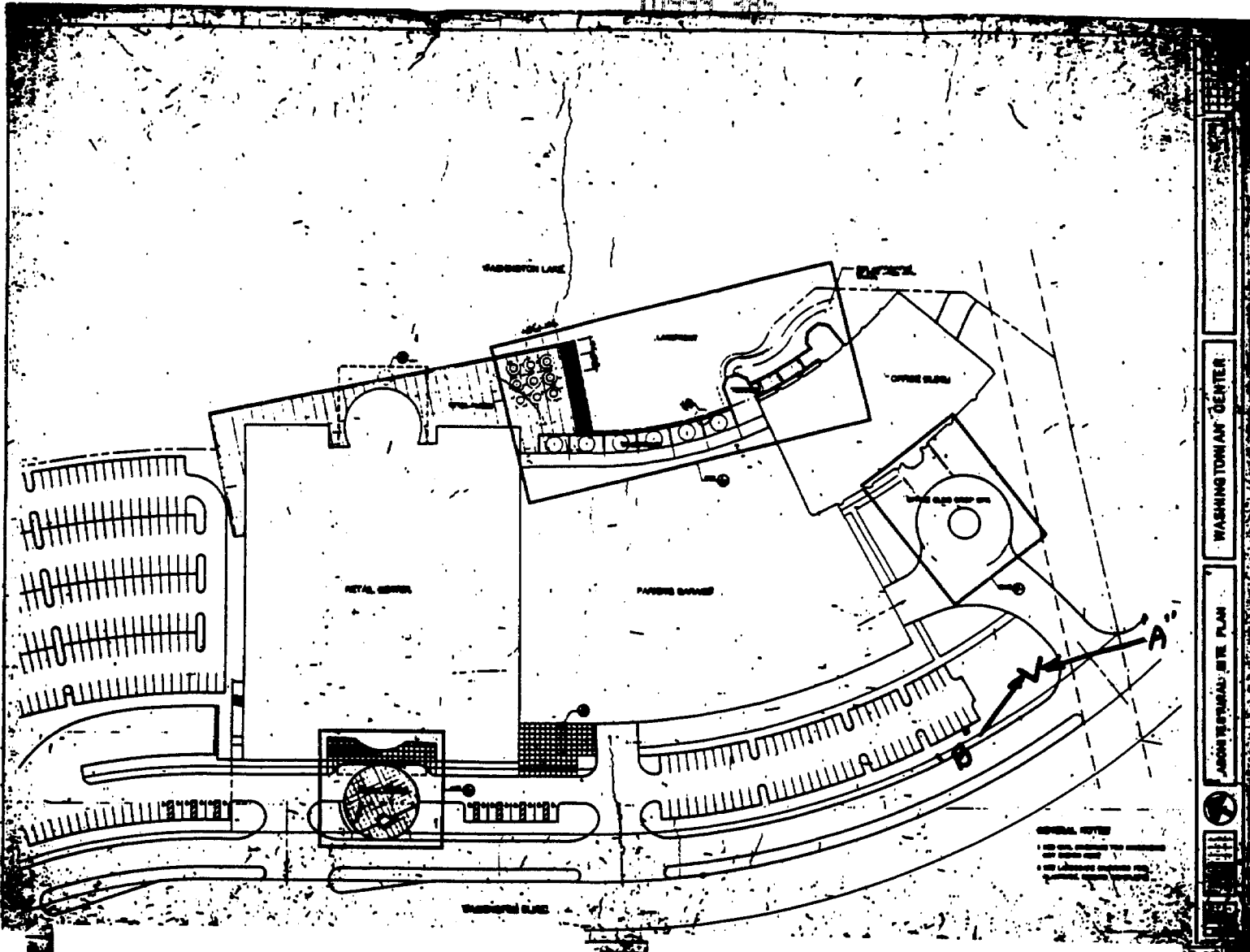


MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0384, MSA CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

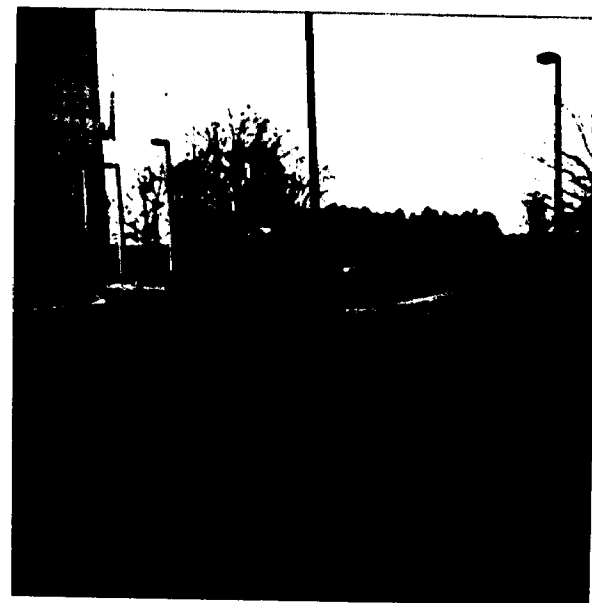


M-2

Signage for GALP Property with Location



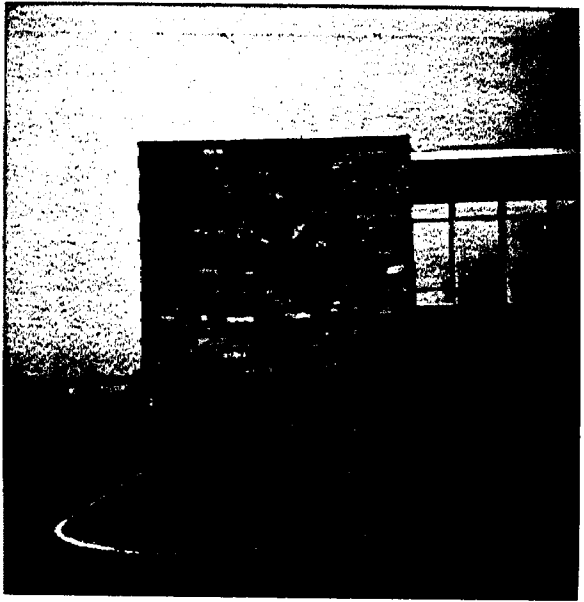
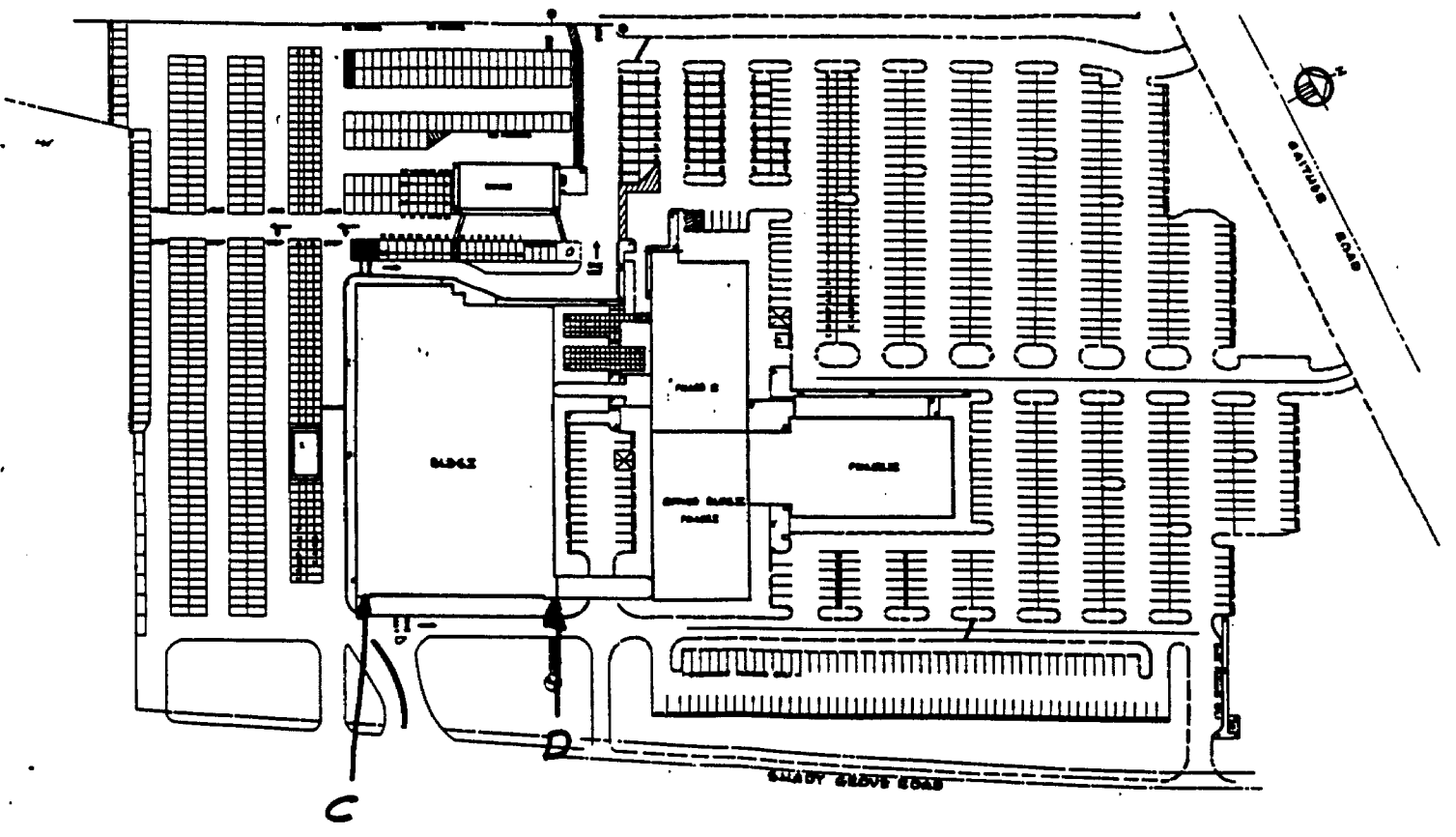
A



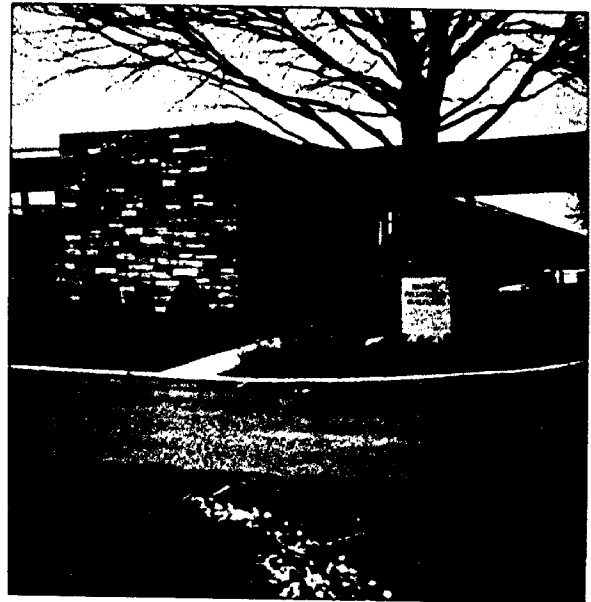
B

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0385, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

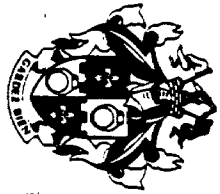
Signage for Bechtel Property with Location



C



D



Montgomery
County
Government

Department of
Environmental
Protection

250 Hungerford Drive, 2nd Floor
Rockville, Maryland 20850
(301) 738-3110

Certificate of Use and Occupancy

Date December 26, 1989

Certificate No. 26782

This certifies that the building located at 9801 Washingtonian Boulevard

Galtersburg, Suite No. 11/Cellar,
1-13 FloorsName/Use: General Offices - Shell & Core

has applied for a certificate of use and occupancy under the provisions of the Montgomery County Building Code. The use for each floor, or part thereof, the live load (p.s.f.) and the fire grading must be as follows:

Floor	Use Group Class	Minimum Live Load	Fire Grading	Conditions
conc	B	80	2 hrs	

This certificate applies to the above described premises (and none other) and is valid until the permitted use changes, regardless of ownership. Changes in the use requires recertification of the building pursuant to Building Code.

Acting David Sobers Director

PART OF EXHIBIT

LIBER 10/25/2005

LIBER FOLIO
10559.388

Montgomery
County
Government

Department of
Environmental
Protection

250 Hungerford Drive, 2nd Floor
Rockville, Maryland 20850
(301) 738-3110



Certificate of Use and Occupancy

Date December 4, 1990

Certificate No. 27947

This certifies that the building located at 9801 Washingtonian Boulevard

Gaithersburg, Suite No. _____ Name/Use: Eating & Drinking Use

has applied for a certificate of use and occupancy under the provisions of the Montgomery County Building Code. The use for each floor, or part thereof, the live load (p.s.f.) and the fire grading must be as follows:

Floor	Use Group Class	Minimum Live Load	Fire Grading	Conditions
Conc	A-3	100	2Hrs.	

This certificate applies to the above described premises (and none other) and is valid until the permitted use changes, regardless of ownership. Changes in the use requires recertification of the building pursuant to Building Code.

Edward A. Graham

Director

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0388, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

LIBER FULTON
10559 389

Montgomery
County
Government

Department of
Environmental
Protection

250 Hungerford Drive, 2nd Floor
Rockville, Maryland 20850
(301) 738-3110



Certificate of Use and Occupancy

Date November 5, 1990

Certificate No. 27871

This certifies that the building located at 9801 Washingtonian Boulevard

Gaithersburg, Suite No. LL Name/Use: General Office

has applied for a certificate of use and occupancy under the provisions of the Montgomery County Building Code. The use for each floor, or part thereof, the live load (p.s.f.) and the fire grading must be as follows:

Floor	Use Group Class	Minimum Live Load	Fire Grading	Conditions
Conc.	B	50	2	

This certificate applies to the above described premises (and none other) and is valid until the permitted use changes, regardless of ownership. Changes in the use requires recertification of the building pursuant to Building Code.

Edward A. Graham

Director

LIBER FOLIO
10559.390

Montgomery
County
Government

Department of
Environmental
Protection

250 Hungerford Drive, 2nd Floor
Rockville, Maryland 20850
(301) 738-3110



Certificate of Use and Occupancy

Date August 14, 1990

Certificate No. 27598

This certifies that the building located at 9801 Washingtonian Boulevard
Gaithersburg, Suite No. 1st. flr. Name/Use: General Office

has applied for a certificate of use and occupancy under the provisions of the Montgomery County Building Code. The use for each floor, or part thereof, the live load (p.s.f.) and the fire grading must be as follows:

Floor	Use Group Class	Minimum Live Load	Fire Grading	Conditions
Conc	B	50	2 hr.	

This certificate applies to the above described premises (and none other) and is valid until the permitted use changes, regardless of ownership. Changes in the use requires recertification of the building pursuant to Building Code.

Edward A. Graham

Director

LIBER FOLIO
10559.391

Montgomery
County
Government

Department of
Environmental
Protection

250 Hungerford Drive, 2nd Floor
Rockville, Maryland 20850
(301) 738-3110



Certificate of Use and Occupancy

Date 6/27/90

Certificate No. 27472

This certifies that the building located at 9801 Washingtonian Boulevard

Gaithersburg, Suite No. 2nd Floor Name/Use: General Office

has applied for a certificate of use and occupancy under the provisions of the Montgomery County Building Code. The use for each floor, or part thereof, the live load (p.s.f.) and the fire grading must be as follows:

Floor	Use Group Class	Minimum Live Load	Fire Grading	Conditions
Conc.	B	50	2 Hrs.	

This certificate applies to the above described premises (and none other) and is valid until the permitted use changes, regardless of ownership. Changes in the use requires recertification of the building pursuant to Building Code.

Edward A. Graham

Director

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0391, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

LIBER FOLIO
10559.392

Montgomery
County
Government

Department of
Environmental
Protection

250 Hungerford Drive, 2nd Floor
Rockville, Maryland 20850
(301) 738-3110



Certificate of Use and Occupancy

Date June 27, 1990.

Certificate No. 27471

This certifies that the building located at 9801 Washingtonian Boulevard
Gaithersburg, Suite No. 3rd Floor Name/Use: General Office

has applied for a certificate of use and occupancy under the provisions of the Montgomery County Building Code. The use for each floor, or part thereof, the live load (p.s.f.) and the fire grading must be as follows:

Floor	Use Group Class	Minimum Live Load	Fire Grading	Conditions
Conc.	B	50	2 Hrs.	

This certificate applies to the above described premises (and none other) and is valid until the permitted use changes, regardless of ownership. Changes in the use requires recertification of the building pursuant to Building Code.

Edward H. Graham
Director

LIBER FULTO
10559.393

Montgomery
County
Government

Department of
Environmental
Protection

250 Hungerford Drive, 2nd Floor
Rockville, Maryland 20850
(301) 738-3110



Certificate of Use and Occupancy

Date August 14, 1990

Certificate No. 27600

This certifies that the building located at 9801 Washingtonian Boulevard
Gaithersburg, Suite No. 4th flr. Name/Use: General Office

has applied for a certificate of use and occupancy under the provisions of the Montgomery County Building Code. The use for each floor, or part thereof, the live load (p.s.f.) and the fire grading must be as follows:

Floor	Use Group Class	Minimum Live Load	Fire Grading	Conditions
Conc	B	50	2 hr.	

This certificate applies to the above described premises (and none other) and is valid until the permitted use changes, regardless of ownership. Changes in the use requires recertification of the building pursuant to Building Code.

Edward A. Graham

Director

LIBER FOLIO
10559.394

Montgomery
County
Government

Department of
Environmental
Protection

250 Hungerford Drive, 2nd Floor
Rockville, Maryland 20850
(301) 738-3110



Certificate of Use and Occupancy

Date November 1, 1990

Certificate No. 27859

This certifies that the building located at 9801 Washingtonian Boulevard
Gaithersburg, Suite No. 5th Floor Name/Use: General Office

has applied for a certificate of use and occupancy under the provisions of the Montgomery County Building Code. The use for each floor, or part thereof, the live load (p.s.f.) and the fire grading must be as follows:

Floor	Use Group Class	Minimum Live Load	Fire Grading	Conditions
Conc.	B	50	2	

This certificate applies to the above described premises (and none other) and is valid until the permitted use changes, regardless of ownership. Changes in the use requires recertification of the building pursuant to Building Code.

Edward W. Graham

Director

LIBER EDITION
10559.395

Montgomery
County
Government

Department of
Environmental
Protection

250 Hungerford Drive, 2nd Floor
Rockville, Maryland 20850
(301) 738-3110



Certificate of Use and Occupancy

Date November 1, 1990

Certificate No. 27865

This certifies that the building located at 9801 Washingtonian Boulevard

Gaithersburg, Suite No. 6th Floor Name/Use: General Office

has applied for a certificate of use and occupancy under the provisions of the Montgomery County Building Code. The use for each floor, or part thereof, the live load (p.s.f.) and the fire grading must be as follows:

Floor	Use Group Class	Minimum Live Load	Fire Grading	Conditions
Conc	B	50	2	

This certificate applies to the above described premises (and none other) and is valid until the permitted use changes, regardless of ownership. Changes in the use requires recertification of the building pursuant to Building Code.

Director

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0395, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

LIBER FOLIO
10559.396

Montgomery
County
Government

Department of
Environmental
Protection

250 Hungerford Drive, 2nd Floor
Rockville, Maryland 20850
(301) 738-3110



Certificate of Use and Occupancy

Date August 14, 1990

Certificate No. 27601

This certifies that the building located at 9801 Washingtonian Boulevard
Gaithersburg, Suite No. 7th flr. Name/Use: General Office

has applied for a certificate of use and occupancy under the provisions of the Montgomery County Building Code. The use for each floor, or part thereof, the live load (p.s.f.) and the fire grading must be as follows:

Floor	Use Group Class	Minimum Live Load	Fire Grading	Conditions
Conc	B	50	2 hr.	

This certificate applies to the above described premises (and none other) and is valid until the permitted use changes, regardless of ownership. Changes in the use requires recertification of the building pursuant to Building Code.

Edward A. Graham

Director

Montgomery
County
Government

Department of
Environmental
Protection

250 Hungerford Drive, 2nd Floor
Rockville, Maryland 20850
(301) 738-3110



Certificate of Use and Occupancy

Date August 14, 1990

Certificate No. 27602

This certifies that the building located at 9801 Washingtonian Boulevard
Gaithersburg, Suite No. 8th flr. Name/Use: General Office

has applied for a certificate of use and occupancy under the provisions of the Montgomery County Building Code. The use for each floor, or part thereof, the live load (p.s.f.) and the fire grading must be as follows:

Floor	Use Group Class	Minimum Live Load	Fire Grading	Conditions
Conc	B	50	2 hr.	

This certificate applies to the above described premises (and none other) and is valid until the permitted use changes, regardless of ownership. Changes in the use requires recertification of the building pursuant to Building Code.

Edward W. Graham
Director

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0397, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

LIBER FOLIO
10559.398

Montgomery
County
Government

Department of
Environmental
Protection

250 Hungerford Drive, 2nd Floor
Rockville, Maryland 20850
(301) 738-3110



Certificate of Use and Occupancy

Date September 19, 1990

Certificate No. 27723

This certifies that the building located at 9801 Washingtonian Boulevard
Gaithersburg, Suite No. 9th flr. Name/Use: General Office

has applied for a certificate of use and occupancy under the provisions of the Montgomery County Building Code. The use for each floor, or part thereof, the live load (p.s.f.) and the fire grading must be as follows:

Floor	Use Group Class	Minimum Live Load	Fire Grading	Conditions
Conc	B	50	2	

This certificate applies to the above described premises (and none other) and is valid until the permitted use changes, regardless of ownership. Changes in the use requires recertification of the building pursuant to Building Code.

Edward A. Graham
Director

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0398, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

LIBER FOLIO
10559.399

Montgomery
County
Government

Department of
Environmental
Protection

250 Hungerford Drive, 2nd Floor
Rockville, Maryland 20850
(301) 738-3110



Certificate of Use and Occupancy

Date June 18, 1990.

Certificate No. 27438.

This certifies that the building located at 9801 Washingtonian Boulevard
Gaithersburg, Suite No. 10th Flr. Name/Use: General Office

has applied for a certificate of use and occupancy under the provisions of the Montgomery County Building Code. The use for each floor, or part thereof, the live load (p.s.f.) and the fire grading must be as follows:

Floor	Use Group Class	Minimum Live Load	Fire Grading	Conditions
Conc.	B	50	2 Hrs.	

This certificate applies to the above described premises (and none other) and is valid until the permitted use changes, regardless of ownership. Changes in the use requires recertification of the building pursuant to Building Code.

Edward A. Graham

Director

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0399, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

LIBER FULTON
10559.400

Montgomery
County
Government

Department of
Environmental
Protection

250 Hungerford Drive, 2nd Floor
Rockville, Maryland 20850
(301) 738-3110



Certificate of Use and Occupancy

Date June 18, 1990.

Certificate No. 27437

This certifies that the building located at 9801 Washingtonian Boulevard

Gaithersburg, Suite No. 11th Flr. Name/Use: General Office

has applied for a certificate of use and occupancy under the provisions of the Montgomery County Building Code. The use for each floor, or part thereof, the live load (p.s.f.) and the fire grading must be as follows:

Floor	Use Group Class	Minimum Live Load	Fire Grading	Conditions
Conc.	B	50	2 Hrs.	

This certificate applies to the above described premises (and none other) and is valid until the permitted use changes, regardless of ownership. Changes in the use requires recertification of the building pursuant to Building Code.

Edward W. Graham

Director

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0400, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

Montgomery
County
Government

Department of
Environmental
Protection

250 Hungerford Drive, 2nd Floor
Rockville, Maryland 20850
(301) 738-3110



Certificate of Use and Occupancy

Date June 18, 1990.

Certificate No. 27436

This certifies that the building located at 9801 Washingtonian Boulevard
Gaithersburg, Suite No. 12th Floor Name/Use: General Office

has applied for a certificate of use and occupancy under the provisions of the Montgomery County Building Code. The use for each floor, or part thereof, the live load (p.s.f.) and the fire grading must be as follows:

Floor	Use Group Class	Minimum Live Load	Fire Grading	Conditions
Conc.	B	50	2 Hrs.	

This certificate applies to the above described premises (and none other) and is valid until the permitted use changes, regardless of ownership. Changes in the use requires recertification of the building pursuant to Building Code.

Edward A. Graham

Director

LIBER FOLIO
10559.402

Montgomery
County
Government

Department of
Environmental
Protection

250 Hungerford Drive, 2nd Floor
Rockville, Maryland 20850
(301) 738-3110



Certificate of Use and Occupancy

Date June 18, 1990.

Certificate No. 27435

This certifies that the building located at 9801 Washingtonian Boulevard

Gaithersburg, Suite No. 14th Floor Name/Use: General Office

has applied for a certificate of use and occupancy under the provisions of the Montgomery County Building Code. The use for each floor, or part thereof, the live load (p.s.f.) and the fire grading must be as follows:

Floor	Use Group Class	Minimum Live Load	Fire Grading	Conditions
Conc.	B	50	2 Hrs.	

This certificate applies to the above described premises (and none other) and is valid until the permitted use changes, regardless of ownership. Changes in the use requires recertification of the building pursuant to Building Code.

Edward A. Graham

Director

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0402, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

LIBER FOLIO
10559-403

Montgomery
County
Government

Department of
Environmental
Protection

250 Hungerford Drive, 2nd Floor
Rockville, Maryland 20850
(301) 738-3110



Certificate of Use and Occupancy

Date October 5, 1989

Certificate No. 26419

This certifies that the building located at 9801 Washingtonian Boulevard
Gaithersburg, Suite No. _____ Name/Use: Shell Only
Retail Sales and Services - Parking

has applied for a certificate of use and occupancy under the provisions of the Montgomery County Building Code. The use for each floor, or part thereof, the live load (p.s.f.) and the fire grading must be as follows:

Floor	Use Group Class	Minimum Live Load	Fire Grading	Conditions
4 Levels	B Retail	75/100	3 Hrs.	
5 Levels	S-2 Parking	50	2 Hrs.	

This certificate applies to the above described premises (and none other) and is valid until the permitted use changes, regardless of ownership. Changes in the use requires recertification of the building pursuant to Building Code.

John L. Menke
Director

Exhibit "L"

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0403, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

Montgomery
County
Government

Department of
Environmental
Protection

250 Hungerford Drive, 2nd Floor
Rockville, Maryland 20850
(301) 738-3110



Certificate of Use and Occupancy

Date February 28, 1991

Certificate No. 28195

This certifies that the building located at 9811 Washingtonian Blvd.

Gaithersburg, Suite No. L-5 Name/Use: Eating & Drinking Use

has applied for a certificate of use and occupancy under the provisions of the Montgomery County Building Code. The use for each floor, or part thereof, the live load (p.s.f.) and the fire grading must be as follows:

Floor	Use Group Class	Minimum Live Load	Fire Grading	Conditions
CONC	A-3	100	2 Hrs.	

This certificate applies to the above described premises (and none other) and is valid until the permitted

Carroll

Montgomery
County
Government

Department of
Environmental
Protection

250 Hungerford Drive, 2nd Floor
Rockville, Maryland 20850
(301) 738-3110



Certificate of Use and Occupancy

Date December 20, 1990

Certificate No. 28016

This certifies that the building located at 9811 Washingtonian Blvd.

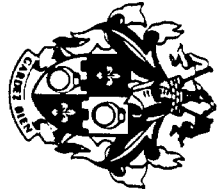
Gathersburg, Suite No: S-32, S-34, S-35, Name/Use: Retail Trades, Business, Services

has applied for a certificate of use and occupancy under the provisions of the Montgomery County Building Code. The use for each floor, or part thereof, the live load (p.s.f.) and the fire grading must be as follows:

Floor	Use Group Class	Minimum Live Load	Fire Grading	Conditions
CONC	M	75	3 Hrs.	

This certificate applies to the above described premises (and none other) and is valid until the permitted use changes, regardless of ownership. Changes in the use requires recertification of the building pursuant to Building Code.

Director



Montgomery
County
Government

Department of
Environmental
Protection

250 Hungerford Drive, 2nd Floor
Rockville, Maryland 20850
(301) 738-3110

Certificate of Use and Occupancy

Date January 2, 1990

Certificate No. 26798

This certifies that the building located at 9811 Washingtonian Blvd

Galtersburg, Suite No. 15A Name/Use: Property Manager's Office

has applied for a certificate of use and occupancy under the provisions of the Montgomery County Building Code. The use for each floor, or part thereof, the live load (p.s.f.) and the fire grading must be as follows:

Floor	Use Group Class	Minimum Live Load	Fire Grading	Conditions
Conc	B	50	2hrs	

This certificate applies to the above described premises (and none other) and is valid until the permitted use changes, regardless of ownership. Changes in the use requires recertification of the building pursuant to Building Code.

David Sobers
Acting Director



Certificate of Use and Occupancy

Date July 2, 1990.

Certificate No. 27490

This certifies that the building located at 9811 Washingtonian Boulevard

Gaithersburg, Suite No. #L-7 Name/Use: Retail Sales - Sporting Goods

has applied for a certificate of use and occupancy under the provisions of the Montgomery County Building Code. The use for each floor, or part thereof, the live load (p.s.f.) and the fire grading must be as follows:

Floor	Use Group Class	Minimum Live Load	Fire Grading	Conditions
Conc.	M	75	3 Hrs.	

This certificate applies to the above described premises (and none other) and is valid until the permitted use changes, regardless of ownership. Changes in the use requires recertification of the building pursuant to Building Code.

Director

LIBER FULTO
10559_408

Montgomery
County
Government

Department of
Environmental
Protection

250 Hungerford Drive, 2nd Floor
Rockville, Maryland 20850
(301) 738-3110



Certificate of Use and Occupancy

Date November 28, 1989

Certificate No. 26647

This certifies that the building located at 9811 Washingtonian Boulevard
Gaithersburg, Suite No. 1st Floor Name/Use: Indoors Theatre

has applied for a certificate of use and occupancy under the provisions of the Montgomery County Building Code. The use for each floor, or part thereof, the live load (p.s.f.) and the fire grading must be as follows:

Floor	Use Group Class	Minimum Live Load	Fire Grading	Conditions
Conc.	A-1	50	3 Hrs.	

This certificate applies to the above described premises (and none other) and is valid until the permitted use changes, regardless of ownership. Changes in the use requires recertification of the building pursuant to Building Code.

John L. Menke

Director

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0408, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.



Certificate of Use and Occupancy

Date June 26, 1990.

Certificate No. 27462

This certifies that the building located at 9811 Washingtonian Blvd.

Gaithersburg, Suite No. S-1 Name/Use: Retail Sales - Golf Equipment

has applied for a certificate of use and occupancy under the provisions of the Montgomery County Building Code. The use for each floor, or part thereof, the live load (p.s.f.) and the fire grading must be as follows:

Floor	Use Group Class	Minimum Live Load	Fire Grading	Conditions
Conc.	M	75	3 Hrs.	

This certificate applies to the above described premises (and none other) and is valid until the permitted use changes, regardless of ownership. Changes in the use requires recertification of the building pursuant to Building Code.

Edward A. Graham

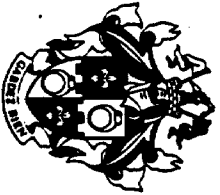
Director

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0409, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

Montgomery
County
Government

Department of
Environmental
Protection

250 Hungerford Drive, 2nd Floor
Rockville, Maryland 20850
(301) 738-3110



Certificate of Use and Occupancy

Date April 11, 1990.

Certificate No. 27210

This certifies that the building located at 9811 Washingtonian Boulevard

Galtersburg, Suite No. L-11 Name/Use: Eating & Drinking Establishment

has applied for a certificate of use and occupancy under the provisions of the Montgomery County Building Code. The use for each floor, or part thereof, the live load (p.s.f.) and the fire grading must be as follows:

Floor	Use Group Class	Minimum Live Load	Fire Grading	Conditions
	A-3			

This certificate applies to the above described premises (and none other) and is valid until the permitted use changes, regardless of ownership. Changes in the use requires recertification of the building pursuant to Building Code.


Director



Montgomery
County
Government

Department of
Environmental
Protection

250 Hungerford Drive, 2nd Floor
Rockville, Maryland 20850
(301) 738-3110

Certificate of Use and Occupancy

Date December 19, 1990

Certificate No. 28008

This certifies that the building located at 9811 Washingtonian Boulevard

Gaithersburg, Suite No. TL-14 Name/Use: Beauty Shop

has applied for a certificate of use and occupancy under the provisions of the Montgomery County Building Code.
The use for each floor, or part thereof, the live load (p.s.f.) and the fire grading must be as follows:

Floor	Use Group Class	Minimum Live Load	Fire Grading	Conditions
Conc	B	50	2Hrs.	

This certificate applies to the above described premises (and none other) and is valid until the permitted use changes, regardless of ownership. Changes in the use requires recertification of the building pursuant to Building Code.

Edward W. Halam
Director

10559 0412



Montgomery
County
Government

Department of
Environmental
Protection

250 Hungerford Drive, 2nd Floor
Rockville, Maryland 20850
(301) 738-3110

Certificate of Use and Occupancy

Date September 12, 1990.

Certificate No. 27705

This certifies that the building located at 9811 Washingtonian Boulevard
Gaithersburg, Suite No. L6 Name/Use: Dry Cleaning and Pick-up Establishment

has applied for a certificate of use and occupancy under the provisions of the Montgomery County Building Code.
The use for each floor, or part thereof, the live load (p.s.f.) and the fire grading must be as follows:

Floor	Use Group Class	Minimum Live Load	Fire Grading	Conditions
CONC.	B	50	2 Hrs.	

This certificate applies to the above described premises (and none other) and is valid until the permitted use changes, regardless of ownership. Changes in the use requires recertification of the building pursuant to Building Code.

Edmund P. Steckman
Director



Certificate of Use and Occupancy

Date November 7, 1990

Certificate No. 27876

This certifies that the building located at 9811 Washingtonian Boulevard
Gaithersburg, Suite No. L26 Name/Use: Eating & Drinking Establishment

has applied for a certificate of use and occupancy under the provisions of the Montgomery County Building Code. The use for each floor, or part thereof, the live load (p.s.f.) and the fire grading must be as follows:

Floor	Use Group Class	Minimum Live Load	Fire Grading	Conditions
Conc	B	50	2	

This certificate applies to the above described premises (and none other) and is valid until the permitted use changes, regardless of ownership. Changes in the use requires recertification of the building pursuant to Building Code.

Director

LIBER FOLIO
10559-419

Montgomery
County
Government

Department of
Environmental
Protection

250 Hungerford Drive, 2nd Floor
Rockville, Maryland 20850
(301) 738-3110



Certificate of Use and Occupancy

Date April 1, 1991

Certificate No. 28311

This certifies that the building located at 9811 Washingtonian Boulevard

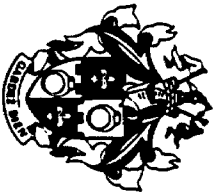
Gaithersburg, Suite No. S-17 Name/Use: Accessory Use

has applied for a certificate of use and occupancy under the provisions of the Montgomery County Building Code. The use for each floor, or part thereof, the live load (p.s.f.) and the fire grading must be as follows:

Floor	Use Group Class	Minimum Live Load	Fire Grading	Conditions
Conc	B	75	3Hrs.	NOTE: APPROVED FOR BUSINESS USE ONLY

This certificate applies to the above described premises (and none other) and is valid until the permitted use changes, regardless of ownership. Changes in the use requires recertification of the building pursuant to Building Code.

Director



Montgomery
County
Government

Department of
Environmental
Protection

250 Hungerford Drive, 2nd Floor
Rockville, Maryland 20850
(301) 738-3110

Certificate of Use and Occupancy

Date September 20, 1990

Certificate No. 27729

This certifies that the building located at 9811 Washingtonian Boulevard

Gaithersburg, Suite No. L-15 Name/Use: Retail Sales - General Commercial

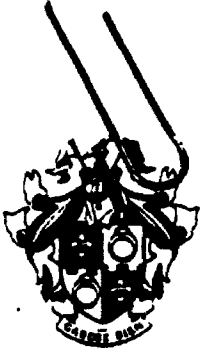
has applied for a certificate of use and occupancy under the provisions of the Montgomery County Building Code. The use for each floor, or part thereof, the live load (p.s.f.) and the fire grading must be as follows:

Floor	Use Group Class	Minimum Live Load	Fire Grading	Conditions
Conc	M	75	3	

This certificate applies to the above described premises (and none other) and is valid until the permitted use changes, regardless of ownership. Changes in the use requires recertification of the building pursuant to Building Code.


Director

LIBER FILED
10559-416



Montgomery
County
Government

Department of
Environmental
Protection

250 Hungerford Drive, 2nd Floor
Rockville, Maryland 20850
(301) 738-3110

Certificate of Use and Occupancy

Date December 20, 1989

Certificate No. 26753

This certifies that the building located at 9811 Washingtonian Boulevard
Gaithersburg, Suite No. _____ Name/Use: Health Club

has applied for a certificate of use and occupancy under the provisions of the Montgomery County Building Code. The use for each floor, or part thereof, the live load (p.s.f.) and the fire grading must be as follows:

Floor	Use Group Class	Minimum Live Load	Fire Grading	Conditions
	A-3			

This certificate applies to the above described premises (and none other) and is valid until the permitted use changes, regardless of ownership. Changes in the use requires recertification of the building pursuant to Building Code.

David Sobers
Acting Director

Enclosure..

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0416, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

BUILDING PERMIT

PERMIT NO 8807290152

NOVEMBER 15, 1988

EXPIRES: 05/15/89

THIS IS TO CERTIFY THAT:

WASHINGTONIAN INVESTORS LTD PTNSHP
9427 FIELDS RD
GAITHERSBURG MD 20878
(301)258-7886

HAS PERMISSION TO: CONSTRUCT 0000 BUSINESS BLDG-WSSC

REGARDLESS OF SET BACK SHOWN,
THIS BUILDING MUST NOT EXTEND BEYOND ESTABLISHED BUILDING LINE.

PREMISE ADDRESS 09801		WASHINGTONIAN	BLV	GAITHERSBURG	
LOT	BLOCK C	ZONE MXPB	SUBDIVISION	WASHINGTONIAN CTR	
LIBER 6459	FOLIO 648	PARCEL B	PLATE	GRID	
	ELECTION DISTRICT 09		TAX ACCOUNT NO	00000000	
PERMIT FEE: \$50,000.00			ESTIMATED COST: \$25,000,000		
(IMPACT FEE: \$0,000,000					

PART OF EXHIBIT "L"

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0417, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

LIBER FOLIO
10559.418

4092587WK
W-1A (2)

MAINTENANCE AGREEMENT

THIS MAINTENANCE AGREEMENT (this "Agreement") is made and entered into this _____ day of _____, 1987, by and between WASHINGTONIAN INVESTORS LIMITED PARTNERSHIP, a Maryland limited partnership ("WILP") and MONTGOMERY COUNTY, MARYLAND, a charter county (the "County").

R E C I T A L S:

A. WILP and the County entered into that certain Road Club Agreement dated 11 FEBRUARY, 1987, recorded among the Land Records of Montgomery County, Maryland at Liber 8024, folio 669 (the "Road Club Agreement") concerning real property located in Montgomery County, Maryland.

B. Section 20 of the Road Club Agreement provides that the parties will enter into a maintenance agreement concerning the parties' respective maintenance obligations under the Road Club Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which the parties do hereby acknowledge, the parties do hereby covenant and agree as follows:

1. The County agrees to accept the Washingtonian Interchange for dedication upon its construction pursuant to (a) the conceptual plans attached hereto and made a part hereof as Schedule "A", (b) AASHTO standards, and (c) Montgomery County Code standards. The County also agrees to accept for dedication the internal road, Louis Sullivan Avenue, so long as it conforms to the road section attached hereto and made a part hereof as Schedule "B" which indicates an 80 foot right-of-way (Exhibit F-1). The County also agrees to accept for dedication the internal road, Washingtonian Blvd., so long as it conforms to the road sections attached hereto and made a part hereof as Schedule "C" which indicate the areas which shall have an 85 foot right-of-way (Exhibit F-2) and a 90 foot right-of-way (Exhibit F-3). It is further agreed that the County will agree to driveway entrances and/or median breaks on Washingtonian Blvd. which are as indicated on Exhibits F-4 and F-5, both of which are attached hereto and made a part hereof as Schedule "D" and Schedule "E" respectively.

2. WILP shall, as shown for Washingtonian Boulevard and Louis Sullivan Avenue, maintain (i) the surface features, including, but not limited to, landscaping in the area from the back of each curb to the nearest right-of-way line and landscaping within medians, but not including lighting or light fixtures, (ii) the landscaping irrigation system (both surface and subsurface). The County shall maintain the structural components of the oil/grit separators installed by WILP. WILP shall clean out the oil and grit from the oil/grit structures on a regular basis. In conjunction with the WILP's maintenance responsibilities referred to above, WILP and the County shall maintain their respectively designated areas and/or facilities, as appropriate, in a good and safe

Exhibit "N"

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0418, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

condition. The landscaping in the designated areas shall be installed and maintained by WILP in accordance with approved plans and specifications.

3. WILP shall not, other than as depicted on the landscaping plan as the same is finally approved by the Montgomery County Planning Board pursuant to Section 59-D-3 of the Montgomery County Code, 1984, as amended, alter the right-of-way which is maintained by the County without obtaining the prior written consent of the County. For purposes of this Agreement, the term "alter" includes, but is not limited to, construction within the County right-of-way.

4. Except for the intentional misconduct or negligence of the County, or the intentional misconduct or negligence of the County's agents, employees, servants and contractors, WILP hereby agrees to indemnify and hold harmless the County from and against any claims, damages, liabilities, lawsuits, demands, and costs arising out of or incidental to WILP's installation and maintenance of the landscaping and surface features referred to in Paragraph 2 of this Agreement.

5. WILP's maintenance obligations under this Agreement may be terminated by WILP upon ninety (90) days prior written notice to the County. In the event that WILP so terminates its maintenance obligations under this Agreement, the County shall be obligated to perform its customary maintenance obligations, after removal by WILP, at WILP's cost, of the following non-standard maintenance items, and the restoration of the land affected thereby to normal County road standards: (a) plantings in the median, (b) sprinkler system in the median and (c) oil/grit separators. WILP may comply with the removal requirement hereof by capping off the sprinkler system and draining the line and/or by modifying the oil/grit separators to allow them to function as conventional inlets.

6. All notices and other communications under this Agreement shall be in writing and shall be deemed duly given if mailed by registered mail or certified mail, return receipt requested, first class, postage prepaid; if to WILP, to Joseph P. Clancy, Ackerman & Co., 9427 Fields Road, Gaithersburg, Maryland 20878, with a copy to Robert H. Metz, Esquire, Linowes and Blocher, 8720 Georgia Avenue, Fifth Floor, P.O. Box 8728, Silver Spring, Maryland 20907; and if to the County, to the Chief, Transportation Engineering Division, Montgomery County Department of Transportation, Executive Office Building, 101 Monroe Street, Rockville, Maryland 20850, with a copy to the Director of the Office of Planning and Project Development, Montgomery County Department of Transportation, Executive Office Building, 101 Monroe Street, Rockville, Maryland 20850. The parties shall be responsible for notifying each other of any change of address. Notwithstanding anything to the contrary contained above, notice shall be valid to each of WILP and the County upon being sent as above. The copies to Robert H. Metz, Esquire, Linowes and Blocher, and to the Director of the Office of Planning and Project Development, MCDOT are courtesy copies only.

7. This Agreement contains the entire agreement among the parties regarding the subject matter of this Agreement. There are no promises, agreements, conditions, undertakings, warranties or representations, oral or written, express or implied, among them, relating to this subject matter, other than as herein set forth. This Agreement is intended by the parties to be an integration of all prior or contemporaneous promises, agreements, conditions, negotiations and undertakings between them with respect to the subject matter of this Agreement. This Agreement may not be modified orally or in

LIBER FOLIO
10559.420

any other manner than by an agreement in writing signed by all the parties or their permitted respective successors in interest. This Agreement may be executed in several counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument.

8. If any term, covenant or condition of this Agreement or its application to any person or circumstances shall be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those to which it is held invalid or unenforceable shall not be affected, and each term shall be valid and enforceable to the fullest extent permitted by law.

9. All references herein to the term "Exhibit" shall be deemed references to the Exhibits which are attached to and made a part of the Road Club Agreement. Although not attached to this Agreement, such Exhibits shall be deemed incorporated herein by their reference. All capitalized terms used in this Agreement shall have the same meanings as are set forth in the Road Club Agreement, unless otherwise expressly defined in this Agreement.

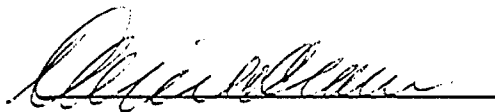
10. All questions with respect to the construction of this Agreement and the rights and liabilities of the parties hereto shall be determined in accordance with the laws of the State of Maryland.

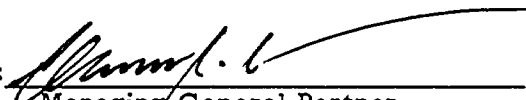
IN WITNESS WHEREOF, the parties hereto have signed, sealed and delivered this Agreement as their own respective free acts and deeds as of the day and year first written above.

WITNESS:

WASHINGTONIAN INVESTORS LIMITED
PARTNERSHIP,
a Maryland limited partnership


By: ACKERMAN/MONTGOMERY LIMITED
PARTNERSHIP, General Partner
ACKERMAN & CO., General Partner



By: 
_____ Managing General Partner

WITNESS:

MONTGOMERY COUNTY, MARYLAND,
a charter county

By: 
_____ (Assistant) Chief Administrative Officer


MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0420, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

CONSENTED TO THIS 30th DAY OF October, 1987

FIRST REPUBLICBANK DALLAS, A NATIONAL BANKING ASSOCIATION

By: 
Sr. (Vice) President

CONSENTED TO THIS 3rd DAY OF NOVEMBER, 1987.

SOVRAN BANK MARYLAND
By: 
Sr. (Vice) President

CONSENTED TO THIS _____ DAY OF _____, 1987.

By: _____

STATE OF Maryland)
COUNTY OF Anne Arundel) to wit:

I HEREBY CERTIFY that on this 19th day of October, 1987,
before the subscriber, a Notary Public in and for the above jurisdiction,
personally appeared Charles Akerman and _____, who have
been satisfactorily proven to be the persons whose names are subscribed to
this written instrument, who acknowledged themselves to be Managing Partner
and _____ respectively, of Akerman & Co a Partnership
, and that said Charles Akerman, and _____, as such
Managing Partner and _____, being authorized
so to do, executed the foregoing instrument for the purposes therein contained
by signing the name of the corporation by themselves as Managing Partner
and _____, respectively.

GIVEN under my hand and seal this 19th day of
October, 1987.

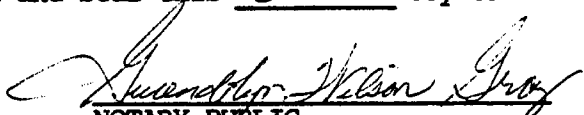
Bonnie L. Plummer
NOTARY PUBLIC

My Commission Expires:
My Commission Expires July 1, 1990
[NOTARIAL SEAL]

STATE OF Texas)
) to wit:
COUNTY OF Dallas)

I HEREBY CERTIFY that on this 30th day of October, 1987, before the subscriber, a Notary Public in and for the above jurisdiction, personally appeared JACK E. Killough and _____, who have been satisfactorily proven to be the persons whose names are subscribed to this written instrument, who acknowledged themselves to be Senior Vice President and _____, respectively, of First Republic Bank Dallas, N.A. a Texas Corporation, and that said JACK E. Killough, and _____, as such Senior Vice President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as Senior Vice President and _____, respectively.

GIVEN under my hand and seal this 30th day of October, 1987.


NOTARY PUBLIC

My Commission Expires:

12-04-88
[NOTARIAL SEAL]

GWENDOLYN WILSON GRAY
Notary Public, State of Texas
My Commission Expires 12-04-88

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

I HEREBY CERTIFY that on this 3rd day of Nov., 1987,
before the subscriber, a Notary Public in and for the above jurisdiction,
personally appeared Robert L. Bonifant and Jr., who have
been satisfactorily proven to be the persons whose names are subscribed to
this written instrument, who acknowledged themselves to be Senior Vice President
and _____, respectively, of Sovran Bank/MD a corporation
, and that said Robert L. Bonifant, and Jr., as such
Senior Vice President and _____, being authorized
so to do, executed the foregoing instrument for the purposes therein contained
by signing the name of the corporation by themselves as Senior Vice President
and _____, respectively.

GIVEN under my hand and seal this 3rd day of
November, 1987.

Ronald A. Alderton
NOTARY PUBLIC

My Commission Expires: 7-1-90

[NOTARIAL SEAL]

STATE OF)
) to wit:
COUNTY OF)

I HEREBY CERTIFY that on this _____ day of _____, 1987,
before the subscriber, a Notary Public in and for the above jurisdiction,
personally appeared _____ and _____, who have
been satisfactorily proven to be the persons whose names are subscribed to
this written instrument, who acknowledged themselves to be _____
and _____, respectively, of _____ a _____
, and that said _____, and _____, as such
_____ and _____, being authorized
so to do, executed the foregoing instrument for the purposes therein contained
by signing the name of the corporation by themselves as _____
and _____, respectively.

GIVEN under my hand and seal this _____ day of
_____, 1987.

NOTARY PUBLIC

My Commission Expires:

[NOTARIAL SEAL]

STATE OF)
) to wit:
COUNTY OF)

I HEREBY CERTIFY that on this _____ day of _____, 1987,
before the subscriber, a Notary Public in and for the above jurisdiction,
personally appeared _____ and _____, who have
been satisfactorily proven to be the persons whose names are subscribed to
this written instrument, who acknowledged themselves to be _____
and _____, respectively, of _____ a _____
, and that said _____, and _____, as such
_____ and _____, being authorized
so to do, executed the foregoing instrument for the purposes therein contained
by signing the name of the corporation by themselves as _____
and _____, respectively.

GIVEN under my hand and seal this _____ day of
_____, 1987.

NOTARY PUBLIC

My Commission Expires:

[NOTARIAL SEAL]

LIBER FILED
10559-427

AMENDMENT TO ANNEXATION AGREEMENT

THIS AMENDMENT TO ANNEXATION AGREEMENT, is made this 10th day of JANUARY, 1992, by and between the CITY OF GAITHERSBURG, MARYLAND, a municipal corporation ("Gaithersburg") and WASHINGTONIAN INVESTORS LIMITED PARTNERSHIP ("WILP"), a Maryland limited partnership, on behalf of itself and WASHINGTONIAN CENTER DEVELOPMENT NO. 1 LIMITED PARTNERSHIP ("WCD"), GAITHERSBURG ASSOCIATES LIMITED PARTNERSHIP ("GALP"), a California limited partnership, GAITHERSBURG DEVELOPMENT ASSOCIATES LIMITED PARTNERSHIP, ("GDALP"), a California limited partnership, BECHTEL INVESTMENTS, INC. ("Bechtel"), a Nevada corporation, AIRLINE FOODS, INC. ("Marriott No. 1"), a Delaware corporation, MARRIOTT DAYTON COMMUNITY URBAN REDEVELOPMENT CORPORATION ("Marriott No. 2"), a Delaware corporation, CHEVRON, U.S.A., INC. ("Chevron"), a Pennsylvania corporation, and SPORTLAND OF MARYLAND, INC. ("Sportland"), a Delaware corporation.

R E C I T A L S:

A. The parties entered into an Annexation Agreement dated July 9, 1991, setting forth their respective rights and obligations as a result of annexing their respective properties into the City of Gaithersburg.

B. Paragraph 4 of the July 9, 1991, Annexation Agreement set forth that the City of Gaithersburg agreed "that the existing and approved development and uses contained therein on the WILP property, WCD property, GALP property, Marriott No. 2 property, and Bechtel property shall be grandfathered into the City as conforming development and there shall be no further reviews, approvals, licenses or permits required with respect to the existing development"

C. At the time that this Annexation Agreement was executed, WCD intended to expand its amusement center location in the lower level of the RIO retail development from 2,000 square feet to 50,000 square feet and relocate the same on the upper level. At the time that the Annexation Agreement was executed, all parties agreed that this expansion and relocation was to be grandfathered as set forth in Paragraph 4 of said Annexation Agreement.

D. All parties desire to clarify this matter by amending the Annexation Agreement dated July 9, 1991, so as to avoid any misunderstanding as to the intention of the parties to grandfather the expansion and relocation of the amusement center in the RIO retail development owned by WCD.

NOW, THEREFORE, in consideration of the foregoing and further other good and valuable consideration, the receipt and sufficiency

LAW OFFICES

LINOWES AND BLOCHER

SILVER SPRING, MD 20907

(301) 588-8580

WASHINGTON, D.C. 20005

(202) 872-9080

GREENBELT, MD 20770

(301) 982-3382

ANNAPOLIS, MD 21404

(301) 268-0881

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0427, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

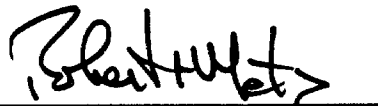
LIBER FILE NO
10559.428

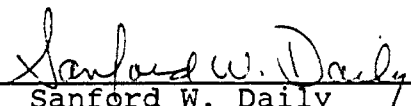
of which the parties acknowledge, the parties covenant and agree as follows:

1. Gaithersburg agrees that the existing and approved amusement center use located in the lower level of the RIO retail development owned by WCD can be expanded from 2,000 square feet to 55,000 square feet and relocated to the upper level of the Rio development by being grandfathered into the City as conforming development. Gaithersburg requires, however, and WCD and Sportland of Maryland, Inc. or their successors and assigns agree, that such grandfathered use shall be subject to periodic review and control by the City as a condition of the Use and Occupancy Certificate so as to assure that such grandfathered use does not become a public nuisance in terms of reasonable: hours of operation, security, trash collection, noise, lighting, crowd control and use of public streets and parking thereon.

IN WITNESS WHEREOF, WILP, WCD, GALP, GDALP, BECHTEL, MARRIOTT NO. 1, MARRIOTT NO. 2, and CHEVRON have executed and sealed this Annexation Agreement as of the date first written above.

WITNESSES: CITY OF GAITHERSBURG, MARYLAND,
a municipal corporation


Robert H. Metz

By: 
Sanford W. Daily
City Manager

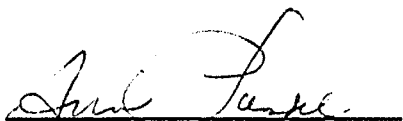
MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0428, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

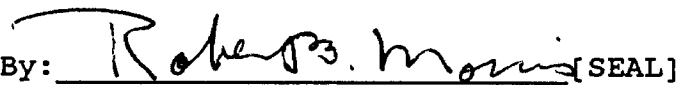
LAW OFFICES
LINOWES AND BLOCHER
SILVER SPRING, MD 20907
(301) 588-8580
WASHINGTON, D.C. 20005
(202) 872-9080
GREENBELT, MD 20770
(301) 982-3382
ANNAPOLIS, MD 21404
(301) 268-0881

LIBER FILED
10559-429

MARRIOTT No. 1:

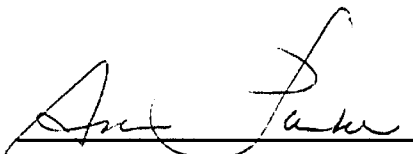
AIRLINE FOODS, INC., a Delaware corporation

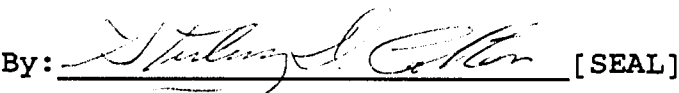

Ann Paskl

By:  [SEAL]
(Vice) President
Robert B. Morris

MARRIOTT NO. 2:

MARRIOTT DAYTON COMMUNITY
URBAN REDEVELOPMENT CORPORATION,
a Delaware corporation


Ann Paskl

By:  [SEAL]
Sterling D. Colton

* * *

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

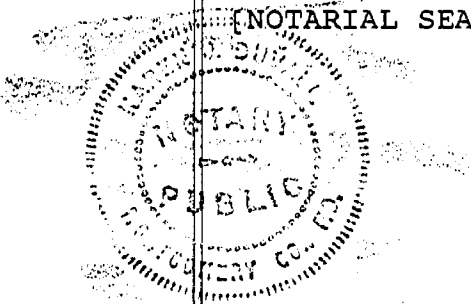
I HEREBY CERTIFY that on this 22nd day of January, 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Sanford W. Daily, known to me (or satisfactorily proven) to be the City Manager, of the CITY OF GAITHERSBURG, a municipal corporation, and that such person, being authorized to do so, executed the foregoing and annexed instrument for the purposes therein contained by signing the name of the said municipal corporation.

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

Karen J. Duvall
Notary Public
Karen J. Duvall

My Commission Expires: August 30, 1994

[NOTARIAL SEAL]



LAW OFFICES

LINOWES AND BLOCHER

SILVER SPRING, MD 20907

(301) 588-8580

WASHINGTON, D.C. 20005

(202) 872-9080

GREENBELT, MD 20770

(301) 982-3382

ANNAPOLIS, MD 21404

(301) 268-0881

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0430, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

LIBER FOLIO
10559.431

* * *

STATE OF Maryland *
* to wit:
COUNTY OF Montgomery *

I HEREBY CERTIFY that on this 31st day of December,
1991, before me, a Notary Public in and for the State and County
aforesaid, personally appeared Robert B. Morris, known to
me (or satisfactorily proven) to be the (Vice) President of Airline
Foods, Inc., a Delaware corporation, and that such corporate
officer, being authorized to do so, executed the foregoing and
annexed instrument for the purposes therein contained by signing
the name of the said corporation.

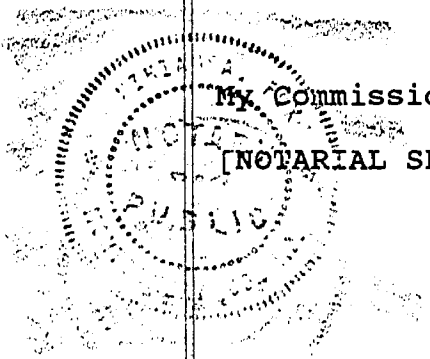
IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My Commission Expires: 10/1/92

[NOTARIAL SEAL]




LIBER FOLIO
10559-432

* * *

STATE OF Maryland *
* to wit:
COUNTY OF Montgomery *

I HEREBY CERTIFY that on this 31st day of December, 1991, before me, a Notary Public in and for the State and County aforesaid, personally appeared Sterling D. Colton, known to me (or satisfactorily proven) to be the Vice President of Marriott Dayton Community Urban Redevelopment Corporation, a Delaware corporation, and that such corporate officer, being authorized to do so, executed the foregoing and annexed instrument for the purposes therein contained by signing the name of the said corporation.

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



Notary Public

My Commission Expires: 10/1/92

[NOTARIAL SEAL]



AMENDMENT TO ANNEXATION AGREEMENT

THIS AMENDMENT TO ANNEXATION AGREEMENT, is made this 10th day of JANUARY, 1992, by and between the CITY OF GAITHERSBURG, MARYLAND, a municipal corporation ("Gaithersburg") and WASHINGTONIAN INVESTORS LIMITED PARTNERSHIP ("WILP"), a Maryland limited partnership, on behalf of itself and WASHINGTONIAN CENTER DEVELOPMENT NO. 1 LIMITED PARTNERSHIP ("WCD"), LUCKY BECHTEL PARTNERS I, L.P. ("GALP"), a California limited partnership doing business in Maryland under the name Lucky Bechtel Partners I Limited Partnership (said partnership was formerly known as Gaithersburg Associates, Limited Partnership, and is the successor-in-interest to Gaithersburg Development Associates, Limited Partnership), BECHTEL INVESTMENTS, INC. ("Bechtel"), a Nevada corporation, AIRLINE FOODS, INC. ("Marriott No. 1"), a Delaware corporation, MARRIOTT DAYTON COMMUNITY URBAN DEVELOPMENT CORPORATION ("Marriott No. 2"), a Delaware corporation, CHEVRON, U.S.A., INC. ("Chevron"), a Pennsylvania corporation, and SPORTLAND OF MARYLAND, INC. ("Sportland"), a Delaware corporation.

R E C I T A L S:

A. The parties entered into an Annexation Agreement dated July 9, 1991, setting forth their respective rights and obligations as a result of annexing their respective properties into the City of Gaithersburg.

B. Paragraph 4 of the July 9, 1991, Annexation Agreement set forth that the City of Gaithersburg agreed "that the existing and approved development and uses contained therein on the WILP property, WCD property, GALP property, Marriott No. 2 property, and Bechtel property shall be grandfathered into the City as conforming development and there shall be no further review, approvals, licenses or permits required with respect to the existing development"

NOW, THEREFORE, in consideration of the foregoing and further other good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, the parties covenant and agree as follows:

1. Gaithersburg agrees that the existing and approved amusement center use located in the lower level of the RIO retail development owned by WCD can be expanded from 2,000 square feet to 55,000 square feet and relocated to the upper level of the RIO development by being grandfathered into the City as

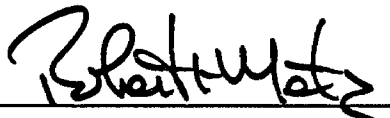
MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0433, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

conforming development. Gaithersburg requires, however, and WCD and Sportland of Maryland, Inc. or their successors and assigns agree, that such grandfathered use shall be subject to periodic review and control by the City as a condition of the Use and Occupancy Certificate so as to assure that such grandfathered use does not become a public nuisance in terms of reasonable: hours of operation, security, trash collection, noise, lighting, crowd control and use of public streets and parking thereon.

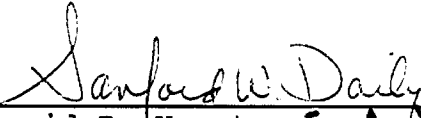
IN WITNESS WHEREOF, WILP, WCD, GALP, BECHTEL, MARRIOTT NO. 1, MARRIOTT NO. 2, CHEVRON, and SPORTLAND have executed and sealed this Annexation Agreement as of the date first written above.

WITNESSES:

CITY OF GAITHERSBURG, MARYLAND,
a municipal corporation



Robert H. Metz

By: 

~~Sanford W. Daily~~ Sanford W. Daily
Assistant City Manager

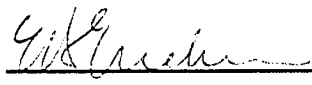
MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0434, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.




LIBER FOLIO
10559.435

BECHTEL:

BECHTEL INVESTMENTS, INC.,
a Nevada corporation

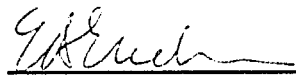

E. A. Erichson

By: 
Dean M. Davies

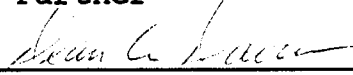
Title: Vice President and Managing
Principal

GALP:

LUCKY BECHTEL PARTNERS I, L.P.,
a California limited partnership,
dba Lucky Bechtel Partners I
Limited Partnership (said
partnership was formerly known as
Gaithersburg Associates, Limited
Partnership and is the successor-
in-interest to Gaithersburg
Development Associates, Limited
Partnership)


E. A. Erichson

By: BECHTEL INVESTMENTS, INC.,
General Partner

By: 
Dean M. Davies

Title: Vice President and Managing
Principal

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0435, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.



* * *

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

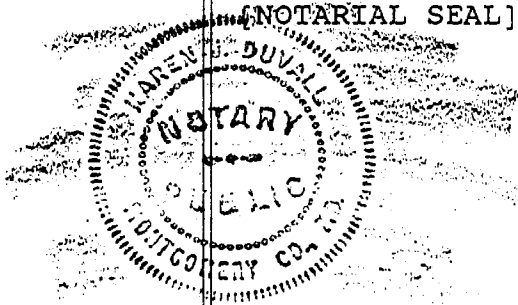
I HEREBY CERTIFY that on this 22nd day of January, 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Sanford W. Daily, known to me (or satisfactorily proven) to be the City Manager, of the CITY OF GAITHERSBURG, a municipal corporation, and that such person, being authorized to do so, executed the foregoing and annexed instrument for the purposes therein contained by signing the name of the said municipal corporation.

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

Karen J. Duvall
Notary Public
Karen J. Duvall

My Commission Expires: August 30, 1994

[NOTARIAL SEAL]



LAW OFFICES

LINOWES AND BLOCHER

SILVER SPRING, MD 20907

(301) 588-8580

WASHINGTON, D.C. 20005

(202) 872-9080

GREENBELT, MD 20770

(301) 962-3362

ANNAPOLIS, MD 21404

(301) 268-0881

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0436, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

* * *

STATE OF *California* *
*
COUNTY OF *SAN FRANCISCO* * to wit:

I HEREBY CERTIFY that on this 3rd day of January, 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Dean M. Davies, known to me (or satisfactorily proven) to be the Vice President and Managing Principal of Bechtel Investments, Inc., and that such corporate officer, being authorized to do so, executed the foregoing and annexed instrument on behalf of the aforesaid corporation as a general partner of Lucky Bechtel Partners I, L.P., a California limited partnership, for the purposes therein contained by signing the name of the said corporation as such corporate officer.

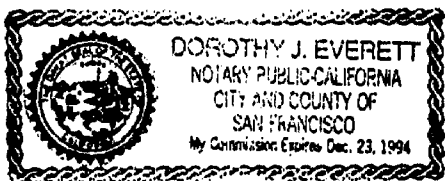
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Dorothy J. Everett

Notary Public

My Commission Expires: Dec. 23, 1994

[NOTARIAL SEAL]



* * *

STATE OF *California* *
COUNTY OF *SAN FRANCISCO* * to wit:

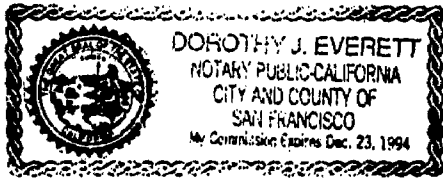
I HEREBY CERTIFY that on this 3rd day of January, 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Dean M. Davies, known to me (or satisfactorily proven) to be the Vice President and Managing Principal of Bechtel Investments, Inc., a Nevada corporation, and that such corporate officer, being authorized to do so, executed the foregoing and annexed instrument for the purposes therein contained by signing the name of the said corporation.

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

Dorothy J. Everett
Notary Public

My Commission Expires: Dec. 23, 1994

[NOTARIAL SEAL]



LIBER FOLIO
10559-488

AMENDMENT TO ANNEXATION AGREEMENT

THIS AMENDMENT TO ANNEXATION AGREEMENT, is made this 10TH day of JANUARY, 1991, by and between the CITY OF GAITHERSBURG, MARYLAND, /a municipal corporation ("Gaithersburg") and WASHINGTONIAN INVESTORS LIMITED PARTNERSHIP ("WILP"), a Maryland limited partnership, on behalf of itself and WASHINGTONIAN CENTER DEVELOPMENT NO. 1 LIMITED PARTNERSHIP ("WCD"), GAITHERSBURG ASSOCIATES LIMITED PARTNERSHIP ("GALP"), a California limited partnership, GAITHERSBURG DEVELOPMENT ASSOCIATES LIMITED PARTNERSHIP, ("GDALP"), a California limited partnership, BECHTEL INVESTMENTS, INC. ("Bechtel"), a Nevada corporation, AIRLINE FOODS, INC. ("Marriott No. 1"), a Delaware corporation, MARRIOTT DAYTON COMMUNITY URBAN REDEVELOPMENT CORPORATION ("Marriott No. 2"), a Delaware corporation, CHEVRON, U.S.A., INC. ("Chevron"), a Pennsylvania corporation, and SPORTLAND OF MARYLAND, INC. ("Sportland"), a Delaware corporation.

R E C I T A L S :

A. The parties entered into an Annexation Agreement dated July 9, 1991, setting forth their respective rights and obligations as a result of annexing their respective properties into the City of Gaithersburg.

B. Paragraph 4 of the July 9, 1991, Annexation Agreement set forth that the City of Gaithersburg agreed "that the existing and approved development and uses contained therein on the WILP property, WCD property, GALP property, Marriott No. 2 property, and Bechtel property shall be grandfathered into the City as conforming development and there shall be no further reviews, approvals, licenses or permits required with respect to the existing development "

C. At the time that this Annexation Agreement was executed, WCD intended to expand its amusement center location in the lower level of the RIO retail development from 2,000 square feet to 50,000 square feet and relocate the same on the upper level. At the time that the Annexation Agreement was executed, all parties agreed that this expansion and relocation was to be grandfathered as set forth in Paragraph 4 of said Annexation Agreement.

D. All parties desire to clarify this matter by amending the Annexation Agreement dated July 9, 1991, so as to avoid any misunderstanding as to the intention of the parties to grandfather the expansion and relocation of the amusement center in the RIO retail development owned by WCD.

NOW, THEREFORE, in consideration of the foregoing and further other good and valuable consideration, the receipt and sufficiency

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0439, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

LIBER FOLIO
10559-490

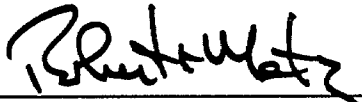
of which the parties acknowledge, the parties covenant and agree as follows:

1. Gaithersburg agrees that the existing and approved amusement center use located in the lower level of the RIO retail development owned by WCD can be expanded from 2,000 square feet to 55,000 square feet and relocated to the upper level of the Rio development by being grandfathered into the City as conforming development. Gaithersburg requires, however, and WCD and Sportland of Maryland, Inc. or their successors and assigns agree, that such grandfathered use shall be subject to periodic review and control by the City as a condition of the Use and Occupancy Certificate so as to assure that such grandfathered use does not become a public nuisance in terms of reasonable: hours of operation, security, trash collection, noise, lighting, crowd control and use of public streets and parking thereon.

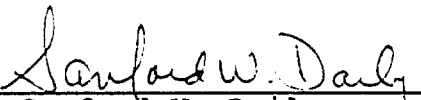
IN WITNESS WHEREOF, WILP, WCD, GALP, GDALP, BECHTEL, MARRIOTT NO. 1, MARRIOTT NO. 2, and CHEVRON have executed and sealed this Annexation Agreement as of the date first written above.

WITNESSES:

CITY OF GAITHERSBURG, MARYLAND,
a municipal corporation



Robert H. Metz

By: 

Sanford W. Daily
City Manager

LAW OFFICES

LINOWES AND BLOCHER

SILVER SPRING, MD 20907

(301) 588-8580

WASHINGTON, D.C. 20005

(202) 872-9080

GREENBELT, MD 20770

(301) 982-3382

ANNAPOLIS, MD 21404

(301) 268-0881

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0440, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

LIBER FILED
10559.441

CHEVRON:

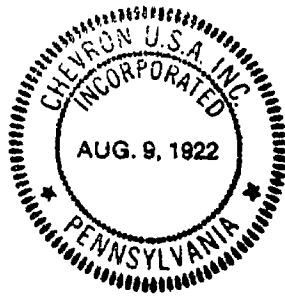
CHEVRON U.S.A. INC.,
a Pennsylvania corporation

Lori E. Whatley
Lori E. Whatley

By: Theodore P. Henn [SEAL]

THEODORE E. HENN
Printed Name

MANAGER - MARKETING SERVICES
Title AND ASSISTANT SECRETARY



MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0441, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

* * *

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

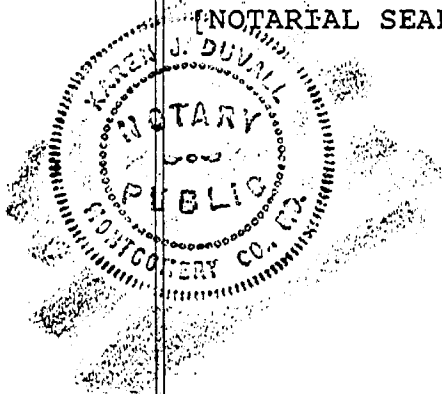
I HEREBY CERTIFY that on this 22nd day of January, 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Sanford W. Daily, known to me (or satisfactorily proven) to be the City Manager, of the CITY OF GAITHERSBURG, a municipal corporation, and that such person, being authorized to do so, executed the foregoing and annexed instrument for the purposes therein contained by signing the name of the said municipal corporation.

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

Karen J. Duvall
Notary Public
Karen J. Duvall

My Commission Expires: August 30, 1994

[NOTARIAL SEAL]



LAW OFFICES

LINOWES AND BLOCHER

SILVER SPRING, MD 20907

(301) 588-8580

WASHINGTON, D.C. 20005

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GREENBELT, MD 20770

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ANNAPOLIS, MD 21404

(301) 268-0881

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0442, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.


LIBER FILED
10559.943

* * *

STATE OF GEORGIA *
 * to wit:
COUNTY OF COBB *

I HEREBY CERTIFY that on this 26th day of November, 1991, before me, a Notary Public in and for the State and County aforesaid, personally appeared THEODORE E. HENN, known to me (or satisfactorily proven) to be the Assistant Secretary of Chevron U.S.A. Inc., a Pennsylvania corporation, and that such corporate officer, being authorized to do so, executed the foregoing and annexed instrument for the purposes therein contained by signing the name of the said corporation.

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



Notary Public

My Commission Expires: 11-17-94

[NOTARIAL SEAL]



MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0443, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

LIBER FOLIO
10559.444

AMENDMENT TO ANNEXATION AGREEMENT

THIS AMENDMENT TO ANNEXATION AGREEMENT, is made this 10TH day of JANUARY, 1992, by and between the CITY OF GAITHERSBURG, MARYLAND, a municipal corporation ("Gaithersburg") and WASHINGTONIAN INVESTORS LIMITED PARTNERSHIP ("WILP"), a Maryland limited partnership, on behalf of itself and WASHINGTONIAN CENTER DEVELOPMENT NO. 1 LIMITED PARTNERSHIP ("WCD"), GAITHERSBURG ASSOCIATES LIMITED PARTNERSHIP ("GALP"), a California limited partnership, GAITHERSBURG DEVELOPMENT ASSOCIATES LIMITED PARTNERSHIP, ("GDALP"), a California limited partnership, BECHTEL INVESTMENTS, INC. ("Bechtel"), a Nevada corporation, AIRLINE FOODS, INC. ("Marriott No. 1"), a Delaware corporation, MARRIOTT DAYTON COMMUNITY URBAN REDEVELOPMENT CORPORATION ("Marriott No. 2"), a Delaware corporation, CHEVRON, U.S.A., INC. ("Chevron"), a Pennsylvania corporation, and SPORTLAND OF MARYLAND, INC. ("Sportland"), a Delaware corporation.

R E C I T A L S :

A. The parties entered into an Annexation Agreement dated July 9, 1991, setting forth their respective rights and obligations as a result of annexing their respective properties into the City of Gaithersburg.

B. Paragraph 4 of the July 9, 1991, Annexation Agreement set forth that the City of Gaithersburg agreed "that the existing and approved development and uses contained therein on the WILP property, WCD property, GALP property, Marriott No. 2 property, and Bechtel property shall be grandfathered into the City as conforming development and there shall be no further reviews, approvals, licenses or permits required with respect to the existing development "

C. At the time that this Annexation Agreement was executed, WCD intended to expand its amusement center location in the lower level of the RIO retail development from 2,000 square feet to 50,000 square feet and relocate the same on the upper level. At the time that the Annexation Agreement was executed, all parties agreed that this expansion and relocation was to be grandfathered as set forth in Paragraph 4 of said Annexation Agreement.

D. All parties desire to clarify this matter by amending the Annexation Agreement dated July 9, 1991, so as to avoid any misunderstanding as to the intention of the parties to grandfather the expansion and relocation of the amusement center in the RIO retail development owned by WCD.

NOW, THEREFORE, in consideration of the foregoing and further other good and valuable consideration, the receipt and sufficiency

LAW OFFICES

LINOWES AND BLOCHER

SILVER SPRING, MD 20907

(301) 588-8580

WASHINGTON, D.C. 20005

(202) 872-9080

GREENBELT, MD 20770

(301) 982-3382

ANNAPOLIS, MD 21404

(301) 268-0881

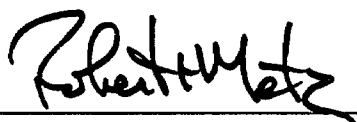
LIBER FILED IN
10559.445

of which the parties acknowledge, the parties covenant and agree as follows:

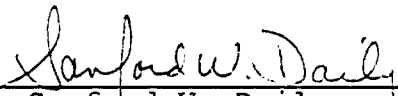
1. Gaithersburg agrees that the existing and approved amusement center use located in the lower level of the RIO retail development owned by WCD can be expanded from 2,000 square feet to 55,000 square feet and relocated to the upper level of the Rio development by being grandfathered into the City as conforming development. Gaithersburg requires, however, and WCD and Sportland of Maryland, Inc. or their successors and assigns agree, that such grandfathered use shall be subject to periodic review and control by the City as a condition of the Use and Occupancy Certificate so as to assure that such grandfathered use does not become a public nuisance in terms of reasonable: hours of operation, security, trash collection, noise, lighting, crowd control and use of public streets and parking thereon.

IN WITNESS WHEREOF, WILP, WCD, GALP, GDALP, BECHTEL, MARRIOTT NO. 1, MARRIOTT NO. 2, and CHEVRON have executed and sealed this Annexation Agreement as of the date first written above.

WITNESSES: CITY OF GAITHERSBURG, MARYLAND,
a municipal corporation



Robert H. Metz

By: 

Sanford W. Daily
City Manager

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0445, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

LAW OFFICES

LINOWES AND BLOCHER
SILVER SPRING, MD 20907
(301) 588-8580
WASHINGTON, D.C. 20005
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GREENBELT, MD 20770
(301) 982-3382
ANNAPOLIS, MD 21404
(301) 268-0881

LIBER FOLIO
10559-446

SPORTLAND OF MARYLAND, INC.,
a Delaware corporation

DEC-7-1991

By: *Paul Burchman* [SEAL]

PAUL BURCHMAN
Printed Name

SECRETARY
Title

LAW OFFICES

LINOWES AND BLOCHER

SILVER SPRING, MD 20907

(301) 588-8580

WASHINGTON, D.C. 20005

(202) 872-9080

GREENBELT, MD 20770

(301) 982-3382

ANNAPOLIS, MD 21404

(301) 268-0881

* * *

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

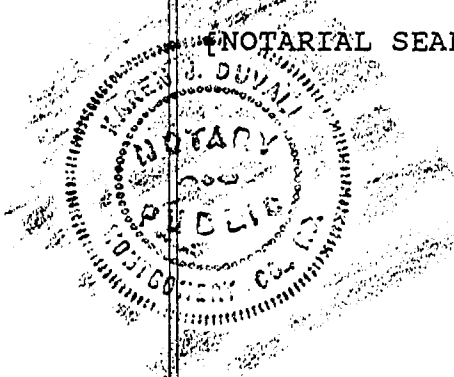
I HEREBY CERTIFY that on this 22nd day of January, 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Sanford W. Daily, known to me (or satisfactorily proven) to be the City Manager, of the CITY OF GAITHERSBURG, a municipal corporation, and that such person, being authorized to do so, executed the foregoing and annexed instrument for the purposes therein contained by signing the name of the said municipal corporation.

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

Karen J. Duvall
Notary Public
Karen J. Duvall

My Commission Expires: August 30, 1994

[NOTARIAL SEAL]



LAW OFFICES

SNOWES AND BLOCHER
SILVER SPRING, MD 20907
(301) 588-8580
WASHINGTON, D.C. 20005
(202) 872-9080
GREENBELT, MD 20770
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ANNAPOLIS, MD 21404
(301) 268-0881

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0447, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.

* * *

STATE OF NEW YORK *
*
COUNTY OF Bronx * to wit:

I HEREBY CERTIFY that on this 5th day of DEC, 1991, before me, a Notary Public in and for the State and County aforesaid, personally appeared PAUL BURCHMAN, known to me (or satisfactorily proven) to be the SECRETARY of Sportland of Maryland, Inc., a Delaware corporation, and that such corporate officer, being authorized to do so, executed the foregoing and annexed instrument for the purposes therein contained by signing the name of the said corporation.

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

BRUCE ROY GREENWALD
NOTARY PUBLIC, State of New York
No. 44 6819215
Qualified in Rockland County
Certificate Filed in Bronx County
Commission Expires 10/31/92

Bruce Roy Greenwald
Notary Public

Bruce Roy Greenwald

My Commission Expires: 10/31/92

[NOTARIAL SEAL]

LAW OFFICES

LINOWES AND BLOCHER

SILVER SPRING, MD 20907

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MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10559, p. 0448, MSA_CE63_10517. Date available 06/25/2005. Printed 02/10/2025.