

**Description of the Property of  
GLENMONT FOREST INVESTORS LIMITED PARTNERSHIP  
Wheaton (13<sup>th</sup>) Election District  
Montgomery County, Maryland**

Being the residue of Parcel A as shown on a plat of subdivision entitled "Parcel 'A', Americana Glenmont Apt's." and recorded among the Land Records of Montgomery County, Maryland, as Plat Number 6337 and the residue of Parcel B as shown on a plat of subdivision entitled "Parcel B, Americana Glenmont Apts." and recorded among the Land Records of Montgomery County, Maryland, as Plat Number 8065; said Parcel A and Parcel B being part of the property acquired by Glenmont Forest Investors Limited Partnership, a Maryland limited partnership, from Percontee, Inc., a Maryland corporation, by a deed dated November 30, 1984, and recorded among the Land Records of Montgomery County, Maryland, in Liber 6584 at folio 619 and being more particularly described as follows:

Beginning for the same at a point at the easterly end of the southerly or South 89° 06' 20" East, 1004.34 foot line of Parcel A as shown on the aforesaid Plat Number 6337; thence running with said southerly line and binding on the northerly line of Parcel A as shown on a plat of subdivision entitled "Parcel 'A' Block 'A' Glenmont Woods" and recorded among the aforesaid Land Records as Plat Number 7842 the following course and distance:

1. South 89° 00' 32" West, 1004.34 feet to a point at the southerly end of the westerly or North 00° 08' 20" East, 199.55 foot line of Parcel A as shown on the aforesaid Plat Number 6337; thence running with the outline of Parcel A as shown on the aforesaid Plat Number 6337 and binding on all of the easterly line and part of the northerly line of Parcel C as shown on a plat of subdivision entitled "Parcel 'C' Glenmont" and recorded among the aforesaid Land Records as Plat Number 18064 the following 2 courses and distances:
2. North 00° 02' 32" East, 199.52 feet to a point; thence

3. South 88° 55' 52" West, 206.75 feet to a point on the easterly right of way line of Georgia Avenue - Maryland Route 97 (variable width public right of way) as shown on Maryland State Highway Administration (SHA) Plat Number 56475; thence running with the easterly right of way lines of Georgia Avenue as shown on SHA Plats Numbered 56475 and 56473 the following 3 courses and distance:
4. North 02° 16' 19" East, 190.36 feet to a point; thence
5. North 00° 02' 29" West, 42.64 feet to a point; thence
6. North 02° 27' 39" West, 217.68 feet to a point on the North 87° 35' 40" East, 256.50 foot line of Parcel A as shown on the aforesaid Plat Number 6337; thence running with part of said line and binding on the southerly right of way line of Randolph Road as shown on SHA Plat Number 56473 and the 9<sup>th</sup> or South 87° 36' West, 95.14 foot line described in a deed from Contee Sand & Gravel Co., Inc., a Maryland corporation, to Montgomery County, Maryland, dated October 28, 1958, and recorded among the aforesaid Land Records in Liber 2545 at folio 324 the following course and distance:
7. North 87° 29' 52" East, 230.59 feet to a point at the westerly end of the northerly or North 57° 54' 00" East, 510.20 foot line of Parcel A as shown on the aforesaid Plat Number 6337; thence running with the outline of said Parcel A and binding on the southerly right of way line of Randolph Road as shown on SHA Plat Number 56473 and also binding on all of the 8<sup>th</sup> and part of the 7<sup>th</sup> lines described in the aforesaid deed recorded in Liber 2545 at folio 324 the following 2 courses and distances:
8. North 57° 48' 12" East, 510.20 feet to a point; thence
9. North 32° 11' 08" West, 107.04 feet to a point; thence running with the southerly right of way line of Randolph Road as shown on SHA Plat Number 56473 the following 5 courses and distances:
10. North 58° 10' 52" East, 53.11 feet to a point; thence

11. North 31° 49' 08" West, 67.00 feet to a point; thence
12. North 09° 08' 36" East, 36.15 feet to a point; thence
13. North 58° 10' 52" East, 188.60 feet to a point; thence
14. North 31° 49' 08" West, 5.06 feet to a point on the northerly or North 58° 10' 40" East, 383.21 foot line of Parcel A as shown on the aforesaid Plat Number 6337; thence running with part of said northerly line of Parcel A, the all of the northerly or North 58° 10' 40" East, 560.39 foot line of Parcel B as shown on the aforesaid Plat Number 8065 and binding on the southerly right of way line of Randolph Road (120 foot wide public right of way) as shown on Plat 6337 and Plat Number 8065 the following course and distance:
15. North 58° 04' 52" East, 677.56 feet to a point; thence running with the northerly or North 88° 18' 10" East, 23.22 foot line of Parcel B as shown on the aforesaid Plat Number 8065 and binding on the southerly right of way line of Glenallen Avenue as shown on said plat the following course and distance:
16. North 88° 12' 22" East, 23.22 feet to a point; thence running with the easterly or South 1° 34' 20" East, 1084.71 foot line of Parcel B as shown on the aforesaid Plat Number 8065 and the easterly or South 1° 34' 20" East, 49.66 foot line of Parcel A as shown on the aforesaid Plat Number 6337 and binding on the westerly lines of Lot 1 and Lot 4, Block 1, the westerly lines of Lot 1 and Lot 28, Block 5, the westerly termination of Erskine Avenue (60 foot wide public right of way) and the westerly termination of Wallace Avenue (60 foot wide public right of way) all as shown on a plat of subdivision entitled "Section One Glenallan" and recorded among the aforesaid Land Records as Plat Number 594; also binding on the westerly line of Lot 16, Block 3, as shown on a plat of subdivision entitled "Lot 16, Block 3 Section One Glenallen" and recorded among the aforesaid Land Records as Plat Number 20471 the following course and distance:

- 17. South 01° 40' 08" East, 1134.37 feet to a point at the northerly end of the easterly or South 02° 37' 00" East, 49.12 foot line of Parcel A as shown on the aforesaid Plat Number 6337; thence running with said easterly line and binding on the aforesaid westerly line of Lot 28, Block 5, as shown on the aforesaid Plat Number 574 the following course and distance:
  
- 18. South 02° 42' 48" East, 49.12 feet to a point at the easterly end of the southerly or South 43° 25' 56" West, 35.47 foot line of Parcel A as shown on the aforesaid Plat Number 6337; thence running with the southerly outline of said Parcel A and binding on the northerly right of way line of Starling Drive – formerly known as Sterling Drive (60 foot wide public right of way) as shown on Plat Number 6337 the following 3 courses and distances:
  
- 19. South 43° 20' 08" West, 35.47 feet to a point of curvature; thence
  
- 20. 365.43 feet along the arc of a curve deflecting to the left, having a radius of 645.92 feet (chord: South 27° 07' 40" West, 360.58 feet) to a point of tangency; thence
  
- 21. South 10° 55' 12" West, 55.79 feet to the Point of Beginning; containing 1,421,722 square feet or 32.638 acres of land more or less.

This description is based on deeds and plats of record and does not represent the results of a boundary survey. This description is in the meridian of the Maryland Coordinate System (NAD 83/91) as established on the State Highway Administration Right of Way Plats referenced herein.

The undersigned, being a licensed surveyor, personally prepared or was in responsible charge of the preparation and the survey work reflected in this metes and bounds description, in compliance with the requirements set forth in "COMAR" Title 09, Subtitle 13, Chapter 06, Regulation .12.

(License Expiration Date: 12-23-2023)

