

PREVIOUS PRELIMINARY PLAN P-87-46

NOTE: NO ACCESS PERMITTED ALONG INTERSTATE 95

PLANNING DIRECTOR DATE 8/19/91

TITLE EXCEPTIONS

TITLE REPORT FURNISHED BY ATLANTIC TITLE CO. 36 SOUTH CHARLES ST., BALTIMORE, MARYLAND

TICOR TITLE INSURANCE COMPANY COMMITMENT NUMBER BC-6684. DATE FEBRUARY 5, 1988

The following encumbrances appear to affect the subject property but can not be graphically shown due to a lack of a metes and bounds description:

b.) Subject to terms and provisions in a right-of-way agreement with American Telephone and Telegraph Company, Liber 137 at Folio 106.

c.) Subject to terms and provisions in a right-of-way agreement with Acquilla Wynn, Liber 214 and Folio 307.

The following exceptions refer to Parcel 1-A and Parcel 1-B:

e.) Subject to terms and provisions in an agreement with Atlantic Telephone and Telegraph Company, Liber 86 at Folio 143.

f.) Subject to terms and provisions in a deed to the State of Maryland to the use of the State Roads Commission, Liber 506 at Folio 426.

g.) Subject to terms and provisions in an agreement with American Telephone and Telegraph Company, Liber 89 at Folio 554.

h.) Subject to terms and provisions in an agreement with American Telephone and Telegraph Company, Liber 137 at Folio 104.

i.) Subject to terms and provisions in a right-of-way agreement with Consolidated Gas Electric Light and Power Company, Liber 156 at Folio 283.

j.) Subject to terms and provisions in a right-of-way agreement with Sinclair Refining Company, Liber 173 at Folio 276.

m.) Subject to the rights of others to use of a 20 foot right-of-way referred to in Liber 177 at Folio 110 and in Liber 485 at Folio 529.

n.) Subject to terms and provisions in a deed with the State Roads Commission, Liber 181 at Folio 120.

o.) Subject to terms and provisions in an Inquisition entitled State Roads Commission VS Jacob Zeitman and wife, Liber 501 at Folio 252.

p.) Subject to terms and provisions in a deed with IMC/Pine Associates Limited Partnership, Liber 1743 at Folio 386.

q.) Subject to terms, conditions, and other matters as shown on SRC Plats 5549,5550, 35151, 35150 and 35833.

The following exceptions refer to Parcel 3:

t.) Subject to terms and provisions in a right-of-way agreement with Baltimore Gas and Electric Company, Liber 307 at Folio 177.

v.) Subject to terms, conditions, and other matters as shown on SRC Plat No. 12541.

w.) Subject to terms and provisions in an agreement with American Telephone and Telegraph Company, Liber 89 at Folio 554.

Note: Easement between Troy Hill Business Park Partnership and The Chesapeake and Potomac Telephone Company recorded in 161F at Folio 39 has been added to the exceptions and does affect Parcel 3.

x.) Subject to terms and provisions in a right-of-way with Consolidated Gas Electric Light and Power Company, Liber 256 at Folio 346.

y.) Subject to terms and provisions in an agreement with American Telephone and Telegraph Company, Liber 137 at Folio 107.

bb.) Subject to the rights of others to use in common with others a right-of-way as recorded in Liber 201 at Folio 56.

cc.) Subject to the rights of others to use in common with others a right-of-way as recorded in Liber 57 at Folio 31.

dd.) Possible rights of J. W. Marritt to use of an existing road, Liber 579 at Folio 672.

ee.) Subject to terms, conditions, and other matters as shown on SRC Plat No. 12541.

Title Report Furnished by Atlantic Title Company 36 South Charles Street, Suite 2301, Charles Center, S. Baltimore, Maryland 21201

Ticor Title Insurance Company Title Commitment No. BC-6684 dated February 5, 1988.

The following encumbrances appear to affect the subject property but can not be graphically shown due to a lack of a metes and bound description:

gg.) Subject to terms and provisions in a right-of-way agreement to Baltimore Gas and Electric Company recorded in Liber 526 at Folio 629.

OWNER/DEVELOPER

Troy Hill Business Park Partnership

7165 COLUMBIA GATEWAY DRIVE

Columbia, Maryland 21046

(301) 290-1400

CONSULTANTS

Manekin Corporation

Land Design/Research, Inc.

Davis & Carter, P.C.

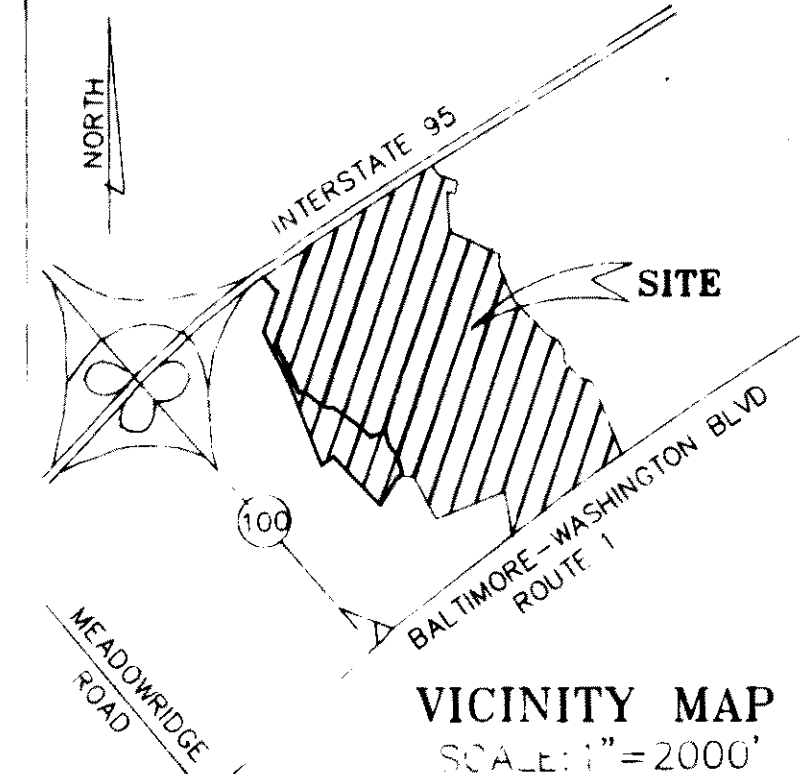
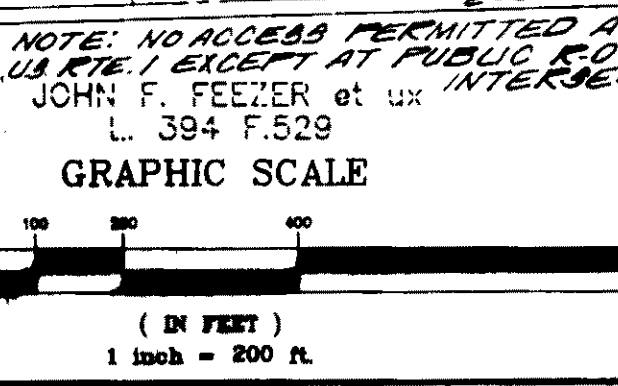
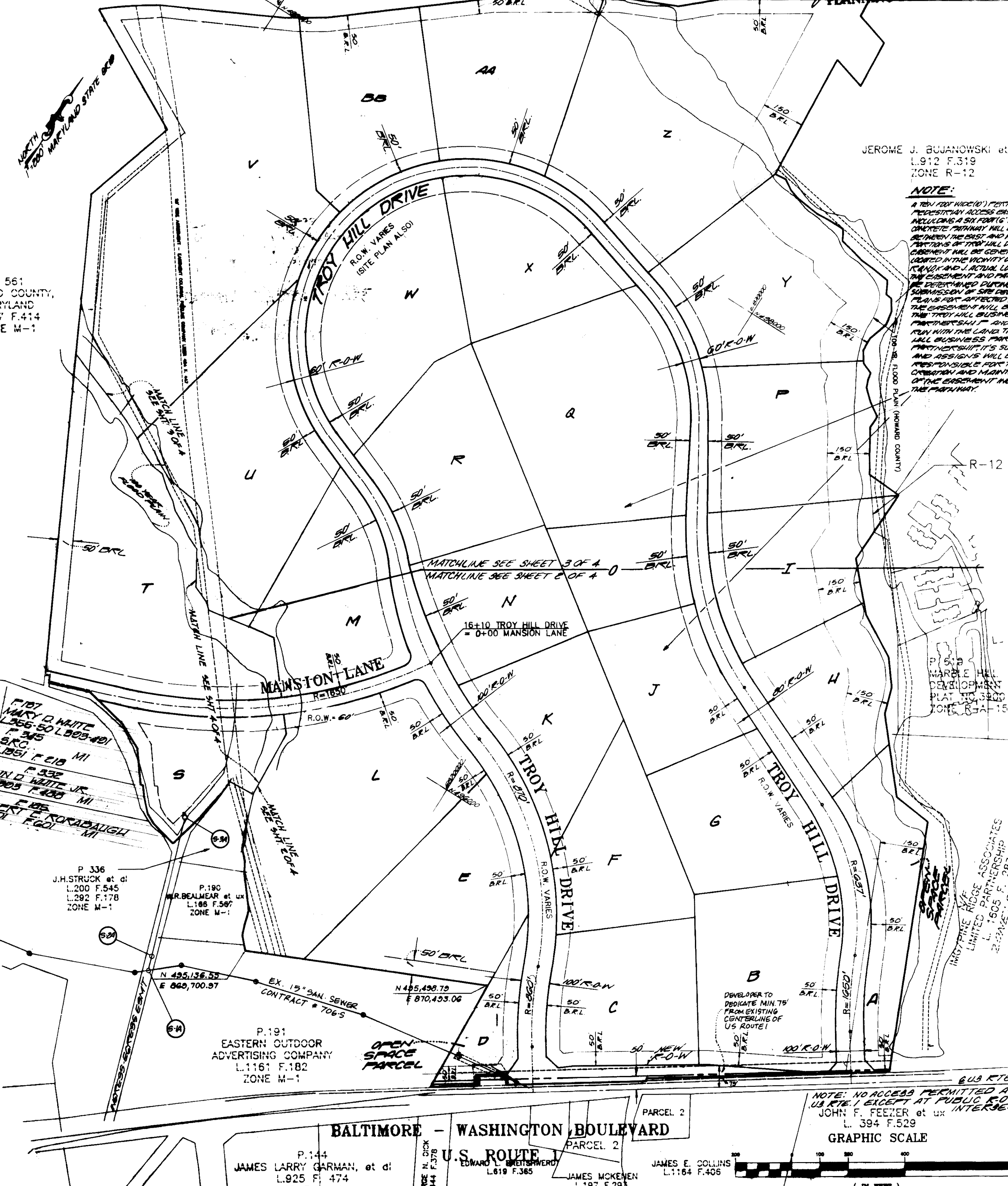
Vika, Incorporated

The Robert Balter Company, Inc.

Bellomo-McGee, Inc.

Steve Clark & Associates, Inc.

Developer Master Planner Architectural Design Consultants Civil Engineer Geotechnical Engineer Traffic Engineer Urban Forester



TITLE EXCEPTIONS (CONT.)

b.) Subject to terms and provisions in a right-of-way agreement with American Telephone and Telegraph Company of Baltimore City recorded in Liber 137 at Folio 106.

c.) Subject to terms and provisions in a right-of-way agreement between Thomas J. Woolridge and wife and Acquilla Wynn, recorded in Liber 214 at Folio 307.

kk.) Subject to terms and provisions in a right-of-way agreement with Baltimore Gas and Electric Company recorded in Liber 526 at Folio 629.

l.) Subject to terms and provisions in a right-of-way agreement with American Telephone and Telegraph Company of Baltimore City recorded in Liber 137 at Folio 106.

GENERAL NOTES

1.) EXISTING ZONING: M-1(222.21032 AC.) R-12(0.24068 AC.)

2.) PUBLIC WATER AND SEWER TO BE PROVIDED EACH LOT.

3.) GROSS AREA OF TRACT: 222.46 AC.

AREA TABULATION

Table with columns: PARCEL, AREA (SQ. FT.), AREA (ACRES), and descriptions of parcel types (e.g., OPEN SPACE, BUILDABLE).

TOTAL 222,460 SQ. FT. 6.26 AC. ROAD DEDICATION 507,005 SQ. FT. 11,606.64 AC. NET DEDICATION 4,502 SQ. FT. 1,025.61 AC. GROSS AREA OF TRACT 222.46 AC.

NOTE: 1) RELATED PLANS AND PERMITTING ARE AS FOLLOWS: 3-80-20 (PREV. SKETCH PLAN), 5-80-05 (ACTIVE), 6-81-20 (PREV. PRELIM. PLAN), 7-80-20 (ACTIVE), 8-81-20 (ACTIVE), 9-81-20 (ASSOCIATED WITH F-91-24)

SOURCE: AERIAL TOPOGRAPHY BY G&O DATED FEBRUARY 1986. BOUNDARY SURVEY INFORMATION BY VIKI, INC. DATED FEBRUARY, 1988 AND APRIL 1988.

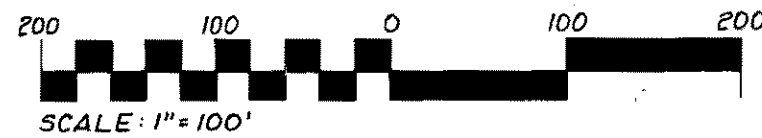
SETBACKS: 1.) FROM ANY EXTERNAL PUBLIC STREET RIGHT-OF-WAY...50 FEET EXCEPT FOR FENCES AND PARKING USES...30 FEET. 2.) FROM ANY INTERNAL PUBLIC STREET RIGHT-OF-WAY...50 FEET EXCEPT FOR FENCES AND PARKING USES...10 FEET. 3.) FROM ANY RESIDENTIAL DISTRICT OTHER THAN PUBLIC STREET RIGHT-OF-WAY...150 FEET.

INDEX OF DRAWINGS: COVER SHEET...1 of 4, PRELIMINARY PLAN...2 of 4, PRELIMINARY PLAN...3 of 4, PRELIMINARY PLAN...4 of 4.

TROY HILL CORPORATE CENTER FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: 1"=200' JANUARY 1990

TAX MAP No. 37 PARCELS 24, 106, 156, 126, 130, 140, 141, 337, 410, 540, 542

Vertical sidebar containing Vika logo, 'REVISED PRELIMINARY PLAN', 'TROY HILL CORP. CENTER FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND', 'TAX MAP NO. 37 PARCELS 24, 106, 156, 126, 130, 140, 337, 410, 540, 542', and 'Vika REVISIONS' table.



PREVIOUS PRELIMINARY PLAN
P-87-46

ADDITIONAL PROPERTY INFO

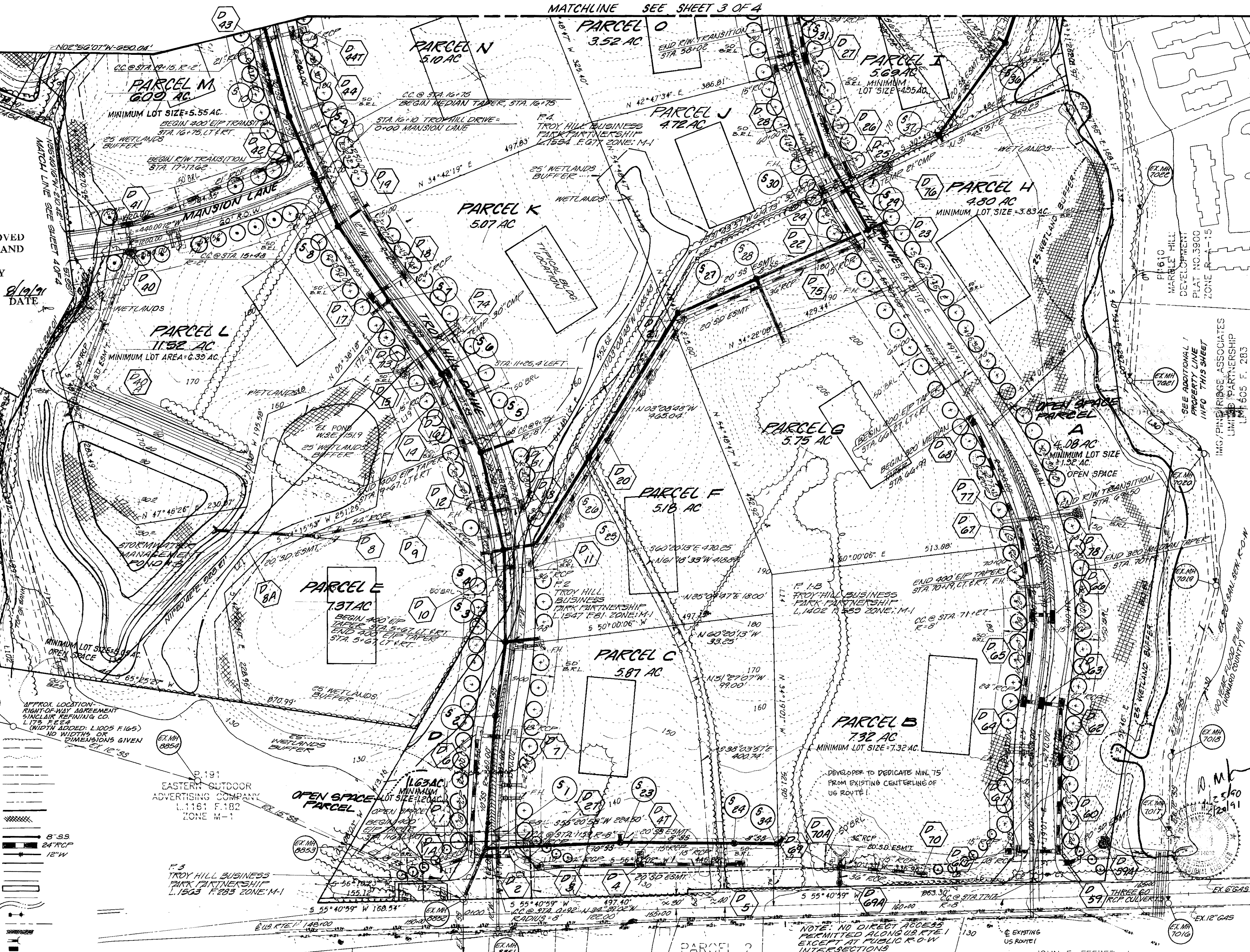
LINE	DIRECTION	DISTANCE
L1	S 71°18'05" E	3.29'
L2	S 75°27'12" E	30.00'
L3	N 22°10'52" W	29.38'
L4	N 75°53'35" E	73.81'
L5	S 73°22'58" E	13.33'
L6	S 55°40'59" W	79.39'
L7	N 34°24'29" W	8.15'
L8	N 57°01'18" E	0.00'
L9	S 56°41'02" W	38.30'
L10	S 50°37'12" W	57.49'
L11	S 50°37'12" W	20.16'
L12	S 56°10'21" W	100.00'
L13	S 33°49'16" E	31.99'
L14	N 34°19'01" W	80.00'
L15	S 30°58'06" W	145.00'
L16	S 79°45'12" E	85.00'
L17	S 84°49'52" E	120.93'
L18	N 34°27'37" E	145.77'
L19	S 14°07'57" W	147.71'
L20	S 24°34'33" E	118.00'
L21	S 12°41'26" W	115.60'
L22	N 34°19'01" W	56.48'
L23	N 34°19'01" W	41.42'
L24	S 34°19'01" E	110.07'
L25	S 34°19'01" E	110.00'
L26	S 34°19'01" E	35.00'
L27	S 55°40'59" W	100.00'
L28	N 34°19'01" W	35.00'
L29	S 34°19'01" E	10.00'
L30	S 84°15'17" E	139.80'
L31	S 18°23'16" E	99.01'
L32	S 38°43'16" E	105.61'
L33	N 87°35'35" W	127.10'
L34	S 27°42'27" E	18.55'
L35	S 34°14'43" E	47.47'
L36	S 30°59'26" E	100.68'
L37	S 00°21'16" W	45.34'
L38	S 57°31'32" E	55.30'
L39	S 48°34'41" E	54.16'
L40	S 21°49'51" E	26.33'
L41	S 12°17'56" E	27.59'
L42	S 68°58'40" E	40.83'
L43	S 35°45'43" E	45.49'
L44	S 03°29'51" E	50.97'
L45	S 17°19'05" W	73.80'
L46	S 10°41'03" E	51.35'
L47	S 33°47'17" E	45.32'
L48	S 83°20'00" E	23.78'
L49	S 27°42'11" E	49.79'
L50	S 83°29'54" E	66.90'
L51	S 86°47'56" E	45.71'
L52	S 76°46'32" E	45.90'
L53	S 78°52'03" E	51.88'
L54	S 30°14'07" E	42.53'
L55	N 89°41'09" E	56.77'
L56	N 85°02'20" E	48.67'
L57	S 83°50'32" E	86.70'
L58	S 74°20'58" E	37.33'
L59	S 58°48'26" E	45.50'
L60	N 83°19'26" E	38.57'
L61	S 71°18'05" E	3.29'
L62	N 74°17'59" W	125.00'
L63	S 74°06'08" E	125.00'
L64	S 04°05'57" E	67.50'
L65	N 47°45'37" E	152.07'
L66	N 57°05'28" E	153.04'
L67	N 28°11'25" W	48.92'
L68	N 68°02'27" W	70.09'
L69	N 65°31'35" W	75.01'
L70	N 55°09'44" W	47.69'
L71	N 67°24'18" W	62.45'
L72	N 82°52'52" W	42.99'
L73	N 51°05'38" W	57.82'
L74	N 58°48'24" W	42.39'
L75	N 47°19'16" W	40.36'
L76	N 63°29'40" W	65.46'
L77	N 57°15'17" W	47.30'
L78	N 66°49'20" W	49.99'
L79	N 31°39'50" W	53.69'
L80	N 31°03'30" W	81.76'
L81	N 68°57'27" W	58.17'
L82	N 50°54'35" W	36.09'
L92	S 84°25'08" W	95.40'
L93	N 17°09'11" W	33.12'
L94	N 20°45'56" W	51.32'
L95	N 20°54'48" W	68.10'
L96	N 24°25'44" W	53.44'
L97	N 45°29'07" W	42.71'
L98	N 29°48'15" W	43.80'
L99	N 39°37'18" W	130.08'
L100	N 17°00'17" W	55.21'
L101	N 19°55'52" W	36.93'
L102	N 43°32'25" W	53.90'
L103	S 27°41'56" E	122.29'



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
James N. Dick
PLANNING DIRECTOR 8/19/91
DATE

LEGEND

	EX. TREE LINE
	EX. SANITARY SEWER
	EX. CONTOUR
	EX. WATER MAIN
	EX. GAS MAIN
	EX. EDGE OF PAVEMENT
	EX. RIGHT OF WAY
	EX. PROPERTY LINE
	SITE BOUNDARY LINE
	SLOPE EXCEEDING 25%
	PROP. PARCEL LINE
	PROP. SANITARY SEWER
	PROP. STORM DRAIN
	PROP. WATER MAIN
	EX. PARCEL LINE
	PROP. RIGHT OF WAY
	PROP. EDGE OF PAVEMENT
	PROP. BUILDING
	PROP. CURB
	EX. TOP OF BANK
	PROP. FIRE HYDRANT
	25' WETLANDS BUFFER
	RIP-RAP INLET
	END WALL
	MANHOLE
	SEWER HOUSE CONNECTION
	WATER HOUSE CONNECTION
	WATER VALVE
	WETLANDS
	PROP. UTILITY EASEMENT
	PAINTED MEDIAN
	FLOOD PLAIN LIMIT
	STREET TREE (LARGE)
	STREET TREE (MEDIUM)
	PROPERTY LINE REFERENCE



BALTIMORE - WASHINGTON BOULEVARD
U.S. ROUTE 1

JAMES LARRY GARMAN, et al
L.925 F.474
ZONE M-1
GEORGE N. DICK
L.444 F.378
EDWARD L. BREITSHWERDT
L.619 F.365
JAMES MCKENEN
L.197 F.293

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	35.00'	54.98'	35.00'	49.50'	S 79°19'01" E	90°00'00"
C2	35.00'	54.98'	35.00'	49.50'	N 10°40'59" E	90°00'00"
C3	35.00'	58.07'	38.24'	51.64'	S 81°50'54" E	95°03'47"
C4	35.00'	51.89'	32.04'	47.26'	N 08°09'05" E	84°56'13"
C5	1350.00'	62.80'	31.41'	62.79'	S 54°06'34" E	04°39'55"
C6	35.00'	55.12'	35.14'	49.60'	N 10°18'30" W	90°14'03"
C7	35.00'	51.68'	31.85'	47.11'	S 76°52'19" W	84°36'05"
C8	11219.15'	68.17'	34.09'	68.17'	N 57°02'55" E	00°20'53"

VIKA
VIKA INCORPORATED
8200 GREENSBORO DRIVE
SUITE 400
MCLEAN, VIRGINIA 22102
703-442-7800
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS
MCLEAN, VA

**TROY HILL CORP. CENTER
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND**
TAX MAP NO. 37
PARCELS 1-15
105,195,196,199,140
240, 283, 292

**REVISED
PRELIMINARY PLAN**

VIKA REVISIONS
1ST SUB 1-31-90
2ND SUB 4-20-90
REVISED 4-8-91
REV. PRELIM. PLAN
1ST SUB 5-20-91
2ND SUB 6-27-91
3RD SUB 7-18-91
ADD 7th SUB 8-16-91

DATE JAN, 1990
DES. C.B. DWN. C.B.
SCALE 1"=100'
PROJECT/FILE NO. 5155
SHEET NO. 2 OF 4
P-90-23 (REVISED)

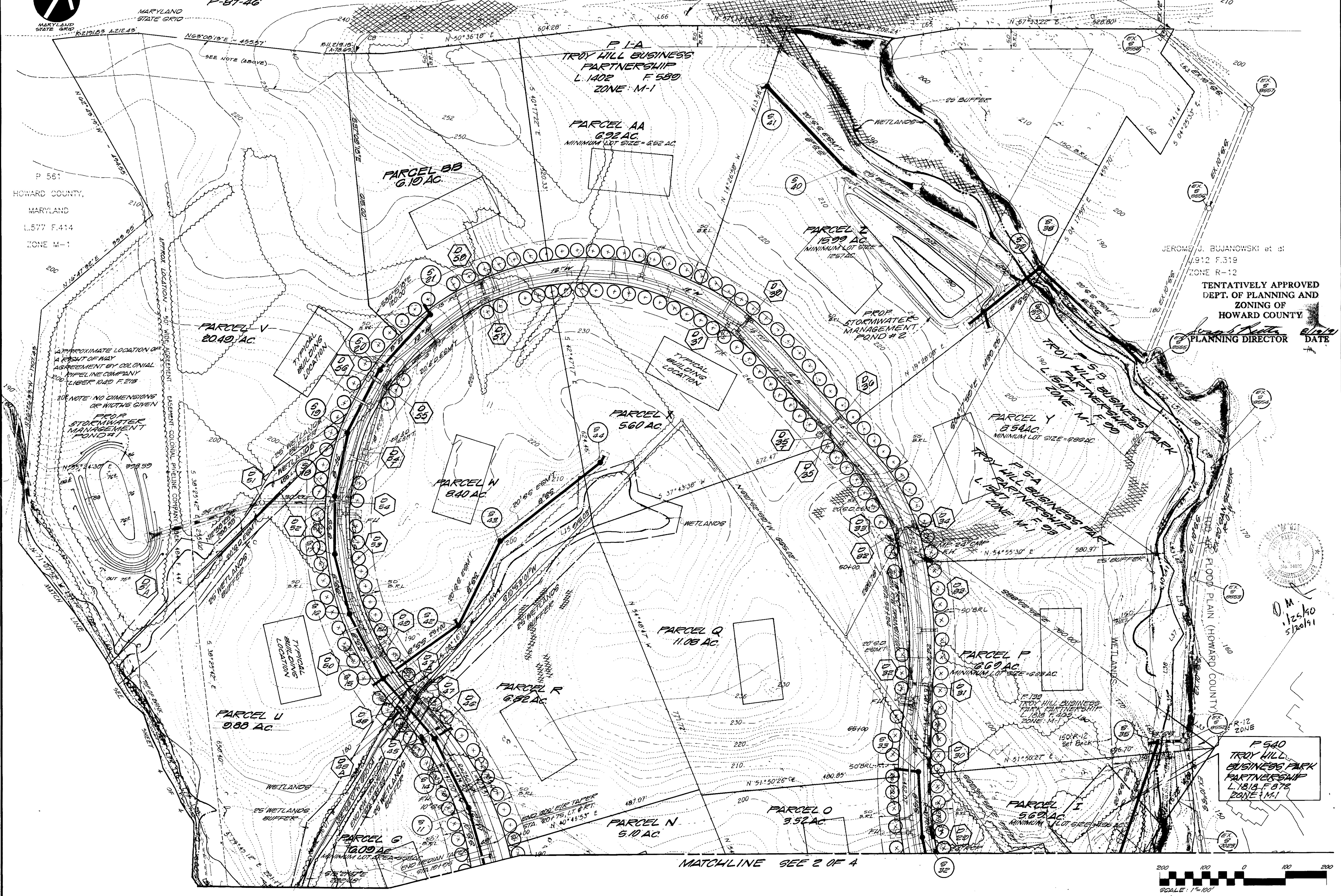


NOTE: THE AREA WITHIN 100 FEET OF INTERSTATE 95 CAN BE USED BY THE STATE TO ERECT AND MAINTAIN SNOW FENCE BETWEEN OCTOBER 1 AND APRIL 1. ALSO THERE ARE AREAS ALONG INTERSTATE 95 THAT THE STATE HAS THE RIGHT TO DISCHARGE WATER FROM DRAINAGE FACILITIES ON TO THE GREER PROPERTY. (SEE LIBER 502 FOLIO 02 AND STATE ROADS COMMISSION PLAT NO. 36919)

INTERSTATE 95

NOTE: VEHICULAR INGRESS AND EGRESS IS RESTRICTED

PREVIOUS PRELIMINARY PLAN
P-87-46



P 561
HOWARD COUNTY,
MARYLAND
L.577 F.414
ZONE M-1

JEROME J. BUJANOWSKI et al
L.912 F.319
ZONE R-12
TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR DATE

REVISED
PRELIMINARY PLAN

TROY HILL CORP. CENTER
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TAX MAP NO. 37
PARCELS 204

VIKA REVISIONS	
1ST SUB. 1-31-90	
2ND SUB. 4-20-90	
3RD SUB. 8-14-90	
REVISED 4-8-91	
REV. PRELIM. PLAN 1ST SUB. 5-20-91	
2ND SUB. 6-27-91	
DATE JAN. 1990	
DES. E.B.	DWN. K.K.
SCALE 1"=100'	
PROJECT/FILE NO. 5155	
SHEET NO. 3 OF 4	

MATCHLINE SEE 2 OF 4



VIKA INCORPORATED
8200 GREENSBORO DRIVE
SUITE 600
MCLEAN, VIRGINIA 22102
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS
MCLEAN, VA
GAITHERSBURG, MD
703-442-7800

D.M.
1/25/90
5/20/91

TITLE EXCEPTIONS (CONT. FROM SHEET 1)

TITLE REPORT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT NO. EC-7501-A
 DATED: MAY 15, 1990

THE FOLLOWING ENCUMBRANCES APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CAN NOT BE SHOWN DUE TO A LACK OF A METES & BOUNDS DESCRIPTION:

- A) TERMS & PROVISIONS OF DEED RECORDED IN LIBER 17 AT FOLIO 102.
- B) TERMS & PROVISIONS OF A RIGHT-OF-WAY FOR SINCLAIR REFINING COMPANY RECORDED IN LIBER 173 AT FOLIO 264.
- C) TERMS & PROVISIONS OF A RIGHT-OF-WAY AGREEMENT FOR BALTIMORE GAS AND ELECTRIC COMPANY RECORDED IN LIBER 457 AT FOLIO 709.
- D) TERMS & PROVISIONS OF DEED TO THE STATE ROADS COMMISSION OF MARYLAND RECORDED IN LIBER 502 AT FOLIO 02.

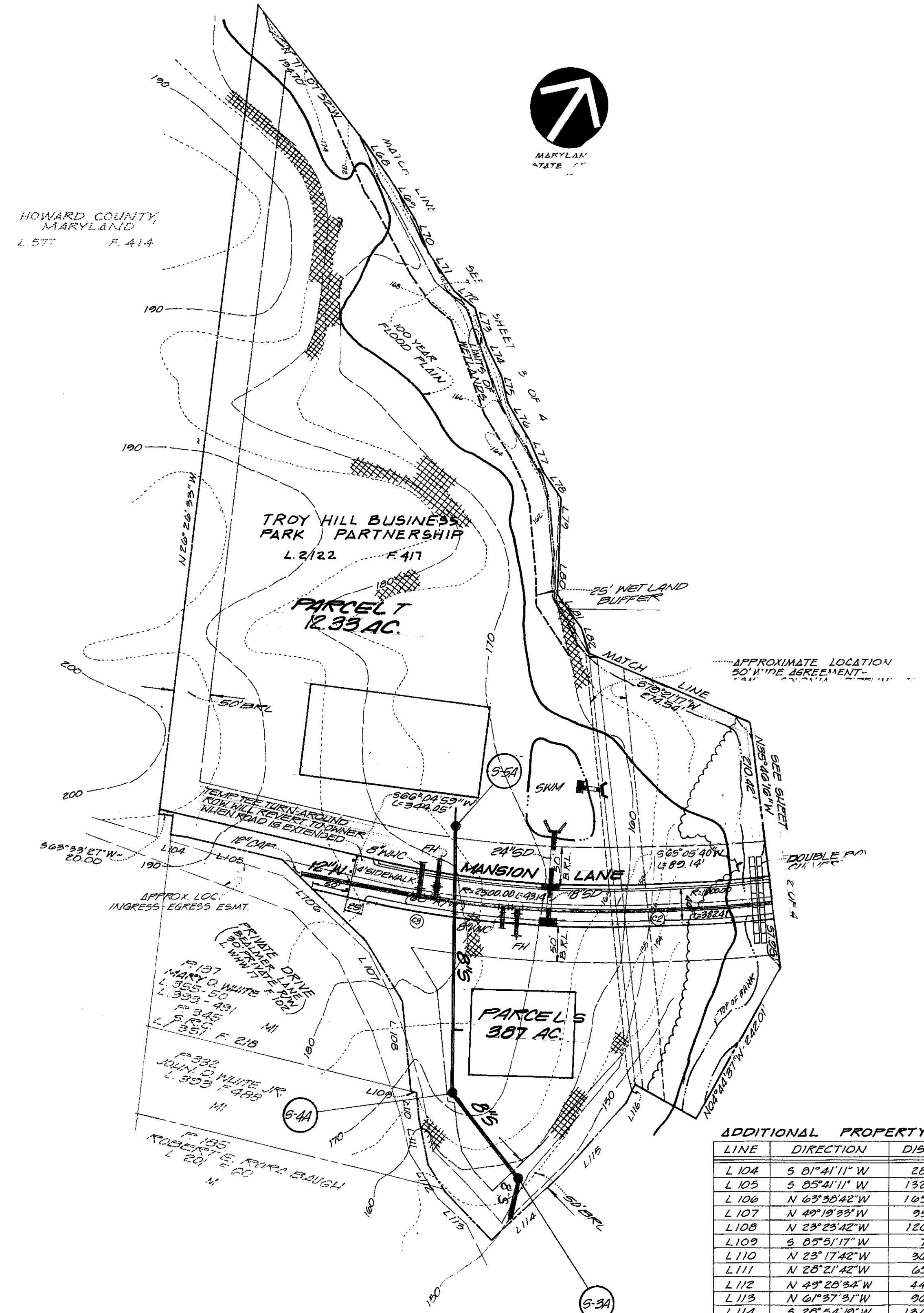
VIKA
 VIKA INCORPORATED
 5200 GREENBORO DRIVE
 SUITE 400 7th FLOOR
 MCLEAN, VIRGINIA 22102
 ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS
 GAITHERSBURG, MD

REVISED PRELIMINARY PLAN

TROY HILL CORP. CENTER
 FIRST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 TAX MAP NO. 37
 PARCELS 247

VIKA REVISIONS
 REV. PRELIM. PLAN
 1ST SUB. 5-20-91
 5th SUB. 6-27-91
 3RD SUB. 7-18-91

DATE MAR, 1991
 DES. J.L. DWN. D.J.H.
 SCALE 1"=100'
 PROJECT/FILE NO. 5155
 SHEET NO. 4 OF 4



ADDITIONAL PROPERTY INFO

LINE	DIRECTION	DISTANCE
L 104	S 81°41'11" W	28.65'
L 105	S 85°41'11" W	132.00'
L 106	N 63°30'42" W	165.03'
L 107	N 49°19'33" W	99.02'
L 108	N 23°23'42" W	126.01'
L 109	S 85°51'17" W	7.90'
L 110	N 23°17'42" W	36.57'
L 111	N 28°21'42" W	65.05'
L 112	N 49°20'34" W	44.00'
L 113	N 61°37'31" W	96.27'
L 114	S 28°24'19" W	136.59'
L 115	S 24°40'17" W	132.44'
L 116	S 08°42'56" W	32.85'

SEE SHEET 3 OF 4 FOR REMINDER OF TABLE

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1200.00'	440.00'	222.50'	437.54'	N 42°25'04" E	21°00'30"
C2	1800.00'	382.41'	191.93'	381.69'	N 59°00'30" E	12°10'21"
C3	2500.00'	43.14'	21.57'	43.14'	N 65°35'20" E	00°59'19"

TRUSTEES OF THE TROY HILL CENTER
 TROY HILL CENTER
 105, 125, 135, 155, 165, 185, 195, 210, 215, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000

D.M.K.
 5/20/91