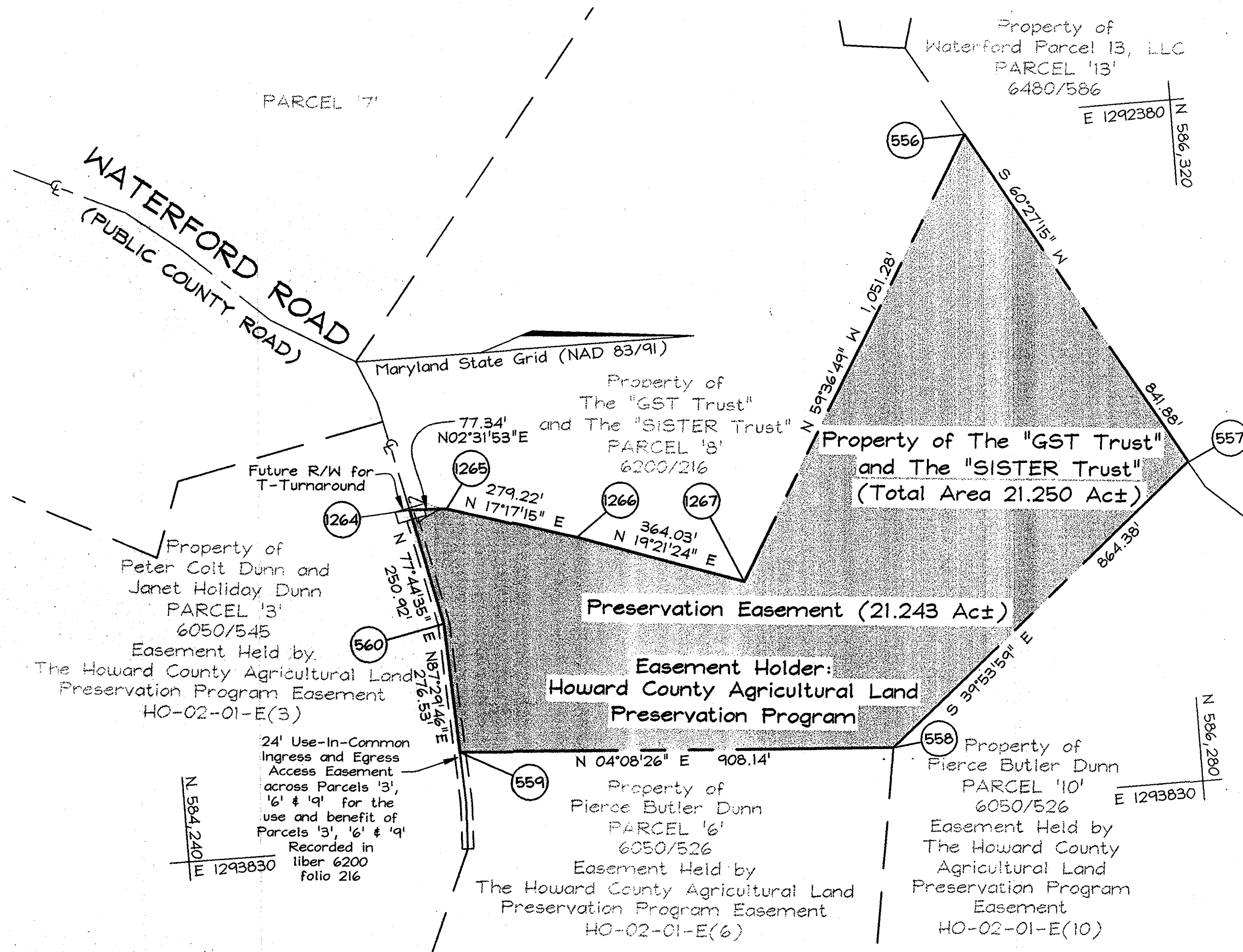
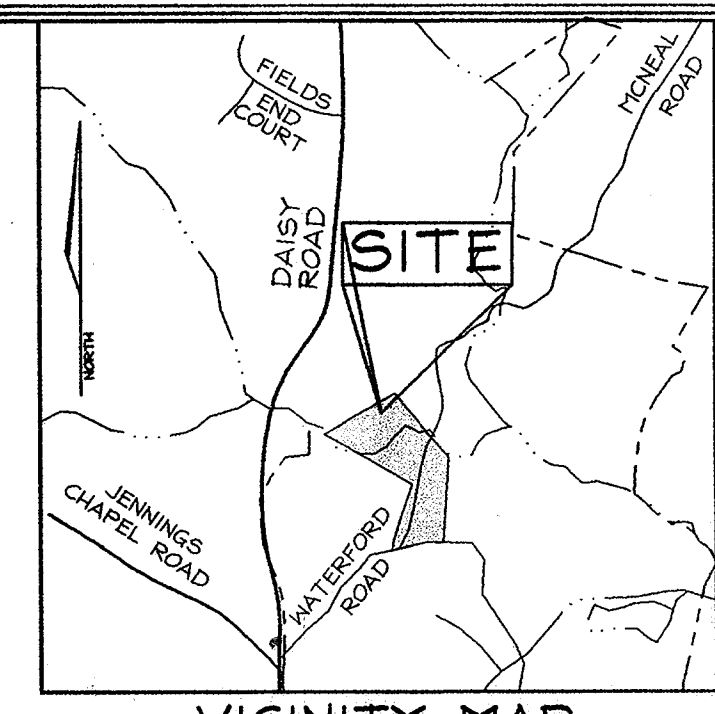


U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
556	585,887.30100	1,292,418.44800
557	586,302.44800	1,293,150.85100
558	585,639.32400	1,293,705.30200
559	584,733.55300	1,293,639.73100
560	584,721.47300	1,293,363.46400
1264	584,668.20400	1,293,118.26800
1265	584,745.47100	1,293,121.68400
1266	585,012.08100	1,293,204.66000
1267	585,355.53300	1,293,325.3170

METRIC EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
556	178,578.80650	393,929.93081
557	178,705.34356	394,153.16769
558	178,503.22296	394,322.16469
559	178,227.14341	394,302.17861
560	178,223.46142	394,217.97226
1264	178,207.22499	394,143.23637
1265	178,230.77602	394,144.27757
1266	178,312.03891	394,169.56871
1267	178,416.72329	394,206.34503



GENERAL NOTES

- Subject property zoned RG-DEO per 10/18/93 Comprehensive Zoning Plan.
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations no. 131C and no. 131D. Denotes approximate location (see location map).
Sta. 131C N 180,602.2091 (m) E 393,997.4918 (m) El. 166.6119 (m)
N 592,525.747 (ft) E 1,292,640.104 (ft) El. 546.626 (ft)
Sta. 131D N 180,175.3620 (m) E 393,985.0317 (m) El. 162.8381 (m)
N 591,125.333 (ft) E 1,292,599.224 (ft) El. 534.245 (ft)
- Denotes iron pipe found.
- Denotes rebar and cap set.
- Denotes concrete monument found.
- Denotes concrete monument set.
- This plat is based on a field run Monumented Boundary Survey performed on or about February 1, 2001 By C.B. Miller and Associates, Inc. All lot areas are more or less (+/-).
- Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement and are founded to the nearest 1 square Foot and to the nearest 0.001 Acre.
- The purpose of this plat is to extinguish permanently the right to subdivide 21.25 Acres. 3 (three) cluster exchange option (CEO) units are transferred to Waterford Farm Parcel 13' Tax map 20, Parcel 20' Grid 12 P-02-28. See this sheet for continuation...

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

C. Brooke Miller 1/09/03
C. Brooke Miller (Maryland Property Line Surveyor #135) Date
By: The Trust created under the Last Will and Testament of Anne Butler Dunn (GST Trust)
By: *Edward K. Dunn, Jr. Trustee* (SEAL) 1/09/03 Date
By: *William Butler Dunn, Trustee* (SEAL) 1/09/03 Date
By: *Pierce Butler Dunn, Trustee* (SEAL) 1/9/03 Date
Name: *T. M. CHASE* Mercantile-Safe Deposit Trust Company, Trustee
Title: *SR. VICE PRESIDENT*
By: The Trust established by Anne Butler Dunn and Edward K. Dunn, Sr. under an Agreement dated December 29, 1976 (Sister's Trust)
By: *Edward K. Dunn, Jr. Trustee* (SEAL) 1/09/03 Date
By: *William Butler Dunn, Trustee* (SEAL) 1/09/03 Date
By: *Pierce Butler Dunn, Trustee* (SEAL) 1/9/03 Date
Name: *T. M. CHASE* Mercantile-Safe Deposit Trust Company, Trustee
Title: *SR. VICE PRESIDENT*

DENSITY EXCHANGE
SENDING PARCEL Waterford Farm Parcel '9'
INFORMATION Tax Map 20, Parcel 20, Grid 12

TOTAL PARCEL AREA: 21.250 Acres±
(Preservation Easement: 21.243 Ac± + Right of Way 0.007 Ac±)
DEO Units Created: N/A
DEO Units Sent: N/A
CEO Units Created: (1 : 4.25) = 5 units ***
CEO Units Sent: (1 : 4.25) = 3 units
CEO Units Retained:
Acreage of Easement Remaining = 0.5 Ac± *

RECEIVING PARCEL: Waterford Farm Parcel 13
Tax Map 20, Parcel 20, Grid 12
P-02-28

APPROVED: Howard County Department of Planning and Zoning
Mark W. Layton 2/17/03
Director Date

*** CEO Units created are based on total area of 21.250 Acres±
* Out of the 0.5 Acres Remaining, one unit (4.25 Ac.) is retained for a Dwelling on site.

General Notes continued...

- This property is encumbered with an Agricultural Land preservation Easement Agreement with the Howard County Agricultural Land preservation program. This agreement outlines the maintenance responsibilities of the owner, prohibits subdivision of the parcel and enumerates the uses permitted on the property.
*The easement was donated, not purchased, thereby allowing density to be sold through the DEO/CEO provisions of Zoning, Section 10G.

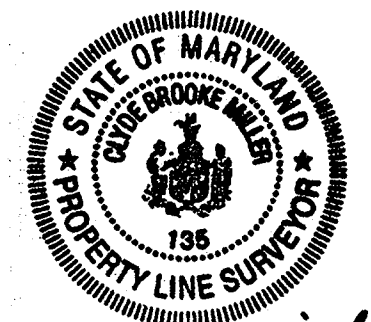
OWNER'S CERTIFICATE

We the "GST Trust" and the "Sister's Trust" owners of the property shown and described herein, hereby adopt this plan of subdivision, and in consideration of the approval of this final plat by the Department of Planning and Zoning, establish the preservation easement to be considered a sending parcel for development rights. Witness my hand this 9th day of January, 2003
By: The Trust created under the Last Will and Testament of Anne Butler Dunn (GST Trust)
By: *Edward K. Dunn, Jr. Trustee* (SEAL)
By: *William Butler Dunn, Trustee* (SEAL)
By: *Pierce Butler Dunn, Trustee* (SEAL)
Name: *T. M. CHASE* Mercantile-Safe Deposit Trust Company, Trustee
Title: *SR. VICE PRESIDENT*
By: The Trust established by Anne Butler Dunn and Edward K. Dunn, Sr. under an Agreement dated December 29, 1976 (Sister's Trust)
By: *Edward K. Dunn, Jr. Trustee* (SEAL)
By: *William Butler Dunn, Trustee* (SEAL)
By: *Pierce Butler Dunn, Trustee* (SEAL)
Name: *T. M. CHASE* Mercantile-Safe Deposit Trust Company, Trustee
Title: *SR. VICE PRESIDENT*

SURVEYOR'S CERTIFICATE

I hereby certify that the final easement plat shown hereon is correct; that it defines a preservation parcel easement of 21.243 acres on part of the land conveyed by Waterford Farm Joint Venture, to the "GST Trust" and the "Sister's Trust" by deed dated May 28, 2002 and recorded in the land records of Howard County in liber 6200, folio 216. All monuments are in place.

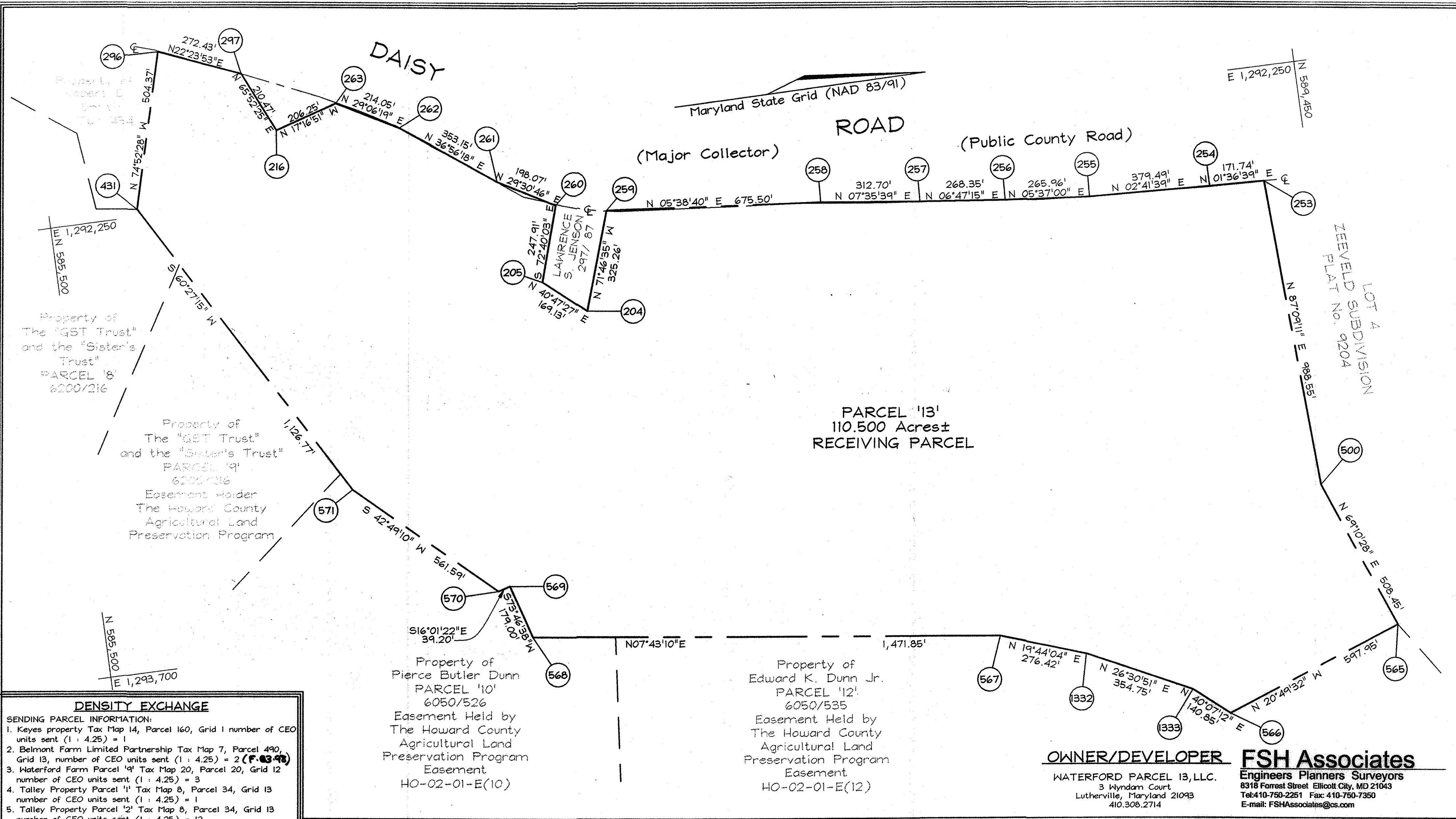
C. Brooke Miller 1/9/03
C. Brooke Miller (Maryland Property Line Surveyor #135) Date



Recorded as Plat No. 15814 on 2-21-03
Among the Land Records of Howard County, Maryland.

PLAT OF AGRICULTURAL EASEMENT
DENSITY SENDING
WATERFORD FARM
PARCEL '9'
TAX MAP 20 PARCEL 20 GRID 12
4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: 1"=200'
Date: November 5, 2002
Sheet 1 of 1

RE-03-02
density sending RE-03-02 DS 3



DENSITY EXCHANGE

SENDING PARCEL INFORMATION:

1. Keyes property Tax Map 14, Parcel 160, Grid 1 number of CEO units sent (1 : 4.25) = 1
2. Belmont Farm Limited Partnership Tax Map 7, Parcel 490, Grid 13, number of CEO units sent (1 : 4.25) = 2 (F-03-98)
3. Waterford Farm Parcel '9' Tax Map 20, Parcel 20, Grid 12 number of CEO units sent (1 : 4.25) = 3
4. Talley Property Parcel '1' Tax Map 8, Parcel 34, Grid 13 number of CEO units sent (1 : 4.25) = 1
5. Talley Property Parcel '2' Tax Map 8, Parcel 34, Grid 13 number of CEO units sent (1 : 4.25) = 12

TOTAL RECEIVING PARCEL AREA: 110.50 Acres

CEO Units Received: (1 : 4.25) = 19 units

RECEIVING PARCEL: Waterford Farm Parcel '13' Tax Map 20 Grid 12 Parcel 20 P-02-28

OWNER'S CERTIFICATE

We, Waterford Parcel 13, LLC., owners of the property shown and described hereon, hereby adopt this plat and in consideration of the approval of this final plat by the Department of Planning and Zoning establish this parcel to be considered a receiving parcel for 19 CEO Development Units. Witness my hand this 9th day of January, 2003.

By: The Trust created under the Last Will and Testament of Anne Butler Dunn, Member

By: *Edward K. Dunn, Jr.* (SEAL) (Trustee) *Christa Dahlrom* (Witness)

By: *Willie B. Dunn* (SEAL) (Trustee) *Christa Dahlrom* (Witness)

By: *Edna B. Dunn* (SEAL) (Trustee) *Christa Dahlrom* (Witness)

Name: *Edna B. Dunn* Title: *Trustee*

By: The Trust established by Anne Butler Dunn and Edward K. Dunn, Sr. under an Agreement dated December 29, 1976, Member

By: *Edward K. Dunn, Jr.* (SEAL) (Trustee) *Christa Dahlrom* (Witness)

By: *Willie B. Dunn* (SEAL) (Trustee) *Christa Dahlrom* (Witness)

By: *Edna B. Dunn* (SEAL) (Trustee) *Christa Dahlrom* (Witness)

Name: *Edna B. Dunn* Title: *Trustee*

By: *Michael A. Miller* (SEAL) (Trustee) *Christa Dahlrom* (Witness)

Name: *Michael A. Miller* Title: *Trustee*

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it defines a parcel of 110.50 acres of land conveyed by the 'GST Trust' and the 'Sister's Trust' to Waterford Parcel 13, LLC. by deed dated October 1, 2002 and recorded in the land records of Howard County in Liber 6480, folio 586. All monuments are in place.

E. Brooke Miller 1/9/03

C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. 15818 on 2-21-03
Among the Land Records of Howard County, Maryland.

DENSITY RECEIVING
PLAT OF EASEMENT
WATERFORD FARM
PARCEL '13'

TAX MAP 20 GRID 12
4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: 1"=200'
Date: November 5, 2002
Sheet 2 of 2

OWNER/DEVELOPER FSH Associates
Engineers Planners Surveyors
8318 Forrest Street Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: FSHAssociates@cs.com

WATERFORD PARCEL 13, LLC.
3 Wyndam Court
Lutherville, Maryland 21093
410.308.2714