

**TAX INCREMENT DISTRICT
21.8687 ACRES OF LAND**

BEING a tract or parcel of land, located in the Brandywine (11th) Election Distract, and comprised of the following twenty-one (21) pieces:

All of Outlot 6 and 8, Block B as shown on a plat of subdivision titled Brandywine 301 Industrial Park, recorded among the land records of Prince George's Count, Maryland in Plat Book PM 226 as Plat Number 73, and acquired by Faison-Brandywine, LLC by a deed recorded among the aforesaid land records in Liber 26767 at folio 285.

All of the "RESIDUAL PARCEL" as shown on the aforesaid plat of subdivision titled Brandywine 301 Industrial Park, recorded in Plat Book PM 226 as Plat Number 73, and acquired by Faison-Brandywine, LLC by a deed recorded among the aforesaid land records in Liber 27342 at folio 684.

Lot 18 as shown on a plat of subdivision titled Long's Subdivision, recorded among the aforesaid land records in Plat Book BB 8 as Plat Number 93, and acquired by Faison-Brandywine Investors I, LLC by a deed recorded among the aforesaid land records in Liber 29133 at folio 114.

Lot 17 as shown on the aforesaid plat of subdivision titled Long's Subdivision, and acquired by Faison-Brandywine Investors I, LLC by a deed recorded among the aforesaid land records in Liber 29133 at folio 104.

Lot 16 as shown on the aforesaid plat of subdivision titled Long's Subdivision, and acquired by Faison-Brandywine Investors I, LLC by a deed recorded among the aforesaid land records in Liber 27859 at folio 23.

Lot 15 as shown on the aforesaid plat of subdivision titled Long's Subdivision, and acquired by Faison-Brandywine Investors I, LLC by a deed recorded among the aforesaid land records in Liber 29391 at folio 476.

Lot 14 as shown on the aforesaid plat of subdivision titled Long's Subdivision, and acquired by Faison-Brandywine Investors I, LLC by a deed recorded among the aforesaid land records in Liber 29391 at folio 472.

Lots 13, 12 and 11 as shown on the aforesaid plat of subdivision titled Long's Subdivision, and acquired by Faison-Brandywine Investors I, LLC by a deed recorded among the aforesaid land records in Liber 27342 at folio 689.

A parcel labeled Brandywine Road as shown on the aforesaid plat of subdivision titled Long's Subdivision.

Lot 10 as shown on the aforesaid plat of subdivision titled Long's Subdivision, and acquired by Faison-Brandywine, LLC by a deed recorded among the aforesaid land records in Liber 29129 at folio 10.

Lot 9 as shown on the aforesaid plat of subdivision titled Long's Subdivision, and acquired by Faison-Brandywine, LLC by a deed recorded among the aforesaid land records in Liber 29168 at folio 433.

Lots 8, 7, 6 and 5 as shown on the aforesaid plat of subdivision titled Long's Subdivision, and acquired by Faison-Brandywine, LLC by a deed recorded among the aforesaid land records in Liber 29639 at folio 10.

Part of Parcel 7, and all of Parcel "A", Block B as shown on a plat of subdivision titled Brandywine 301 Industrial Park, recorded among the aforesaid land records in Plat Book CH 191 as Plat Number 98, and acquired by Resun Modspace, Inc by a deed recorded among the aforesaid land records in Liber 27699 at folio 429.

All of Outlot "A", Block B as shown on a plat of subdivision titled Brandywine 301 Industrial Park, recorded among the aforesaid land records in Plat Book REP 198 as Plat Number 28, and acquired by Resun Modspace, Inc by the aforesaid deed recorded in Liber 27699 at folio 429.

Said tract or parcel of land being more particularly described in the Maryland State Plane, NAD 83 datum as follows:

BEGINNING at the northeastern end of the North $46^{\circ}42'04''$ East, 35.36 feet line as shown on the aforesaid plat of subdivision recorded in Plat Book REP 198 as Plat Number 28; thence, as now surveyed, binding on the common lines of the aforesaid Outlot "A", "RESIDUAL PARCEL", Outparcel 8, and Outparcel 6, Block B, with Timothy Branch Drive, variable width, as dedicated on the aforesaid plat of subdivision recorded in Plat Book PM 226 as Plat Number 73 for the following four (4) courses,

- 1) South $46^{\circ}45'04''$ West, 35.35 feet; thence,
- 2) North $88^{\circ}14'56''$ West, 665.98 feet; thence,
- 3) 197.32 feet along the arc of a tangent curve deflecting to the left, having a radius of 386.00 feet, a chord bearing of South $77^{\circ}06'24''$ West and a chord distance of 195.18 feet, to a point of reverse curvature; thence,
- 4) 210.54 feet along the arc of a tangent curve deflecting to the right, having a radius of 450.00 feet, a chord bearing of South $75^{\circ}51'56''$ West and a chord distance of 208.63 feet; thence binding on the common lines of the aforesaid Outlot 6, Block B with a parcel of land intended to be conveyed to the Maryland State Highway Administration as shown on the aforesaid plat of subdivision recorded in Plat Book PM 226 as Plat Number 73 for the following three (3) courses,

- 5) North $27^{\circ}54'06''$ West, 49.34 feet; thence,
- 6) North $02^{\circ}32'27''$ East, 122.90 feet; thence,
- 7) North $82^{\circ}55'14''$ West, 9.84 feet to a point of curvature; thence binding on the eastern right of way line of U.S. Route 301 as shown on Maryland State Highway Administration Right of Way Plat Numbers 51644 and 51645 for the following two (2) courses,
- 8) 1,045.85 feet along the arc of a non-tangent curve deflecting to the right, having a radius of 5,619.58 feet, a chord bearing of North $10^{\circ}53'08''$ East and a chord distance of 1,044.34 feet; thence,
- 9) North $71^{\circ}58'23''$ West, 5.80 feet; thence binding on the eastern right of way line of U.S. Route 301 as shown on Maryland State Highway Administration Right of Way Plat Number 8177 for the following four (4) courses,
 - 10) North $16^{\circ}36'26''$ East, 98.05 feet; thence,
 - 11) North $17^{\circ}37'05''$ East, 100.00 feet; thence,
 - 12) North $19^{\circ}08'44''$ East, 199.97 feet; thence,
 - 13) North $20^{\circ}40'28''$ East, 2.06 feet; thence binding on the common lines of the aforesaid Lot 5, Long's Subdivision with Lot 4 as shown on the aforesaid plat of subdivision titled Long's Subdivision for the following course,
- 14) South $71^{\circ}58'23''$ East, 390.89 feet; thence binding on a common line of the aforesaid Parcel 7, Brandywine 301 Industrial Park with the aforesaid Long's Subdivision for the following course,
- 15) South $18^{\circ}03'31''$ West, 741.01 feet; thence running so as to cross and include a part of the aforesaid Parcel 7, Brandywine 301 Industrial Park for the following three (3) courses,
- 16) South $72^{\circ}08'28''$ East, 188.32 feet to a point of curvature; thence,
- 17) 76.22 feet along the arc of a tangent curve deflecting to the right, having a radius of 59.50 feet, a chord bearing of South $35^{\circ}26'31''$ East and a chord distance of 71.12 feet; thence,
- 18) South $72^{\circ}08'28''$ East, 470.14 feet to a point of curvature on the west right of way line of Matapeake Drive; thence binding on said right of way line the following two (2) courses,

- 19) 128.05 feet along the arc of a non-tangent curve deflecting to the left, having a radius of 3,035.00 feet, a chord bearing of South 03°02'55" West and a chord distance of 128.04 feet; thence,

- 20) South 01°45'04" West, 263.59 feet to the **POINT OF BEGINNING**; Containing an aggregate area of 952,601 square feet or 21.8687 acres of land.

To the best of my professional knowledge, information and belief, the information described herein is correct and is based on records provided.

John W. Kostic

10-9-09

John W. Kostic

Date

Property Line Surveyor

Md. Reg. No. 473

Loiederman Soltesz Associates, Inc.