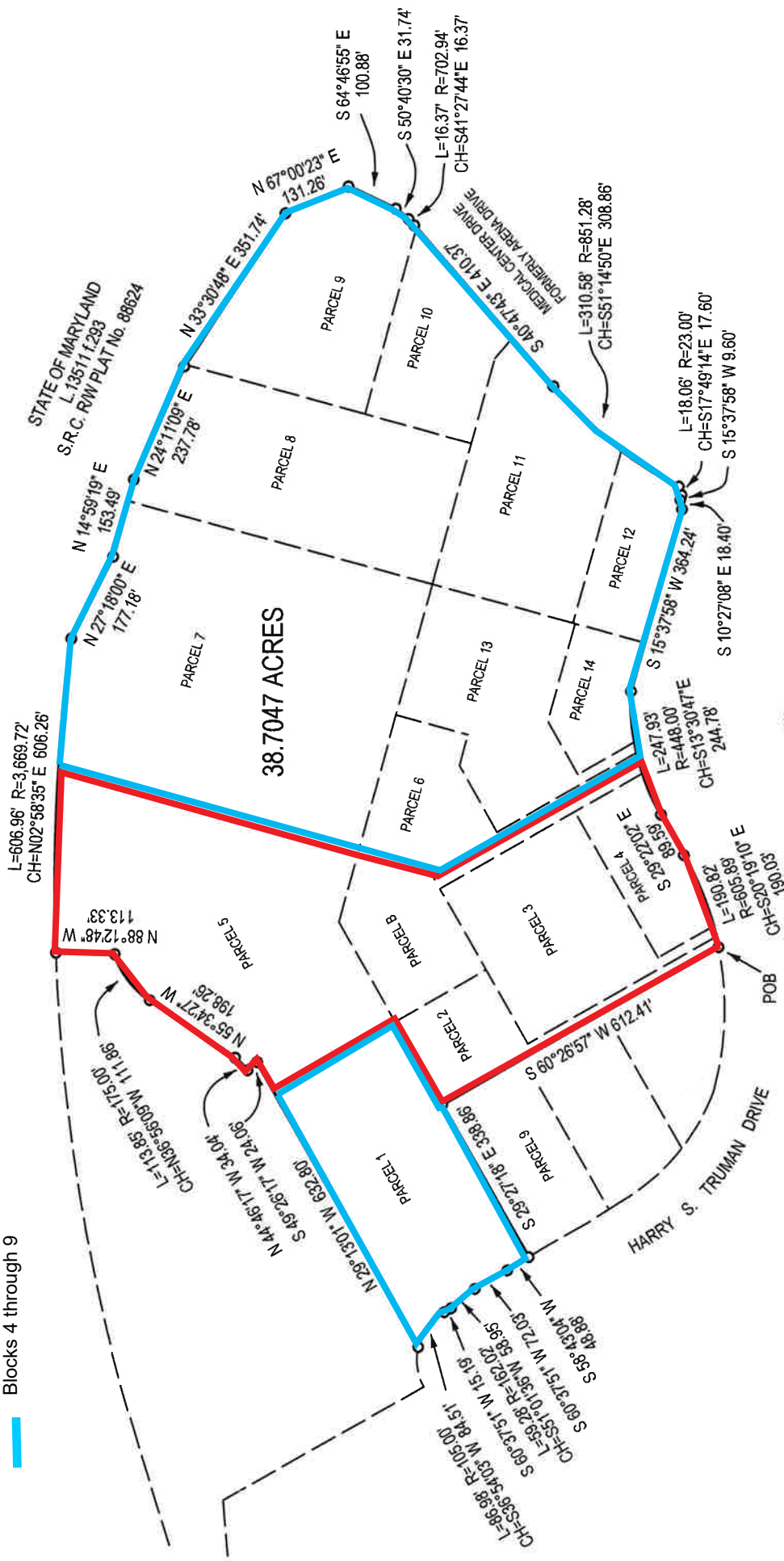


SCALE: 1" = 300'
NAD 83 DATUM



- Blocks 1 through 3
- Blocks 4 through 9



THE LICENSEE BELOW WAS IN RESPONSIBLE CHARGE OF THE PREPARATION OF THIS METES AND BOUNDS DESCRIPTION AND THE SURVEY WORK REFLECTED IN IT. ALL COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN COMAR TITLE 09, SUBTITLE 13, CHAPTER 06, REGULATION .12 OF THE MINIMUM PRACTICE FOR LAND SURVEYORS. AS TO THE ESTABLISHMENT OF EASEMENT LINES.

J.W. Kostic 9-27-19

JOHN W. KOSTIC
PROPERTY LINE SURVEYOR
MD REG. NO. 473
LICENSE EXPIRES: 1-6-21

SOLTESZ, LLC
4300 Forbes Boulevard, Suite 230 Lanham, MD 20706 P.301.794.7555 F.301.794.7656
Engineering // Surveying // Planning // Environmental Sciences
www.solteszco.com

DESCRIPTION OF 38.7047 ACRES OF LAND

CARILLON

Being one (1) piece or parcel of land, hereinafter described as running in, through, over and across the land conveyed by Revenue Authority of Prince George's County to RPAI Capital Centre II, L.L.C. by a deed dated January 25, 2017 and recorded among the Land Records of Prince George's County, Maryland in Liber 39022 at folio 670, said parcel of land also being a part of Lot 1, as shown on a plat of subdivision entitled "LOT 1, CAPITAL CENTRE", recorded among the aforesaid Land Records in Plat Book REP 194 at Plat No. 10, said parcel of land also being several parcels as shown on two plats of subdivision entitled "PLAT ONE, CARILLON" and PLAT TWO, CARILLON, intended to be recorded among the aforesaid Land Records, and being more particularly described in Maryland State Plane Coordinates (NAD83/91) as follows:

Beginning at a point on the westerly right of way line of Harry S. Truman Drive as shown on the said "PLAT ONE, CARILLON" plat of subdivision, intended to be recorded, at the southerly end of Curve 13, said Curve 13 being a portion of Curve 10 as shown on a plat of subdivision entitled "PLAT OF CORRECTION, PRINCE GEORGE'S REGIONAL HOSPITAL", as recorded among the aforesaid Land Records in Plat Book SJH 249 at Plat No. 17, said point of beginning being located 190.82 feet measured along the arc of a curve from the beginning of said Curve 10; thence departing said right of way line so as to cross and include a portion of said Lot 1 and binding on the northerly or rear parcels lines of Parcels 7, 8 and 9 as shown on said "PLAT OF CORRECTION, PRINCE GEORGE'S REGIONAL HOSPITAL" plat of subdivision

1. South 60°26'57" West, 612.41 feet; thence
2. South 29°27'18" East, 338.86 feet to intersect the said right of way line of Harry S. Truman Drive; thence binding on said right of way line
3. South 58°43'04" West, 48.88 feet; thence
4. South 60°37'51" West, 72.03 feet to a point of curvature; thence
5. 59.28 feet along the arc of a non-tangent curve deflecting to the left, having a radius of 162.02 feet and a chord of South 51°01'36" West, 58.95 feet; thence
6. South 60°37'51" West, 15.19 feet to a point of curvature; thence
7. 86.98 feet along the arc of a non-tangent curve deflecting to the left, having a radius of 105.00 feet and a chord of South 36°54'03" West, 84.51 feet; thence departing said right of way line and binding on the parcel line common to proposed parcel 1 and existing lot 1 Capital Centre as shown on said plat
8. North 29°13'01" West, 632.80 feet; thence binding on the parcel line common to proposed parcel 5 and existing lot 1 Capital Centre as shown on said plat the following five courses
9. South 49°26'17" West, 24.06 feet; thence
10. North 44°46'17" West, 34.04 feet; thence
11. North 55°34'27" West, 198.26 feet to a point of curvature; thence

12. 113.85 feet along the arc of a non-tangent curve deflecting to the right, having a radius of 175.00 feet and a chord of North 36°56'09" West, 111.86 feet; thence
13. North 88°12'48" West, 113.33 feet to intersect the easterly right of way line of I-495/95 on Curve 1 at a point of curvature as shown on said Capital Centre plat; thence binding on said right of way line
14. 606.96 feet along the arc of a non-tangent curve deflecting to the right, having a radius of 3,669.72 feet and a chord of North 02°58'35" East, 606.26 feet; thence
15. North 27°18'00" East, 177.18 feet; thence
16. North 14°59'19" East, 153.49 feet; thence
17. North 24°11'09" East, 237.78 feet; thence
18. North 33°30'48" East, 351.74 feet; thence
19. North 67°00'23" East, 131.26 feet; thence
20. South 64°46'55" East, 100.88 feet; thence
21. South 50°40'30" East, 31.74 feet to a point of curvature on the southerly right of way line of Medical Center Drive (formerly known as Arena Drive); thence binding on said right of way line
22. 16.37 feet along the arc of a non-tangent curve deflecting to the right, having a radius of 702.94 feet and a chord of South 41°27'44" East, 16.37 feet; thence
23. South 40°47'43" East, 410.37 feet to a point of curvature; thence
24. 310.58 feet along the arc of a non-tangent curve deflecting to the left, having a radius of 851.28 feet and a chord of South 51°14'50" East, 308.86 feet to a point of reverse curvature at the intersection of said Medical Center Drive and said Harry S. Truman Drive; thence
25. 18.06 feet along the arc of a tangent curve deflecting to the right, having a radius of 23.00 feet and a chord of South 17°49'14" East, 17.60 feet; thence
26. South 15°37'58" West, 9.60 feet; thence
27. South 10°27'08" East, 18.40 feet; thence binding on the said westerly right of way line of Harry S. Truman Drive
28. South 15°37'58" West, 364.24 feet to a point of curvature; thence
29. 247.93 feet along the arc of a non-tangent curve deflecting to the left, having a radius of 448.00 feet and a chord of South 13°30'47" East, 244.78 feet; thence
30. South 29°22'02" East, 89.59 feet to a point of curvature; thence

31. 190.82 feet along the arc of a non-tangent curve deflecting to the right, having a radius of 605.89 feet and a chord of South 20°19'10" East, 190.03 feet to the point of beginning. Containing 1,685,976 square feet or 38.7047 acres of land, as shown on Schedule "B" attached hereto and made a part hereof by this reference.

I hereby certify, to the best of my professional knowledge, information and belief, that the description was prepared in compliance with COMAR 09.13.06.12.



9-26-19

John W. Kostic

Date

Property Line Surveyor

MD Reg. No. 473

License expiration date: January 6, 2021

