

THIS DEED, made this 3rd day of August, 1977, by and between PRINCE GEORGE'S COUNTY, MARYLAND, a body corporate and politic, party of the first part, and THE PRINCE GEORGE'S COUNTY RETARDED DAY CARE CENTER, INC., (now known as THE ARDMORE DEVELOPMENTAL CENTER, INC.) a corporation duly organized and existing under the laws of Maryland, party of the second part:

WHEREAS, the parties did execute on the 13th day of November, 1974, a prior deed recorded among the Land Records of Prince George's County, Maryland, at Liber 4563 at Folio 582, whereby the party of the first part conveyed to the party of the second part in fee simple certain property described below; and

WHEREAS, the prior deed executed by the parties and recorded at Liber 4563 at Folio 582 granted unto the party of the second part the land more particularly described below "in fee simple so long as the land and premises including any improvements thereon, now or hereafter to be constructed thereon, are used exclusively as a retarded day care center site and facility and in accordance with the provisions of the 'Mental Retardation Facilities and Community Mental Health Centers Construction Act of 1963 of the United States Congress,' being Public Law 88-164, 77 Stat. 28, as amended; and in furtherance of the purposes for which the corporate party of the second part was formed"; and

WHEREAS, it was the intent of the party of the first part that such deed not impede or encumber the interest and ability of the party of the second part to secure necessary financing for construction of a retarded day care center on the land granted the party of the second part so as to meet the use restrictions of the deed; and

WHEREAS, the party of the first part wishes to make clear the intent that its reversionary interest under the prior deed

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CLERK OF THE
CIRCUIT COURT
NORMAN L. PRITCHETT

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shall not interfere with necessary construction/permanent financing required by the party of the second part and that such reversionary interest shall be subordinate to the interest of any institutional lender providing financing, which financing is used for actual construction and costs incidental thereto; and

WHEREAS, the parties mutually agree that this corrective deed is the best means of making clear the intent of the party of the first part,

WITNESSETH, that in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the party of the first part does hereby grant unto the party of the second part in fee simple so long as the land and premises including any improvements thereon, now or hereafter to be constructed thereon, are used exclusively as a Retarded Day Care Center site and facility and in accordance with the provisions of the "Mental Retardation Facilities and Community Mental Health Centers Construction Act of 1963 of the United States Congress, being Public Law 88-164; 77 Stat. 28, as amended; and in furtherance of the purposes for which the corporate party of the second part was formed, the following described land and premises, with the improvements, easements, and appurtenances thereunto belonging, situate in the 13th Election District of Prince George's County, Maryland, being part of the land conveyed by Rebecca Terry White, surviving tenant by the entirety, to the Maryland-National Capital Park and Planning Commission, by Deed dated June 24, 1971, and recorded among the Land Records of Prince George's County, Maryland, in Liber 3957, and being more particularly described as follows:

Beginning for the same at the point of intersection of the westerly line of the Lottsford-Vista Road, thirty (30) feet wide,

and the northerly line of Ardmore-Ardwick Road, thirty (30) feet wide, and running thence with and along the northerly line of said Ardmore-Ardwick Road the Four (4) following courses and distances:

1. South 82°47'09" West 146.60 feet to a point; thence
2. South 71°12'54" West 154.31 feet to a point; thence
3. Due West 59.83 feet to a point; thence
4. North 69°40'37" West 142.51 feet to a point; thence
5. North 04°01'03" West 414.44 feet to a point; thence
6. North 85°58'57" East 485.11 feet to a point on the westerly line of the aforesaid Lottsford-Vista Road; thence with and along said westerly line
7. South 04°01'03" East 429.86 feet to the place of beginning, containing 217,800 square feet or 5.000 acres of land, more or less.

Subject to rights-of-ways and easements of record.

Subject to the following described easement.

Beginning at the southwest corner of the whole 5.00 acre tract described in Liber 4254, at Folio 502, among the Land Records of Prince George's County, Maryland, and running with a part of the west line of the whole tract

1. North 03°26'40" West 24.63 feet to a point; thence leaving the line and running through the whole tract
2. South 80°23'30" East 107.60 feet to a point; thence
3. Running with a curve having a radius of 1113.92, a long chord bearing and distance of South 86°02'25" East 219.28 feet, an arc distance of 219.64 feet to a point in the south line of the whole tract; thence running with a part of said line, the following three courses and distances,
4. South 71°47'10" West 137.28 feet to a point; thence
5. North 89°25'30" West 59.83 feet to a point; thence
6. North 69°06'20" West 142.51 feet to the point of beginning, containing 10,990 square feet or 0.25229 acres of land more or less, the party of the first part further reserves the right to enter upon the property to grade that portion adjacent to the public roadways in such a manner to provide proper transitions to the grade of future road improvements as proposed by the party of the first part.

It is hereby understood, stipulated and agreed that whenever said land and improvements thereon now or hereafter constructed or improved, are no longer exclusively used as hereinbefore required, and as determined by the party of the first part, its successors and assigns, subject to any rights granted to an institutional lender under a mortgage or deed of trust for construction/permanent financing where such financing was applied

to actual construction of a retarded day care center and costs incidental thereto, then such land and all improvements thereon shall revert automatically to the party of the first part, its successors and assigns.

In the event the party of the second part uses the above-described premises for any purpose other than hereinbefore required and when at such moment of use contrary to that required by this deed there is an outstanding mortgage or deed of trust for actual construction or cost incidental thereto upon the premises, the party of the second part shall stand indebted to the party of the first part for the amount of any such outstanding debt secured by said mortgage or deed of trust. Further, all taxes due or becoming due on this property prior to reversion to the party of the first part, including Washington Suburban Sanitary Commission taxes, shall be paid by the party of the second part before such transfer back to Prince George's County.

And the said party of the first part covenants that it will warrant specially the property conveyed; and that it will execute such further assurances of said land as may be requisite.

The interest conveyed under this deed shall relate back to the 13th day of November, 1974, when the deed recorded among the Land Records for Prince George's County at Liber 4563 at Folio 582 was executed.

IN WITNESS WHEREOF the parties have hereunto set our hands and seals this day.

Witness

PRINCE GEORGE'S COUNTY, MARYLAND

Donna L. Swanson

By: Winfield M. Kelly, Jr.
County Executive

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Witness

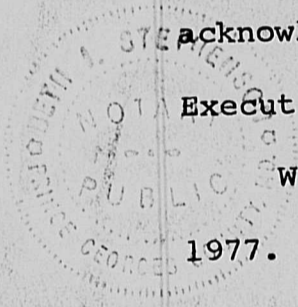
THE PRINCE GEORGE'S COUNTY
RETARDED DAY CARE CENTER, INC.
(now known as THE ARDMORE DEVELOPMENTAL
CENTER, INC.)

Mariella Mendola

By: Carmine M. Valente
President - Board
of Directors 8/8/77

STATE OF MARYLAND :
: ss.,
COUNTY OF PRINCE GEORGE'S:

BEFORE ME, a Notary Public of the State of Maryland, in and
for the county aforesaid, personally appeared Winfield M. Kelly,
Jr., County Executive of Prince George's County, Maryland, and
acknowledged the foregoing Deed to be his act as said County
Executive.



WITNESS MY HAND AND NOTARIAL SEAL this 3rd day of August,
1977.

Booth J. Stephenson
Notary Public

My Commission Expires:
7/1/78

4812 300

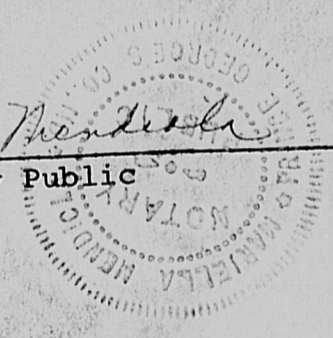
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STATE OF MARYLAND :
: SS.,
COUNTY OF PRINCE GEORGE'S:

BEFORE ME, a Notary Public of the State of Maryland, in and for the county aforesaid, personally appeared CARMINE M. VALENTE PRES., BOARD OF DIRECTORS of The Prince George's County Retarded Day Care Center, Inc., (now known as THE ARDMORE DEVELOPMENTAL CENTER, INC.) and acknowledged the foregoing Deed to be his act on behalf of The Prince George's County Retarded Day Care Center, Inc.

WITNESS MY HAND AND NOTARIAL SEAL this 8th day of August, 1977.

Danielle Mendicino
Notary Public



My Commission Expires:
7-1-79

I HEREBY CERTIFY that this instrument has been prepared under my supervision, an attorney duly authorized to practice before the Court of Appeals of the State of Maryland.

Larnzell Martin, Jr.
Larnzell Martin, Jr.
Associate County Attorney for
Prince George's County, Maryland

4812 301

O. K. TO BE RECORDED
BY *[Signature]*
TRANSFER OFFICE CLERK

Recorded under the provisions
of Article 21, Section 10,
Subsection (8B), Annotated Code
of Maryland-1957, as amended.
[Signature]
DIRECTOR OF FINANCE
PRINCE GEORGE'S COUNTY, MD.

FROM

TO

Received for Record, on the 30th

day of July A. D. 1977

at _____ o'clock _____, and recorded in

Liber _____, No. _____, at folio _____

_____ one of the Land Records for Prince

George's County, Md.

_____, Clerk.

Larnell Martin, Jr.

Office of Law

County Administration Bldg.