

SEIDEL, BAKER & TILGHMAN, P.A.

ATTORNEYS AT LAW

110 North Division Street

Salisbury, MD 21801

410-742-8176

FAX: 410-742-3117

SHELDON B. SEIDEL (1925-2001)
S. MARK TILGHMAN
SUSAN SEIDEL TILGHMAN

PETER J. GOLBA*

*Admitted in MD & DE

July 30, 2015

Kimberly Nichols
City Clerk
125 North Division Street
Room 305
Salisbury MD 21801

and

Michael Pennington
Executive Director
Tri-County Council
31901 Tri-County Way
Salisbury MD 21804

Re: Annexation Agreement

Dear Kim and Mike:

This letter accompanies the return of the Annexation Agreement, signed by me as the City Attorney. This document is included as Exhibit C to the City Resolution No. 2503 by which the City annexed property belonging to Tri-County Council for the Lower Eastern Shore of Maryland. During the discussion of this annexation by Council, I disclosed that I represented Tri-County Council of the Lower Eastern Shore. I advised for that reason that my associate, Peter Golba, was reviewing those documents on behalf of the City of Salisbury.

I also discussed this matter, personally, with Mike Pennington of Tri-County Council of the Lower Eastern Shore. No one objected to our involvement and no advice regarding this matter was given to the Tri-County Council.

The content of these agreements was prepared by Chris Jakubiak and reviewed by my associate, Peter Golba. I was not involved in the negotiation or preparation of these documents. I have, however, executed the final product in my capacity as City Attorney, approving the documents "as to form." While reviewing the documents, we noticed that Mayor Ireton's and Mr. Pennington's signatures needed to be notarized.

If you have any questions or concerns, please let me know.

Sincerely yours,



S. Mark Tilghman

SMT/nrc

RESOLUTION NO. 2503

A RESOLUTION of the City of Salisbury proposing the annexation to the City of Salisbury of certain area of land situate, contiguous to and binding upon the easterly corporate limit of the City of Salisbury, to be known as the "Tri County Council / Walston Switch Road Annexation," and the application of a City zoning classification to same area, being an area located on the westerly side of and binding upon Walston Switch Road, north of the intersection of Walston Switch Road and U.S. Route 50.

WHEREAS, the City of Salisbury has received a petition to annex (with correction dated May 7, 2015), signed by at least twenty-five percent (25%) of the persons who are resident registered voters and of the persons who are owners of at least twenty-five percent (25%) of the assessed valuation of the real property in the area sought to be annexed, and being located on the westerly side of and binding upon Walston Switch Road, north of the intersection of Walston Switch Road and U.S. Route 50, an improved County road; said parcel being contiguous to and binding upon the easterly corporate limit of the City of Salisbury; and

WHEREAS, the City of Salisbury has caused to be made a certification of the signatures on said petition for annexation and has verified that the persons signing the petition represent at least twenty-five percent (25%) of the persons who are eligible voters and property owners owning twenty-five percent (25%) of the assessed valuation of real property in the area to be annexed, all as of April 2, 2015, and, as will more particularly appear by the certification of W. Clay Hall, Surveyor, of the City of Salisbury, attached hereto and as of May 6, 2015, by the certification of Les Sherrill, Surveyor, of the City of Salisbury concerning the correction to the petition for annexation; and

WHEREAS, it appears that the petition (with correction dated May 7, 2015), meets all the requirements of the law; and

WHEREAS, the public hearing is scheduled for Monday, July 13, 2015, at 6:00 p.m.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SALISBURY THAT it is hereby proposed and recommended that the boundaries of the City of Salisbury be changed so as to annex to and include within said City all that parcel of land together with the persons residing therein and their property, contiguous to and binding upon the westerly side of and binding upon Walston Switch Road, and being more particularly described on Exhibit "A" attached hereto and made a part hereof.


AND BE IT FURTHER RESOLVED BY THE CITY OF SALISBURY, THAT the annexation of the said area be made subject to the terms, conditions and agreements in Exhibits A-C attached hereto and made a part hereof.

AND BE IT FURTHER RESOLVED BY THE CITY OF SALISBURY, THAT the Zoning Map of the City of Salisbury shall be amended to include these newly annexed properties in the Mixed Use Non-Residential Zoning District. Said properties are presently classified as "LB-1" Light Business and Institutional under the zoning laws of Wicomico County.

AND BE IT FURTHER RESOLVED BY THE CITY OF SALISBURY, that the Council hold a public hearing on the annexation hereby proposed on May 26, 2015, at 6:00 p.m. in the Council Chambers at the City-County Office Building and the City Administrator shall cause a public notice of time and place of said hearing to be published not fewer than four (4) times at not less than weekly intervals, in at least one newspaper of general circulation in the City of Salisbury, which said notice shall specify a time and place at which the Council of the City of Salisbury will hold a public hearing on the Resolution, which date shall be no sooner than 15 days after the final required date of publication specified above.


AND BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF SALISBURY, THAT this resolution shall take effect upon the expiration of forty-five (45) days following its final passage, subject, however, to the right of referendum as contained in the Local Government Article of the Maryland Code.

The above Resolution was introduced, read and passed at the regular meeting of the Council of the City of Salisbury held on the 26th day of May, 2015, having been duly published as required by law in the meantime, and was finally passed after a Public Hearing by the Council at its regular meeting held on the 13th day of July, 2015.


Kimberly R. Nichols,
City Clerk


Jacob R. Day,
Council President

APPROVED BY ME this 22nd day of July, 2015.


James Ireton, Jr.,
Mayor of the City of Salisbury



31901 TRI-COUNTY WAY
SUITE 203
SALISBURY, MARYLAND 21804
PHONE: 410-341-8989
FAX: 410-341-8988
WWW.LOWERSHORE.ORG

June 23, 2014

City of Salisbury
125 North Division Street
Salisbury, MD 21803

Re: Annexation of Tri-County Council Multi-Purpose Center

To Whom It May Concern:

Please accept the attached Petition for Annexation for the Tri-County Council Multi-Purpose Center located at 31901 Tri-County Way.

Please let me know if you have any questions or need any additional information.

Sincerely,

Michael P. Pennington
Executive Director

Attachment



Serving Somerset, Wicomico and Worcester Counties





31901 TRI-COUNTY WAY

SUITE 203

SALISBURY, MARYLAND 21804

PHONE: 410-341-8989

FAX: 410-341-8988

WWW.LOWERSHORE.ORG

January 26, 2015

Thomas Stevenson, City Administrator
125 North Division Street
Salisbury, Maryland 21801

RE: Walston Switch Road / Tri County Council Annexation

Dear Mr. Stevenson:

As the owner of Wicomico County Tax Map 39, Grid 0005, Parcels 0266 and 0740, which Property is located on the northwest quadrant of the U.S. Route 50 / Walston Switch Road, we are providing this letter indicating our intent to move forward with annexation of the aforementioned Property based on the draft annexation agreement attached hereto.

Sincerely,

Michael Pennington
Executive Director



Serving Somerset, Wicomico and Worcester Counties



CITY OF SALISBURY

PETITION FOR ANNEXATION

To the Mayor and Council of the City of Salisbury:

I/We request annexation of my/our land to the City of Salisbury.

Parcel(s) # 0266

Map # 0039

SIGNATURE(S)

Paul P. P. P.

6/23/2014
Date

Date

Date

Date

JAMES IRETON, JR.
MAYOR

M. THOMAS STEVENSON, JR.
CITY ADMINISTRATOR

JULIA GLANZ
ASSISTANT CITY ADMINISTRATOR

City of Salisbury



MARYLAND



125 NORTH DIVISION STREET
SALISBURY, MARYLAND 21801
Tel: 410-548-3170
Fax: 410-548-3107

MICHAEL S MOULDS, P.E.
DIRECTOR OF PUBLIC WORKS

CERTIFICATION

TRI-COUNTY COUNCIL – WALSTON SWITCH ROAD
ANNEXATION

This is to certify that I have verified the petitions for the annexation and that to the best of my knowledge the persons having signed the petition represent at least 25% of the registered voters residing in the area to be annexed and are the owners of at least 25% of the assessed valuation of real property located in the area to be annexed.

W. Clay Hall
W. Clay Hall
Surveyor

Date: *4/2/2015*

Tri-County Council – Walston Switch Rd Certif.

CITY OF SALISBURY

PETITION FOR ANNEXATION

To the Mayor and Council of the City of Salisbury:

I/We request annexation of my/our land to the City of Salisbury.

Parcel(s) #

0266

0740 *inadvertently not included in original
petition submission.

X *Phil P. P. T.*

Map

#

0039

Date:

5/7/2015

SIGNATURE(S)

Phil P. P. T.

Date

6/23/2014

Date

Date

Date

JAMES IRETON, JR.
MAYOR

M. THOMAS STEVENSON, JR.
CITY ADMINISTRATOR

JULIA GLANZ
ASSISTANT CITY ADMINISTRATOR

City of Salisbury



MARYLAND



125 NORTH DIVISION STREET
SALISBURY, MARYLAND 21801
Tel: 410-548-3170
Fax: 410-548-3107

MICHAEL S MOULDS, P.E.
DIRECTOR OF PUBLIC WORKS

CERTIFICATION

TRI-COUNTY COUNCIL – WALSTON SWITCH ROAD
ANNEXATION

This is to certify that I have verified the petitions for the annexation and that to the best of my knowledge the persons having signed the petition represent at least 25% of the registered voters residing in the area to be annexed and are the owners of at least 25% of the assessed valuation of real property located in the area to be annexed.

Leslie C. Sherrill
Surveyor

Date: 5/13/2015

Tri-County Council – Walston Switch Rd Certif.

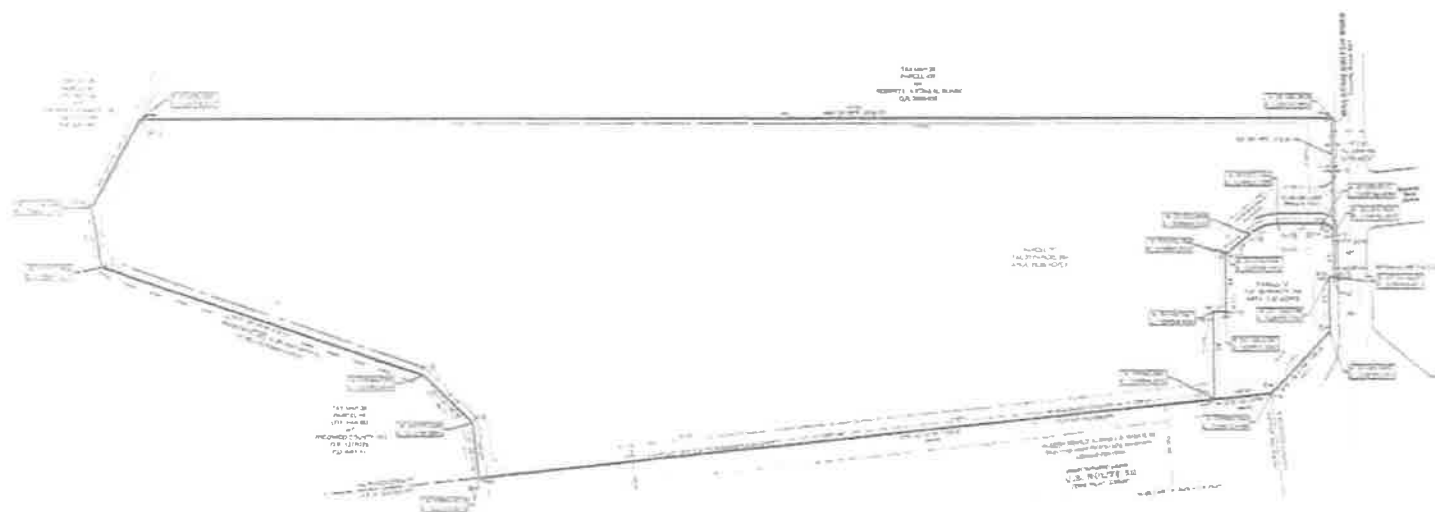
EXHIBIT "A"

TRI-COUNTY COUNCIL – WALSTON SWITCH ROAD ANNEXATION

A CERTAIN AREA OF LAND, containing two parcels of land, contiguous to and binding upon the easterly Corporate Limit of the City of Salisbury to be known as "Tri-County Council – Walston Switch Road Annexation" beginning for the same at a point on the Corporate Limit, said point lying where the northerly right-of-way line of U.S. Route 50 intersects the westerly right-of-way line of Walston Switch Road X 1,228,670.92 Y 200,965.25; thence running by and with the westerly right-of-way line of said Walston Switch Road the following five courses: (1) North thirty-eight degrees fifteen minutes fifty-seven seconds East (N 38° 15' 57" E) one hundred and fifty-eight decimal seven, four (158.74) feet to a point X 1,228,769.23 Y 201,089.89; (2) North six degrees zero minutes twenty-eight seconds West (N 06° 00' 28" W) one hundred decimal two, eight (100.28) feet to a point X 1,228,758.74 Y 201,189.62; (3) North eighty-three degrees fifty-nine minutes twenty-two seconds East (N 83° 59' 22" E) ten decimal zero, zero (10.00) feet to a point X 1,228,768.68 Y 201,190.66; (4) North six degrees zero minutes twenty-eight seconds West (N 06° 00' 28" W) seventy-eight decimal five, five (78.55) feet to a point X 1,228,760.46 Y 201,268.78; (5) North five degrees fifty-nine minutes nineteen seconds West (N 05° 59' 19" W) two hundred and fifteen decimal three, six (215.36) feet to an iron rod with cap at the northeasterly corner of the lands of Tri-County Council for the Lower Eastern Shore of Maryland X 1,228,737.99 Y 201,482.97; thence running with the northerly boundary line of said property South eighty-four degrees twenty-five minutes fifty-eight seconds West (S 84° 25' 58" W) two thousand two hundred and thirty-four decimal five, zero (2,234.50) feet to a point in the center of Beaverdam Creek X 1,226,514.03 Y 201,266.19; thence running by and with the centerline of Beaverdam Creek the following five courses: (1) South twenty-four degrees zero minutes eleven seconds West (S 24° 00' 11" W) one hundred and eighty-eight decimal two, two (188.22) feet to a point X 1,226,437.47 Y 201,094.25; (2) South fifteen degrees eight minutes eight seconds East (S 15° 08' 08" E) one hundred and ten decimal five, two (110.52) feet to a point X 1,226,466.32 Y 200,987.56; (3) South seventy-six degrees fifty-six minutes twenty-six seconds East (S 76° 56' 26" E) six hundred and thirty-two decimal zero, three (632.03) feet to a point X 1,227,082.01 Y 200,844.75; (4) South fifty-one degrees twenty-one minutes four seconds East (S 51° 21' 04" E) one hundred and twenty-six decimal seven, four (126.74) feet to a point X 1,227,180.99 Y 200,765.59; (5) South eleven degrees thirty-three minutes fifty-one seconds East (S 11° 33' 51" E) one hundred and three decimal zero, seven (103.07) feet to a point on the northerly right-of-way line of U.S. Route 50, said point also lying on the Corporate Limit X 1,227,201.65 Y 200,664.61; thence running with the northerly right-of-way line of U.S. Route 50 and the Corporate Limit the following two courses: (1) North seventy-eight degrees twenty-five minutes fifty seconds East (N 78° 25' 50" E) one thousand three hundred and ninety decimal eight, one (1,390.81) feet to a point X 1,228,564.21 Y 200,943.55; (2) North seventy-eight degrees thirty minutes four seconds East (N 78° 30' 04" E) one hundred and eight decimal nine, zero (108.90) feet to the point of beginning and containing 27.582 acres, all of which being the lands of Tri-County Council for the Lower Eastern Shore of Maryland and being Parcel 266 and Parcel 740 shown on Tax Map 39. All bearings and coordinates are referenced to the Maryland State Coordinate System, 1927 datum.



BECKER
MORGAN
GROUP



NOTES

A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE "BIRMINGHAM PUBLIC LIBRARY" ASSOCIATION AND ITS LANDS ARE SUBJECT TO THE CONSERVATION EASEMENTS AND RESTRICTIONS THEREOF.

THE PROPERTY IS LOCATED WITHIN AN APPOINTED AGRICULTURAL OPERATIONS. THIS RIGHT TO FARM IS PROTECTED UNDER CHAPTER 100 OF THE SHERBORN COUNTY CODE.

THIS IS NOT A RECOMMENDATION TO PURCHASE THE STOCK OF
A COMPANY OR TO INVEST IN THE COMPANY. THE COMPANY IS NOT
A SECURITIES OFFERING. THE COMPANY IS NOT A SECURITIES
OFFERING. THE COMPANY IS NOT A SECURITIES OFFERING.

[illegible]

LEGEND

- $$1. \quad \text{number of } \mathcal{O}_X^* \text{ points} = \mathcal{O}_X^* \text{ points}$$

SITE DATA

[illegible]

**ANNEXATION
BOUNDARY
SURVEY
LANDS OF
TRI-COUNTY
COUNCIL FOR
THE LOWER
EASTERN SHORE**

WILSON COUNTY, MS

ANNEXATION/
BOUNDARY
SURVEY

PROJECT NO.		20814/00
DATE		12/05/2014
SCALE		1:1000

Y101

CHANGING DIVERSITY AND NORTH-SEA TUNA

1. Infektion - Infektion durch Bakterien, Viren, Pilze, Parasiten, etc. (z.B. Grippe, Malaria, Tuberkulose, HIV, etc.)

Figure 1

11-11-11

EXHIBIT "B"

REPORT OF ANNEXATION PLAN

for the

WALSTON SWITCH ROAD – TRI-COUNTY COUNCIL FOR THE LOWER EASTERN SHORE OF MARYLAND ANNEXATION TO THE CITY OF SALISBURY

January 28, 2015

This Annexation Plan was prepared pursuant to the year 2006 changes to State law governing municipal annexation and planning (House Bill 1141)¹. It is consistent with the Municipal Growth Element of the City of Salisbury Comprehensive Plan. The following are milestones in the public review and consideration of the proposed Annexation.

- At a work session on October 6, 2014, the Salisbury City Council reviewed the proposed annexation.
- On October 16, 2014 the City of Salisbury / Wicomico County Planning Commission reviewed the proposed annexation and forwarded a favorable recommendation to the Salisbury City Council for the proposed zoning of the Property.
- At a Salisbury City Council work session on March 2, 2015, the City Council formally reviewed the annexation agreement and the draft version of this Annexation Plan and directed that an Annexation Resolution be drafted for review.
- A City Council meeting held on May 26, 2015, the City Council formally reviewed this Annexation Plan and the Annexation Resolution and directed that a date for a public hearing be established. The Council further directed that the Annexation Plan be forwarded to the Maryland Department of Planning and the Wicomico County Executive and Council for comment within 30 days of the public hearing as provided for by State law.

¹ HB 1141, passed by the 2006 General Assembly and made into law, revised sections of Articles 66B and 23A of the Annotated Code of Maryland.

1.0

GENERAL INFORMATION AND DESCRIPTION

1.1 Petitioners

The petitioner is Tri-County Council for the Lower Eastern Shore of Maryland, at 31901 Tri-County Way, Suite 203 Salisbury, Maryland 21804.

1.2 Location

The Property is located in the northwest quadrant of the intersection of U.S. Route 50 and Walston Switch Road: Tax Map 0039, Grid 0005 and Parcels 0266 and 0740. The image below is an aerial photograph of the area.



1.3 Property Description

Attachment 1 shows the survey of the Property. The Annexation Property is presently tax-exempt and consists of two parcels totaling 27.59 acres of land. Parcel 0266 is 26.27 acres and is developed with the 72,000 square foot two-story Tri-County Council office building, the 12,000 square foot maintenance facility, and related facilities. The western edge of this parcel is forested and is largely protected by a forest conservation easement that was platted when the Property previously obtained development approval as shown on the survey in Attachment 1, the eastern most corner of the property nearest the intersection of Walston Switch and U.S. Route 50 is parcel 0740. It is 1.32 acres in size and has future development potential.

1.4 Existing Zoning

The Property is zoned LB-1, Light Business and Institutional. The land adjoining the property to the north and west is zoned LB-1. The land adjoining the property to the east is zoned A-1, Agriculture Rural, see attachment A-1.

2.0

LAND USE PATTERN PROPOSED FOR THE AREA TO BE ANNEXED

2.1 Comprehensive Plan

The City of Salisbury adopted its current Comprehensive Plan in 2010. The Property is located within the City's designated municipal growth area with a recommended land use of "Mixed Use".

The Comprehensive Plan's goal as it pertains to annexations is as follows: "To encourage the orderly growth and expansion of the City of Salisbury by annexing selected areas and by providing public services to newly developing areas without overburdening these facilities while continuing to maintain a high level of services to existing developments and residents of the City."

The current official Wicomico County Comprehensive Plan (adopted 1998) designated the Property as "Urban Corridor". The draft new County Comprehensive Plan designates the area as Mixed Use Non-Residential. The Wicomico County / Salisbury Planning Commission determined that the proposed City Zoning of the property (see below) is consistent with the County's "Urban Corridor" land use plan designation and the County's current zoning of the Property.

2.2 Proposed Zoning

Upon annexation, The Property is proposed to be zoned Mixed Use Non-Residential. Per Section 17.46.010 of the City Zoning Ordinance, the purpose of the District is "to provide areas for well-designed functional and attractive development with indoor retail, office, services, and institutional uses. Land uses are envisioned that promote the best possible building designs, development of public streets and utilities, and conservation of environmentally sensitive areas." See Attachment A-2

2.3 Proposed Land Use

The petitioners propose to continue to use the property as they have and to add a bus washing facility on an already developed portion of the property. The use of Parcel 0740 is not yet determined as there are no plans to develop the parcel, though it is for sale. The use of the parcel would need to comply with the City's Mixed Use Non-Residential zone which allows for a broad set of commercial office, service, retail, institutional, and governmental uses, but not residential or industrial uses.

3.0

THE PUBLIC FACILITIES AND SERVICES NEEDED BY THE DEVELOPMENT AND THE METHODS TO PROVIDE SUCH FACILITIES AND SERVICES TO ANNEXED PARCEL

3.1 Roads

The Property will be served by the existing Tri-County Way, a private street that connects directly to Walston Switch Road. No further or alternative access to the public street system is required.

3.2 Water and Wastewater Treatment

The Property, with no further development, would generate a municipal water and wastewater treatment demand of approximately 9,030 to 12,160 gallons per day². The range assumes a demand of 2,500 gallons per day for the proposed bus washing facility. Development of parcel 0740 would create an additional demand of 600 to 2,500 gallons per day based on the ultimate land use activity. The petitioners would extend public water and sewerage facilities via a connection under U.S. Route 50 and will be required by the City of oversized distribution facilities to accommodate future connections in the area.

There is adequate capacity to serve the Property. The City's allocation of water and sewer taps will be dictated by the City's allocation plan.

3.3 Schools

As a non-residential use, the Property would not generate pupil enrollment and have no impact of school capacity.

3.4 Parks and Rec.

As a non-residential use in this case, the Property would have no impact on park and recreational facilities or generate a demand for them.

3.5 Fire, E.M., and Rescue Services

The Salisbury Fire Department provides fire suppression, technical rescue, special operations, and advanced life support (ALS-EMS) emergency medical treatment and transport services to residents of the Salisbury Fire District. It would provide services to the Property.

3.6 Police

The City of Salisbury Police Department would provide services to the Property.

3.7 Stormwater Management

Stormwater management is governed by the Maryland Stormwater Management regulations administered locally. As an existing developed site, the stormwater management system has been designed and constructed and it takes into consideration the future improvement of parcel 0740. Any

² The lower number is based on an estimate of existing flows made by the petitioner's civil engineer and the higher number based on this reviewer's use of the Flow Calculation Tables in the Maryland Department of the Environment's guidance document on Wastewater Capacity Management Plans.

revisions to the previously approved stormwater management plan for the Property would require Salisbury Public Works review and approval.

3.8 Waste Collection

Commercial development in the city is served by independent waste haulers.

4.0

HOW DEVELOPMENT OF THE ANNEXED PARCEL WOULD RELATE TO EXISTING/PLANNED LAND USE DEVELOPMENT, STREETS, PUBLIC FACILITIES AND SERVICES, OPEN SPACES AND NATURAL AREAS.

The Property is largely developed already. Much of the forested land on the site is protected through a forest conservation easement. A provision in the annexation agreement would ensure protection of this forested area and retention of the forested buffer along the U.S. Route 50 frontage. The presence of the stream, which forms the western property boundary, is a main rationale for protecting this forest stand.

There are no planned streets in the vicinity and direct road access from the Property to U.S. Route 50 is precluded by the State Highway Administration's access management policies.

The petitioners for annexation would extend water and sewer facilities from the south side of U.S. Route 50 under the highway connecting the property to municipal services. The facilities then would be available to other properties in the vicinity on the north side of the highway should additional connections be warranted and be found to advance the City's interests.

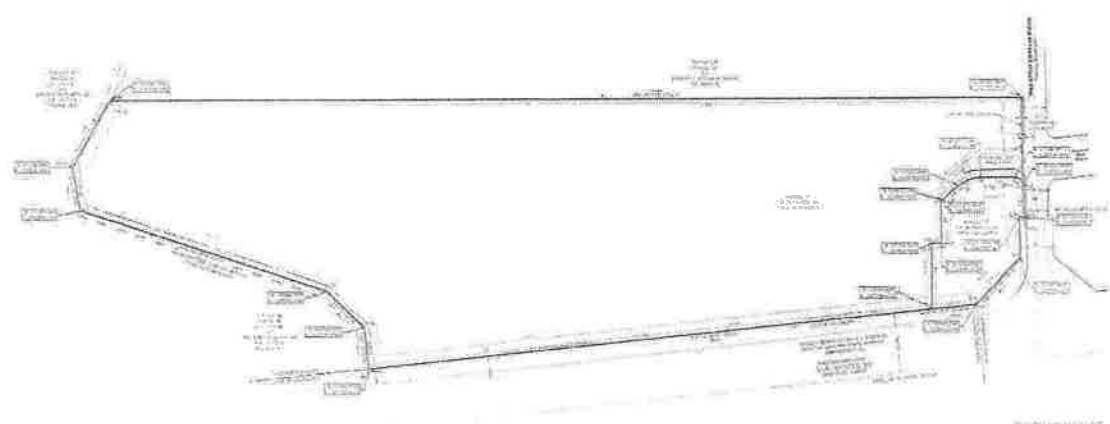
The Property is in the designated municipal growth area and is eligible for annexation. The existing uses of the annexation area are compatible with the land use pattern in the neighborhood. The possible future development of the 1.32-acre parcel 0740, nearest Walston Switch Road, would be regulated by City Zoning.

Attachment 1: Annexation Survey
Attachment A-1: County Zoning Map
Attachment: A-2: City Zoning Map



**BECKER
MORGAN
PLAINT**

ANNEXATION
BOUNDARY
SURVEY
LANDS OF
TRI-COUNTY
COUNCIL FOR
THE LOWER
EASTERN SHORE
HARRISON COUNTY, MD
ANNEXATION
BOUNDARY
SURVEY



NOTES

- 1. The survey was conducted on the basis of the following assumptions:
a. The survey was conducted on the basis of the following assumptions:
b. The survey was conducted on the basis of the following assumptions:
c. The survey was conducted on the basis of the following assumptions:

LEGEND

- 1. Survey points
- 2. Survey lines
- 3. Survey boundaries

SITE DATA

Survey points	Survey lines
Survey boundaries	Survey area
Survey area	Survey area
Survey area	Survey area
Survey area	Survey area
Survey area	Survey area

CHARTERED SURVEYOR'S CERTIFICATION
I, the undersigned, being a duly qualified and licensed Surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the land surveyed, and that the same is a true and correct copy of the original survey as shown to me by the owner of the land surveyed, and that the same is a true and correct copy of the original survey as shown to me by the owner of the land surveyed.

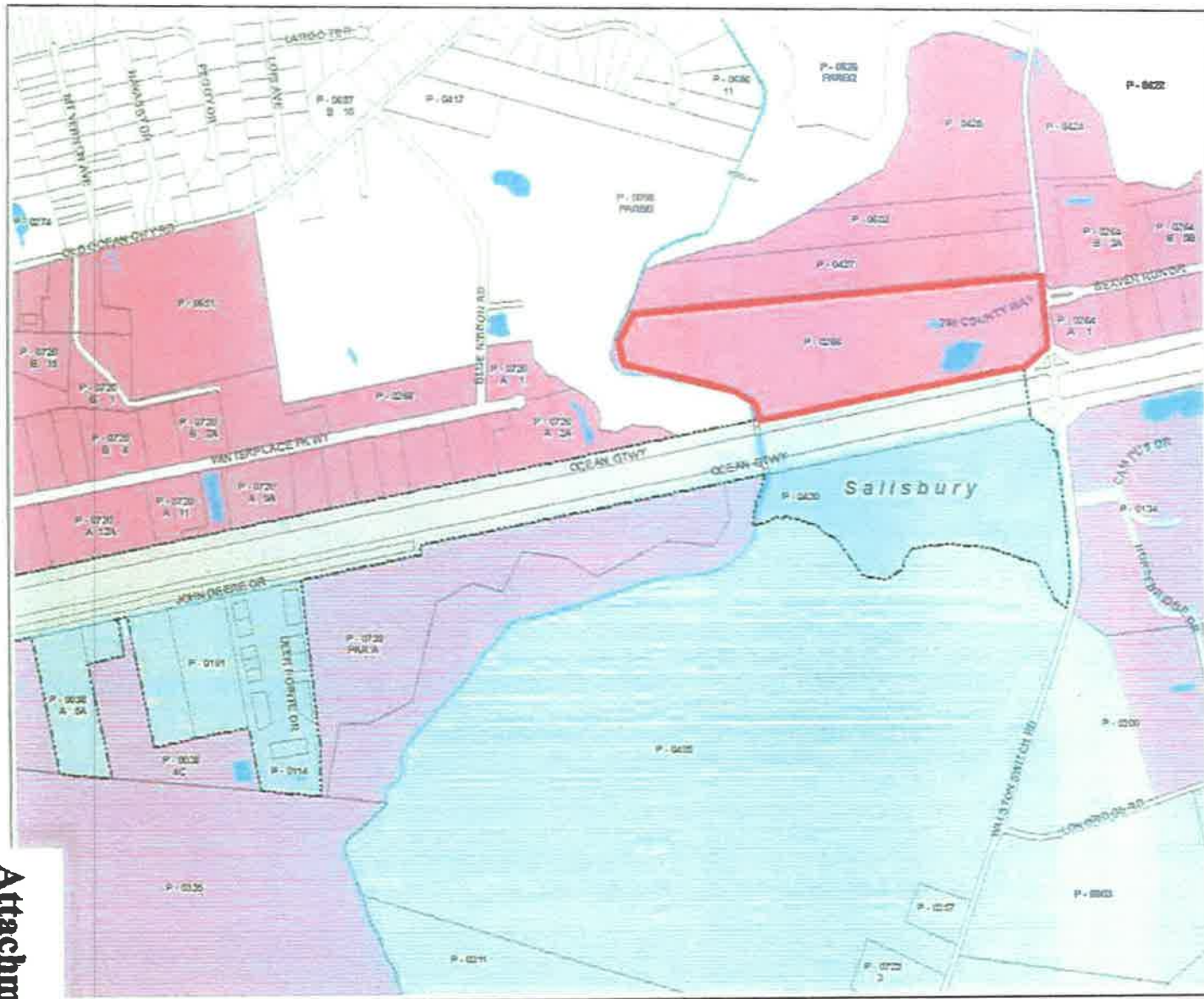
**ANNEXATION
BOUNDARY
SURVEY
LANDS OF
TRI-COUNTY
COUNCIL FOR
THE LOWER
EASTERN SHORE
HARRISON COUNTY, MD
ANNEXATION
BOUNDARY
SURVEY**

Survey points	Survey lines
Survey boundaries	Survey area
Survey area	Survey area
Survey area	Survey area
Survey area	Survey area
Survey area	Survey area



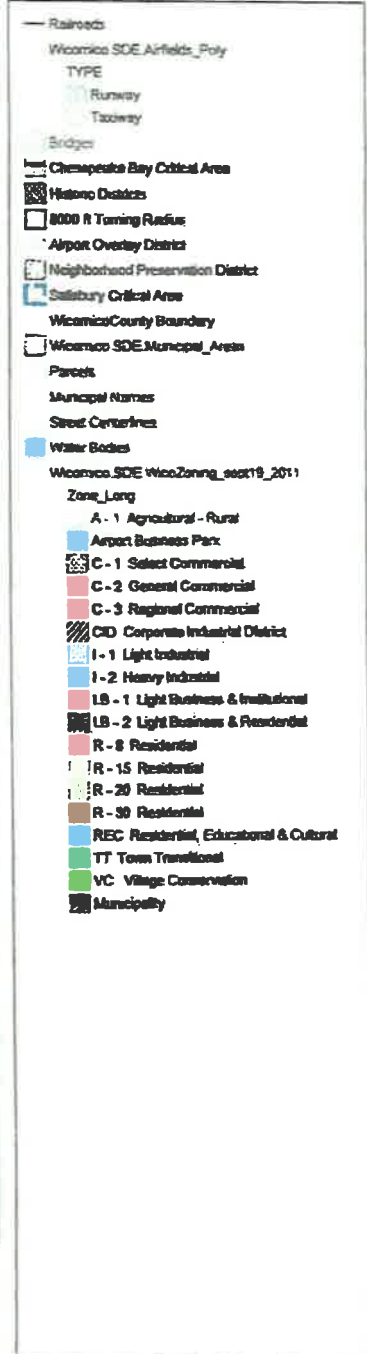
Tri-County Council

WICOMICO COUNTY ZONING MAP



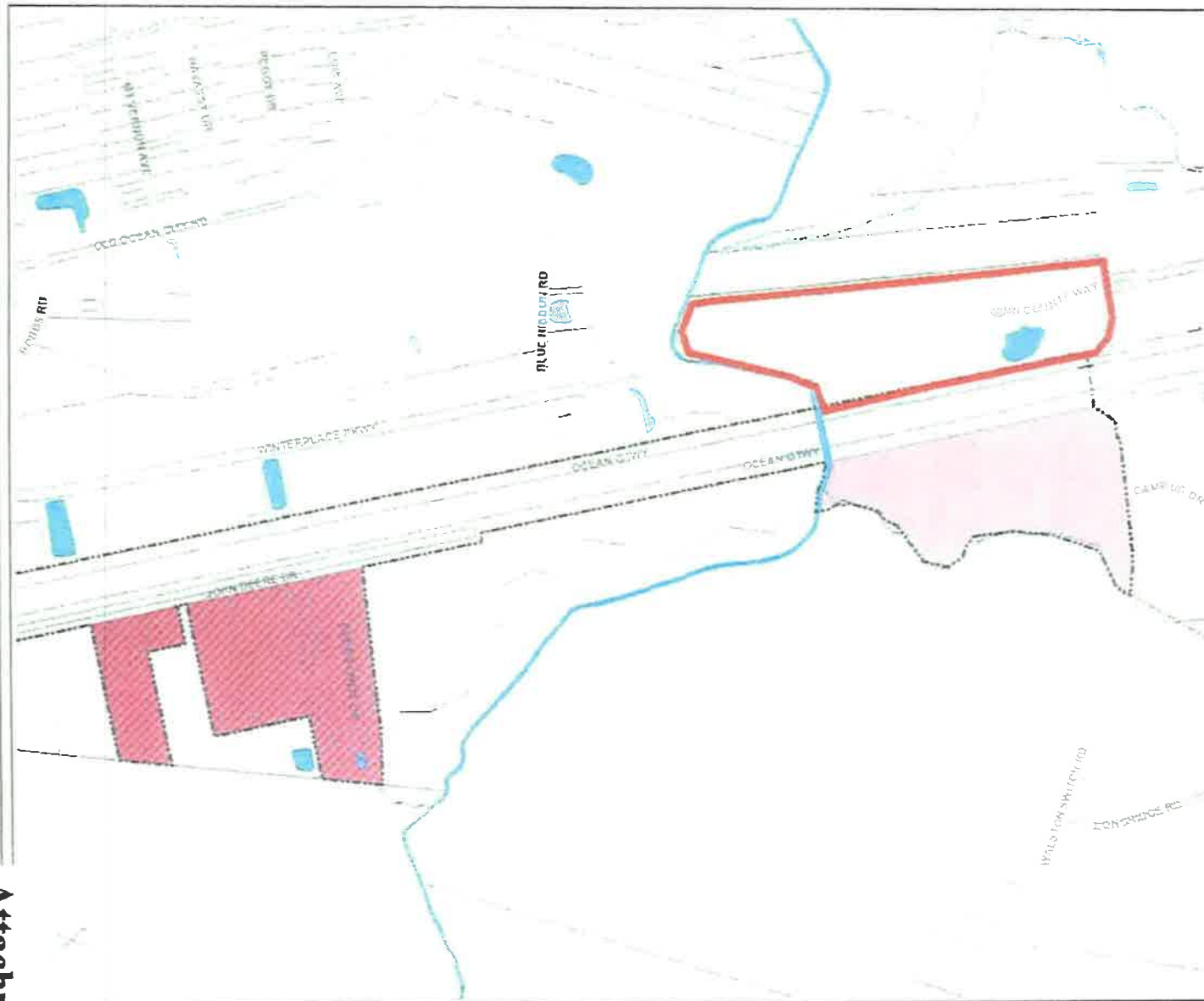
248 ft

TCCLES_CountyZoningMap_08182014



CITY OF SALISBURY

Salisbury Zoning



- Patuxent Channel
- Streams
- Water Bodies
- Street Numbers
- Salisbury BZA Cases
- Municipal Areas
- GAD
 - Delmar
 - Fruitland
 - Hebron
 - Mardela
 - Pittsville
 - Salisbury
 - Sharptown
 - Willards
- Railroads
- Parcels
- Critical Area
- Historic Districts
 - Dir_Name
 - Camden Historic District
 - Downtown Historic District
 - Newtown Historic District
- Salisbury Zoning
 - CITY_ZON
 - College & University
 - Conservation
 - CBD
 - LBH
 - General Commercial
 - Reg Comm
 - MUNR
 - Select Commercial
 - Hospital
 - Ind
 - Ind Park
 - L Ind
 - Neighborhood Business
 - OSH
 - OSR
 - PDD
 - PRD
 - R - 5
 - R - 5 A
 - R - 8
 - R - 8 A
 - R - 10
 - R - 10 A
 - Riverfront Redevelopment
- Street Centerlines

246 ft

City Zoning Map_Tri-County Council for the Lower Eastern Shore

SalisburyWicomico GIS



City of Salisbury – Wicomico County

DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT

P.O. BOX 870

125 NORTH DIVISION STREET, ROOMS 203 & 201

SALISBURY, MARYLAND 21803-4860

410-548-4860

FAX: 410-548-4955



JAMES IRETON, JR
MAYOR

TOM STEVENSON
CITY ADMINISTRATOR

RICHARD M. POLITT, JR
COUNTY EXECUTIVE

R. WAYNE STRAUSBURG
DIRECTOR OF ADMINISTRATION

October 20, 2014

SALISBURY-WICOMICO
FILE COPY
PLANNING

Tri-County Council
Attention: Mike Pennington
31901 Tri-County Way, Suite 203
Salisbury, MD 21804

RE: ANNEXATION ZONING - Tri-County Council - Walston Switch Road Annexation - 27.6 Acres - M-39; G-5; P-266 & 740.

Dear Mr. Pennington:

The Salisbury Planning Commission at its October 16, 2014, meeting, forwarded a **FAVORABLE** recommendation to the Mayor and City Council for this property to be zoned Mixed Use Non-Residential upon annexation. The proposed zoning is consistent with the Wicomico County Comprehensive Plan recommendation for Urban Corridor development and County zoning of Light Business and Institutional.

If you have any questions concerning this matter, please don't hesitate to contact Gloria Smith or myself at 410-548-4860.

Sincerely,

John F. Lenox, AICP
Director

Salisbury/Wicomico Planning & Zoning

cc: Mike Moulds, Director of City Public Works Department
Bill Holland, Director of City Building, Permits, and Inspections Department
Assessments



City of Salisbury – Wicomico County

DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT

P.O. BOX 870

125 NORTH DIVISION STREET, ROOMS 203 & 201

SALISBURY, MARYLAND 21803-4860

410-548-4860

FAX: 410-548-4955



JAMES IRETON, JR.
MAYOR

TOM STEVENSON
CITY ADMINISTRATOR

RICHARD M. POLITT, JR.
COUNTY EXECUTIVE

R. WAYNE STRAUSBURG
DIRECTOR OF ADMINISTRATION

STAFF REPORT

MEETING OF OCTOBER 16, 2014

NAME: Tri-County Council – Walston Switch Road Annexation

APPLICANT: The City of Salisbury - Referral

LOCATION: Easterly side of the City of Salisbury, on the westerly side of Walston Switch Road and the northerly side of U.S. Route 50, 31901 Tri County Way.

Tax Map #39, Parcel #266, Grid #5

REQUEST: Annexation Zoning – 27.6 acres

I. BACKGROUND DATA:

A. Introduction.

The City Administration has referred the Tri-County Council – Walston Switch Road annexation located on the easterly side of Salisbury to the Planning Commission for review and recommendation of an appropriate zoning designation. The property is located on the westerly side of Walston Switch Road and the northerly side of U.S. Route 50 and consists of 27.6 acres. (See Attachments #1 and 2.)

Under the procedures established by the Mayor and City Council in 1987, the zoning classification of the area will be included in the resolution that annexes the property to the City. Prior to this policy, annexations were conducted by resolution and the zoning category established by a separate ordinance on a separate time schedule. This policy now puts the zoning classification and annexation on the same schedule.

B. Area Description.

This annexation area consists of one parcel 27.6 acres in size and that is developed with a 74,000 sq. ft. two-story office building and a 12,000 sq. ft. maintenance facility, parking and related amenities. (See Attachment #2.)

- b. The Wicomico County Comprehensive Plan - The Wicomico County Council adopted its Plan on February 3, 1998. The Land Use Map of the County Comprehensive Plan designates this area as "Urban Corridor." The Draft 2014 County Plan designates this area as "Mixed Use Non-Residential".

3. Maryland Law.

House Bill 1141 made two changes to Annexation Procedures that became effective October 1, 2006. They are:

1. **The Five-Year Rule.** First, the rule is applied solely on zoning. In the past, the five-year rule could be applied whenever a proposed new zoning classification was substantially different from the use envisioned "in the current and duly adopted master plan." The reference to the master plan is now gone and the issue becomes the degree of change from the current county zoning classification to the proposed municipal classification following the annexation. When the zoning change is from one residential zone to another, "substantially different" is now defined as a density change. The five-year rule will not kick in for a density change unless the proposed zoning is more dense by 50 percent. For example, if the current zoning permits 1 unit per acre, the new zoning can be subject to the five-year rule if it permits anything more than 1.5 units per acre. As before, a municipality may obtain a waiver from the county to avoid the five-year wait until the new zoning classification applies.
2. **Annexation Plans Required.** An annexation plan is required that replaces the "outline" for the extension of services and public facilities prior to the public hearing for an annexation proposal. This section contains no additional language for the content of the annexation plan to be adopted, but does require it to be consistent with the municipal growth element for any annexations that begin after October 1, 2009 (unless extended for up to two six-month periods). The Plan must be provided to the county and the State (the Maryland Department of Planning) at least 30 days prior to the hearing.

III. DEVELOPMENT SCENARIO.

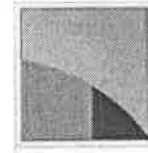
A. Proposed Use.

As previously noted, the property is developed with a 74,000 sq. ft. two-story office building and a 12,000 sq. ft. maintenance facility, parking and related amenities. No further development of the site is proposed at this time. City water and sewer service is required for the bus washing facility.

17.46.050 Development standards.

Development standards for the (mixed use non residential) district shall be as follows:

- A. Prior approval requirements. Prior to the development of a tract, lot, parcel or any part of the district, a Comprehensive Development Plan, as defined in section 17.04.120, shall be submitted to the Planning Commission for review and approval in accordance with chapter 17.180.
- B. Minimum lot requirements. All lots hereafter established shall meet the following minimum requirements:
 - 1. Lot area: twenty-five thousand (25,000) square feet;
 - 2. Interior lot width: one hundred (100) feet;
 - 3. Corner lot width: one hundred twenty (120) feet.
- C. Minimum yard requirements shall be as follows:
 - 1. Front: forty-five (45) feet from property line;
 - 2. Side, interior: two required, ten feet each, except thirty (30) feet where adjacent to a residential district;
 - 3. Side, corner: forty-five (45) feet from property line;
 - 4. Rear: thirty (30) feet from property line.
- D. The height limitation shall be forty (40) feet.
- E. Parking, loading and unloading shall be in accordance with chapter 17.196.
- F. Access. Direct access onto a street or highway shall be reduced or eliminated wherever the City Department of Public Works determines that alternate or unified points of access are available to a site resulting in better traffic flow and less traffic congestion.
- G. Signs. Signage shall be in accordance with the provisions of section 17.216.120, Light Business and Institutional District.
- H. Lighting. Lighting shall be designed so as not to throw glare onto surrounding properties. Flashing lights are prohibited.
- I. Landscaping and screening. In addition to the requirements of Chapter 17.220, the following shall be required:
 - 1. All areas not devoted to building or required parking areas shall be landscaped as defined in Section 17.04.120 and maintained in accordance with Section 17.220.080.



JAKUBIAK & ASSOCIATES INCORPORATED

To: Thomas Stevenson City Administrator
From: Christopher Jakubiak, AICP
Date: January 29, 2015
Re: Fiscal Impact, Walston Switch – Tri-County Council Annexation

The Walston Switch Road – Tri-County Council Annexation would add 27.6 acres to the City. Included in this acreage are two parcels of land. Parcel 0266 is already improved with a 72,000 square foot office building and a 12,000 square foot maintenance facility building. This parcel, its land and buildings have an estimated 2014 assessed value \$5.09 million. However it is tax-exempt. The other parcel, 0740, is 1.32 acres in size with an assessed value of \$75,200. It is unimproved at this time though available for development. It too, at present, is tax-exempt.

The fiscal impact evaluations that accompany annexations typically compute and compare the costs and revenues associated with an annexation and its prospective development. In this case, the Property is entirely tax-exempt being owned by Tri-County Council for the Lower Eastern Shore of Maryland. The annexation would not therefore directly contribute property tax revenues to the City. While the organization provides public services that benefit residents of Salisbury and the community at large, from a purely fiscal standpoint, the annexation would not result in a positive fiscal impact. The City would extend services including fire and police services but receive no real property tax revenues as long as the property is tax-exempt.

It is possible that parcel 0740 will develop privately and thus lose its tax-exempt status. However, because of the relatively small size of this parcel, the tax property revenues generated would not be sufficient to cover the full costs of providing municipal governmental services to the Annexation Property as a whole. Parcel 0740 on its own may be expected to have an annual fiscal impact ranging from a positive \$3,600 to a negative \$4,800; depending on the nature of its future land use and development program.

In summary, because the vast majority of the Annexation Property is a public service use and is tax exempt, the Walston Switch Road – Tri-County Council annexation will not generate a net positive fiscal impact for the City.

EXHIBIT "C"

Tri-County Council – Walston Switch Road

ANNEXATION AGREEMENT

THIS AGREEMENT is made this 13 day of July, 2015, by and between the City of Salisbury, a municipal corporation of the State of Maryland (hereinafter, "the City"), and Tri-County Council for the Lower Eastern Shore of Maryland (hereinafter, "the Owner") with the principal address at 31901 Tri-County Way, Suite 203, Salisbury, Maryland 21804.

RECITALS

WHEREAS, the Owner is the record owner of certain real property (Parcels 0266 and 0740), of 27.6 acres in size, located in Wicomico County, Maryland, (hereinafter, "the Property"), and more particularly described in Attachment "A-1" attached hereto and made a part hereof; and

WHEREAS, the Owner desires to obtain a connection to the City of Salisbury public water and sewer systems principally to comply with water quality standards related to a proposed bus washing facility on the site and City Code Section 13.02.060 requires annexation in order to connect to such systems;

WHEREAS, as a secondary reason for seeking annexation, the Owner desires to facilitate the sale and/or development, for commercial use of parcel 740 which is part of the Property, though no such development plans are contemplated at this time; and

WHEREAS, the Property is not presently within the corporate boundaries of the City and is therefore ineligible to receive certain municipal services, including the municipal water and wastewater services, that the Owner desires to obtain for the Property; and

WHEREAS, the Owner desires that the City annex the Property and the City desires to annex the Property, provided that certain conditions are satisfied; and

WHEREAS, pursuant to the authority contained in the Local Government Article, subtitle 4-400 of the Annotated Code of Maryland, the Owner and the City have agreed that the following conditions and circumstances will apply to the annexation proceedings and to the Property.

WITNESSETH:

1. WARRANTIES AND REPRESENTATIONS OF CITY:

- A. The City of Salisbury, the Salisbury-Wicomico County Planning Commission and staff will be guided by this Agreement throughout the review of any development plans submitted for the Property to ensure that the provisions of this Agreement are specifically implemented. Any approval granted to a development plan by any commission, board, body, or agent of the City shall be in substantial compliance with the terms and conditions of this Agreement.
- B. The parties understand and agree that the City's herein provided covenant of support is not intended, nor could it be construed, to legally prohibit the City from enacting such future ordinances or charter provisions or engineering standards or amendments deemed necessary to protect the public health, safety and welfare of the residents of the City, nor from applying such ordinances or charter provisions to the development of the Property, provided such application does not operate to divest prior approvals, nor interfere with the Owner's vested rights to any greater extent than the impact of such ordinances and charter resolutions upon other similarly-situated properties within the City's boundaries.

2. WARRANTIES AND REPRESENTATIONS OF THE OWNER:

A. This Agreement constitutes the formal written consent to annexation by the Owner as required by the Local Government Article of the Maryland Code, Section 4-403 (b)(1) and (2). The Owner acknowledges that it will receive a benefit from annexation and agrees, as a bargained-for condition and circumstances applicable to the annexation, that it waives and completely relinquishes any right to withdraw its consent to annexation from the date of execution of this Agreement by all parties. The Owner further agrees that it will not petition the Annexation Resolution to referendum and that, in the event of a referendum in which it is permitted to vote, that it shall vote in favor of the Annexation Resolution.

B. The Owner warrants and represents that it have the full authority to sign this Agreement and is in fact the sole owner of the real property encompassed in the annexation area and more particularly described in Attachment "A-1", and that there is no action pending against it involving it that would in any way affect its right and authority to execute this Agreement.

C. The Owner warrants and represents that it has the full power and authority to sign this Agreement and Consent and is, in fact, collectively the sole owner of not less than Twenty-five Percent (25%) of the assessed valuation of the real property within the annexation area.

3. APPLICATION OF CITY CODE AND CHARTER

From and after the effective date of the Annexation Resolution implementing this Agreement, all provisions of the Charter and Code of the City shall have full force and effect within the Property except as otherwise specifically provided herein.

4. MUNICIPAL ZONING

Upon the effective date of the Annexation Resolution implementing this Agreement and Approval by the Mayor and City Council, the Property will be zoned Mixed-Use Non Residential.

5. MUNICIPAL SERVICES

Upon the effective date of the Annexation Resolution implementing this Agreement, the City will make the Property eligible to receive all applicable municipal services to the extent that the necessary public facilities exist to provide such services. Any allocation of capacity and/or services will be made by the City according to adopted allocation plans which may be in effect at the time the Owner makes request for such capacity and/or services.

6. STANDARDS AND CRITERIA

Should any environmental, engineering, or other similar standard or criteria specifically noted in this Agreement be exceeded by any local, State, or Federal standard, criteria or regulation, which may be adopted subsequent to the execution of this Agreement, the newer stricter standard, criteria or regulation shall apply.

7. CITY BOUNDARY MARKERS

The Owner will fund and install City Boundary Markers at the boundary lines to the newly enlarged City boundaries resulting from this annexation and will provide receipt of such work completed to the City within 90 days of expiration of the 45-day referendum period. The Owner agrees that failure to comply with this provision will subject the Owner to payment of a fee to the City of Salisbury made payable at end of the 90-day period in amount of \$10,000.00 or the cost for the City's surveyor to complete the work, whichever is more.

8. DEVELOPMENT CONSIDERATIONS

A. **Costs and Fees:** The Owner agrees that it will pay the costs of annexation to the City, including but not limited to the City's costs for legal fees, planning, and other consulting fees in connection with the preparation of this Agreement and/or the necessary annexation resolution and related documents, for publication of any required notices, and for any other cost or expense reasonably related, in the City's sole judgment, to the annexation.

B. The Owner and City agree that the Property will be developed consistent with the regulations of the zoning district classification referenced in the Annexation Resolution.

C. **Contribution to Area Improvement:** In order to maintain the woodland buffer along US Route 50, to preserve woodlands and wildlife habitat and protect area water quality along Beaver Run, which forms the western edge of the Property, the Owner has previously recorded a Forest Conservation Easement on the property in accordance with State of Maryland Forest Conservation laws. This easement currently includes all wooded areas on the site. The agreement is recorded in Liber 3275 Folio 484 in the records of the Recorder of Deeds Office for Wicomico County. The owner agrees to maintain the existing 50' +/- wooded buffer along U.S. Route 50 as it exists at this time and as shown on the exhibit referenced in the recorded document. The City of Salisbury acknowledges that the Forest Conservation laws permit revisions to the recorded easement withhold its approval and agrees not to unreasonably of amendments to the easement from time to time as may be necessary for the owner's needs except for the 50' buffer adjacent to U.S. Route 50. Said revisions must be done in accordance with Wicomico County code and State Forest Conservation law. The Owner agrees that any site plan for parcel 740 shall contain a plan for a planted landscape buffer designed to provide filtered views of the site and building(s) from U.S. Route 50.

D. **Contributions to the Re-investment in Existing Neighborhoods and Housing Affordability:** The Owner agrees to pay a development assessment in the amount of \$13,000.00 to the City prior to the issuance of a building permit for construction on Lot 740 of the Property. In the event that construction on parcel 740 is for a municipal, county, state or federally owned building and use, or a private non-profit owned building and use whose purpose and mission is aligned with and/or in furtherance of the mission of the Tri-County Council for the Lower Eastern Shore of Maryland, such assessment shall be waived. Such development assessment is understood by the parties to be intended for use by the City in its sole discretion for beautification, restoration, and revitalization improvements to existing neighborhoods in the City and which development assessment is understood by the parties to be in addition to and independent of the City's water and sewer comprehensive connection charges, any impact fees imposed by Wicomico County or the City, and any assessments that may be required to be paid elsewhere in this Agreement.

E. **Escalation of Development Assessment:** The lot assessment set forth in paragraph D above, is subject to adjustment to reflect inflation. Beginning January 1, 2016 the assessment shall be adjusted for inflation and this adjustment shall take place annually thereafter on the first day of January, for any assessment that remains unpaid. The assessment shall be adjusted by the percent change in the CPI during the previous 12-month period. The CPI to be used is the Consumer Price Index-U, All City Average, Unadjusted, published by the Bureau of Labor Statistics.

F. **Community / Environmental Design:** The Owner agrees to achieve LEED

credit points in collaboration with the Salisbury/Wicomico Planning Commission for any development of parcel 740 using the rating system established by the United States Green Building Council's LEED Standards for Building Design New Construction, as Updated from time to time. The City and Owner/Assignee acknowledge that certain points under the rating system are unattainable because of the project's location and existing available services. Understanding this, and in order to establish a baseline, the City and Owner/Assignee will first agree to the total sum of LEED points unattainable due to these factors that are beyond the control of the Owner. The sum of these points will then be deducted from the total points possible; the difference then divided by the total points possible to arrive at a baseline quotient. Prior to development approval, the Owner shall submit specific findings, accepted by the Director of Planning, to demonstrate to the satisfaction of the Salisbury/Wicomico Planning Commission that the project has achieved, or would achieve upon development, the credit points needed for LEED Silver Certification when multiplied by the baseline quotient. In keeping with this provision, the Owner/Assignee agrees specifically to adhere to the following energy and environmental performance standards:

- Site lighting fixtures shall be energy efficient and, where possible, shall utilize LED lamps for energy efficiency and long lamp life. Streetlights if used shall also be selected for highest efficiency but recognizing that streetlights may ultimately be owned and maintained by the City of Salisbury, the selection of streetlights shall be made in conjunction with the City of Salisbury Department of Public Works.
- Roadway and parking lot construction shall be accomplished mainly using recycled aggregates and base materials in addition to conventional aggregates and paving materials when acceptable recycled materials meeting the required physical properties of the design engineer are locally available.
- The HVAC systems in all building(s) on the Property shall be high-efficiency units. Air conditioning compressors will be 17 SEER, minimum unless and until higher federal, state, or local standards are required.
- Water-saving plumbing fixtures shall be used in all buildings on the Property.
- Building roofing materials on the Property shall be selected for energy efficiency and to minimize the heat island effect of dark roof coverings.
- Building finish materials that have high-recycled content shall be selected where possible. Low VOC (Volatile Organic Compound) paints and finishes shall be used.

G. The Owner, at its sole expense, agrees to extend public water and sewer services to the Property governed by the alignment, specification, sizing, and area wide coordination and system requirements and guidance provided by the City Department of Public Works recognizing that such facilities shall be sized larger than that required by the Property alone; such work to undertaken through a Public Works Agreement approved by the City.

H. The parties acknowledge and agree that the obligations set forth herein on the part of both parties pertain to the Property, unless otherwise expressly stated herein.

9. RECORD PLAT:

The Owner will provide the City with a copy of the final record plat for any development of the Property.

10. MISCELLANEOUS:

A. The obligations of the parties hereto set forth herein are contingent upon the adoption of an Annexation Resolution effecting the annexation of the Property by the Mayor and City Council of the City of Salisbury and shall be void in the event the City fails to effect such annexation or such annexation is invalidated by referendum or otherwise.

B. The use of singular verb, noun and pronoun forms in this Agreement shall also include the plural forms where such usage is appropriate; the use of the pronoun "it" shall also include, where appropriate "he" or "she" and the possessive pronoun "its" shall also include, where appropriate, "his" "hers" and "theirs."

C. From time to time after the date of this Annexation Agreement, the parties, without charge to each other, will perform such other acts, and will execute, acknowledge and will furnish to the other such instruments, documents, materials and information which either party reasonably may request, in order to effect the consummation of the transactions provided for in this Agreement.

D. This Agreement, which includes all exhibits, schedules and addenda hereto, each of which is incorporated in this Agreement by this reference, shall be recorded among the Land Records of Wicomico County and shall run with the land and be binding upon and inure to the benefit of the parties, their heirs, successors and assigns, and embodies and constitutes the entire understanding, representations, and statements, whether oral or written, are merged in this Annexation Agreement. The parties may renegotiate the terms hereof by mutual agreement, subsequent to the effective date of any Annexation Resolution adopted by the City pursuant hereto, provided that neither this Agreement nor any provisions hereof may be waived, modified or amended unless such modification is in writing and is signed by the party against whom the enforcement of such waiver, modification or amendment is sought, and then only to the extent set forth in such instrument.

E. The parties hereto acknowledge that, in entering into this Agreement, neither party has been induced by, nor has relied upon, nor included as part of the basis of the bargain herein, any representations or statement, whether express or implied, made by any agent, representative or employee, which representation or statement is not expressly set forth in this Agreement.

F. This Agreement shall be construed according to its plain meaning without

giving regard to any inference or implication arising from the fact that it may have been drafted in whole or in part by or for any one of the parties hereto.

G. This Agreement, its benefit and burden, shall be assignable, in whole or in part, by the Owner without the consent of the City or of its elected officials, employees or agents, to any purchasers or contract purchasers of the property or any party thereof. However, the Owner will not transfer or pledge as security for any debt or obligation, any interest in all or part of the Annexation Area, without first obtaining the written consent and acknowledgement of the transferee or pledgee to the Annexation Agreement and to the complete observance hereof. The Owner shall provide the City with copies of all documents of transfer or assignment, including exhibits when the documents are fully executed, regardless of recordation.

H. The captions in any Agreement are inserted for convenience only, and in no way define, describe or limit the scope of intent of this Agreement or any of the provisions hereof.

I. The laws of the State of Maryland shall govern the interpretation, validity, and construction of the terms and provisions of this Agreement. If any term or provision of this Agreement is declared illegal or invalid for any reason by a court of competent jurisdiction, the remaining terms and provisions of this Agreement shall, nevertheless, remain in full force and effect. Any suit to enforce the terms hereof or for damages or other remedy for the breach or alleged breach hereof shall be brought exclusively in the Courts of the State of Maryland in Wicomico County and the parties expressly consent to the jurisdiction thereof and waive any right that they might otherwise have to bring such action in or transfer or remove such action to the courts of any other jurisdiction.

J. All notices and other communications under this Agreement shall be in writing and shall be sent either by first class mail, postage prepaid, or by personal delivery, addressed to the parties as provided below. Notice shall be deemed given on the date delivered or attempted to be delivered during normal working hours on business days.

IF TO THE CITY: Thomas Stevenson, City Administrator
125 North Division Street
Salisbury, Maryland 21801

WITH A COPY TO: S. Mark Tilghman, City Attorney
110 N. Division St.
Salisbury, Maryland 21801

IF TO THE OWNER: Michael P. Pennington, Executive Director
Tri-County Council for the Lower Eastern
Shore of Maryland
31901 Tri-County Way, Suite 203
Salisbury, Maryland 21804

WITH A COPY TO: Jeffrey A. Harman, P.E.
Becker Morgan Group, Inc.
312 W Main Street

Salisbury, Maryland 21801

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

WITNESS:

THE CITY OF SALSIBURY, MARYLAND

Quinn C Nelson

James Irton, Jr.

By: James Irton, Jr., Mayor

WITNESS/ATTEST:

OWNER: Tri County Council of the Lower Eastern
Shore

Kimberly R. Dickel

By: Michael P. Pennington

Michael P. Pennington, Executive Director

APPROVED AS TO FORM:

S. Mark Tilghman

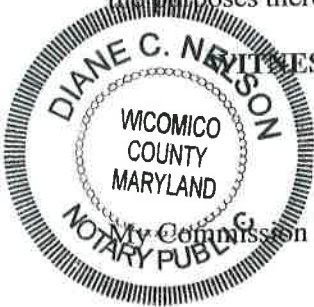
S. Mark Tilghman, City Attorney

STATE OF MARYLAND

COUNTY OF Wicomico, to wit:

I HEREBY CERTIFY, that on this 22nd day of July, 2015, before me, a Notary Public in and for the State aforesaid, personally appeared James Ireton Jr., who has been satisfactorily proven to be the person whose name is subscribed to the within instrument, who acknowledged himself to be a duly elected official of the City of Salisbury, a municipal corporation of the State of Maryland, and that said official, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the municipal corporation as such official.

WITNESS my hand and notarial seal.



Diane C Nelson (SEAL)
Notary Public

My Commission Expires: 5-16-18

I HEREBY CERTIFY, that on this 22nd day of July, 2015, before me, a Notary Public in and for the State aforesaid, personally appeared Michael P. Pennington, who has been satisfactorily proven to be the person whose name is subscribed to the within instrument, who acknowledged himself to be the Executive Director of the Tri County Council for the Lower Eastern Shore, and that, being duly authorized so to do, he executed the foregoing instrument for the purposes therein contained, by signing the name.

WITNESS my hand and notarial seal.



Kimberly R Nichols (SEAL)
Notary Public

My Commission Expires: 3/5/18

I HEREBY CERTIFY that the foregoing instrument was prepared by or under the supervision of an attorney duly admitted to practice before the Court of Appeals of Maryland.

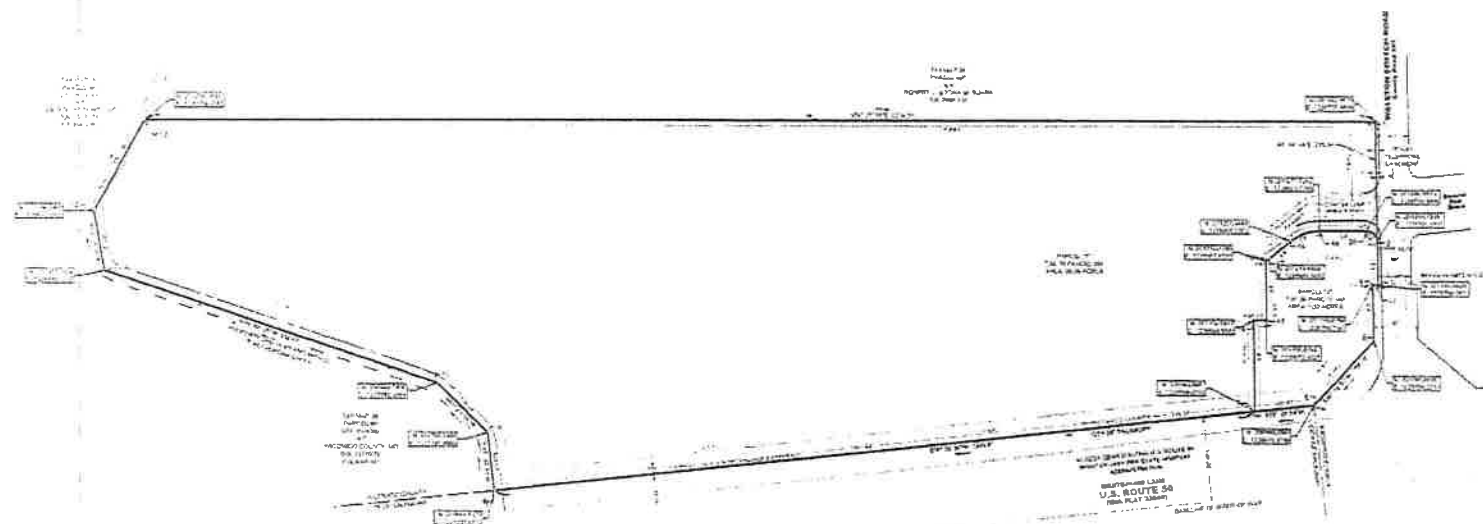
Mark Tilghman
S. Mark Tilghman, City Attorney



**BECKER
MORGAN
GROUP**

LAND SURVEYORS
AND ENGINEERS

Surveyors
and Engineers
No. 1000
1110 N. 1st St.
Baltimore, MD 21202
Tel: (410) 528-1100
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NOTES

- A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE TRAVELWAY PLANNING DISTRICT. ANY DEVELOPMENT OF THIS PROPERTY IS SUBJECT TO THE TRAVELWAY PLANNING DISTRICT REGULATIONS THEREOF.
- THE LOT BOUNDARY IS SUBJECT TO A 10' BUFFER LOCATED 10' FROM THE LOT BOUNDARY. LOT BOUNDARIES ARE ENCOURAGED TO REMAIN THE SAME AND CONSTRUCTION OF NEW LOTS SHOULD BE IN ACCORDANCE WITH THE TRAVELWAY PLANNING DISTRICT REGULATIONS THEREOF.
- THIS PROPERTY IS LOCATED WITHIN A 10' BUFFER LOCATED 10' FROM THE LOT BOUNDARY. LOT BOUNDARIES ARE ENCOURAGED TO REMAIN THE SAME AND CONSTRUCTION OF NEW LOTS SHOULD BE IN ACCORDANCE WITH THE TRAVELWAY PLANNING DISTRICT REGULATIONS THEREOF.
- THE SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THERE IS NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY EASEMENTS AFFECTING THIS PROPERTY.

LEGEND

- PROPOSED ANNEXATION BOUNDARY
- EXISTING BOUNDARY
- EXISTING ROAD
- EXISTING LOT

SITE DATA

OWNER OF RECORD: THE COUNTY OF WICOMICO, MD
PROJECT NO.: 2001145.00
DATE: 01/24/2001
SCALE: 1"=100'

OWNERS/SURVEYORS CERTIFICATION

I, the undersigned, being a duly qualified and licensed Surveyor and Engineer, do hereby certify that the foregoing is a true and correct copy of the original survey and map as the same appears on the records of the Surveyors and Engineers of the State of Maryland.

Surveyor's Name: [Signature]
Engineer's Name: [Signature]
Date: 01/24/2001
Scale: 1"=100'

ANNEXATION/ BOUNDARY SURVEY LANDS OF TRI-COUNTY COUNCIL FOR THE LOWER EASTERN SHORE

PARSONS ELECTION DISTRICT
WICOMICO COUNTY, MD

ANNEXATION/ BOUNDARY SURVEY

SCALE: 1" = 100'

DESCRIPTION OF THE BOUNDARIES OF THE CITY OF SALISBURY AS EXISTING ON

July 13, 2015

“CORPORATE LIMITS” The taxable corporate limits of the City shall begin at a brass City survey marker stamped “PINE”, formerly a large marked pine tree, situated on the east bank of the Wicomico River, coordinates: X 1,196,358.40, Y 191,473.43; thence South forty-four degrees twenty-two minutes twenty-six seconds East (S 44° 22' 26" E) five hundred and thirteen decimal two, zero (513.20) feet to a point on Riverside Road, X 1,196,717.30, Y 191,106.60; thence South zero degrees seven minutes twenty-six seconds East (S 00° 07' 26" E) three hundred and seventy-one decimal five, zero (371.50) feet to a cement post, being the southwest corner of lot number 26 in block “J” of Pinehurst and College Avenue sub-division, X 1,196,718.10, Y 190,735.10; thence South seventy-four degrees thirty-two minutes twenty-six seconds East (S 74° 32' 26" E) five hundred and sixteen decimal zero, zero (516.00) feet to an iron pipe, X 1,197,215.43, Y 190,597.56; thence South eighty-three degrees eight minutes twenty-six seconds East (S 83° 08' 26" E) three thousand five hundred and twenty-four decimal two, two (3,524.22) feet to a point on the sidewalk east of South Salisbury Boulevard X 1,200,714.42, Y 190,176.64; thence South fifteen degrees twenty-seven minutes twenty-six seconds West (S 15° 27' 26" W) six hundred and thirty-eight decimal seven, two (638.72) feet to a PK nail at the face of the east curb and South Salisbury Boulevard X 1,200,544.19, Y 189,561.02; thence South twenty degrees eight minutes forty-nine seconds West (S 20° 08' 49" W) five hundred and seventy-five decimal three, four (575.34) feet to a PK nail on the east side of South Salisbury Boulevard X 1,200,346.03, Y 189,020.88; thence South twenty-one degrees one minute ten seconds West (S 21° 01' 10" W) two thousand three hundred and seventy-three decimal three, seven (2,373.37) feet to a brass City survey marker stamped “ROLLINS” and set in concrete on the east side of South Salisbury Boulevard X 1,199,494.73, Y 186,805.44; thence South thirty degrees two minutes forty seconds West (S 30° 02' 40" W) one thousand four hundred and seventy-seven decimal six, four (1,477.64) feet to a brass City survey marker stamped “TONY” and set in concrete on the east side of South Salisbury Boulevard X 1,198,754.92, Y 185,526.34; thence North sixty-eight degrees twenty-two minutes eighteen seconds West (N 68° 22' 18" W) eight hundred and fifty decimal zero, zero (850.00) feet to a point in Tony Tank Pond west of South Salisbury Boulevard X 1,197,964.76, Y 185,839.63; thence South twenty-one degrees thirty-seven minutes forty-two seconds West (S 21° 37' 42" W) five hundred and twenty-two decimal seven, two (522.72) feet to a point in Tony Tank Pond west of South Salisbury Boulevard X 1,197,772.10, Y 185,353.72; thence South sixty-eight degrees twenty-two minutes eighteen seconds East (S 68° 22' 18" E) eight hundred and fifty decimal zero, zero (850.00) feet to a brass City survey marker stamped “CANAL” and set in the north end of the east railroad bridge abutment at Tony Tank Pond X 1,198,562.25, Y 185,040.42; thence South forty-four degrees, thirty-eight minutes thirteen seconds East (S 44° 38' 13" E) one thousand two hundred and fifteen decimal one, six (1,215.16) feet to a point in Tony Tank Pond east of South Salisbury Boulevard X 1,199,416.04, Y 184,175.74; thence running by and with the centerline of Slab Bridge Creek and the lands of Philip M. Perdue the four following courses: (1) North eighty-eight degrees forty-three minutes fifty-two seconds East (N 88° 43' 52" E) two hundred and twenty-seven decimal six, eight (227.68) feet to a point X 1,199,643.66 Y 184,180.78; (2) South seventy-one degrees six minutes fifteen seconds East (S 71° 06' 15" E)

two hundred and fifty-eight decimal seven, three (258.73) feet to a point X 1,199,888.45 Y 184,096.99; (3) South thirty-three degrees twenty-one minutes eleven seconds East (S 33° 21' 11" E) two hundred and sixteen decimal six, two (216.62) feet to a point X 1,200,007.55 Y 183,916.05; (4) South twenty degrees forty-three minutes fifty-five seconds East (S 20° 43' 55" E) two hundred and fifty-one decimal nine, six (251.96) feet to a point in the center of Slab Bridge Creek on the northerly Corporate Limits of the City of Fruitland X 1,200,096.74 Y 183,680.41; thence by and with the same the five following courses: (1) South seventy degrees seventeen minutes fifty-seven seconds East (S 70° 17' 57" E) one hundred and twenty-one decimal nine, seven (121.97) feet to a point X 1,200,211.57 Y 183,639.29; (2) South seventy degrees sixteen minutes seven seconds East (S 70° 16' 07" E) two hundred and fifty-three decimal two, two (253.22) feet to a point X 1,200,449.92 Y 183,553.80; (3) South thirty degrees thirty-seven minutes ten seconds East (S 30° 37' 10" E) two hundred and twenty-six decimal eight-two (226.82) feet to a point X 1,200,565.45 Y 183,358.60; (4) South zero degrees eight minutes sixteen seconds West (S 00° 08' 16" W) one hundred and sixty-eight decimal zero, five (168.05) feet to a point X 1,200,565.04 Y 183,190.55; (5) South thirteen degrees twenty-two minutes twenty seconds East (S 13° 22' 20" E) two hundred and twenty-eight decimal nine, nine (228.99) feet to a point in the center of Slab Bridge Creek at the northwest corner of the lands of Levin A. Davis X 1,200,618.00 Y 182,967.77; thence by and with said lands South sixty-eight degrees nineteen minutes forty-five seconds East (S 68° 19' 45" E) four hundred and eighty-six decimal four, five (486.45) feet to a point on the westerly right-of-way line of South Division Street at the northeast corner of the lands of the said Levin A. Davis X 1,201,070.07 Y 182,788.14; thence running by and with the westerly right-of-way line of South Division Street North thirty-eight degrees twenty-seven minutes thirteen seconds East (N 38° 27' 13" E) one thousand two hundred and sixty-three decimal three, seven (1,263.37) feet to a point X 1,201,855.74 Y 183,777.50; thence continuing with the westerly right-of-way line of South Division Street North forty degrees ten minutes eleven seconds East (N 40° 10' 11" E) seventy-three decimal two, three (73.23) feet to a cement post at the northeast corner of the lands of Thomas H. Ruark, Incorporated X 1,201,902.97 Y 183,833.45; thence running by and with the northerly boundary line of said lands the two following courses: (1) North sixty-three degrees twenty-three minutes fifty-six seconds West (N 63° 23' 56" W) five hundred and eighty-one decimal six, zero (581.60) feet to a cement post X 1,201,382.94 Y 184,093.88; (2) North twenty-four degrees fifty-seven minutes four seconds East (N 24° 57' 04" E) three hundred and eighty decimal three, zero (380.30) feet to a point in the center of Tony Tank Creek X 1,201,543.37 Y 184,438.69; thence running by and with the center line of said creek the eight following courses: North fifty-eight degrees fifty-one minutes twenty-six seconds West (N 58° 51' 26" W) two hundred and sixty-six decimal six, one (266.61) feet to a point X 1,201,315.18 Y 184,576.57; (2) North sixty-eight degrees twenty-seven minutes twenty-six seconds West (N 68° 27' 26" W) two hundred and eighty-five decimal eight, nine (285.89) feet to a point X 1,201,049.26 Y 184,681.55; (3) North sixty-six degrees forty-three minutes fifty-four seconds West (N 66° 43' 54" W) three hundred and ninety-four decimal nine, nine (394.99) feet to a point X 1,200,686.40 Y 184,837.59; (4) North fifty-nine degrees forty-eight minutes forty-one seconds West (N 59° 48' 41" W) two hundred and twenty-five decimal two, seven (225.27) feet to a point X 1,200,491.68 Y 184,950.87; (5) North forty-three degrees twenty-two minutes forty-one seconds West (N 43° 22' 41" W) two hundred and seventy-seven decimal one, zero (277.10) feet to a point X 1,200,301.37 Y 185,152.27; (6) South eighty-seven degrees fifty-six minutes thirty-four seconds West (S 87° 56' 34" W) one hundred and ninety-five decimal one, three (195.13) feet to

a point X 1,200,106.36 Y 185,145.27; (7) South, sixty-eight degrees twenty minutes six seconds West (S 68° 20' 06" W) one hundred and seventy-six decimal four, three (176.43) feet to a point X 1,199,942.39 Y 185,080.13; (8) North seventy-two degrees ten minutes fifty six seconds West (N 72° 10' 56" W) one hundred and fifty-five decimal three, five feet (155.35) feet to a point on the edge of the North branch of Tony Tank Pond X 1,199,794.50 Y 185,127.67; thence running generally with the East edge of said pond South thirty degrees forty four minutes thirty-nine seconds West (S 30° 44' 39" W) two hundred and thirty decimal seven, eight (230.78) feet to a point X 1,199,676.52 Y 184,929.33; thence running South twenty-one degrees thirty-five minutes eight seconds West (S 21° 35' 08" W) forty-one decimal three, eight (41.38) feet to a cement post on the property line of George W. and Iris G. Bower X 1,199,661.30, Y 184,890.85; thence North twenty-eight degrees thirty-eight minutes thirty-seven seconds West (N 28° 38' 37" W) eight hundred and sixty-four decimal seven, zero (864.70) feet to a brass City survey marker stamped "TANK" and set in concrete near the north edge of Tony Tank Pond and near the southeast corner of Polly P.B. Killmon's property X 1,199,246.80, Y 185,649.72; thence North ten degrees twenty-three minutes thirty-three seconds East (N 10° 23' 33" E) two hundred and sixty-one decimal nine, eight (261.98) feet to a cement post on the East property line of aforementioned property X 1,199,294.06, Y 185,907.41; thence by and with said property line South seventy-nine degrees fifty-four minutes thirteen seconds East (S 79° 54' 13" E) seventy-five decimal one, zero (75.10) feet to a cement post on the westerly right-of-way line of Iris Drive X 1,199,368.00, Y 185,894.24; thence generally along the West side of Iris Drive North ten degrees fifteen minutes fifty-six seconds East (N 10° 15' 56" E) one hundred and eighty-one decimal nine, eight (181.98) feet to a point on the north side of Honeysuckle Drive X 1,199,400.43, Y 186,073.31; thence generally along the north side of Honeysuckle Drive South seventy-nine degrees forty-one minutes twenty-two seconds East (S 79° 41' 22" E) seven hundred and four decimal two, one (704.21) feet to a point X 1,200,093.27, Y 185,947.27; thence by and with the easterly property line of Peter A. and Kaye Thompson North ten degrees thirty-four minutes forty-seven seconds East (N 10° 34' 47" E) one hundred and fifty decimal five, seven (150.57) feet to a point near the southwest corner of the lands of "STATE OF MARYLAND to the use of the UNIVERSITY SYSTEM OF MARYLAND on behalf of its constituent institution, Salisbury University" X 1,200,120.92 Y 186,095.27; thence running by and with the boundary line of said lands the following four courses: (1) South eighty degrees twenty-three minutes thirty-seven seconds East (S 80° 23' 37" E) six hundred and four decimal zero, two (604.02) feet to a cement post X 1,200,716.46 Y 185,994.47; (2) North ten degrees thirty-one minutes fourteen seconds East (N 10° 31' 14" E) one hundred and fifty-two decimal one, three (152.13) feet to a cement post X 1,200,744.24 Y 186,144.05; (3) North seventy-nine degrees twenty-eight minutes forty-six seconds West (N 79° 28' 46" W) forty decimal zero, zero (40.00) feet to a cement post X 1,200,704.91 Y 186,151.35; (4) North ten degrees thirty-one minutes fourteen seconds East (N 10° 31' 14" E) two hundred and thirty-seven decimal two, seven (237.27) feet to a point X 1,200,748.23 Y 186,384.63; thence South eighty-four degrees thirty-one minutes three seconds East (S 84° 31' 03" E) three hundred and fifty-three decimal seven, seven (353.77) feet to a point X 1,201,100.39, Y 186,350.83; thence South ten degrees forty-three minutes fifty-six seconds West (S 10° 43' 56" W) four hundred and seventy-two decimal seven, six (472.76) feet to a point near the southwest property corner of the English Company X 1,201,012.35, Y 185,886.34; thence South eighty-four degrees twenty-three minutes thirty-seven seconds East (S 84° 23' 37" E) four hundred and ninety-two decimal two, one (492.21) feet to a PK nail at the west curb line of South Division Street Extended and near the

southeast property corner of the English Company X 1,201,502.20, Y 185,838.26; thence with said gutter line South six degrees, thirty-four minutes, fifty-one seconds West (S 6° 34' 51" W) forty-one decimal seven, nine (41.79) feet to a point on the extension of the northerly right-of-way line of May Drive X 1,201,497.41 Y 185,796.74; thence to, by, and with said right-of-way line South eighty-three degrees, fifteen minutes, forty-six seconds East (S 83° 15' 46" E) two hundred and ninety-seven decimal four, one (297.41) feet to a cement post at the west corner of the "Berkeley" sub-division X 1,201,792.76 Y 185,761.85; thence by and with the westerly and northerly boundary line of "Berkeley" sub-division the following four courses: (1) North six degrees, forty-four minutes, twenty-one seconds East (N 6° 44' 21" E) two hundred decimal zero, zero (200.00) feet to a cement post X 1,201,816.23 Y 185,960.47; (2) South eighty-three degrees, fifteen minutes, forty-six seconds East (S 83° 15' 46" E) one thousand nineteen decimal seven, nine (1,019.79) feet to a cement post X 1,202,828.97 Y 185,840.83; (3) South six degrees, forty-four minutes, fourteen seconds West (S 6° 44' 14" W) seventy-five decimal zero, zero (75.00) feet to a cement post X 1,202,820.17 Y 185,766.35; (4) South eighty-one degrees, forty-one minutes, fifty-eight seconds East (S 81° 41' 58" E) two hundred and forty-three decimal two, six (243.26) feet to a cement post X 1,203,060.89 Y 185,731.23; thence South eight degrees, sixteen minutes, nine seconds West (S 8° 16' 09" W) three hundred and twenty-nine decimal zero, eight (329.08) feet to a cement post on the easterly right-of-way line of May Drive X 1,203,013.57 Y 185,405.58; thence South eighty-one degrees forty-three minutes, fifty-seven seconds East (S 81° 43' 57" E) two hundred decimal zero, zero (200.00) feet to a cement post X 1,203,211.49 Y 185,376.82; thence South eight degrees, sixteen minutes, three seconds West (S 8° 16' 03" W) two hundred and fifty decimal zero, zero (250.00) feet to a cement post X 1,203,175.54 Y 185,129.42; thence North eighty-one degrees, forty-four minutes, six seconds West (N 81° 44' 06" W) two hundred decimal zero, zero (200.00) feet to a cement post on the easterly right-of-way line of May Drive X 1,202,977.62 Y 185,158.17; thence by and with said right-of-way line South eight degrees, sixteen minutes, three seconds West (S 8° 16' 03" W) two hundred and fifty decimal zero, four (250.04) feet to a cement post X 1,202,941.67 Y 184,910.73; thence South seventy-three degrees, forty-seven minutes, forty-four seconds East (S 73° 47' 44" E) two hundred and two decimal one, six (202.16) feet to a cement post X 1,203,135.79 Y 184,854.32; thence South eight degrees sixteen minutes three seconds West (S 8° 16' 03" W) one hundred and forty-nine decimal eight, zero (149.80) feet to a cement post X 1,203,114.25 Y 184,706.07; thence South sixty degrees, twenty-nine minutes, zero seconds East (S 60° 29' 00" E) six hundred and fourteen decimal one, two (614.12) feet to an iron pipe X 1,203,648.67 Y 184,403.51; thence by and with the boundary line of the lands of Dixon the three following courses: (1) South twenty-four degrees thirty-one minutes fifty-eight seconds West (S 24° 31' 58" W) one hundred and eighty-six decimal nine, eight (186.98) feet to an iron pipe X 1,203,571.04 Y 184,233.41; (2) South fifty-two degrees forty-nine minutes forty-six seconds East (S 52° 49' 46" E) three hundred and thirty-one decimal two, zero (331.20) feet to a point X 1,203,834.95 Y 184,033.30; (3) North twenty-five degrees five minutes twenty-three seconds East (N 25° 05' 23" E) one thousand three hundred and fifty-three decimal five, two (1,353.52) feet to a point on the northeasterly side of Dykes Road X 1,204,408.89 Y 185,259.10; thence by said side of Dykes Road North fifty degrees twenty-seven minutes thirty-three seconds West (N 50° 27' 33" W) three hundred and three decimal four, eight (303.48) feet to a cement post at the southerly corner of the lands of Mary Ellen Bradley X 1,204,174.85 Y 185,452.31; thence generally by the easterly boundary line of said lands the following two courses: (1) North seventeen degrees ten minutes forty-seven seconds East (N 17° 10' 47" E) five hundred and

ninety-six decimal zero, six (596.06) feet to a point X 1,204,350.91 Y 186,021.78; (2) North four degrees thirty-seven minutes fifty-six seconds East (N 4° 37' 56" E) four hundred and sixty-two decimal four, five (462.45) feet to an iron pipe on the southerly line of a private road said point being the northeasterly corner of the lands of Mary Ellen Bradley X 1,204,388.26 Y 186,482.72; thence by and with the easterly boundary line of the lands of John B. Long II North three degrees forty-six minutes four seconds East (N 03° 46' 04" E) three hundred and eighty-seven decimal four, one (387.41) feet to a point at the northeast corner of the lands of John B. Long, II X 1,204,413.72 Y 186,869.29; thence running with the easterly boundary line of the lands of William P. Hearne, Jr. North three degrees forty-eight minutes forty-eight seconds East (N 03° 48' 48" E) two hundred and fifty-three decimal two, nine (253.29) feet to a point at the southeast corner of the lands of Hearne Properties, L.L.C. X 1,204,430.56 Y 187,122.02; thence running with the boundary line of said lands the six following courses: (1) North three degrees fifty-one minutes three seconds East (N 03° 51' 03" E) five hundred and sixteen decimal two, two (516.22) feet to a point X 1,204,465.23 Y 187,637.07; (2) South eighty-seven degrees thirty-one minutes forty seconds West (S 87° 31' 40" W) seven hundred and eighty-three decimal one, nine (783.19) feet to a point X 1,203,682.77 Y 187,603.29; (3) South two degrees twenty-five minutes fifty-four seconds East (S 02° 25' 54" E) one hundred and fifty decimal zero, zero (150.00) feet to a point X 1,203,689.13 Y 187,453.42; (4) South eighty-seven degrees thirty-six minutes sixteen seconds West (S 87° 36' 16" W) three hundred decimal zero, seven (300.07) feet to a point X 1,203,389.33 Y 187,440.88; (5) North two degrees twenty-one minutes fifty-three seconds West (N 02° 21' 53" W) one hundred and fifty decimal zero, two (150.02) feet to a point X 1,203,383.14 Y 187,590.77; (6) South eighty-seven degrees thirty-two minutes three seconds West (S 87° 32' 03" W) one thousand six hundred and eighty decimal four, five (1,680.45) feet to a point at the northwest corner of the lands of Hearne Properties, L.L.C. on the easterly right of way line of South Division Street X 1,201,704.24 Y 187,518.48; thence running with the easterly right of way line of said street South three degrees twenty-three minutes twenty-four seconds West (S 03° 23' 24" W) three hundred and forty-two decimal zero, six (342.06) feet to a point at the southwest corner of the said Hearne Properties, L.L.C. lands X 1,201,684.02 Y 187,177.01; thence running with the boundary line of said lands the two following courses: (1) South eighty-nine degrees forty-six minutes thirty-five seconds East (S 89° 46' 35" E) three hundred and twenty-eight decimal three, five (328.35) feet to a cement post X 1,202,012.36 Y 187,175.73; (2) South four degrees twenty-two minutes fifty-seven seconds West (S 04° 22' 57" W) seven hundred and seventy-two decimal seven, three (772.73) feet to a point on the northerly line of Dykes Road X 1,201,953.32 Y 186,405.26; thence along the northerly side of said road South eighty-seven degrees, twenty-five minutes, fourteen seconds West (S 87° 25' 14" W) three hundred and eighty-eight decimal four, zero (388.40) feet to a point on the westerly gutter line of South Division Street Extended X 1,201,565.31 Y 186,387.78; thence generally along the west side of said street North five degrees thirty-seven minutes thirty-four seconds East (N 05° 37' 34" E) seven hundred and thirty-nine decimal eight, one (739.81) feet to a PK nail X 1,201,637.84 Y 187,124.02; thence still generally along the west side of said street North four degrees eight minutes fifty-four seconds East (N 4° 08' 54" E) one thousand eighty decimal three, eight (1,080.38) feet to a PK nail in the west gutter on South Division Street Extended X 1,201,716.00 Y 188,201.57; thence North eighty-seven degrees thirty-eight minutes eight seconds East (N 87° 38' 08" E) one thousand six hundred and ninety-two decimal eight, one (1,692.81) feet to a brass City survey marker stamped "SEPERDUE" and set in concrete near the southeast property corner of Milford G. And Dorothy F. Perdue X 1,203,407.36, Y 188,271.41;

thence generally along the east boundary line of said property North zero degrees fifty-six minutes nineteen seconds West (N 0° 56' 19" W) five hundred and seventy decimal nine, zero (570.90) feet to a point on the south side of Onley Road X 1,203,398.01, Y 188,842.23; thence along the south side of Onley Road South eighty-nine degrees twenty-three minutes thirteen seconds West (S 89° 23' 13" W) six hundred and fifty-two decimal zero, one (652.01) feet to a point lying on the southerly side of Onley Road opposite the southwest corner of the lands of Maurice W. and Emma F. Graham X 1,202,746.04 Y 188,835.25; thence crossing Onley Road and running by and with the boundary line of said lands North zero degrees thirty-five minutes five seconds West (N 00° 35' 05" W) one hundred and eighty-four decimal one, eight (184.18) feet to a point X 1,202,744.16 Y 189,019.43; thence running with the northerly boundary line of said lands, in part and crossing a twenty-four foot wide private road South eighty-nine degrees fifty-seven minutes thirty-one seconds East (S 89° 57' 31" E) one hundred and twenty-three decimal three, zero (123.30) feet to a point lying on the east side of the private road X 1,202,867.46 Y 189,019.34; thence running with the easterly side of said road North four degrees twenty-four minutes fifty-five seconds East (N 04° 24' 55" E) one hundred and twenty-four decimal nine, zero (124.90) feet to a point X 1,202,877.08 Y 189,143.87; thence running by and with the lands of Donald E. Williams the three following courses: (1) North eighty-eight degrees fifty minutes thirty seconds East (N 88° 50' 30" E) five hundred and ninety-five decimal five, zero (595.50) feet to a point X 1,203,472.45 Y 189,155.91; (2) North two degrees thirty-two minutes seventeen seconds East (N 02° 32' 17" E) two hundred and twenty-two decimal zero, eight (222.08) feet to a point X 1,203,482.28 Y 189,377.77; (3) South eighty-eight degrees fifty minutes thirty seconds West (S 88° 50' 30" W) five hundred and eighty-eight decimal one, eight (588.18) feet to a point X 1,202,894.22 Y 189,365.88; thence running South four degrees twenty-four minutes fifty-five seconds West (S 04° 24' 55" W) twenty-one decimal six, four (21.64) feet to a point X 1,202,892.55 Y 189,344.30; thence running by and with the boundary line of Donald E. Williams the five following courses: (1) North eighty-nine degrees forty-seven minutes forty-three seconds West (N 89° 47' 43" W) two hundred and sixty decimal zero, zero (260.00) feet to a point X 1,202,632.55 Y 189,345.23; (2) South six degrees sixteen minutes nineteen seconds West (S 06° 16' 19" W) one hundred and forty eight decimal two, zero (148.20) feet to a point X 1,202,616.36 Y 189 197.92; (3) North eighty-nine degrees forty-seven minutes forty-three seconds West (N 89° 47' 43" W) five hundred and two decimal six, zero (502.60) feet to a point X 1,202,113.77 Y 189,199.71; (4) South five degrees fifteen minutes fourteen seconds West (S 05° 15' 14" W) one hundred and ninety-five decimal seven, one (195.71) feet to a point X 1,202,095.85 Y 189,004.82; (5) South one degree forty-four minutes thirty-five seconds East (S 01° 44' 35" E) one hundred and fifty- one decimal one, zero (151.10) feet to a point on the northerly line of Onley Road X 1,202,100.44 Y 188,853.80; thence along the northerly side of said road South eighty-nine degrees twenty-two minutes thirty-one seconds West (S 89° 22' 31" W) three hundred and thirty-nine decimal seven, four (339.74) feet to a point in the west gutter of South Division Street Extended X 1,201,760.73 Y 188,850.09; thence along the west side of said street North four degrees twenty-three minutes twenty-seven seconds East (N 4° 23' 27" E) four hundred and seventy-nine decimal zero, three (479.03) to a PK nail in the west curb of South Division Street Extended X 1,201,797.40, Y 189,327.72; thence to, by and with the south property line of the English Company North eighty-eight degrees twenty-one minutes forty-five seconds East (N 88° 21' 45" E) six hundred and eighty-three decimal two, six (683.26) feet to a cement post at the southeast property corner of the English Company X 1,202,480.38, Y 189,347.24; thence North one degree zero minutes twenty-six seconds East (N 1° 00' 26" E) four

hundred and sixty-one decimal five, seven (461.57) feet to a point south of Bennett Junior High School field track X 1,202,488.49, Y 189,808.74; thence North eighty-nine degrees forty-three minutes five seconds East (N 89° 43' 05" E) one thousand one hundred and seventy-seven decimal one, eight (1,177.18) feet to a PK nail on the south curb line of James M. Bennett Senior High School parking lot X 1,203,665.66, Y 189,814.53; thence South one degree fifteen minutes ten seconds East (S 1° 15' 10" E) eight hundred and eighty-four decimal seven, three (884.73) feet to a brass City survey marker stamped "BENBAL" and set in concrete X 1,203,685.00 Y 188,930.01 said point being 53 feet north of Onley Road and 7 feet west of the school ball field fence; thence South eighty-one degrees thirty minutes twenty-four seconds East (S 81° 30' 24" E) four hundred and thirty-two decimal six, five (432.65) feet to a point lying in Onley Road near the northwest corner of the lands of Gary L. Chandler, Philip R. Parker and Bonnie R. Parker X 1,204,112.91, Y 188,866.10; thence crossing Onley Road and by and with the westerly boundary line of said lands the three following courses: (1) South zero degrees fifty-four minutes thirty-two seconds East (S 00° 54' 32" E) two hundred and nineteen decimal six, four (219.64) feet to a cement post X 1,204,116.40 Y 188,646.49; (2) South eighty-nine degrees twenty-three minutes zero seconds West (S 89° 23' 00" W) two hundred and ninety-nine decimal nine, five (299.95) feet to a cement post X 1,203,816.46, Y 188,643.26; (3) South zero degrees fifty-nine minutes twenty-nine seconds East (S 00° 59' 29" E) three hundred and fifty-seven decimal eight, seven (357.87) feet to a cement post at the southwesterly corner of the said lands of Chandler and Parker X 1,203,822.65, Y 188,285.44; thence by and with the southerly boundary line of said lands the two following courses: (1) North eighty-seven degrees thirty-five minutes thirty-one seconds East (N 87° 35' 31" E) six hundred and eighty-one decimal seven, seven (681.77) feet to a cement post X 1,204,503.83, Y 188,314.08; (2) South eighty degrees twenty-five minutes forty-eight seconds East (S 80° 25' 48" E) five hundred and eighty-two decimal five, four (582.54) feet to an iron pipe at the southeasterly corner of said lands X 1,205,078.26, Y 188,217.23; thence with the easterly boundary line of said lands North eight degrees fifty-nine minutes fifty-six seconds East (N 08° 59' 56" E) four hundred and ninety-nine decimal two, zero (499.20) feet to a point X 1,205,156.35, Y 188,710.29; thence South eighty-one degrees thirty minutes twenty-four seconds East (S 81° 30' 24" E) one thousand five hundred and two decimal two, zero (1,502.20) feet to a point X 1,206,642.07, Y 188,488.43 said point being on the north side of Robins Avenue and 36 feet northeast from the southeast corner of the Holly Center grounds; thence by the north side of Robins Avenue South thirty-nine degrees twenty-five minutes thirty-nine seconds West (S 39° 25' 39" W) one thousand forty-eight decimal zero, seven (1,048.07) feet to a point X 1,205,976.44 Y 187,678.87; thence to, by and with the southwesterly boundary line of the lands of Lank South forty-nine degrees eleven minutes twenty-four seconds East (S 49° 11' 24" E) one thousand twenty-eight decimal three, nine (1,028.39) feet to a cement post at the south corner of said land X 1,206,754.81 Y 187,006.76; thence running by and with the lands of H & R Pepsi, LLC. the three following courses: (1) South forty-nine degrees eight minutes fifty-five seconds East (S 49° 08' 55" E) six hundred and sixty-four decimal six, three (664.63) feet to a point X 1,207,257.54 Y 186,572.03; (2) North forty-two degrees fifty-nine minutes one second East (N 42° 59' 01" E) two hundred and sixty decimal five, six (260.56) feet to a point X 1,207,435.19 Y 186,762.63; (3) South forty-seven degrees twenty minutes six seconds East (S 47° 20' 06" E) seven hundred and sixty decimal one, two (760.12) feet to a point on the northwesterly right of way line of Toadvine Road X 1,207,994.13 Y 186,247.49; thence generally with the northwesterly right of way line of said road the two following courses: (1) North thirty-six degrees forty minutes one second East (N

36° 40' 01" E) two hundred and six decimal five, one (206.51) feet to a point X 1,208,117.45 Y 186,413.13; (2) North thirty-eight degrees fifty-eight minutes zero seconds East (N 38° 58' 00" E) nine hundred and thirty-seven decimal three, zero (937.30) feet to a point on the northeasterly right of way line of Snow Hill Road X 1,208,706.88 Y 187,141.89; thence running generally with the northeasterly right of way line of said road the following three courses: (1) South forty-seven degrees thirty minutes forty-seven seconds East (S 47° 30' 47" E) five hundred and sixteen decimal one, eight (516.18) feet to a point X 1,209,087.53 Y 186,793.26; (2) North forty-two degrees thirty minutes nine seconds East (N 42° 30' 09" E) fifteen decimal zero, zero (15.00) feet to a point X 1,209,097.66 Y 186,804.31; (3) South fifty-three degrees twelve minutes twenty-nine seconds East (S 53° 12' 29" E) seventy decimal two, one (70.21) feet to a point at the southeasterly corner of the lands of Allen Memorial Baptist Church X 1,209,153.89 Y 186,762.27; thence running with the southerly boundary line of said lands North forty-four degrees twelve minutes seven seconds East (N 44° 12' 07" E) one thousand six hundred and twenty-two decimal zero, five (1,622.05) feet to a point X 1,210,284.77 Y 187,925.09; thence running across said lands the two following courses: (1) North forty-three degrees sixteen minutes fifty-seven seconds West (N 43° 16' 57" W) two hundred and eighty-nine decimal four, six (289.46) feet to a point X 1,210,086.31 Y 188,135.82; (2) North thirty-nine degrees fourteen minutes one second East (N 39° 14' 01" E) ten decimal zero, one (10.01) feet to a point on the northerly boundary line of the Allen Memorial Baptist Church property X 1,210,092.64 Y 188,143.57; thence with said boundary line North forty-three degrees thirty-nine minutes fifty-eight seconds West (N 43° 39' 58" W) seven hundred and forty-nine decimal seven, seven (749.77) feet to a point at the northwest corner of said lands X 1,209,574.96 Y 188,685.93; thence running with the northerly boundary line of the lands of H & R Pepsi, LLC North forty-three degrees forty-three minutes thirty-six seconds West (N 43° 43' 36" W) five hundred and eleven decimal six, two (511.62) feet to a point at the northwest corner of said lands X 1,209,221.32 Y 189,055.65; thence running with the lands of Clifford Smith North eighty-seven degrees twenty-seven minutes eleven seconds East (N 87° 27' 11" E) one hundred and fifty-one decimal three, five (151.35) feet to a point at the southwest corner of the lands of Joyce W. Webster X 1,209,372.52 Y 189,062.38; thence running with said lands North three degrees four minutes sixteen seconds East (N 03° 04' 16" E) three hundred and sixty-nine decimal zero, nine (369.09) feet to a point on the southerly right of way line of Johnson Road X 1,209,392.29 Y 189,430.94; thence running generally with the southerly right of way line of said road the three following courses: (1) North eighty-four degrees eight minutes fifty-seven seconds West (N 84° 08' 57" W) three hundred and twelve decimal zero, eight (312.08) feet to a point X 1,209,081.84 Y 189,462.75; (2) North eighty-five degrees fifteen minutes seven seconds West (N 85° 15' 07" W) four hundred and seventy decimal eight, three (470.83) feet to a point X 1,208,612.62 Y 189,501.72; (3) North eighty-five degrees eighteen minutes twenty-two seconds West (N 85° 18' 22" W) one hundred and thirty-six decimal zero, six (136.06) feet to a point X 1,208,477.02 Y 189,512.85; thence crossing Johnson Road and running with the westerly boundary line of the lands of Dorothy C. Smith North four degrees thirteen minutes twenty-three seconds East (N 04° 13' 23" E) seven hundred and twenty-nine decimal five, two (729.52) feet to a point on the southerly boundary line of the lands of the Wicomico County Board of Education and known as Parkside High School X 1,208,530.75 Y 190,240.40; thence by and with the boundary line of said land South eighty-five degrees three minutes forty-three seconds East (S 85° 03' 43" E) one thousand and ninety one decimal five, five (1,091.55) feet to the southeast corner of said land X

1,209,618.24, Y 1970,146.43; thence by the southeasterly boundary line of the land of Madalyn R. Carey South twenty-nine degrees forty-seven minutes eight seconds West (S 29° 47' 08" W) three hundred and eighty-one decimal four, six (381.46) feet to a cement post at the northwesterly corner of the lands of Roger Webster X 1,209,428.75 Y 189,815.36; thence by and with the northerly boundary line of said lands South seventy-eight degrees twelve minutes twenty-one seconds East (S 78° 12' 21" E) two hundred and thirty-nine decimal eight, eight (239.88) feet to the northwesterly corner of the lands of Clifford J. Smith X 1,209,663.56 Y 189,766.33; thence by and with the northerly boundary line of said land South sixty-six degrees twelve minutes twenty-nine seconds East (S 66° 12' 29" E) five hundred and seventy-six decimal zero, seven (576.07) feet to a cement post on the northwesterly boundary line of the Highland Park Sub-division X 1,210,190.68 Y 189,533.93; thence by and with said boundary line North thirty-four degrees twenty minutes thirty-one seconds East (N 34° 20' 31" E) one thousand twenty-four decimal eight, one (1,024.81) feet to a cement post X 1,210,768.80 Y 190,380.10; thence still by and with the boundary line of the Highland Park Sub-division North forty-six degrees forty minutes forty seconds West (N 46° 40' 40" W) three hundred and seven decimal eight, seven (307.87) feet to the southeasterly right-of-way line of a fifty foot wide and unnamed street X 1,210,544.82 Y 190,591.33; thence by and with said right-of-way line North thirty-two degrees eight minutes forty seconds East (N 32° 08' 40" E) one hundred and sixty-three decimal zero, three (163.03) feet to a point on the southwesterly right-of-way line of South Schumaker Drive X 1,210,631.56 Y 190,729.37; thence by and with said right-of-way line North fifty-five degrees twenty-seven minutes thirty-nine seconds West (N 55° 27' 39" W) forty-nine decimal six, eight (49.68) feet to a point on the northwesterly right-of-way line of the aforementioned fifty foot wide street X 1,210,590.64 Y 190,757.54; thence by and with said right-of-way line South thirty-two degrees eight minutes twenty-nine seconds West (S 32° 08' 29" W) one hundred and fifty-five decimal two, seven (155.27) feet to a cement post on the boundary line of Highland Park Subdivision X 1,210, 508.03 Y 190,626.07; thence by and with said boundary line North forty-six degrees forty minutes fifty-one seconds West (N 46° 40' 51" W) one hundred and twenty-eight decimal zero, six (128.06) feet to a point at the southeast corner of Lot 6, Block B in "Highland Park Subdivision" X 1,210,414.86 Y 190,713.92; thence running with the southeasterly boundary line of said lot North forty degrees forty-four minutes thirty-five seconds East (N 40° 44' 35" E) one hundred and sixty-three decimal zero, nine (163.09) feet to a point on the southwesterly right-of-way line of South Schumaker Drive X 1,210,521.31 Y 190,837.49; thence by and with the southwesterly right-of-way line of said road along a simple curve to the right, radius one thousand two hundred and thirty decimal zero, zero (R=1,230.00) feet fifty-five decimal three, seven (55.37) feet to a point X 1,210,480.18 Y 190,874.56; thence continuing with the southwesterly right-of-way line of said road North forty-six degrees forty minutes forty seconds West (N 46° 40' 40" W) one hundred and sixty-two decimal six, three (162.63) feet to a point X 1,210,361.87 Y 190,986.14; thence running by and with the northwesterly boundary line of Lot 5, Block B in "Highland Park Subdivision" South forty-three degrees nineteen minutes twenty seconds West (S 43° 19' 20" W) one hundred and sixty-one decimal six, nine (161.69) feet to a point X 1,210,250.93 Y 190,868.50; thence continuing with the boundary line of Highland Park Subdivision North forty-six degrees forty minutes fifty-one seconds West (N 46° 40' 51" W) one hundred and ninety-seven decimal five, two (197.52) feet to a point X 1,210,107.23 Y 191,004.01; thence by and with the southeasterly boundary line of the Wicomico County Board of Education North twenty-nine degrees forty-one minutes twenty-nine seconds East (N 29° 41' 29" E) one hundred and fifty decimal seven, eight (150.78) feet to a

point on the southerly right-of-way line of South Schumaker Drive X 1,210,181.92, Y 191,135.00; thence by and with said right-of-way line North fifty-six degrees seven minutes sixteen seconds West (N 56° 07' 16" W) five hundred and seventy-nine decimal four, three (579.43) feet X 1,209,700.86, Y 191,458.00; thence to, by and with the easterly boundary line of Lot Six in block "A" of Jean M. Smith North thirty-three degrees fifty-two minutes forty-four seconds East (N 33° 52' 44" E) three hundred and twenty-five decimal four, eight (325.48) feet to the northeast corner of said lot, said corner being on the south shore of Schumaker Pond X 1,209,882.30, Y 191,728.22; thence running South seventy degrees zero minutes, zero seconds East (S 70° 00' 00" E) one hundred and three decimal zero, one (103.01) feet to a point lying near the northwesterly corner of Lot 4, Block A in "Morris Acres Subdivision" X 1,209,979.09 Y 191,692.99; thence running to and with the northwesterly boundary line of said lot South thirty-three degrees fifty-two minutes forty-four seconds West (S 33° 52' 44" W) two hundred and ninety decimal one, nine (290.19) feet to a point on the northeasterly right-of-way line of South Schumaker Drive X 1,209,817.33 Y 191,452.07; thence by and with the northeasterly right-of-way line of said road South fifty-six degrees seven minutes sixteen seconds East (S 56° 07' 16" E) one hundred decimal zero, zero (100.00) feet to a point at the southeast corner of the aforesaid Lot 4 X 1,209,900.35 Y 191,396.33; thence with the southeasterly boundary line of said lot in part North thirty-three degrees fifty-two minutes forty-four seconds East (N 33° 52' 44" E) three hundred and fourteen decimal nine, zero (314.90) feet to a point in Schumaker Pond X 1,210,075.88 Y 191,657.76; thence across Schumaker Pond South seventy degrees zero minutes, zero seconds East (S 70° 00' 00" E) eight hundred and seventy-nine decimal eight, nine (879.89) feet to a point on said pond X 1,210,902.71, Y 191,356.82; thence over said Schumaker Pond South fifty-five degrees zero minutes zero seconds East (S 55° 00' 00" E) one thousand six hundred and forty-six decimal zero, three (1,646.03) feet to a point on Schumaker Pond X 1,212,251.06 Y 190,412.70; thence to, by, and with the easterly boundary line of the lands of Wicomico County and the lands of Highland Park South thirty-four degrees nine minutes thirty seconds West (S 34° 09' 30" W) one thousand six hundred and sixty-two decimal one, six (1,662.16) feet to a point on the northerly right-of-way line of Johnson Road as forty feet wide X 1,211,317.79 Y 189,037.28; thence generally by the north side of Johnson Road South sixty-five degrees forty-six minutes one second East (S 65° 46' 01" E) three hundred and eleven decimal zero, one (311.01) feet to a point X 1,211,601.40 Y 188,909.62; thence crossing Johnson Road and running with the boundary line of the lands of Dykes Land Development Co., Incorporated the following five courses: (1) South thirty-nine degrees thirty-three minutes forty-four seconds West (S 39° 33' 44" W) two hundred and twenty-four decimal two, two (224.22) feet to a point X 1,211,458.59 Y 188,736.77; (2) North sixty-five degrees fifty minutes forty-five seconds West (N 65° 50' 45" W) one hundred and three decimal six, zero (103.60) feet to a point X 1,211,364.06 Y 188,779.16; (3) South thirty-nine degrees thirty-three minutes forty-five seconds West (S 39° 33' 45" W) ten decimal five, four (10.54) feet to a point X 1,211,357.35 Y 188,771.03; (4) North sixty-five degrees fifty minutes forty-five seconds West (N 65° 50' 45" W) two hundred decimal zero, seven (200.07) feet to a point X 1,211,174.79 Y 188,852.90; (5) North thirty-two degrees thirty-three minutes thirty-five seconds East (N 32° 33' 35" E) two hundred and four decimal nine, zero (204.90) feet to a point on the southerly right-of-way line of Johnson Road X 1,211,285.07 Y 189,025.60; thence with the southerly right-of-way line of said road North sixty-six degrees sixteen minutes fifty-four seconds West (N 66° 16' 54" W) two hundred and forty-four decimal two, nine (244.29) feet to the northwesterly corner of the lands of Dykes Land Development Co., Incorporated X 1,211,061.41 Y 189,123.86; thence running

with the boundary line of said lands the following seven courses: (1) South thirty-nine degrees twenty-three minutes fifty-two seconds West (S 39° 23' 52" W) two hundred and fifty-one decimal two, two (251.22) feet to a point X 1,210,901.96 Y 188,929.73; (2) North fifty degrees thirty-four minutes zero seconds West (N 50° 34' 00" W) one hundred and eighteen decimal zero, nine (118.09) feet to a point X 1,210,810.75 Y 189,004.74; (3) South thirty-nine degrees seventeen minutes zero seconds West (S 39° 17' 00" W) one thousand one hundred and twenty-two decimal five, five (1,122.55) feet to a point X 1,210,100.00 Y 188,135.85; (4) South forty-three degrees sixteen minutes fifty-seven seconds East (S 43° 16' 57" E) two hundred and seventy-nine decimal six, six (279.66) feet to a point X 1,210,291.74 Y 187,932.26; (5) South forty-three degrees thirty minutes forty-four seconds East (S 43° 30' 44" E) six hundred and fifty-two decimal three, two (652.32) feet to a point X 1,210,740.87 Y 187,459.18; (6) North thirty-nine degrees sixteen minutes forty-nine seconds East (N 39° 16' 49" E) five hundred and fifty decimal one, six (550.16) feet to a point X 1,211,089.18 Y 187,885.04; (7) North fifty degrees thirty-six minutes thirteen seconds West (N 50° 36' 13" W) two hundred and twenty-nine decimal eight, three (229.83) feet to a cement post X 1,210,911.58 Y 188,030.91; thence continuing with said lands and crossing Johnson Road North thirty-nine degrees twenty-two minutes forty-eight seconds East (N 39° 22' 48" E) one thousand one hundred and twenty-seven decimal eight, six (1,127.86) feet to a point on the northerly right-of-way line of Johnson Road X 1,211,627.16 Y 188,902.70; thence generally by the north side of Johnson Road the following three courses: (1) South seventy-nine degrees forty-four minutes twenty-eight seconds East (S 79° 44' 28" E) four hundred and eighty-two decimal zero, three (482.03) feet X 1,212,101.49 Y 188,816.85; (2) North eighty-three degrees eleven minutes twenty-two seconds East (N 83° 11' 22" E) three hundred and ninety-nine decimal one, five (399.15) feet X 1,212,497.83 Y 188,864.19; (3) South seventy-seven degrees forty-four minutes four seconds East (S 77° 44' 04" E) two hundred and eighty decimal two, zero (280.20) feet X 1,212,771.63 Y 188,804.66; thence generally by Maddox Branch the following two courses: (1) North zero degrees seventeen minutes four seconds West (N 0° 17' 04" W) six hundred and seventy-nine decimal six five (679.65) feet X 1,212,768.26 Y 189,484.30; (2) North forty-six degrees forty-four minutes fifty-eight seconds West (N 46° 44' 58" W) two hundred and seventy-eight decimal four-five (278.45) feet to a point on the south side of Schumaker Pond X 1,212,565.44 Y 189,675.09; thence North fifty-five degrees fifty-seven minutes twenty-seven seconds East (N 55° 57' 27" E) four hundred and fifty-three decimal nine, two (453.92) feet to a point on Schumaker Pond X 1,212,941.57 Y 189,929.20; thence to, by and with the easterly boundary line of the lands of Hans Habermeier and the easterly boundary line of the lands of Schumaker Properties Incorporated North twenty-one degrees five minutes forty-six seconds East (N 21° 05' 46" E) one thousand two hundred and three decimal four, one (1,203.41) feet to a point on the northerly side of North Schumaker Drive X 1,213,374.71 Y 191,051.95; thence by the north side of North Schumaker Drive North sixty-eight degrees fifty-two minutes thirty-six seconds West (N 68° 52' 36" W) one thousand four hundred and forty-four decimal eight, four (1,444.84) feet X 1,212,026.95 Y 191,572.64; thence by the boundary line of the land of Vaughn Lewis and Charlotte C. Lewis North eleven degrees five minutes forty-four seconds East (N 11° 05' 44" E) two hundred and six decimal five, zero (206.50) feet to a point X 1,212,066.69 Y 191,775.28; thence by and with the easterly boundary line of Marion W. Barkley North nine degrees forty-six minutes thirty-two seconds East (N 09° 46' 32" E) one thousand four hundred and fifty decimal seven, six (1,450.76) feet to a point X 1,212,313.01 Y 193,204.98; thence by and with the northerly boundary line of the said Marion W. Barkley, in part, North seventy-four degrees twenty-six minutes nine seconds West (N 74°

26' 09" W) seven hundred and twenty-six decimal three, four (726.34) feet to a point X 1,211,613.31 Y 193,399.87; thence running South fourteen degrees thirty-three minutes twenty-four seconds West (S 14° 33' 24" W) one thousand six hundred and nine decimal seven, one (1,609.71) feet to a point on the north side of North Schumaker Drive X 1,211,208.73 Y 191,841.83; thence by the north side of North Schumaker Drive North seventy-four degrees fifty-seven minutes thirty-six seconds West (N 74° 57' 36" W) one hundred and seventy-four decimal three, zero (174.30) feet to a cement post at the lands of Salisbury Joint Venture X 1,211,040.40 Y 191,887.07; thence by and with the boundary line the following three courses: (1) North fourteen degrees thirty-three minutes twenty-four seconds East (N 14° 33' 24" E) two hundred and fifty-five decimal zero, zero (255.00) feet to a cement post; X 1,211,104.49 Y 192,133.88; (2) South seventy-four degrees fifty-seven minutes thirty-six seconds East (S 74° 57' 36" E) one hundred and sixty-five decimal zero, zero (165.00) feet to a point X 1,211,263.84 Y 192,091.07; (3) North fourteen degrees thirty-three minutes twenty-four seconds East (N 14° 33' 24" E) one thousand three hundred and sixty-four decimal seven, nine (1,364.79) feet to a point X 1,211,606.86 Y 193,412.05; thence running parallel to and ten (10) feet north of the northerly boundary line of the lands of Marion W. Barkley South seventy-four degrees twenty-six minutes nine seconds East (S 74° 26' 09" E) seven hundred and thirty-four decimal eight, three (734.83) feet to a point on the easterly boundary line of the lands of Brown Land Development, L.L.C. X 1,212,314.75 Y 193,214.88; thence running with the easterly boundary line of said lands the three following courses: (1) North nine degrees fifty-seven minutes twenty-one seconds East (N 09° 57' 21" E) two hundred and nineteen decimal three, seven (219.37) feet to a point X 1,212,352.68 Y 193,430.94; (2) North twenty degrees forty-five minutes twenty-two seconds East (N 20° 45' 22" E) three hundred and eighty-one decimal three, five (381.35) feet to a point X 1,212,487.82 Y 193,787.54; (3) North twenty-one degrees forty-eight minutes forty-eight seconds East (N 21° 48' 48" E) two hundred and seventy-nine decimal nine, four (279.94) feet to a point on the southerly side of Glen Avenue X 1,212,591.84 Y 194,047.43; thence running generally with the southerly right-of-way line of said road along a simple curve to the right, radius two hundred and eighty-five decimal six, three (R=285.63) feet two hundred and twenty-one decimal six, nine (221.69) feet to a point X 1,212,419.74 Y 194,178.24; thence continuing by and with said right-of-way line North twenty degrees zero minutes twenty-two seconds West (N 20° 00' 22" W) two hundred and fifteen decimal seven, seven (215.77) feet to the point of intersection of the tangents of a curve in the road X 1,212,345.92 Y 194,380.99; thence to and still by and with the southerly right-of-way line of Glen Avenue North fifty-seven degrees twenty-six minutes zero seconds West (N 57° 26' 00" W) one hundred and forty-two decimal zero, eight (142.08) feet X 1,212,226.18 Y 194,457.46; thence North thirty-two degrees thirty-four minutes zero seconds East (N 32° 34' 00" E) fifty-seven decimal nine, one (57.91) feet to a point on the westerly right of way line of Valleywood Drive X 1,212,257.35 Y 194,506.26; thence by and with the westerly right of way line of Valleywood Drive along a simple curve to the right, radius three hundred and eighty-one decimal six, eight (R=381.68) feet one hundred and eleven decimal five, six (111.56) feet to point at the northeast corner of the lands of Gregory L. Nichols, Jr. and Colleen S Nichols X 1,212,331.07 Y 194,589.48; thence by and with the northerly boundary line of Nichols North forty degrees five minutes fifteen seconds West (N 40° 05' 15" W) one hundred and forty-three decimal six, eight (143.68) feet to a point on the boundary line of the lots bounded on the west side of Valleywood Drive X 1,212,238.55 Y 194,699.40; thence by and with said boundary line the following five courses: (1) North thirty-two degrees thirty-eight minutes forty-five seconds East (N 32° 38' 45" E) twenty-one decimal

zero, six (21.06) feet X 1,212,249.91 Y 194,717.14; (2) North fifty-four degrees one minute forty-five seconds East (N 54° 01' 45" E) two hundred and ninety-five decimal five, six (295.56) feet X 1,212,489.11 Y 194,890.74; (3) North eighty-two degrees ten minutes forty-five seconds East (N 82° 10' 45" E) two hundred and seventy-five decimal eight, six (275.86) feet X 1,212,762.40 Y 194,928.28; (4) North thirty-nine degrees fifty-four minutes forty-five seconds East (N 39° 54' 45" E) six hundred and twenty-six decimal one, eight (626.18) feet X 1,213,164.17 Y 195,408.57; (5) North fifteen degrees eighteen minutes forty-five seconds East (N 15° 18' 45" E) two hundred and thirty-eight decimal eight, two (238.82) feet to a point on the southerly right-of-way line of Winthrop Place X 1,213,227.24 Y 195,638.91; thence by and with said right-of-way line South sixty degrees five minutes fifteen seconds East (S 60° 05' 15" E) one hundred and fifty-nine decimal eight, eight (159.88) feet to the westerly right-of-way line of Valleywood Drive X 1,213,365.82 Y 195,559.19; thence by and with the westerly right-of-way line of Valleywood Drive North thirty-three degrees forty-eight minutes forty-five seconds East (N 33° 48' 45" E) four hundred and twenty-two decimal nine, five (422.95) feet to a point on the north side of Mount Hermon Road X 1,213,601.18 Y 195,910.60; thence along the north side of Mount Hermon Road South sixty-one degrees twenty-six minutes seventeen seconds East (S 61° 26' 17" E) three hundred and twenty-four decimal four, six (324.46) feet to a PK nail in the pavement on the east side of Phillip Morris Drive X 1,213,886.15 Y 195,755.47; thence still along the north side of Mount Hermon Road South seventy-one degrees four minutes zero seconds East (S 71° 04' 00" E) one hundred and fifty-five decimal zero, zero (155.00) feet to a point near the rear boundary line of the lots bounded on the east side of Phillip Morris Drive X 1,214,032.77 Y 195,705.18; thence by said boundary line North sixteen degrees ten minutes zero seconds East (N 16° 10' 00" E) four hundred and thirty-seven decimal one, four (437.14) feet to the southwest corner of the lands of Howard T. Parker, parcel 392, X 1,214,154.48 Y 196,125.04; thence by the south side of said parcel of land South seventy degrees zero minutes zero seconds East (S 70° 00' 00" E) four hundred and eighty-six decimal six, six (486.66) feet to the southeast corner of said parcel and being on the westerly boundary line of the lands of Irvin and Betty Brown X 1,214,611.79 Y 195,958.59; thence by the westerly boundary of the lands of Irvin and Betty Brown South two degrees six minutes fifty-one seconds West (S 2° 06' 51" W) four hundred and forty-eight decimal four, five (448.45) feet to a stone on the northerly right-of-way line of Mount Hermon Road X 1,214,595.25 Y 195,510.44; thence by and with said right-of-way line South seventy degrees fifty-six minutes twenty-one seconds East (S 70° 56' 21" E) four hundred and ninety-two decimal five, six (492.56) feet to a cement post X 1,215,060.80 Y 195,349.59; thence by and with the southerly boundary line of Brown's land North nineteen degrees two minutes forty-one seconds East (N 19° 02' 41" E) two hundred decimal zero, zero (200.00) feet to an iron pipe X 1,215,126.06 Y 195,538.64; thence North eighty-six degrees one minute nine seconds East (N 86° 01' 09" E) three hundred and twenty-five decimal nine, seven (325.97) feet to a cement post X 1,215,451.24 Y 195,561.27; thence generally along the southerly boundary line of said lands North fifty-five degrees forty-two minutes twenty-seven seconds East (N 55° 42' 27" E) four hundred and ninety-seven decimal three, six (497.36) feet to an iron pipe X 1,215,862.15 Y 195,841.49; thence by and with the southerly boundary of said land North eighty-nine degrees twenty-four minutes fifty-nine seconds East (N 89° 24' 59" E) two hundred and ten decimal zero, zero (210.00) feet to a cement post X 1,216,072.14 Y 195,843.63; thence by and with the easterly boundary line of Brown's land North twenty degrees six minutes fifty-six seconds East (N 20° 06' 56" E) one hundred and five decimal one, zero (105.10) feet to an iron pipe X 1,216,108.28 Y 195,942.32; thence North eighty-eight degrees

twenty minutes forty-nine seconds West (N 88° 20' 49" W) two hundred and sixty-six decimal zero, zero (266.00) feet to an iron pipe X 1,215,842.39 Y 195,949.99; thence North one degree forty-three minutes forty-three seconds East (N 1° 43' 43" E) five hundred and forty-eight decimal zero, eight (548.08) feet to an iron pipe at the northwest corner of the lands of James Marshall X 1,215,858.93 Y 196,497.82; thence by the north side of said lands South eighty-nine degrees fifty-five minutes twenty-four seconds East (S 89° 55' 24" E) four hundred decimal seven, eight (400.78) feet to a point near the east side of Tilghman Road X 1,216,259.71 Y 196,497.28; thence along the east side of Tilghman Road South two degrees sixteen minutes eight seconds West (S 2° 16' 08" W) six hundred and twenty decimal zero, zero (620.00) feet to a point near the south side of Beaglin Branch X 1,216,235.16 Y 195,877.77; thence generally along Beaglin Branch North seventy-two degrees twenty-nine minutes forty-five seconds East (N 72° 29' 45" E) one thousand four hundred and twenty-six decimal zero, eight (1,426.08) feet X 1,217,595.20 Y 196,306.70; thence still generally along Beaglin Branch North thirty-seven degrees sixteen minutes twenty-nine seconds East (N 37° 16' 29" E) one thousand two decimal two, zero (1,002.20) feet to a point on the east side of Autumn Grove Court X 1,218,202.18 Y 197,104.19; thence along the east side of said road South thirty-six degrees eleven minutes fifty-four seconds East (S 36° 11' 54" E) forty decimal, dive, three (40.53) feet to a iron rebar at the southwest corner of the lands of Olin J. Parker, Jr., et.al. X 1,218,226.11 Y 197,071.49; thence with the boundary line of said lands North sixty-one degrees fifty-one minutes twenty-nine seconds East (N 61° 51' 29" E) eight hundred and seven decimal zero, three (807.03) feet to a point on the westerly line of the U.S. Route 13 Bypass X 1,218,937.74 Y 197,452.12; thence running generally with the westerly line of said Bypass the five following courses: (1) South thirty-one degrees fifty-seven minutes nineteen seconds East (S 31° 57' 19" E) three hundred and sixteen decimal four, four (316.44) feet to a point X 1,219,105.21 Y 197,183.63; (2) South thirty-one degrees twenty-eight minutes thirty-seven seconds East (S 31° 28' 37" E) eight decimal five, seven (8.57) feet to a point X 1,219,109.69 Y 197,176.33; (3) a simple curve to the right radius five hundred and twelve decimal nine, six (R=512.96) feet three hundred and seventy decimal two, three (370.23) feet to a point X 1,219,134.41 Y 196,814.93; (4) South sixteen degrees forty-five minutes forty-seven seconds West (S 16° 45' 47" W) two hundred and fifty-six decimal three, two (256.32) feet to a point X 1,219,060.48 Y 196,569.50; (5) South fifteen degrees thirty-eight minutes two seconds West (S 15° 38' 02" W) two hundred and eighty-six decimal seven, nine (286.79) feet to a point X 1,218,983.20 Y 196,293.32; thence crossing said Bypass and running South seventy-two degrees twenty-seven minutes twenty-seven seconds East (S 72° 27' 27" E) three hundred decimal one, seven (300.17) feet to a point on the easterly right-of-way line of said Bypass X 1,219,269.41 Y 196,202.85; thence leaving said right-of-way line of said Bypass and running with the lands of Hobbs Road Development LLC the two following courses: (1) South seventy-four degrees twenty-one minutes fifty-seven seconds East (S 74° 21' 57" E) fifty-four decimal zero, zero (54.00) feet to a point X 1,219,321.41 Y 196,188.30; (2) South thirty-eight degrees thirty-six minutes fifty-one seconds East (S 38° 36' 51" E) fourteen decimal nine, one (14.91) feet to a point on the northwesterly right-of-way line of Hobbs Road X 1,219,330.71 Y 196,176.65; thence running generally with the northwesterly right-of-way line of the said Hobbs Road the four following courses: (1) North fifty-one degrees eleven minutes fifty-six seconds East (N 51° 11' 56" E) one thousand one hundred and two decimal seven, five (1,102.75) feet to a point X 1,220,190.11 Y 196,867.65; (2) North thirty-eight degrees fifty-seven minutes thirty-four seconds West (N 38° 57' 34" W) twenty-three decimal five, zero (23.50) feet to a point X 1,220,175.34 Y 196,885.92; (3) North fifty-one degrees eleven minutes

fifty-five seconds East (N 51° 11' 55" E) one thousand two hundred and twelve decimal six, eight (1,212.68) feet to a point X 1,221,120.41 Y 197,645.82; (4) a simple curve to the right radius five thousand five hundred and seventy-eight decimal seven, five (R=5,578.75) feet one hundred and fifty decimal four, six (150.46) feet to a point at the northeast corner of the lands of Hobbs Road Development LLC X 1,221,238.92 Y 197,738.51; thence running by and with said lands the six following courses: (1) North thirty-eight degrees forty-nine minutes seven seconds West (N 38° 49' 07" W) ninety-eight decimal three, five (98.35) feet to a point X 1,221,177.27 Y 197,815.13; (2) North forty-nine degrees sixteen minutes fifty-two seconds West (N 49° 16' 52" W) six hundred and fifty-eight decimal one, nine (658.19) feet to a point X 1,220,678.42 Y 198,244.50; (3) South eighty-nine degrees fifty-seven minutes forty seconds West (S 89° 57' 40" W) one hundred and sixty-eight decimal five, zero (168.50) feet to a point X 1,220,509.92 Y 198,244.39; (4) South eighty-two degrees nine minutes fifty seconds West (S 82° 09' 50" W) one hundred and eleven decimal eight, five (111.85) feet to a point X 1,220,399.11 Y 198,229.14; (5) North sixty-two degrees thirty-three minutes eighteen seconds West (N 62° 33' 18" W) two hundred and twenty-seven decimal five, four (227.54) feet to a point X 1,220,197.18 Y 198,334.01; (6) North sixty-two degrees thirty-nine minutes seventeen seconds West (N 62° 39' 17" W) eighty decimal five, one (80.51) feet to a point X 1,220,125.67 Y 198,370.99; thence running North seventy-four degrees twenty-six minutes fifty-nine seconds West (N 74° 26' 59" W) thirteen decimal eight, zero (13.80) feet to a point on the easterly right-of-way line of the U.S. Route 13 Bypass X 1,220,112.37 Y 198,374.69; thence running by and with the easterly right-of-way line of said bypass the following three courses: (1) North twenty-seven degrees twenty-six minutes twenty-two seconds East (N 27° 26' 22" E) two hundred and ninety-nine decimal six, three (299.63) feet to a point X 1,220,250.44 Y 198,640.61; (2) a simple curve to the right radius six hundred and twenty-six decimal six, two (R = 626.62) feet four hundred and eighty-two decimal three, zero (482.30) feet to a point X 1,220,608.15 Y 198,946.23; (3) North sixty degrees forty-eight minutes twenty-three seconds East (N 60° 48' 23" E) one hundred and sixty-three decimal five, one (163.51) feet to a point on the southerly right-of-way line of U.S. Route 50 X 1,220,750.89 Y 199,025.99; thence running by and with said right-of-way line the following two courses: (1) a simple curve to the right radius five thousand five hundred and seventy-nine decimal five, eight (R = 5,579.58) feet four hundred decimal four, two (400.42) feet to a point X 1,221,139.99 Y 199,120.14; (2) North seventy-eight degrees twenty-seven minutes ten seconds East (N 78° 27' 10" E) five hundred and forty-two decimal eight, two (542.82) feet to a point on the westerly side of Hobbs Road X 1,221,671.82 Y 199,228.80; thence crossing Hobbs Road and running North eighty-four degrees six minutes twenty-six seconds East (N 84° 06' 26" E) five hundred and seven decimal four, seven (507.47) feet to a point at the intersection of the easterly right-of-way line of Hobbs Road with the southerly right-of-way line of John Deere Drive X 1,222,176.61 Y 199,280.90; thence running by and with the southerly right-of-way line of said road North seventy-eight degrees twenty-seven minutes ten seconds East (N 78° 27' 10" E) one thousand and eighty-five decimal nine, two (1,085.92) feet to a point at the northwest corner of the lands of Meuse Post #194, Veterans of Foreign Wars of the U.S., Inc. X 1,223,240.55 Y 199,498.28; thence running by and with the boundary line of said lands the following two courses: (1) South eleven degrees thirty-eight minutes twenty-one seconds East (S 11° 38' 21" E) seven hundred and forty-six decimal four, seven (746.47) feet to an iron pipe X 1,223,391.15 Y 198,767.16; (2) South eighty-three degrees fifty-six minutes thirteen seconds East (S 83° 56' 13" E) two hundred and eighty-nine decimal three, four (289.34) feet to an iron

rod at the southwest corner of the lands of Milford Street Associates, Inc. X 1,223,678.88 Y 198,736.60; thence running with said lands the following eight courses: (1) North eleven degrees thirty-nine minutes ten seconds West (N 11° 39' 10" W) six hundred and twenty-nine decimal six, five (629.65) feet to a point X 1,223,551.70 Y 199,353.27; (2) North seventy-eight degrees twenty minutes fifty seconds East (N 78° 20' 50" E) two hundred and seven decimal six, eight (207.68) feet to a point X 1,223,755.10 Y 199,395.21; (3) North eleven degrees thirty-nine minutes ten seconds West (N 11° 39' 10" W) one hundred and eighty-five decimal zero, zero (185.00) feet to a point X 1,223,717.73 Y 199,576.40; (4) a simple curve to the left radius twenty decimal zero, zero (R = 20.00) feet thirty-one decimal four, two (31.42) feet to a point X 1,223,694.11 Y 199,591.95; (5) North seventy-eight degrees twenty minutes fifty seconds East (N 78° 20' 50" E) seventy decimal zero, zero (70.00) feet to a point X 1,223,762.66 Y 199,606.09; (6) South eleven degrees thirty-nine minutes ten seconds East (S 11° 39' 10" E) seven hundred and twenty-six decimal zero, zero (726.00) feet to a point X 1,223,909.30 Y 198,895.05; (7) North seventy-eight degrees twenty minutes fifty seconds East (N 78° 20' 50" E) five hundred and twenty-seven decimal five, eight (527.58) feet to a point X 1,224,426.01 Y 199,001.61; (8) South eleven degrees thirty-nine minutes ten seconds East (S 11° 39' 10" E) three hundred and forty-five decimal five, eight (345.58) feet to a point at the southwest corner of the lands of Professional Park of Delmarva, LLC X 1,224,495.81 Y 198,663.15; thence running by and with said lands the following three courses: (1) South eighty-three degrees fifty-two minutes forty-seven seconds East (S 83° 52' 47" E) three hundred and twenty-eight decimal four, two (328.42) feet to a cement post X 1,224,822.36 Y 198,628.14; (2) North zero degrees twenty-five minutes thirty-five seconds West (N 00° 25' 35" W) two hundred and sixty-eight decimal zero, five (268.05) feet to a cement post X 1,224,820.36 Y 198,896.18; (3) North six degrees one minute forty-eight seconds West (N 06° 01' 48" W) nine hundred and ten decimal three, seven (910.37) feet to a point on the southerly right-of-way line of John Deere Drive X 1,224,724.73 Y 199,801.51; thence running by and with said right-of-way line the following two courses: (1) North seventy-eight degrees twenty-seven minutes ten seconds East (N 78° 27' 10" E) six hundred and sixty-four decimal five, two (664.52) feet to a point X 1,225,375.80 Y 199,934.53; (2) North five degrees fifty minutes fifty-three seconds West (N 05° 50' 53" W) fifty decimal two, five (50.25) feet to a point on the southerly right-of-way line of U.S. Route 50 X 1,225,370.68 Y 199,984.52; thence running by and with the said right-of-way line North seventy-eight degrees twenty-seven minutes ten seconds East (N 78° 27' 10" E) one thousand nine hundred and sixteen decimal three, five (1,916.35) feet to the run of Beaverdam Creek X 1,227,248.24 Y 200,368.12; thence generally by and with the run of Beaverdam Creek the following three courses: (1) South nine degrees twenty-eight minutes nine seconds West (S 09° 28' 09" W) ninety-six decimal one, six (96.16) feet to a point X 1,227,232.43 Y 200,273.28; (2) South twenty-seven degrees twenty-nine minutes twenty-seven seconds West (S 27° 29' 27" W) fifty-seven decimal six, nine (57.69) feet to a point X 1,227,205.80 Y 200,222.10; (3) South six degrees forty-eight minutes fifty-one seconds West (S 06° 48' 51" W) one hundred and thirty-three decimal seven, seven (133.77) feet to the run of Horsebridge Creek X 1,227,189.92 Y 200,089.28; thence generally by and with the run of Horsebridge Creek the following twenty courses: (1) North seventy-four degrees forty-six minutes forty seconds East (N 74° 46' 40" E) seventy-nine decimal four, four (79.44) feet to a point X 1,227,266.58 Y 200,110.13; (2) North sixty-one degrees twenty-two minutes fifty-two seconds East (N 61° 22' 52" E) fifty-six decimal seven, six (56.76) feet to a point X 1,227,316.40 Y 200,137.32; (3) South seventy-three degrees

forty-three minutes forty-three seconds East (S 73° 43' 43" E) thirty decimal zero, one (30.01) feet to a point X 1,227,345.21 Y 200,128.91; (4) North forty-seven degrees thirty-six minutes four seconds East (N 47° 36' 04" E) twenty-three decimal nine, seven (23.97) feet to a point X 1,227,362.91 Y 200,145.08; (5) South seventy-three degrees four minutes fifty-eight seconds East (S 73° 04' 58" E) one hundred and seventy-two decimal six, one (172.61) feet to a point X 1,227,528.05 Y 200,094.85; (6) South forty-one degrees four minutes eleven seconds East (S 41° 04' 11" E) fifty-six decimal three, one (56.31) feet to a point X 1,227,565.05 Y 200,052.40; (7) South sixty-three degrees forty-seven minutes eleven seconds East (S 63° 47' 11" E) seventy-five decimal nine, seven (75.97) feet to a point X 1,227,633.20 Y 200,018.84; (8) South thirty-five degrees forty-six minutes forty-four seconds East (S 35° 46' 44" E) two hundred and forty-five decimal four, five (245.45) feet to a point X 1,227,776.71 Y 199,819.71; (9) South seventy-eight degrees zero minutes eleven seconds East (S 78° 00' 11" E) one hundred and thirty-eight decimal zero, eight (138.08) feet to a point X 1,227,911.77 Y 199,791.01; (10) North fifty-five degrees forty-seven minutes four seconds East (N 55° 47' 04" E) ninety-one decimal six, one (91.61) feet to a point X 1,227,987.53 Y 199,842.52; (11) North twenty degrees fifty-two minutes five seconds East (N 20° 52' 05" E) sixty-eight decimal zero, seven (68.07) feet to a point X 1,228,011.77 Y 199,906.13; (12) North thirty-seven degrees fifty-one minutes eighteen seconds East (N 37° 51' 18" E) sixty-nine decimal five, one (69.51) feet to a point X 1,228,054.43 Y 199,961.01; (13) North eighty-four degrees five minutes fifty-seven seconds East (N 84° 05' 57" E) one hundred and seventy decimal zero, four (170.04) feet to a point X 1,228,223.57 Y 199,978.49; (14) North eighty-six degrees forty-one minutes nineteen seconds East (N 86° 41' 19" E) seventy-one decimal zero, four (71.04) feet to a point X 1,228,294.49 Y 199,982.59; (15) South eighty-four degrees thirty-four minutes forty-eight seconds East (S 84° 34' 48" E) one hundred and thirty-four decimal three, three (134.33) feet to a point X 1,228,428.22 Y 199,969.91; (16) South eighty-one degrees fifty-three minutes fifty-seven seconds East (S 81° 53' 57" E) sixty-three decimal nine, nine (63.99) feet to a point X 1,228,491.57 Y 199,960.89; (17) South seventy degrees twenty-four minutes seventeen seconds East (S 70° 24' 17" E) two hundred and fifty-one decimal six, six (251.66) feet to a point X 1,228,728.66 Y 199,876.49; (18) South twenty-five degrees twenty-one minutes twenty-four seconds East (S 25° 21' 24" E) two hundred and nine decimal seven, five (209.75) feet to a point X 1,228,818.48 Y 199,686.95; (19) South forty-six degrees twenty-four minutes three seconds East (S 46° 24' 03" E) thirty-one decimal five, seven (31.57) feet to a point X 1,228,841.34 Y 199,665.17; (20) South fifty-eight degrees ten minutes eighteen seconds East (S 58° 10' 18" E) sixty decimal four, zero (60.40) feet to a point on the westerly right-of-way line of Walston Switch Road X 1,228,892.66 Y 199,633.32; thence running by and with the westerly right-of-way line of said road the following eight courses: (1) North nine degrees forty-nine minutes thirty-seven seconds East (N 09° 49' 37" E) sixty-five decimal four, four (65.44) feet to a point X 1,228,903.83 Y 199,697.80; (2) North four degrees forty-seven minutes seven seconds East (N 04° 47' 07" E) ninety-six decimal seven, four (96.74) feet to a point X 1,228,911.90 Y 199,794.21; (3) North one degree fifty minutes sixteen seconds West (N 01° 50' 16" W) ninety-three decimal two, five (93.25) feet to a point X 1,228,908.91 Y 199,887.41; (4) North five degrees five minutes thirty-one seconds West (N 05° 05' 31" W) two hundred and sixty-seven decimal three, six (267.36) feet to a point X 1,228,885.18 Y 200,153.71; (5) North six degrees ten minutes fifty seconds West (N 06° 10' 50" W) three hundred and forty-three decimal one, two (343.12) feet to a point X 1,228,848.24 Y 200,494.84; (6) South eighty-three degrees forty-

nine minutes ten seconds West (S 83° 49' 10" W) fifteen decimal zero, zero (15.00) feet to a point X 1,228,833.33 Y 200,493.22; (7) North six degrees ten minutes fifty seconds West (N 06° 10' 50" W) ninety-eight decimal zero, eight (98.08) feet to a point X 1,228,822.77 Y 200,590.73; (8) North fifty-six degrees fifty-six minutes thirty-three seconds West (N 56° 56' 33" W) one hundred and thirty-eight decimal two, four (138.24) feet to a point on the southerly right-of-way line of U.S. Route 50 X 1,228,706.91 Y 200,666.14; thence crossing said road and running North six degrees fifty-one minutes thirty-six seconds West (N 06° 51' 36" W) three hundred and one decimal two, seven (301.27) feet to a point on the northerly right-of-way line of U.S. Route 50 X 1,228,670.92 Y 200,965.25; thence running by and with the westerly right-of-way line of said Walston Switch Road the following five courses: (1) North thirty-eight degrees fifteen minutes fifty-seven seconds East (N 38° 15' 57" E) one hundred and fifty-eight decimal seven, four (158.74) feet to a point X 1,228,769.23 Y 201,089.89; (2) North six degrees zero minutes twenty-eight seconds West (N 06° 00' 28" W) one hundred decimal two, eight (100.28) feet to a point X 1,228,758.74 Y 201,189.62; (3) North eighty-three degrees fifty-nine minutes twenty-two seconds East (N 83° 59' 22" E) ten decimal zero, zero (10.00) feet to a point X 1,228,768.68 Y 201,190.66; (4) North six degrees zero minutes twenty-eight seconds West (N 06° 00' 28" W) seventy-eight decimal five, five (78.55) feet to a point X 1,228,760.46 Y 201,268.78; (5) North five degrees fifty-nine minutes nineteen seconds West (N 05° 59' 19" W) two hundred and fifteen decimal three, six (215.36) feet to an iron rod with cap at the northeasterly corner of the lands of Tri-County Council for the Lower Eastern Shore of Maryland X 1,228,737.99 Y 201,482.97; thence running with the northerly boundary line of said property South eighty-four degrees twenty-five minutes fifty-eight seconds West (S 84° 25' 58" W) two thousand two hundred and thirty-four decimal five, zero (2,234.50) feet to a point in the center of Beaverdam Creek X 1,226,514.03 Y 201,266.19; thence running by and with the centerline of Beaverdam Creek the following five courses: (1) South twenty-four degrees zero minutes eleven seconds West (S 24° 00' 11" W) one hundred and eighty-eight decimal two, two (188.22) feet to a point X 1,226,437.47 Y 201,094.25; (2) South fifteen degrees eight minutes eight seconds East (S 15° 08' 08" E) one hundred and ten decimal five, two (110.52) feet to a point X 1,226,466.32 Y 200,987.56; (3) South seventy-six degrees fifty-six minutes twenty-six seconds East (S 76° 56' 26" E) six hundred and thirty-two decimal zero, three (632.03) feet to a point X 1,227,082.01 Y 200,844.75; (4) South fifty-one degrees twenty-one minutes four seconds East (S 51° 21' 04" E) one hundred and twenty-six decimal seven, four (126.74) feet to a point X 1,227,180.99 Y 200,765.59; (5) South eleven degrees thirty-three minutes fifty-one seconds East (S 11° 33' 51" E) one hundred and three decimal zero, seven (103.07) feet to a point on the northerly right-of-way line of U.S. Route 50, said point also lying on the Corporate Limit X 1,227,201.65 Y 200,664.61; thence running by and with the northerly right-of-way line of said road South seventy-eight degrees twenty-seven minutes eighteen seconds West (S 78° 27' 18" W) four thousand nine hundred and fifty-two decimal three, two (4,952.32) feet to a point on the easterly right-of-way line of Hobbs Road X 1,222,349.53 Y 199,673.46; thence crossing Hobbs Road and running South seventy-eight degrees twenty-seven minutes ten seconds West (S 78° 27' 10" W) four hundred and sixty-two decimal zero, zero (462.00) feet to a point on the westerly right-of-way line of Hobbs Road X 1,221,896.88 Y 199,580.98; thence continuing with the northerly right-of-way line of U.S. Route 50 the following two courses: (1) South seventy-eight degrees twenty-seven minutes ten seconds West (S 78° 27' 10" W) eight hundred and thirty-three decimal eight, two (833.82) feet to a point X 1,221,079.94 Y 199,414.07; (2) a simple curve to

the left radius five thousand eight hundred and seventy-nine decimal five, eight ($R = 5,879.58$) feet two hundred and one decimal three, two (201.32) feet to a point on the easterly right-of-way line of the U.S. Route 13 Bypass X 1,220,883.42 Y 199,370.40; thence running by and with the easterly right-of-way line of said bypass the following four courses: (1) South seventy-six degrees thirty minutes thirty-seven seconds West ($S 76^{\circ} 30' 37'' W$) eight hundred and seven decimal one, four (807.14) feet to a point X 1,220,098.55 Y 199,182.12; (2) a simple curve to the right radius three hundred and fifty-nine decimal two, six ($R = 359.26$) feet three hundred and forty-five decimal five, nine (345.59) feet to a point X 1,219,775.29 Y 199,259.62; (3) North forty-eight degrees fifty-seven minutes forty-one seconds West ($N 48^{\circ} 57' 41'' W$) one hundred and forty decimal two, five (140.25) feet to a point X 1,219,669.50 Y 199,351.70; (4) North forty-six degrees forty minutes two seconds West ($N 46^{\circ} 40' 02'' W$) two hundred and seventy-three decimal zero, five (273.05) feet to a point X 1,219,470.89 Y 199,539.08; thence crossing said bypass to and then generally with the northerly boundary line of the lands of Edward G. Bounds, Jr. and others the three following courses: (1) South seventy-four degrees eleven minutes forty-five seconds West ($S 74^{\circ} 11' 45'' W$) one thousand eight hundred and fifty-nine decimal five, seven (1,859.57) feet X 1,217,681.61 Y 199,032.62; (2) South eighteen degrees eight minutes fifty seconds East ($S 18^{\circ} 08' 50'' E$) three hundred and two decimal nine, six (302.96) feet X 1,217,775.97 Y 198,744.73; (3) South sixty-three degrees fifty-two minutes twenty-five seconds West ($S 63^{\circ} 52' 25'' W$) three hundred and seventy-seven decimal five, seven (377.57) feet to a point located within Parcel A of "The Fountains Subdivision" X 1,217,436.98 Y 198,578.47; thence running through said Parcel A North sixteen degrees forty-four minutes forty-four seconds West ($N 16^{\circ} 44' 44'' W$) sixty-four decimal one, one (64.11) feet to an iron rod on the easterly boundary line of the lands of Three Blind Mice, L.L.C. X 1,217,418.51 Y 198,639.86; thence running by and with the boundary line of said lands the three following courses: (1) North sixteen degrees thirty-seven minutes ten seconds West ($N 16^{\circ} 37' 10'' W$) one hundred and sixty-four decimal three, three (164.33) feet to a point X 1,217,371.51 Y 198,797.32; (2) South seventy-nine degrees forty-one minutes five seconds West ($S 79^{\circ} 41' 05'' W$) one hundred and fifty-five decimal eight, five (155.85) feet to a point X 1,217,218.17 Y 198,769.42; (3) South forty-one degrees thirteen minutes seven seconds West ($S 41^{\circ} 13' 07'' W$) two hundred and one decimal three, six (201.36) feet to a cement post lying on the easterly side of Merritt Mill Road X 1,217,085.49 Y 198,617.95; thence crossing said road and running North eighty-seven degrees fifteen minutes zero seconds West ($N 87^{\circ} 15' 00'' W$) sixty decimal five, seven (60.57) feet to a cement post on the westerly side of Merritt Mill Road X 1,217,024.99 Y 198,620.85; thence running with the northerly boundary line of the lands of Upinder Singh and Gurbir K. Chandi South two degrees sixteen minutes thirty-two seconds West ($S 02^{\circ} 16' 32'' W$) ninety-five decimal four, two (95.42) feet to a cement post incised R.W.C. X 1,217,021.20 Y 198,525.51; thence with the northerly boundary line of the lands of the Department of Motor Vehicles North eighty-seven degrees fifty-three minutes one second West ($N 87^{\circ} 53' 01'' W$) seven hundred and sixteen decimal one, three (716.13) feet to a point on the west side of Tilghman Road X 1,216,305.55 Y 198,551.96; thence with the west side of Tilghman Road North two degrees eight minutes two seconds East ($N 2^{\circ} 08' 02'' E$) one hundred and twenty decimal two, four (120.24) feet to the northeast corner of the lands of Olin J. Parker X 1,216,310.03 Y 198,672.12; thence generally with the northerly boundary line of said land and the lands of The Shoppes of Salisbury the following three courses: (1) North eighty-seven degrees nine minutes fourteen seconds West ($N 87^{\circ} 09' 14'' W$) five hundred and thirty decimal four, five (530.45) feet to a cement post X 1,215,780.24 Y 198,698.45; (2) South two degrees

fifty minutes forty-six seconds West (S 2° 50' 46" W) five hundred and fifty-four decimal three, three (554.33) feet X 1,215,752.71 Y 198,144.81; (3) North eighty-two degrees thirty-six minutes thirty-six seconds West (N 82° 36' 36" W) one hundred and one decimal five, seven (101.57) feet to a point at the southeast corner of the lands of Louise W. Moore X 1,215,651.98 Y 198,157.88; thence running by and with the easterly boundary line of said lands North zero degrees fifty-eight minutes eleven seconds West (N 00° 58' 11" W) one thousand two hundred and four decimal nine, two (1,204.92) feet to a point on the southerly right-of-way line of Merritt Mill Road X 1,215,631.59 Y 199,362.63; thence generally with the southern right-of-way line of said road North sixty-three degrees thirty-eight minutes fifty-seven seconds West (N 63° 38' 57" W) three hundred and one decimal eight, four (301.84) feet to a point at the northwest corner of the said Moore lands X 1,215,361.11 Y 199,496.60; thence running North four degrees thirty-six minutes forty seconds East (N 04° 36' 40" E) one decimal two, zero (1.20) feet to a point on the southerly right-of-way line of Merritt Mill Road at the northeast corner of the Marian H. Smith estate X 1,215,361.21 Y 199,497.80; thence running with the southerly right-of-way line of said road North sixty-three degrees forty minutes fourteen seconds West (N 63° 40' 14" W) three hundred and two decimal nine, zero (302.90) feet to a cement post at the northwest corner of the said Smith estate property X 1,215,089.74 Y 199,632.14; thence running by and with said property the following three courses: (1) South zero degrees twenty-eight minutes forty-four seconds East (S 00° 28' 44" E) one hundred and thirty decimal eight, six (130.86) feet to a point X 1,215,090.83 Y 199,501.28; (2) South eighty-nine degrees forty-one minutes eleven seconds West (S 89° 41' 11" W) one hundred and fifty-five decimal five, zero (155.50) feet to a cement post X 1,214,935.33 Y 199,500.43; (3) South one degree one minute thirty-five seconds East (S 01° 01' 35" E) one thousand two hundred and forty decimal six, nine (1,240.69) feet to an iron rod at the southwest corner of the said Smith estate property X 1,214,957.56 Y 198,259.94; thence running with the southerly boundary line of the lands of Christ United Methodist Church the following two courses: (1) South sixty-three degrees one minute thirty-nine seconds West (S 63° 01' 39" W) one hundred and five decimal zero, two (105.02) feet to a point X 1,214,863.96 Y 198,212.31; (2) South sixty-two degrees twenty-seven minutes forty-two seconds West (S 62° 27' 42" W) one hundred and ninety-five decimal three, four (195.34) feet to an iron pipe X 1,214,690.75 Y 198,121.99; thence South sixty-two degrees fifty-seven minutes twenty-six seconds West (S 62° 57' 26" W) five hundred and seventy-three decimal nine, zero (573.90) feet to the easterly boundary line of the lands of James W. Brittingham X 1,214,179.60 Y 197,861.07; thence generally with the easterly boundary line of Brittingham's land North nine degrees thirty-one minutes one second West (N 9° 31' 01" W) one thousand fifty-eight decimal four, two (1,058.42) feet X 1,214,004.60 Y 198,904.92; thence South eighty-nine degrees thirty-seven minutes thirty-seven seconds East (S 89° 37' 37" E) one hundred and twenty-four decimal zero, seven (124.07) feet to a point X 1,214,128.67 Y 198,904.11; thence North five degrees twenty-eight minutes fifty-three seconds West (N 5° 28' 53" W) ninety-one decimal two, seven (91.27) feet to a point on the southerly right-of-way line of a fifty-foot wide new road X 1,214,119.95 Y 198,994.96; thence by and with said right-of-way North eighty-nine degrees thirty-eight minutes seven seconds East (N 89° 38' 07" E) one hundred and sixty-five decimal five, four (165.54) feet to a point on the westerly right-of-way line of Phillip Morris Drive X 1,214,285.49 Y 198,996.01; thence by and with said right-of-way line North zero degrees, sixteen minutes forty-five seconds East (N 0° 16' 45" E) fifty decimal zero, zero (50.00) feet to the northerly right-of-way line of the aforesaid fifty foot wide new road X 1,214,285.73 Y 199,046.01; thence by and with the said right-of-way line South eighty-nine degrees thirty-eight

minutes seven seconds West (S 89° 38' 07" W) three hundred and five decimal one, three (305.13) feet to a point on said right-of-way line X 1,213,980.61 Y 199,044.08; thence North nine degrees thirty-four minutes fifty-seven seconds West (N 9° 34' 57" W) nine hundred and seventy-six decimal three, four (976.34) feet to a point on the northerly right-of-way line of Old Ocean City Road X 1,213,818.08 Y 200,006.79; thence running with the northerly side of said road South eighty-three degrees fifty-eight minutes seventeen seconds East (S 83° 58' 17" E) three hundred and forty-six decimal four, seven (346.47) feet to a point at the southeast corner of the lands of Evelyn White Farlow, et al X 1,214,162.64 Y 199,970.41; thence running by and with the boundary lines of said lands the two following courses: (1) North zero degrees twenty minutes fifty-nine seconds West (N 00° 20' 59" W) three hundred decimal zero, zero (300.00) feet to a point X 1,214,160.81 Y 200,270.40; (2) South eighty-three degrees fifty-eight minutes seventeen seconds East (S 83° 58' 17" E) one hundred and twenty-three decimal zero, zero (123.00) feet to a point on the westerly right-of-way line of Parker Road X 1,214,283.13 Y 200,257.48; thence running with the westerly right-of-way line of said road North zero degrees twenty minutes fifty-nine seconds West (N 00° 20' 59" W) one thousand three hundred and fifty-six decimal nine, seven (1,356.97) feet to a point on the southerly right of way line of Conrail Railroad X 1,214,274.85 Y 201,614.43; thence by and with said railroad right-of-way South seventy-eight degrees eleven minutes forty-four seconds West (S 78° 11' 44" W) one thousand three hundred and twenty-four decimal two, zero (1,324.20) feet to a point on the easterly right-of-way line of Beaglin Park Drive X 1,212,978.65 Y 201,343.53; thence running with the easterly right-of-way line of said road the following five courses: (1) South twelve degrees four minutes forty-four seconds East (S 12° 04' 44" E) nine decimal one, one (9.11) feet to a point X 1,212,980.56 Y 201,334.62; (2) a simple curve to the right radius one thousand one hundred and forty decimal zero, zero (R = 1,140.00) feet three hundred and sixty-one decimal six, nine (361.69) feet to a point X 1,212,999.39 Y 200,974.94; (3) South six degrees five minutes thirty-five seconds West (S 06° 05' 35" W) two hundred and forty-three decimal four, zero (243.40) feet to a point X 1,212,973.55 Y 200,732.92; (4) South eighty-three degrees fifty-four minutes twenty-two seconds East (S 83° 54' 22" E) twenty-five decimal zero, zero (25.00) feet to a point X 1,212,998.41 Y 200,730.26; (5) South six degrees five minutes thirty-five seconds West (S 06° 05' 35" W) one hundred and five decimal nine, zero (105.90) feet to a point at the northwest corner of the lands of Etta F. Bradley X 1,212,987.17 Y 200,624.96; thence with the northerly boundary line of said land North eighty-nine degrees six minutes seven seconds East (N 89° 06' 07" E) one hundred and thirteen decimal one, six (113.16) feet to a point on the westerly boundary line of the lands of Robyn D. Kelly X 1,213,100.32 Y 200,626.74; thence with the westerly boundary line of said land South one degree thirty-nine minutes fifteen seconds East (S 01° 39' 15" E) five hundred and forty-six decimal zero, three (546.03) feet to a point on the northerly right-of-way line of Old Ocean City Road X 1,213,116.08 Y 200,080.93; thence running with the northerly right-of-way line of said road South eighty-three degrees fifty-eight minutes seventeen seconds East (S 83° 58' 17" E) one hundred and four decimal three, five (104.35) feet to the southeast corner of the said Kelly lands X 1,213,219.86 Y 200,069.97; thence with the easterly boundary line of said land North one degree thirty-nine minutes fifteen seconds West (N 01° 39' 15" W) four hundred and eighteen decimal six, one (418.61) feet to a point at the northwest corner of the lands of Robert B. Farmer X 1,213,207.78 Y 200,488.41; thence running with the northerly boundary line of said land South eighty-four degrees twenty-three minutes thirty-three seconds East (S 84° 23' 33" E) one hundred and fifty-four decimal two, zero (154.20) feet to the northeast corner of the said Farmer land X 1,213,361.24 Y

200,473.34; thence running with the easterly boundary line of the said Farmer land South two degrees one minute forty-three seconds West (S 02° 01' 43" W) four hundred and seventeen decimal zero, zero (417.00) feet to a point on the northerly right-of-way line of Old Ocean City Road X 1,213,346.48 Y 200,056.60; thence running with the northerly right-of-way line of said road South eighty-three degrees fifty-eight minutes seventeen seconds East (S 83° 58' 17" E) thirty-five decimal zero, nine (35.09) feet to the southwest corner of the lands of Charlotte F. Massey X 1,213,381.37 Y 200,052.92; thence by and with the boundary line of the said lands the following two courses: (1) North two degrees one minute forty-three seconds East (N 02° 01' 43" E) four hundred and fifteen decimal zero, zero (415.00) feet to a point X 1,213,396.06 Y 200,467.66; (2) South eighty-three degrees fifty-eight minutes seventeen seconds East (S 83° 58' 17" E) two hundred and twenty-eight decimal zero, zero (228.00) feet to a point at the northwest corner of the lands of Christie Lynn Long X 1,213,622.80 Y 200,443.71; thence running with the westerly boundary line of said lands and crossing Old Ocean City Road South two degrees one minute forty-three seconds West (S 02° 01' 43" W) four hundred and forty-five decimal zero, seven (445.07) feet to a point on the southerly right-of-way line of Old Ocean City Road X 1,213,607.05 Y 199,998.92; thence by and with said right-of-way line North eighty-three degrees fifty-eight minutes seventeen seconds West (N 83° 58' 17" W) nine hundred and sixty-two decimal seven, zero (962.70) feet to a cement post at the northwest corner of the lands of James W. And Hazel Brittingham X 1,212,649.67 Y 200,100.02; thence generally by the westerly boundary line of said lands South six degrees one minute forty-three seconds West (S 6° 01' 43" W) three hundred and eighty-five decimal nine, one (385.91) feet to a point X 1,212,609.14 Y 199,716.24; thence by and with the westerly boundary line South fourteen degrees twenty minutes four seconds East (S 14° 20' 04" E) one thousand decimal two, three (1,000.23) feet to a cement post at the northeast corner of the lands of Brice R. Phillips X 1,212,856.77 Y 198,747.15; thence by and with the northerly boundary line of Phillips' land South seventy-two degrees twenty-eight minutes twenty-nine seconds West (S 72° 28' 29" W) five hundred and twelve decimal six, eight (512.68) feet to a stone at the northwest corner of said land X 1,212,376.89 Y 198,592.77; thence by and with the westerly boundary line of said land South eight degrees thirty-four minutes twenty-two seconds West (S 8° 34' 22" W) three hundred and forty-six decimal three, zero (346.30) feet to a point on the northerly right-of-way line of Beaglin Park Drive X 1,212,316.27 Y 198,250.34; thence running by and with the said right-of-way line the following seven courses: (1) a simple curve to the right radius seven hundred and eighty-seven decimal zero, zero (R = 787.00) feet three hundred and sixty-six decimal one, eight (366.18) feet to a point X 1,211,953.38 Y 198,249.97; (2) North seventy-six degrees forty-three minutes forty-four seconds West (N 76° 43' 44" W) one hundred and eighty-eight decimal one, nine (188.19) feet to a point X 1,211,770.21 Y 198,293.17; (3) a simple curve to the left radius eight hundred and eighteen decimal zero, zero (R = 818.00) feet one hundred and forty-five decimal six, zero (145.60) feet to a point X 1,211,626.28 Y 198,313.84; (4) South eight degrees fifty-four minutes thirteen seconds West (S 08° 54' 13" W) eighteen decimal one, zero (18.10) feet to a point X 1,211,623.48 Y 198,295.96; (5) a simple curve to the left radius eight hundred decimal zero, zero (R = 800.00) feet three hundred and seventy-five decimal five, nine (375.59) feet to a point X 1,211,257.57 Y 198,228.09; (6) a simple curve to the left radius four hundred decimal zero, zero (R = 400.00) feet forty-four decimal eight, three (44.83) feet to a point X 1,211,217.71 Y 198,207.63; (7) North thirty degrees twenty-two minutes fifty-one seconds West (N 30° 22' 51" W) eighteen decimal two, five (18.25) feet to a point on the southerly boundary line of "Fairfield Subdivision" X 1,211,208.48 Y 198,223.37; thence running with said line

South seventy-two degrees fifteen minutes twenty-nine seconds West (S 72° 15' 29" W) four hundred and seventy-four decimal one, two (474.12) feet to a point on the westerly right-of-way line of Carolyn Avenue X 1,210,756.92 Y 198,078.89; thence running with said right-of-way line North fourteen degrees sixteen minutes thirty-six seconds West (N 14° 16' 36" W) one hundred and sixty-nine decimal four, one (169.41) feet to the northeast corner of Lot 35, Block J in "Fairfield Subdivision" X 1,210,715.14 Y 198,243.07; thence running with the northerly boundary line of said lot South seventy-five degrees forty-three minutes twenty-four seconds West (S 75° 43' 24" W) one hundred and ninety-seven decimal two, three (197.23) feet to a point X 1,210,524.00 Y 198,194.43; thence running with lands known as the Clark Farm North ten degrees nineteen minutes thirty-six seconds West (N 10° 19' 36" W) three hundred and fifty decimal eight, three (350.83) feet to a point at the southwest corner of Lot 27, Block J in "Fairfield Subdivision" X 1,210,461.11 Y 198,539.58; thence running with the southerly boundary line of said lot North seventy-five degrees forty-three minutes twenty-four seconds East (N 75° 43' 24" E) one hundred and seventy-three decimal zero, six (173.06) feet to a point on the westerly right-of-way line of Carolyn Avenue X 1,210,628.82 Y 198,582.26; thence by and with said right-of-way line North fourteen degrees sixteen minutes thirty-six seconds West (N 14° 16' 36" W) fifty decimal zero, zero (50.00) feet to a point X 1,210,616.49 Y 198,630.71; thence running with the northerly boundary line of said Lot 27 South seventy-five degrees forty-three minutes twenty-four seconds West (S 75° 43' 24" W) one hundred and sixty-nine decimal six, one (169.61) feet to a point on the boundary line of the Clark Farm X 1,210,452.12 Y 198,588.89; thence generally by the lands of the Clark Farm the following three courses: (1) North ten degrees nineteen minutes thirty-six seconds West (N 10° 19' 36" W) seventy-four decimal five, eight (74.58) feet to a point X 1,210,438.75 Y 198,662.26; (2) South eighty-six degrees fifty-three minutes fifty-eight seconds West (S 86° 53' 58" W) seven hundred and ninety-four decimal seven, five (794.75) feet X 1,209,645.17 Y 198,619.27; (3) South eleven degrees twenty-nine minutes thirty-eight seconds West (S 11° 29' 38" W) five hundred and thirty-four decimal zero, three (534.03) feet to a point on the southerly side of U.S. Route 50 X 1,209,538.76 Y 198,095.95; thence along the southerly side of U.S. Route 50 North seventy-seven degrees sixteen minutes one second West (N 77° 16' 01" W) four hundred and forty-six decimal six, nine (446.69) feet to a point east of the southeast traffic island at the Civic Avenue intersection X 1,209,103.05, Y 198,194.40; thence still along said side of U.S. Route 50 North eighty-two degrees fifty-one minutes thirty-seven seconds West (N 82° 51' 37" W) six hundred and thirty-one decimal four, three (631.43) feet to a PK nail X 1,208,476.52 Y 198,272.88; thence still along said side of U.S. Route 50 South eighty-nine degrees thirty-four minutes thirty-nine seconds West (S 89° 34' 39" W) one hundred and four decimal six, nine (104.69) feet to a point X 1,208,371.83 Y 198,272.11; thence North zero degrees twenty-seven minutes forty-five seconds West (N 0° 27' 45" W) seven hundred and twenty-four decimal five, four (724.54) feet to a point lying on the southerly right-of-way line of South Saratoga Street 1,208,365.98 Y 198,996.63; thence running with the southerly right-of-way line of said street South eighty-eight degrees fifty-seven minutes zero seconds East (S 88° 57' 00" E) one hundred and fifty-four decimal three, one (154.31) feet to a cement post at the northeast corner of the lands of Wicomico/Genesis Eldercare, LLC X 1,208,520.27 Y 198,993.80; thence running with the easterly boundary line of said lands South zero degrees thirty minutes zero seconds East (S 00° 30' 00" E) one hundred and fifteen decimal four, zero (115.40) feet to a point at the southwest corner of the lands of Robert W. and Gay D. Decker X 1,208,521.28 Y 198,878.40; thence running with the southerly boundary line of said lands and the lands of B & W Real Estate, LLC

South eighty-seven degrees forty-four minutes zero seconds East (S 87° 44' 00" E) three hundred and three decimal two, two (303.22) feet to a cement post X 1,208,824.26 Y 198,866.41; thence running with the easterly boundary line of the lands of B & W Real Estate, LLC and crossing South Saratoga Street North one degree three minutes zero seconds East (N 01° 03' 00" E) one hundred and sixty-one decimal eight, zero (161.80) feet to a point on the northerly right-of-way line of said street X 1,208,827.23 Y 199,028.18; thence by and with the northerly right-of-way line of said street North eighty-eight degrees fifty-seven minutes zero seconds West (N 88° 57' 00" W) four hundred and sixty-one decimal six, four (461.64) feet to a point on the easterly right-of-way line of Centenary Drive X 1,208,365.66 Y 199,036.64; thence running North zero degrees twenty-seven minutes forty-five seconds West (N 0° 27' 45" W) one hundred and two decimal seven, six (102.76) feet to the point of intersection of the easterly right-of-way line of Centenary Drive and the southerly boundary line of the lots located on the south side of White Street X 1,208,364.83 Y 199,139.40; thence by and with said boundary line of the lots located on the south side of White Street South eighty-eight degrees fifty-seven minutes zero seconds East (S 88° 57' 00" E) three hundred and ten decimal eight, zero (310.80) feet to the southeast corner of Edgar Causey's land X 1,208,675.58 Y 199,133.71; thence by and with the easterly boundary line of said land North one degree three minutes zero seconds East (N 1° 03' 00" E) two hundred and seven decimal two, three (207.23) feet to a point on Eastern Avenue X 1,208,679.38 Y 199,340.90; thence to, by and with the northerly boundary line of Richard Hastings land South eighty-nine degrees seven minutes thirty seconds West (S 89° 07' 30" W) one hundred and eighty-one decimal three, eight (181.38) feet to the easterly boundary line of the lots located on the east side of Centenary Drive X 1,208,498.02 Y 199,338.13; thence by and with said boundary line North zero degrees twenty-seven minutes forty-five seconds West (N 0° 27' 45" W) three hundred and thirty-four decimal one, one (334.11) feet X 1,208,495.32 Y 199,672.23; thence North seventy degrees thirty-five minutes thirty-three seconds East (N 70° 35' 33" E) one hundred and ninety-seven decimal six, four (197.64) feet to a cement post on the easterly right-of-way line of Eastern Avenue X 1,208,681.73 Y 199,737.91; thence North eighty degrees thirty-nine minutes twenty-eight seconds East (N 80° 39' 28" E) three hundred and fourteen decimal three, one (314.31) feet to a PK nail on the east curb line of Civic Avenue 162 feet south from "Ocean City Road" X 1,208,991.87 Y 199,788.93; thence North eighty-seven degrees twenty-six minutes forty-four seconds East (N 87° 26' 44" E) four hundred and thirty-two decimal one, six (432.16) feet to an iron axle X 1,209,423.60 Y 199,808.19; thence North four degrees twenty-eight minutes thirty-nine seconds West (N 4° 28' 39" W) two hundred and twelve decimal four, six (212.46) feet to a PK nail on the north curb line X 1,209,407.02 Y 200,020.00; thence North eighty-seven degrees ten minutes fifty-six seconds East (N 87° 10' 56" E) three hundred and sixty-seven decimal three, seven (367.37) feet to a point X 1,209,773.95 Y 200,038.06; thence to, by and with the easterly boundary line of the land of Lowe's Investment Corporation (1) North three degrees forty-seven minutes fifty-one seconds West (N 3° 47' 51" W) two hundred and ten decimal six, two (210.62) feet to an iron pipe X 1,209,760.00 Y 200,248.21; (2) North eighty-seven degrees ten minutes forty-seven seconds East (N 87° 10' 47" E) one hundred and ten decimal one, six (110.16) feet to an iron pipe X 1,209,870.03 Y 200,253.63; (3) North three degrees fifty-four minutes ten seconds West (N 3° 54' 10" W) four hundred and ninety-seven decimal seven, two (497.72) feet to a point on the northerly right-of-way line of ConRail X 1,209,836.15 Y 200,750.19; thence by and with said right-of-way line South seventy-eight degrees fourteen minutes twenty seconds West (S 78° 14' 20" W) two thousand four hundred and nine decimal one, two (2,409.12) feet X 1,207,477.61 Y 200,259.14;

thence North five degrees three minutes twenty-six seconds West (N 5° 03' 26" W) one thousand four hundred and ninety decimal three, six (1,490.36) feet to the southerly right-of-way line of Brittingham Street X 1,207,346.23 Y 201,743.70; thence by and with said right-of-way line North eighty-five degrees zero minutes twenty-six seconds East (N 85° 00' 26" E) one thousand seven hundred and forty-nine decimal five, three (1,749.53) feet to the easterly right-of-way line of Moss Hill Lane X 1,209,089.12 Y 201,895.96; thence by and with the easterly right-of-way line of Moss Hill Lane North four degrees fifty-seven minutes forty-seconds West (N 4° 57' 40" W) twenty-eight decimal five, eight (28.58) feet to the southwest corner of Crestwood Incorporated X 1,209,086.65 Y 2201,924.43; thence by and with the southerly boundary line of Crestwood Incorporated North eighty-five degrees nine minutes thirty-eight seconds East (N 85° 09' 38" E) six hundred and twenty decimal one, four (620.14) feet to a cement post and being the southeast corner of Crestwood Incorporated X 1,209,704.58 Y 201,976.75; thence by and with the easterly boundary line of Crestwood Incorporated North four degrees thirty-seven minutes forty-seconds West (N 4° 37' 40" W) one thousand one hundred and eighty-eight decimal two, nine (1,188.29) feet to a point in Peggy Branch X 1,209,608.71 Y 203,161.17; thence along Peggy Branch North eighty-five degrees seventeen minutes thirty-five seconds East (N 85° 17' 35" E) six hundred and ninety-five decimal four, four (695.44) feet to another point in Peggy Branch X 1,210,301.80 Y 203,218.24; thence South forty-two degrees twenty minutes nineteen seconds East (S 42° 20' 19" E) five hundred and sixty-four decimal zero, one (564.01) feet to another point in Peggy Branch X 1,210,681.67 Y 202,801.33; thence South eighty degrees thirty-two minutes six seconds East (S 80° 32' 06" E) nine hundred and thirty-two decimal eight, six (932.86) feet to a point on the east side of Aydelotte Road X 1,211,601.83 Y 202,647.93; thence by the east side of said road South four degrees twenty-three minutes two seconds East (S 4° 23' 02" E) two hundred and forty-eight decimal zero, zero (248.00) feet to a point at the northwest corner of the lands of W. Richard Toadvine X 1,211,620.79 Y 202,400.65; thence with the northerly boundary line of the lands of W. Richard Toadvine and the lands of George R. Farlow North seventy-four degrees fourteen minutes eight seconds East (N 74° 14' 08" E) one thousand three hundred and ten decimal four, five (1,310.45) feet to a cement marker at the southwest corner of the Parkhurst Manor Subdivision X 1,212,881.95 Y 202,756.68; thence by and with the westerly boundary line of said subdivision North ten degrees fifteen minutes forty-one seconds West (N 10° 15' 41" W) eight hundred and twenty decimal one, four (820.14) feet to a point X 1,212,735.85 Y 203,563.70; thence by the westerly boundary line of Parkhurst Manor Subdivision and the westerly boundary line of Kathleen's Delight Subdivision North thirty-one degrees thirty-four minutes eight seconds East (N 31° 34' 08" E) one thousand six hundred and seventy-nine decimal four, six (1,679.46) feet to a point at the southerly boundary line of Nottingham Woods Subdivision X 1,213,615.08 Y 204,994.63; thence generally by the southwesterly boundary line of the land of Nottingham Woods Subdivision and the land of Paul E. Ennis North sixty-two degrees one minute thirty-two seconds West (N 62° 01' 32" W) one thousand one hundred and sixty-five decimal zero, seven (1,165.07) feet to a point X 1,212,586.15 Y 205,541.13; thence by the southerly boundary line of the land of Douglas F. Schamburg, the land of J. Bruce Williams, and the land of Orville J. Outten North eighty-four degrees fifty-seven minutes eleven seconds West (N 84° 57' 11" W) one thousand six hundred and thirty-eight decimal zero, three (1,638.03) feet to a point X 1,210,954.47 Y 205,685.24; thence still by the southerly boundary line of Orville J. Outten's land South seventy-six degrees three minutes eighteen seconds West (S 76° 03' 18" W) two hundred and twenty-two decimal zero, seven (222.07) feet to a point on the east side of Kelley Road X 1,210,738.94 Y

205,631.72; thence generally by the north side of a private road leading to the land of Bernard Archambeault South seventy-seven degrees five minutes thirty-seven seconds East (S 77° 05' 37" E) seven hundred and seventy-three decimal nine, five (773.95) feet to a point X 1,211,493.33 Y 205,458.85; thence to, by and with the easterly boundary line of the land of Archambeault South nineteen degrees four minutes fifty-six seconds West (S 19° 04' 56" W) three hundred and nineteen decimal one, nine (319.19) feet to the northerly bank of Middle Neck Branch X 1,211,388.99 Y 205,157.20; thence by the northerly bank of said branch South seventy-two degrees eleven minutes fifty-five seconds West (S 72° 11' 55" W) fifty-three decimal one, three (53.13) feet to the westerly boundary line of the land of Archambeault X 1,211,338.40 Y 205,140.96; thence by and with said westerly boundary line the three following courses: (1) North twelve degrees sixteen minutes forty-six seconds West (N 12° 16' 46" W) one hundred and sixty decimal zero, zero (160.00) feet to a cement post X 1,211,304.37 Y 205,297.30; (2) North seven degrees eleven minutes forty-two seconds West (N 7° 11' 42" W) sixty-four decimal seven, zero (64.70) feet to a cement post X 1,211,296.27 Y 205,361.49; (3) North forty degrees forty-four minutes twenty seconds East (N 40° 44' 20" E) seventy-eight decimal four, zero (78.40) feet to a cement post on the northwest corner of the land of Archambeault and the south side of the aforesaid private road X 1,211,347.43 Y 205,420.89; thence by the south side of said road North seventy-seven degrees five minutes thirty-seven seconds West (N 77° 05' 37" W) six hundred and four decimal nine, eight (604.98) feet to the easterly boundary line of the land of Delmarva Evangelistic Church X 1,210,757.74 Y 205,556.02; thence by the east side of said road and the easterly boundary line of the land of Delmarva Evangelistic Church South thirteen degrees fifty-six minutes forty-two seconds East (S 13° 56' 42" E) nine hundred and fifty-one, decimal two four (951.24) feet to a point on Middle Neck Branch X 1,210,986.97 Y 204,632.81; thence generally by Middle Neck Branch the following two courses: (1) South thirty-nine degrees thirty-two minutes forty-eight seconds West (S 39° 32' 48" W) three hundred and fifty-four decimal six, zero (354.60) feet X 1,210,761.20 Y 204,359.38; (2) South seventy-degrees thirty-three minutes eighteen seconds West (S 70° 33' 18" W) one thousand nine hundred and fifty-five decimal eight, four (1,955.84) feet to a point by the fork of Middle Neck Branch and Peggy Branch X 1,208,916.92 Y 203,708.28; thence the following two courses: (1) South twenty-five degrees thirty-three minutes thirty-three seconds East (S 25° 33' 33" E) six hundred and seventeen decimal zero, zero (617.00) feet X 1,209,183.12 Y 203,151.66; (2) North forty-nine degrees forty-four minutes nineteen seconds East (N 49° 44' 19" E) two hundred and twenty-three decimal nine, seven (223.97) feet to a point on Peggy Branch X 1,209,354.03 Y 203,296.40; thence by and with the boundary line of Jack Ward's property South four degrees forty-two minutes ten seconds East (S 4° 42' 10" E) four hundred and seven decimal two, five (407.25) feet X 1,209,387.42 Y 202,890.52; thence with the southerly boundary line of said property South eighty-five degrees four minutes fifty seconds West (S 85° 04' 50" W) three hundred and eighty-three decimal one, three (383.13) feet to the easterly right-of-way line of Moss Hill Lane X 1,209,005.70 Y 202,857.66; thence North four degrees thirty-seven minutes forty seconds West (N 4° 37' 40" W) five hundred and seventy-five (575.00) feet to the north side of Middle Neck Branch X 1,208,959.31 Y 203,430.79; thence generally along Middle Neck Branch North seventy-five degrees five minutes nine seconds West (N 75° 05' 09" W) three hundred and twenty-two decimal four, seven (322.47) feet to a brass City survey marker stamped "TINGLE" and set in concrete X 1,2008,647.70 Y 203,513.78; thence generally along the south boundary line of the properties binding on the south side of Pine Way North fifty-three degrees forty-minutes twenty-two seconds West (N 53° 40' 22" W) one

thousand six hundred and six decimal eight, six (1,606.86) feet to a cement post at the southerly corner of Lot 10, Block A of the "Maple Plain" Subdivision X 1,207,353.14 Y 204,465.67; thence by and with the southeasterly boundary line of said Lot 10 North thirty-six degrees thirty-eight minutes forty-one seconds East (N 36° 38' 41" E) one hundred and forty-one decimal two, eight (141.28) feet to an iron rod with cap on the southwesterly right-of-way line of Pine Way X 1,207,437.47 Y 204,579.03; thence North fifty degrees thirty-two minutes forty-seven seconds West (N 50° 32' 47" W) one hundred and sixty-four decimal seven, five (164.75) feet to a point X 1,207,310.26 Y 204,683.73; then North forty-nine degrees thirty-five minutes fifty-seven seconds West (N 49° 35' 57" W) four hundred and forty-one decimal two zero (441.20) feet to the south side of Columbia Road X 1,206,974.27 Y 204,969.68; thence along and near the south side of Columbia Road North fifty-three degrees thirty-one minutes fifty seconds West (N 53° 31' 50" W) seven hundred and seventy decimal zero, zero (770.00) feet to a point near the north side of Columbia Road X 1,206,355.06 Y 205,427.36; thence North eleven degrees twenty-three minutes fifty-four seconds West (N 11° 23' 54" W) nine hundred and fifty-nine decimal five-seven (959.57) feet to the westerly right-of-way line of Darwin Drive X 1,206,165.42 Y 206,368.01; thence North nineteen degrees fifty-two minutes thirty-seven seconds East (N 19° 52' 37" E) five hundred and fourteen decimal eight, one (514.81) feet to a point at the intersection of the westerly line of Darwin Drive with the southerly line of West Gordy Road X 1,206,340.45 Y 206,852.14; thence crossing Darwin Drive and running South fifty-three degrees forty-two minutes twenty-three seconds East (S 53° 42' 23" E) fifty-two decimal one, three (52.13) feet to a point on the easterly line of Darwin Drive X 1,206,382.47 Y 206,821.29; thence running with the same North nineteen degrees fifty-two minutes thirty-seven seconds East (N 19° 52' 37" E) three hundred and forty-two decimal one, two (342.12) feet to a point at the southwest corner of the lands of Houlihan Real Estate, Inc. X 1,206,498.79 Y 207,143.03; thence running with the southerly boundary line of said lands the three following courses: (1) South seventy degrees fifty-two minutes fifty-five seconds East (S 70° 52' 55" E) three hundred and fifty-nine decimal eight, two (359.82) feet to a point X 1,206,838.77 Y 207,025.18; (2) South ten degrees fifteen minutes forty-seven seconds West (S 10° 15' 47" W) eighty-six decimal three, seven (86.37) feet to a point X 1,206,823.38 Y 206,940.19; (3) South fifty-three degrees fifty minutes thirty-five seconds East (S 53° 50' 35" E) five hundred and sixty decimal one, nine (560.19) feet to a point at Brewington Branch X 1,207,275.68 Y 206,609.68; thence running generally with Brewington Branch the eight following courses: (1) North thirty-six degrees nine minutes twenty-five seconds East (N 36° 09' 25" E) two hundred and one decimal seven, one (201.71) feet to a point X 1,207,394.68 Y 206,772.54; (2) South fifty-three degrees fifty minutes thirty-five seconds East (S 53° 50' 35" E) forty-five decimal zero, zero (45.00) feet to a point X 1,207,431.02 Y 206,745.99; (3) North sixty-four degrees nine minutes twenty-six seconds East (N 64° 09' 26" E) one hundred and eighty-six decimal two, two (186.22) feet to a point X 1,207,598.61 Y 206,827.17; (4) North fifty-six degrees forty-nine minutes fifty-five seconds East (N 56° 49' 55" E) two hundred and thirty-eight decimal five, nine (238.59) feet to a point X 1,207,798.33 Y 206,957.70; (5) North fifty-five degrees forty-seven minutes forty-four seconds East (N 55° 47' 44" E) one hundred and five decimal eight, zero (105.80) feet to a point X 1,207,885.83 Y 207,017.18; (6) North eighty-two degrees twenty minutes four seconds East (N 82° 20' 04" E) two hundred and ten decimal zero, zero (210.00) feet to a point X 1,208,093.95 Y 207,045.19; (7) North sixty-four degrees thirty-two minutes thirty seconds East (N 64° 32' 30" E) two hundred and twenty-five decimal eight, zero (225.80) feet to a point X 1,208,297.83 Y 207,142.25; (8) South eighty-seven degrees thirty-seven minutes thirty-six seconds East (S 87°

37° 36' E) thirty-two decimal one, eight (32.18) feet to a point on the westerly right-of-way line of West Zion Road X 1,208,329.98 Y 207,140.92; thence running with the same North three degrees forty-five minutes seven seconds East (N 03° 45' 07" E) two hundred and ninety-nine decimal four, four (299.44) feet to a point at the northeast corner of the lands of Houlihan Real Estate, Inc. X 1,208,349.57 Y 207,439.72; thence continuing generally with the westerly right-of-way line of said road North seven degrees nineteen minutes forty-five seconds East (N 07° 19' 45" E) one hundred and thirty decimal zero, zero (130.00) feet to a point on the southerly right-of-way line of Harford Road X 1,208,366.16 Y 207,568.65; thence generally with the southerly right-of-way line of said road North eighty-five degrees forty-eight minutes twenty seconds West (N 85° 48' 20" W) two hundred and eighty-two decimal zero, zero (282.00) feet to a point at the northeast corner of Lot 75, Block Q "Northwood" X 1,208,084.91 Y 207,589.28; thence running with the easterly boundary line of said lot South nine degrees eleven minutes forty-seven seconds West (S 09° 11' 47" W) one hundred and thirty decimal three, zero (130.30) feet to a point on the northerly boundary line of the lands of Houlihan Real Estate, Inc. X 1,208,064.08 Y 207,460.65; thence running with the northerly boundary line of said lands the three following courses: (1) North eighty-five degrees fifty minutes sixteen seconds West (N 85° 50' 16" W) one thousand and seventy decimal zero, two (1,070.02) feet to a cement post X 1,206,996.89 Y 207,538.31; (2) North twenty-one degrees fifty-eight minutes twenty-eight seconds East (N 21° 58' 23" E) two hundred and sixty-three decimal six, four (263.64) feet to a cement post X 1,207,095.54 Y 207,782.80; (3) North seventy degrees fifty-two minutes fifty-five seconds West (N 70° 52' 55" W) three hundred and forty-three decimal seven, zero (343.70) feet to a point lying on the East side of Darwin Drive X 1,206,770.79 Y 207,895.37; thence running with the easterly side of Darwin Drive North nineteen degrees fifty-two minutes thirty-seven seconds East (N 19° 52' 37" E) two hundred and sixty-seven decimal two, three (267.23) feet to a point at the intersection of the easterly line of Darwin Drive with the northerly line of Harford Road X 1,206,861.65 Y 208,146.68; thence crossing the said Darwin Drive and running North sixty-eight degrees two minutes twenty-three seconds West (N 68° 02' 23" W) fifty decimal zero, four (50.04) feet to a point lying on the west side of Darwin Drive X 1,206,815.25 Y 208,165.39; thence running with the westerly side of Darwin Drive North nineteen degrees fifty-two minutes thirty-seven seconds East (N 19° 52' 37" E) nine hundred and thirteen decimal seven, three (913.73) feet to the north curb line of Marvel Road X 1,207,125.92 Y 209,024.68; thence South sixty-one degrees nineteen minutes nineteen seconds East (S 61° 19' 19" E) one thousand ninety-six decimal two, eight (1,096.28) feet to the west side of Allen Drive X 1,208,087.71 Y 208,498.60; thence North nineteen degrees forty-six minutes forty-six seconds East (N 19° 46' 46" E) seven hundred and sixty-nine decimal eight, two (769.82) feet to the southerly right-of-way line of Leonard Lane X 1,208,348.22 Y 209,223.00; thence North sixty-nine degrees zero, nine minutes thirty-four seconds West (N 69° 09' 34" W) one thousand eighty-five decimal one, eight (1,085.18) feet to a point lying along the southerly side of Leonard Lane opposite the southeasterly corner of the lands of Michel Real Estate Partnership X 1,207,334.04 Y 209,609.08; thence to and by and with the easterly boundary line of the said Michel Real Estate Partnership lands North nineteen degrees thirty-seven minutes fifty-nine seconds East (N 19° 37' 59" E) six hundred and eighteen decimal four, zero (618.40) feet to a point lying within the right-of-way of the U.S. Route 13 Bypass X 1,207,541.82 Y 210,191.53; thence South sixty-nine degrees forty-seven minutes seventeen seconds East (S 69° 47' 17" E) one thousand four hundred and twenty-three decimal zero, one (1,423.01) feet to a point on the west side of West Zion Road X 1,208,877.20 Y 209,699.88; thence by the west side of said road

South nineteen degrees forty minutes forty-four seconds West (S 19° 40' 44" W) five hundred and ninety-four decimal zero, zero (594.00) feet to a point on the north side of Leonard Lane X 1,208,677.18 Y 209,140.58; thence generally with the State highway interchange South sixty-one degrees fifty-seven minutes forty-nine seconds East (S 61° 57' 49" E) three thousand two hundred and fifty-seven decimal two, two (3,257.22) feet to a point on the northerly right-of-way line of Zion Road X 1,211,552.15 Y 207,609.58; thence by and with said right-of-way line North seventy-three degrees thirty-seven minutes thirty seconds East (N 73° 37' 30" E) three hundred and twenty-six decimal five, zero (326.50) feet to a point X 1,211,865.40 Y 207,701.63; thence to, by, and with the boundary line of the lands of Monroe J. Haltaman, Jr., North fourteen degrees fourteen minutes forty-seven seconds West (N 14° 14' 47" W) three hundred and forty-four decimal five, six (344.56) feet to an iron pipe on the southerly side of Brewington Branch X 1,211,780.61 Y 208,035.59; thence generally by Brewington Branch North sixty-one degrees twenty-nine minutes eleven seconds East (N 61° 29' 11" E) one thousand one hundred and twenty-two decimal two, two (1,122.22) feet to a point on the southerly side of said branch X 1,212,766.71 Y 208,571.30; thence North nineteen degrees three minutes thirty-nine seconds East (N 19° 03' 39" E) two hundred and thirty decimal one, four (230.14) feet to an easterly corner of the lands of Mary E. Cannon X 1,212,841.86 Y 208,788.82; thence by and with the easterly boundary line of said lands North eighty-six degrees twenty-one minutes fifty-five seconds West (N 86° 21' 55" W) one hundred and forty-two decimal eight, one (142.81) feet to a cement post X 1,212,699.34 Y 208,797.88; thence still by and with said boundary line North zero degrees forty-eight minutes fourteen seconds East (N 0° 48' 14" E) one thousand, two hundred and eighty-four decimal two, six (1,284.26) feet to a line south of a twenty foot private road X 1,212,717.36 Y 210,082.01; thence by said line North eighty-four degrees zero minutes zero seconds West (N 84° 00' 00" W) two thousand six hundred and sixty-eight decimal seven, nine (2,668.79) feet to a point lying on the westerly boundary line of the lands of Freeze Enterprises, LLC X 1,210,063.19 Y 210,360.98; thence running by and with the boundary line of said lands North five degrees thirty-five minutes twenty seconds East (N 05° 35' 20" E) twenty decimal four, zero (20.40) feet to an iron rebar at the northwest corner of said lands X 1,210,065.17 Y 210,381.28; thence running by and with the northerly boundary line of the lands of Freeze Enterprises LLC South eighty-four degrees twenty-three minutes forty-five seconds East (S 84° 23' 45" E) one hundred and fifty-nine decimal two, nine (159.29) feet to the southeasterly corner of the lands of Karen A. Gordy X 1,210,223.70 Y 210,365.72; thence by and with the easterly boundary line of said lands North nineteen degrees, twenty-three minutes two seconds East (N 19° 23' 02" E) one hundred and ninety-eight decimal five, three (198.53) feet to a cement post X 1,210,289.59 Y 210,553.00; thence by and with the northerly boundary line of the lands of Karen A. Gordy North seventy degrees thirty-six minutes fifty-eight seconds West (N 70° 36' 58" W) two hundred and ninety-one decimal three, seven (291.37) feet to a point on the east side of U.S. Route 13 X 1,210,014.74 Y 210,649.70; thence along the east side of U.S. Route 13 North nineteen degrees thirty-five minutes forty-two seconds East (N 19° 35' 42" E) one hundred and eighty-nine decimal eight, five (189.85) feet to a point at the southwest corner of the lands of Commercial Investment Partnership X 1,210,078.41 Y 210,828.56; thence by and with the southerly boundary line of said lands South eighty-four degrees four minutes forty-five seconds East (S 84° 04' 45" E) two hundred and seventy-nine (279.00) feet to a cement post at the southwest corner of the lands of Salisbury Mobile Home Park, Inc. X 1,210,355.92 Y 210,799.78; thence by and with the westerly boundary line of said lands North nine degrees twenty-six minutes thirty-five seconds East (N 09° 26' 35" E) one hundred and seventy-seven

decimal four, zero (177.40) feet to a point on the south side of Dove Street formerly known as Center Street and being a private road X 1,210,385.03 Y 210,974.78; thence crossing said road North fifty-one degrees forty minutes seven seconds East (N 51° 40' 07" E) fifty seven decimal three, zero (57.30) feet to a point on the north side of said road and being on the westerly boundary line of Salisbury Mobile Home Park, Inc. X 1,210,429.97 Y 211,010.32; thence by and with the westerly boundary line of said lands North nine degrees sixteen minutes fifty-four seconds East (N 09° 16' 54" E) two hundred and four decimal one, three (204.13) feet to a point X 1,210,462.90 Y 211, 211.78; thence by and with the southerly boundary line of the lands of Boater's World Properties and the lands of McDonald corporation South eighty-four degrees nineteen minutes fifty-two seconds East (S 84° 19' 52" E) two hundred and thirty-two decimal three, three (232.33) feet to a point at the southeast corner of the lands of McDonald Corporation X 1,210,694.09 Y 211, 188.83; thence by and with the easterly boundary line of said lands North thirteen degrees fifty-four minutes thirty-eight seconds East (N 13° 54' 38" E) three hundred and eighteen decimal three, one (318.31) feet to a point at the northeast corner of said lands X 1,210,770.61 Y 211,497.81; thence by and with the northerly boundary line of the lands of McDonald Corporation North eighty degrees fifty-eight minutes ten seconds West (N 80° 58' 10" W) three hundred and eighty one decimal four, six (381.46) feet to a point X 1,210,393.88 Y 211,557.68; thence to, by and with the easterly boundary line of the lands of Violetta M. Elliott North twenty-four degrees thirty minutes fifty seconds East (N 24° 30' 50" E) five hundred and eighty-one decimal two, nine (581.29) feet to a cement post X 1,210,635.07 Y 212,086.58; thence by and with the southerly boundary line of the lands of William A. Harting, Jr., South sixty-eight degrees forty-three minutes seventeen seconds East (S 68° 43' 17" E) nine hundred and eighteen decimal six, six (918.66) feet to a cement post at the southeast corner of Harting's land X 1,211,491.10 Y 211,753.20; thence by and with the westerly boundary line of said lands South one degree three minutes zero seconds West (S 1° 03' 00" W) one thousand four hundred and eighty decimal five, seven (1,480.57) feet to a point X 1,211,463.97 Y 210,272.88; thence by a line north of a twenty foot private road by the lands of Richard M. Allen and the lands of Mary E. Cannon South eighty-four degrees zero minutes zero seconds East (S 84° 00' 00" E) one thousand two hundred and seventy-four decimal zero, nine (1,274.09) feet to a point on the westerly boundary line of the lands of Thomas H. Ruark, Incorporated X 1,212,731.08 Y 210,139.71; thence running by and with the boundary line of said lands South zero degrees eleven minutes fifteen seconds West (S 00° 11' 15" W) one hundred and eighty-six decimal nine, five (186.95) feet to a point X 1,212,730.47 Y 209,952.76; thence running through said lands, parallel to and fourteen decimal nine, two (14.92) feet east of the Corporate Limit South zero degrees forty-eight minutes fourteen seconds West (S 00° 48' 14" W) one thousand one hundred and forty-five decimal nine, three (1,145.93) feet to a point near the southwest corner of the said Thomas H. Ruark, Incorporated lands X 1,212,714.39 Y 208,806.94; thence continuing through said lands parallel to and ten (10) feet north of the Corporate Limit South eighty-six degrees twenty-one minutes fifty-five seconds East (S 86° 21' 55" E) eighty-nine decimal eight, nine (89.89) feet to a point in the run of Brewington Branch X 1,212,804.10 Y 208,801.25; thence generally with the run of said branch the following three courses: (1) North twenty-six degrees fifty-three minutes three seconds East (N 26° 53' 03" E) one hundred and seventy-five decimal five, nine (175.59) feet to a point X 1,212,883.50 Y 208,957.85; (2) North nineteen degrees seventeen minutes twenty-nine seconds East (N 19° 17' 29" E) one hundred and ninety-two decimal two, four (192.24) feet to a point X 1,212,947.01 Y 209,139.30; (3) North seventy degrees seventeen minutes eleven seconds East (N 70° 17' 11" E) one hundred and sixteen

decimal nine, eight (116.98) feet to a point X 1,213,057.14 Y 209,178.76; thence running with the lands of Thomas H. Ruark, Incorporated the following four courses: (1) North twenty-six degrees thirty-seven minutes fourteen seconds West (N 26° 37' 14" W) two hundred and twenty-two decimal four, two (222.42) feet to a point X 1,212,957.47 Y 209,377.60; (2) North forty-four degrees two minutes forty-six seconds East (N 44° 02' 46" E) two hundred and thirty-one decimal zero, zero (231.00) feet to a point X 1,213,118.07 Y 209,543.64; (3) North thirty degrees twenty-seven minutes forty-six seconds East (N 30° 27' 46" E) three hundred and forty decimal four, four (340.44) feet to a point X 1,213,290.67 Y 209,837.08; (4) South thirteen degrees fifty-three minutes forty-seven seconds East (S 13° 53' 47" E) one hundred and fifty-eight decimal eight, six (158.86) feet to a point in the run of Brewington Branch X 1,213,328.82 Y 209,682.87; thence generally with the run of said branch the following thirteen courses: (1) North sixty-one degrees two minutes thirty-two seconds East (N 61° 02' 32" E) one hundred and ninety-one decimal two, eight (191.28) feet to a point X 1,213,496.19 Y 209,775.48; (2) South eighty-nine degrees twelve minutes fifty-nine seconds East (S 89° 12' 59" E) seven hundred and thirty-three decimal seven, three (733.73) feet to a point X 1,214,229.86 Y 209,765.45; (3) North fifty-two degrees six minutes thirty-four seconds East (N 52° 06' 34" E) three hundred and eighty-six decimal two, zero (386.20) feet to a point X 1,214,534.64 Y 210,002.64; (4) South eighty-eight degrees forty-three minutes nine seconds East (S 88° 43' 09" E) one hundred and fifteen decimal six, zero (115.60) feet to a point X 1,214,650.22 Y 210,000.05; (5) North eighty-nine degrees zero minutes zero seconds East (N 89° 00' 00" E) four hundred decimal zero, zero (400.00) feet to a point X 1,215,050.16 Y 210,007.04; (6) North seventy degrees thirty minutes zero seconds East (N 70° 30' 00" E) five hundred and thirty decimal zero, zero (530.00) feet to a point X 1,215,549.76 Y 210,183.95; (7) South fifty degrees thirty minutes zero seconds East (S 50° 30' 00" E) two hundred and seventy-five decimal zero, zero (275.00) feet to a point X 1,215,761.95 Y 210,009.03; (8) South seventy-eight degrees zero minutes zero seconds East (S 78° 00' 00" E) two hundred and fifty-eight decimal zero, zero (258.00) feet to a point X 1,216,014.32 Y 209,955.39; (9) North seventy-one degrees zero minutes zero seconds East (N 71° 00' 00" E) three hundred and thirty-five decimal zero, zero (335.00) feet to a point X 1,216,331.07 Y 210,064.46; (10) South fifty-one degrees thirty minutes zero seconds East (S 51° 30' 00" E) two hundred and ninety-five decimal zero, zero (295.00) feet to a point X 1,216,561.93 Y 209,880.81; (11) South seventy-eight degrees zero minutes zero seconds East (S 78° 00' 00" E) two hundred and forty-two decimal zero, zero (242.00) feet to a point X 1,216,798.65 Y 209,830.50; (12) North fifty-one degrees zero minutes zero seconds East (N 51° 00' 00" E) one hundred decimal zero, zero (100.00) feet to a point X 1,216,876.36 Y 209,893.43; (13) South sixty-six degrees forty-eight minutes fifty-five seconds East (S 66° 48' 55" E) one hundred and eighty-two decimal eight, one (182.81) feet to a point on the westerly right of way line of Brown Road X 1,217,044.41 Y 209,821.46; thence generally with the westerly right of way line of said road the five following courses: (1) North six degrees thirteen minutes fifty seconds West (N 06° 13' 50" W) one thousand six hundred and thirty decimal one, zero (1,630.10) feet to a point X 1,216,867.49 Y 211,441.93; (2) North eighty-three degrees forty-seven minutes forty-eight seconds East (N 83° 47' 48" E) five decimal zero, zero (5.00) feet to a point X 1,216,872.46 Y 211,442.47; (3) North six degrees thirteen minutes fifty seconds West (N 06° 13' 50" W) five hundred and eighty-five decimal eight, two (585.82) feet to a point X 1,216,808.88 Y 212,024.84; (4) a simple curve to the right radius one thousand three hundred and thirty-one decimal zero, zero (R = 1,331.00) feet three hundred and fourteen decimal zero, two (314.02)

feet to a point X 1,216,811.77 Y 212,338.11; (5) North seven degrees seventeen minutes thirteen seconds East (N 07° 17' 13" E) nine hundred and thirty-four decimal four, three (934.43) feet to a point at the northeast corner of the lands of Thomas H. Ruark, Incorporated X 1,216,930.29 Y 213,264.99; thence running with the northerly boundary line of said lands the five following courses: (1) South sixty-seven degrees thirty-three minutes thirty seconds West (S 67° 33' 30" W) one thousand eight hundred and fifty-four decimal four, two (1,854.42) feet to a point X 1,215,216.30 Y 212,557.08; (2) South eight degrees forty-one minutes thirty seconds East (S 08° 41' 30" E) fifteen decimal zero, zero (15.00) feet to a point X 1,215,218.57 Y 212,542.25; (3) South sixty-seven degrees two minutes thirteen seconds West (S 67° 02' 13" W) one thousand four hundred and thirty-nine decimal zero, seven (1,439.07) feet to a point X 1,213,893.54 Y 211,980.82; (4) South thirty degrees forty-seven minutes thirteen seconds West (S 30° 47' 13" W) one hundred and eighteen decimal zero, zero (118.00) feet to a point X 1,213,833.14 Y 211,879.45; (5) North eighty degrees fifty-nine minutes forty-three seconds West (N 80° 59' 43" W) nine hundred and thirty-eight decimal six, six (938.66) feet to a point X 1,212,906.05 Y 212,026.37; thence by the easterly boundary line of the lands of Richard M. Allen, the lands of Linwood Shockley, the lands of Salisbury Enterprises Incorporated, the lands of Charles L. Marshall, Jr., and other lands of Linwood Shockley North twenty-two degrees one minute thirty-seven seconds East (N 22° 01' 37" E) three thousand one hundred and ninety-one decimal eight, two (3,191.82) feet to a point near the southwesterly corner of the lands of Faith Baptist Church of Salisbury, Maryland X 1,214,103.11 Y 214,985.21; thence to and with said lands South eighty-five degrees twenty-one minutes thirty-four seconds East (S 85° 21' 34" E) six hundred and twenty-six decimal two, six (626.26) feet to a cement post on the southeasterly corner of the said Church property X 1,214,727.32 Y 214,934.55; thence running by and with the easterly boundary line of the lands of Faith Baptist Church of Salisbury, Maryland the following two courses: (1) North seven degrees forty-one minutes fifty-three seconds East (N 07° 41' 53" E) one thousand seven hundred and forty-six decimal six, two (1,746.62) feet to a point X 1,214,961.28 Y 216,665.43; (2) North four degrees twenty-four minutes fifty-six seconds East (N 04° 24' 56" E) five hundred and eighty decimal seven, eight (580.78) feet to a point on the southerly right of way line of Dagsboro Road X 1,215,006.00 Y 217,244.48; thence running with the southerly right of line of said road the following three courses: (1) North eighty-five degrees fifty-one minutes twenty-eight seconds West (N 85° 51' 28" W) five hundred and fourteen decimal four, nine (514.49) feet to a point X 1,214,492.85 Y 217,281.64; (2) a simple curve to the left, radius two thousand three hundred and seventy-five decimal zero, zero (R = 2,375.00) feet three hundred and twenty-seven decimal three, zero (327.30) feet to a point X 1,214,165.81 Y 217,282.75; (3) South eighty-six degrees fourteen minutes forty-six seconds West (S 86° 14' 46" W) one hundred and eighty-four decimal zero, six (184.06) feet to a cement post on the northwesterly corner of the lands of Faith Baptist Church of Salisbury, Maryland X 1,213,982.15 Y 217,270.70; thence running with the westerly boundary line of said lands South three degrees three minutes thirty-three seconds East (S 03° 03' 33" E) one thousand eight hundred and twenty decimal seven, five (1,820.75) feet to a point on the northerly right-of-way line of Oliphant Drive as widened to 45 feet X 1,214,079.31 Y 215,452.55; thence by and with said right-of-way line North seventy-seven degrees twenty-five minutes twenty-eight seconds West (N 77° 25' 28" W) one thousand four hundred and eight decimal six, three (1,408.63) feet to an iron rod at the southerly corner of the lands of John A. Davis, et. Al. X 1,202,704.47 Y 215,759.25; thence by and with the easterly boundary line of said lands the three following courses: (1) North twelve degrees fifty-nine minutes sixteen seconds East (N 12° 59' 16" E) three hundred and thirty-five

decimal eight, seven (335.87) feet to a point X 1,212,779.95 Y 216,086.53; (2) North seventy-seven degrees twenty-two minutes fifty-one seconds West (N 77° 22' 51" W) two hundred and four decimal nine, three (204.93) feet to an iron rod X 1,212,579.98 Y 216,131.29; (3) North twelve degrees fifty-three minutes forty-eight seconds East (N 12° 53' 48" E) three hundred and thirty-four decimal eight, five (334.85) feet to a cement post on the northerly right-of-way line of Troopers Way formerly Shockley Drive X 1,212,654.71 Y 216,457.69; thence by and with said right-of-way line North seventy-seven degrees eleven minutes fifty-one seconds West (N 77° 11' 51" W) one thousand ninety-three decimal five, two (1,093.52) feet to a cement post at the southeast corner of the lands of Dagsboro Associates X 1,211,588.38 Y 216,700.01; thence by and with the easterly boundary line of said land North twelve degrees thirty-seven minutes twenty-eight seconds East (N 12° 37' 28" E) four hundred and thirty-three decimal eight, three (433.83) feet to a cement post on the southerly right-of-way line of Dagsboro Road X 1,211,683.19 Y 217,123.35; thence by the south side of said road South eighty-six degrees three minutes fifty-five seconds West (S 86° 03' 55" W) five hundred and ten decimal eight, six (510.86) feet to a brass marker stamped "BARRACKS" and set in concrete at the east side of U.S. Route 13 North X 1,211,173.54 Y 217,088.30; thence by the east side of said route South thirteen degrees twenty-one minutes two seconds West (S 13° 21' 02" W) one thousand three hundred and ninety-eight decimal seven, zero (1,398.70) feet to a brass City survey marker set in concrete and stamped "IELL" at the east side of U.S. Route 13 X 1,210,850.57 Y 215,727.41; thence with the east side of U.S. Route 13 South twelve degrees thirty-two minutes thirty-four seconds West (S 12° 32' 34" W) one thousand seven hundred and twenty-one decimal one, four (1,721.14) feet to a brass City survey marker set at the south end of a head wall of a culvert and stamped "HOLI" X 1,210,476.79 Y 214,047.35; thence still by the east side of U.S. Route 13 South six degrees twenty-three minutes forty-nine seconds West (S 6° 23' 49" W) one hundred and seventy-nine decimal seven, five (179.75) feet to a point X 1,210,456.76 Y 213,868.72; thence crossing U.S. Route 13 to, by, and with the boundary line of the lands of Eastern Shore Land Development Corporation North seventy-seven degrees nineteen minutes sixteen seconds West (N 77° 19' 16" W) two hundred and ninety-four decimal eight, one (294.81) feet to a point X 1,210,169.13 Y 213,933.43; thence by and with the lands of Walter G. Brittingham, Jr. the two following courses: (1) North eight degrees twenty-two minutes fifty-three seconds East (N 8° 22' 53" E) ninety-nine decimal nine, nine (99.99) feet to a point X 1,210,183.71 Y 214,032.35; (2) South seventy-seven degrees nineteen minutes sixteen seconds East (S 77° 19' 16" E) one hundred and forty-nine decimal five, seven (149.57) feet to a point on the westerly right-of-way line of U.S. Route 13 X 1,210,329.63 Y 213,999.53; thence generally with said right-of-way line North eleven degrees forty-four minutes fifty-nine seconds East (N 11° 44' 59" E) six hundred and twenty-one decimal nine, zero (621.90) feet to a point X 1,210,456.27 Y 214,608.39; thence continuing by and with said right-of-way line North twelve degrees forty-one minutes thirty-six seconds East (N 12° 41' 36" E) one thousand eight hundred and nine decimal one, eight (1,809.18) feet to a cement post X 1,210,853.81 Y 216,373.36; South seventy-seven degrees eighteen minutes twenty-four seconds East (S 77° 18' 24" E) six decimal, zero, zero (6.00) feet to a cement post X 1,210,859.66 Y 216,372.04; North twelve degrees forty-one minutes thirty-six seconds East (N 12° 41' 36" E) two hundred and eighty-one decimal three, four (281.34) feet to a point X 1,210,921.48 Y 216,646.50; thence continuing along the west side of U.S. Route 13 the following two courses: (1) North twelve degrees fifty-seven minutes thirty seconds East (N 12° 57' 30" E) one hundred and one decimal nine, five (101.95) feet X 1,210,944.34 Y 216,745.85; (2) a simple curve to the left radius five thousand six hundred and twenty-three

decimal five, eight (R = 5,623.58) feet six hundred and sixty-nine decimal five, four (669.54) feet to a point on the centerline of a road formerly known as Old State Road, Route 13 X 1,211,051.31 Y 217,406.39; thence by and with the centerline of said road North sixteen degrees one minute twenty-nine seconds West (N16° 01' 29" W) one hundred and fifty-four decimal four, one (154.41) feet to a point X 1,211,008.68 Y 217,554.80; thence running South seventy-six degrees forty-two minutes forty-six seconds West (S 76° 42' 46" W) fifteen decimal zero, two (15.02) feet to the northeast corner of Richard B. Freed's land X 1,210,994.06 Y 217,551.35; thence by and with the lands of Richard B. Freed the following two courses: (1) South seventy-six degrees forty-two minutes five seconds West (S 76° 42' 05" W) three hundred and five decimal zero, eight (305.08) feet to a point X 1,210,697.16 Y 217,481.17 (2) North sixteen degrees twenty-seven minutes thirty-four seconds West (N 16° 27' 34" W) two hundred and ninety-nine decimal five, four (299.54) feet to a point on the southerly boundary line of the lands of Wicomico County X 1,210,612.29 Y 217,768.44; thence by and with the lands of Wicomico County the four following courses: (1) South eighty degrees ten minutes twenty-six seconds West (S 80° 10' 26" W) two hundred and thirty-three decimal three, two (233.32) feet to a point X 1,210,382.39 Y 217,728.62; (2) North seventy-one degrees seventeen minutes fifteen seconds West (N 71° 17' 15" W) one hundred and thirty-four decimal seven, five (134.75) feet to a point X 1,210,254.76 Y 217,771.85; (3) North seventy-one degrees twelve minutes forty-five seconds West (N 71° 12' 45" W) one hundred and ninety six decimal two, three (196.23) feet to a point X 1,210,068.99 Y 217,835.05; (4) North fifty-one degrees fifty-two minutes forty-five seconds West (N 51° 52' 45" W) forty-three decimal three, seven (43.37) feet to a point in Leonard Mill Run X 1,210,034.87 Y 217,861.82; thence with the thread of Leonard Mill Run the seven following courses: (1) South fifty-four degrees fifty-six minutes thirty-five seconds West (S 54° 56' 35" W) one hundred and seventy-five decimal one, one (175.11) feet to a point X 1,209,891.52 Y 217,761.23; (2) South fifty-five degrees thirty-five minutes three seconds West (S 55° 35' 03" W) one hundred and fifty-two decimal five, zero (152.50) feet to a point X 1,209,765.72 Y 217,675.04; (3) South fifty-four degrees thirty-five minutes four seconds West (S 54° 35' 04" W) one hundred and five decimal two, zero (105.20) feet to a point X 1,209,679.98 Y 217,614.08; (4) South forty-five degrees forty-six minutes three seconds West (S 45° 46' 03" W) one hundred and two decimal five, three (102.53) feet to a point X 1,209,606.52 Y 217,542.56; (5) South fifty-eight degrees thirty-nine minutes fifty-three seconds West (S 58° 39' 53" W) forty-four decimal zero, eight (44.08) feet to a point X 1,209,568.87 Y 217,519.63; (6) South seventy-six degrees forty-eight minutes twenty-two seconds West (S 76° 48' 22" W) one hundred and eight decimal four, seven (108.47) feet to a point X 1,209,463.26 Y 217,494.88; (7) South seventy-three degrees thirty-five minutes forty-seven seconds West (S 73° 35' 47" W) one hundred and eight decimal three, two (108.32) feet to a point on the westerly boundary line of Raymond E. Bridge X 1,209,359.35 Y 217,464.29; thence by and with the lands of Raymond E. Bridge the four following courses: (1) South zero degrees zero minutes zero seconds East (S 00° 00' 00" E) three hundred and sixty-three decimal six, six (363.66) feet to a point X 1,209,359.35 Y 217,100.63; (2) North eighty-four degrees fifty-six minutes twenty-three seconds East (N 84° 56' 23" E) three hundred and thirty decimal two, one (330.21) feet to a point X 1,209,688.27 Y 217,129.75; (3) South eight degrees thirty-six minutes zero seconds East (S 08° 36' 00" E) two hundred and twenty decimal two, four (220.24) feet to a point X 1,209,721.20 Y 216,911.99; (4) North eighty-two degrees two minutes forty-two seconds East (N 82° 02' 42" E) twenty-four decimal eight, seven (24.87) feet to a point X 1,209,745.84 Y 216,915.43 thence over and across the lands of Thelma Cordrey and the lands of Robert P. and Hilda T. Cannon

South twelve degrees forty-one minutes thirty-six seconds West (S 12° 41' 36" W) two thousand one hundred decimal zero, eight (2,100.08) feet to a point on the southerly side of Hampshire Road X 1,209,284.38 Y 214,866.68; thence by and with said side of Hampshire Road and the Corporate Limit South eighty-four degrees eighteen minutes thirty seconds West (S 84° 18' 30" W) one thousand four hundred and eighty-five decimal seven, two (1,485.72) feet to an iron pipe X 1,207,805.98 Y 214,719.33; thence South six degrees fifty-one minutes twenty seconds East (S 6° 51' 20" E) five hundred and fifty-one decimal two, seven (551.27) feet to an iron pipe X 1,207,871.79 Y 214,172.00; thence North seventy-nine degrees fifty-four minutes fourteen seconds East (N 79° 54' 14" E) seven hundred and ninety decimal seven, three (790.73) feet to a point at the westerly side of a fifty foot wide platted road X 1,208,650.28 Y 214,310.62; thence generally by the west side of said road South eleven degrees fifty-five minutes thirty-one seconds East (S 11° 55' 31" E) one thousand four hundred and eleven decimal nine, one (1,411.91) feet to a cement post on the southerly right-of-way line of Naylor Mill Road X 1,208,942.03 Y 212,929.18; thence along the south side of Naylor Mill Road the following five courses and distances: (1) South seventy-eight degrees fifty-seven minutes thirty-five seconds West (S 78° 57' 35" W) one thousand eight hundred and twenty-four decimal eight, five (1,824.85) feet X 1,207,150.95 Y 212,579.72; (2) a simple curve to the left radius one thousand one hundred and twenty-one decimal two, eight (R = 1,121.28) feet four hundred and sixty-nine decimal zero, three (469.03) feet X 1,206,707.97 Y 212,436.32; (3) South sixty degrees four minutes forty-seven seconds West (S 60° 04' 47" W) five hundred and thirty decimal five, two (530.52) feet X 1,206,248.16 Y 212,171.70; (4) a simple curve to the right radius eight hundred and forty-four decimal zero, two (R = 844.02) feet six hundred and thirty-two decimal six, nine (632.69) feet X 1,205,636.87 Y 212,080.90; (5) North seventy-six degrees thirty-eight minutes fifty-nine seconds West (N 76° 38' 59" W) two hundred and thirty-nine decimal three, nine (239.39) feet to a point on the south side of Naylor Mill Road X 1,205,403.95 Y 212,136.18; thence crossing Naylor Mill Road and running by and with the lands of Wilson L. and Shirley S. Davis the three following courses: (1) North thirteen degrees thirteen minutes forty-seven seconds East (N 13° 13' 47" E) two hundred and thirty-two decimal four, four (232.44) feet to a point X 1,205,457.14 Y 212,362.44; (2) North seventy-six degrees forty-six minutes thirteen seconds West (N 76° 46' 13" W) seven hundred and twenty-five decimal zero, zero (725.00) feet to a point X 1,204,751.39 Y 212,528.37; (3) South thirteen degrees thirteen minutes forty-seven seconds West (S 13° 13' 47" W) two hundred and thirty decimal nine, one (230.91) feet to a point on the south side of Naylor Mill Road X 1,204,698.54 Y 212,303.58; thence along the south side of said road North seventy-six degrees thirty-eight minutes fifty-nine seconds West (N 76° 38' 59" W) four hundred and nine decimal one, seven (409.17) feet to a point on the south curb line of Naylor Mill Road X 1,204,300.43 Y 212,398.06; thence to, by and with the westerly boundary line of the land of Sadie F. Shores, Dick W. Furniss and Charles E. Lynch North eight degrees fifty-two minutes thirty-two seconds East (N 8° 52' 32" E) four hundred and sixty-four decimal one, three (464.13) feet to the northwest corner of Charles E. Lynch's land X 1,204,372.04 Y 212,856.63; thence by and with the northerly boundary line of Charles E. Lynch's land South seventy-six degrees forty-two minutes forty-seconds East (S 76° 42' 40" E) two hundred decimal zero, zero (200.00) feet to the westerly right-of-way line of Paleo Lane X 1,204,566.68 Y 212,810.66; thence by and with the said right-of-way line North eight degrees fifty-two minutes thirty-two seconds East (N 8° 52' 32" E) two thousand four hundred and fifty-seven decimal five, seven (2,457.57) feet to a point X 1,204,945.86 Y 215,238.81; thence to, by and with the northerly boundary line of the land of Robbin W. Gray North seventy-eight degrees forty minutes thirty-

five seconds East (N 78° 40' 35" E) one thousand two hundred and ninety-one decimal two, nine (1,291.29) feet to a brass City survey marker stamped "RIFLE" and set in concrete on the westerly right-of-way line of a twenty-five foot wide road west of and adjacent to ConRail X 1,206,212.01 Y 215,492.35; thence generally along the west side of the said railroad North six degrees fifty minutes twenty-eight seconds East (N 6° 50' 28" E) one thousand three hundred and five decimal three, three (1,305.33) feet to the center of the west head wall of the culvert at the thread of Leonard Mill Run X 1,206,367.50 Y 216,788.39; thence by and with the westerly right-of-way line of ConRail North two degrees fifty minutes thirty-seven seconds East (N 2° 50' 37" E) two thousand three hundred and thirty-eight decimal zero, four (2,338.04) feet to an iron axle underneath a cement post X 1,206,483.49 Y 219,123.55; thence by and with the northerly boundary line of the lands of Connelly Mill Limited Partnership the three following courses: (1) North eighty-five degrees fifty-one minutes, fifty-three seconds West (N 85° 51' 53" W) two thousand six hundred and ten decimal seven, four (2,610.74) feet X 1,203,879.54 Y 219,311.81; (2) South eighteen degrees seventeen minutes forty-three seconds West (S 18° 17' 43" W) four hundred and twelve decimal six, seven (412.67) feet to a cement post X 1,203,750.00 Y 218,920.00; (3) North eighty-six degrees twenty-four minutes twenty-seven seconds West (N 86° 24' 27" W) seven hundred and eighty-four decimal two, three (784.23) feet to a point on the run of Connelly Mill Branch X 1,202,967.31 Y 218,969.14; thence generally along Connelly Mill Branch South seven degrees thirty-eight minutes thirty-eight seconds East (S 7° 38' 38" E) one thousand six hundred and thirty-six decimal five, three (1,636.53) feet to a point near the northeasterly corner of the lands of Larry J. Causey and Sons, Incorporated X 1,203,185.00 Y 217,347.15; thence running with the northerly boundary line of said lands the following three courses: (1) South fifty-eight degrees forty-three minutes fifty-six seconds West (S 58° 43' 56" W) nine hundred and seventy-eight decimal seven, three (978.73) feet to a point X 1,202,348.43 Y 216,839.15; (2) North twenty-four degrees forty-three minutes eighteen seconds West (N 24° 43' 18" W) two hundred and ninety-four decimal six, nine (294.69) feet to a point X 1,202,225.19 Y 217,106.83; (3) South fifty-nine degrees forty-six minutes zero seconds West (S 59° 46' 00" W) one thousand two hundred and thirty-nine decimal one, four (1,239.14) feet to a point on the easterly right-of-way line of Jersey Road X 1,201,154.60 Y 216,482.89; thence running with the easterly right-of-way line of said road South fifteen degrees thirty minutes eight seconds East (S 15° 30' 08" E) three hundred and forty-six decimal zero, two (346.02) feet to a point at the northwest corner of the lands of Ann Hudson X 1,201,247.08 Y 216,149.47; thence running by and with said lands the following three courses: (1) North sixty-six degrees eight minutes forty-two seconds East (N 66° 08' 42" E) two hundred and eighty-five decimal nine, five (285.95) feet to a point X 1,201,508.60 Y 216,265.11; (2) South sixteen degrees thirty-nine minutes eighteen seconds East (S 16° 39' 18" E) one hundred and sixty-three decimal four, zero (163.40) feet to a point X 1,201,555.43 Y 216,108.57; (3) South seventy-one degrees forty-five minutes forty-two seconds West (S 71° 45' 42" W) two hundred and eighty-six decimal five, three (286.53) feet to a point on the easterly right-of-way line of Jersey Road X 1,201,283.30 Y 216,018.89; thence running with the easterly right-of-way line of said road the following three courses: (1) South fifteen degrees thirty minutes eight seconds East (S 15° 30' 08" E) three hundred and three decimal eight, five (303.85) feet to a point X 1,201,364.51 Y 215,726.09; (2) a simple curve to the right radius seven hundred and fifteen decimal zero, zero (R = 715.00) feet six hundred and thirty-two decimal nine, one (632.91) feet to a point X 1,201,259.67 Y 215,122.68; (3) South thirty-five degrees twelve minutes fifty-six seconds West (S 35° 12' 56" W) four hundred and thirty-two decimal five, five (432.55) feet to a point at the northerly corner

of the lands of Ida B. Farrington X 1,201,010.23 Y 214,769.29; thence running with said lands the following two courses: (1) South two degrees one minute fifty-three seconds West (S 02° 01' 53" W) two hundred and fifty-six decimal three, three (256.33) feet to a point X 1,201,001.15 Y 214,513.13; (2) North seventy-eight degrees forty-eight minutes seven seconds West (N 78° 48' 07" W) one hundred and thirty-one decimal zero, two (131.02) feet to a point on the easterly right-of-way line of Jersey Road X 1,200,872.62 Y 214,538.57; thence running generally with said right-of-way line South twenty-two degrees twenty-three minutes forty-two seconds West (S 22° 23' 42" W) one hundred and eighty decimal five, one (180.51) feet to a brass City survey marker stamped "Jersey" and set in concrete on the east side of Jersey Road and at a culvert under said road X 1,200,803.85 Y 214,371.68; thence generally along the east side of Jersey Road South ten degrees ten minutes thirty-three seconds West (S 10° 10' 33" W) four hundred and fifty decimal nine, eight (450.98) feet to a cement post at the northwest corner of the land of Lillian C. Morris X 1,200,724.17 Y 213,927.79; thence by and with the northerly boundary line of said land South eighty degrees fifteen minutes eighteen seconds East (S 80° 15' 18" E) two hundred decimal zero, zero (200.00) feet to the northeast corner of said land Y 1,200,921.28 Y 213,893.94; thence by and with the easterly boundary line of said land South nine degrees forty-four minutes forty-two seconds West (S 9° 44' 42" W) ninety-eight decimal eight, seven (98.87) feet to the southeast corner of said land X 1,200,904.55 Y 213,796.50; thence by and with the southerly boundary line of said land North eighty degrees fifteen minutes eighteen seconds West (N 80° 15' 18" W) two hundred decimal zero, zero (200.00) feet to a cement post at the southwest corner of said land and on the easterly right-of-way line of Jersey Road X 1,200,707.44 Y 213,830.35; thence by and with said right-of-way line South nine degrees thirty-seven minutes two seconds West (S 9° 37' 02" W) two hundred decimal zero, eight (200.08) feet to a cement post at the northwest corner of the land of Charity Methodist Church X 1,200,674.01 Y 213,633.09; thence by and with the northerly boundary line of said land South seventy-four degrees forty-two minutes twenty-two seconds East (S 74° 42' 22" E) one hundred and eighty-eight decimal seven, one (188.71) feet X 1,200,856.04 Y 213,583.31; thence to, by and with the easterly boundary line of the land of Hilda L. West South eleven degrees one minute twenty-two seconds West (S 11° 01' 22" W) four hundred and forty-nine decimal eight, eight (449.88) feet to a point on the northerly right-of-way line of West Naylor Mill Road X 1,200,770.02 Y 213,141.73; thence running by and with said right-of-way line North seventy-nine degrees thirty-three minutes fifty-eight seconds West (N 79° 33' 58" W) one hundred and seventy-seven decimal two, zero (177.20) feet to a point on the easterly right-of-way line of Jersey Road X 1,200,595.75 Y 213,173.82; thence running by and with said right-of-way line the following two courses: (1) North thirty-two degrees five minutes forty-seven seconds West (N 32° 05' 47" W) forty-four decimal two, two (44.22) feet to a point X 1,200,572.25 Y 213,211.28; (2) North fifteen degrees twenty-two minutes twenty-four seconds East (N 15° 22' 24" E) one hundred and ninety decimal zero, seven (190.07) feet to a point X 1,200,622.64 Y 213,394.55; thence crossing Jersey Road and running North seventy-four degrees thirty-seven minutes thirty-six seconds West (N 74° 37' 36" W) fifty-five decimal zero, zero (55.00) feet to a point on the westerly right-of-way line of the said Jersey Road X 1,200,569.61 Y 213,409.13; thence running by and with said right-of-way line the following two courses: (1) South fifteen degrees twenty-two minutes twenty-four seconds West (S 15° 22' 24" W) two hundred decimal zero, zero (200.00) feet to a point X 1,200,516.59 Y 213,216.29; (2) South fifty-eight degrees thirty-three minutes fifty-three seconds West (S 58° 33' 53" W) forty-one decimal zero, seven (41.07) feet to a point on the northerly right-of-way line of West Naylor Mill Road X 1,200,481.55 Y

213,194.87; thence running by and with said right-of-way line the following two courses: (1) North seventy-eight degrees fourteen minutes thirty-eight seconds West (N 78° 14' 38" W) one hundred and forty-seven decimal nine, nine (147.99) feet to a point X 1,200,336.66 Y 213,225.02; (2) North seventy-seven degrees eight minutes nineteen seconds West (N 77° 08' 19" W) fifty-two decimal zero, two (52.02) feet to a point X 1,200,285.95 Y 213,236.60; thence crossing West Naylor Mill Road and running South twelve degrees fifty-two minutes twenty-eight seconds West (S 12° 52' 28" W) fifty-four decimal nine, nine (54.99) feet to a point on the southerly right-of-way of the said West Naylor Mill Road X 1,200,273.70 Y 213,183.00; thence running generally with said right-of-way line the following six courses: (1) North seventy-seven degrees seven minutes thirty-two seconds West (N 77° 07' 32" W) one hundred and thirty-nine decimal one, one (139.11) feet to a point X 1,200,138.08 Y 213,213.99; (2) North twelve degrees forty-four minutes nineteen seconds East (N 12° 44' 19" E) twelve decimal four, two (12.42) feet to a point X 1,200,140.82 Y 213,226.11; (3) North seventy-seven degrees twenty minutes fifty-seven seconds West (N 77° 20' 57" W) one hundred and thirty-five decimal five, eight (135.58) feet to a point X 1,200,008.53 Y 213,255.80; (4) a simple curve to the left radius two hundred and seventy-six decimal eight, two (R = 276.82) feet, one hundred and ninety-four decimal one, eight (194.18) feet to a point X 1,199,819.55 Y 213,234.02; (5) South sixty-three degrees nineteen minutes forty-nine seconds West (S 63° 19' 49" W) three hundred and one decimal zero, four (301.04) feet to a point X 1,199,550.54 Y 213,098.90; (6) South sixty-four degrees four minutes twenty-two seconds West (S 64° 04' 22" W) six hundred and fifty-eight decimal two, one (658.21) feet to a point at the northwest corner of the lands of Rajun Cajun of Delmarva, LLC X 1,198,958.58 Y 212,811.11; thence by and with the boundary line of said lands the following six courses: (1) South two degrees thirty-eight minutes twenty-one seconds East (S 02° 38' 21" E) one thousand seventy-five decimal four, three (1,075.43) feet to a point X 1,199,008.09 Y 211,736.82; (2) North eighty-nine degrees thirty-six minutes forty-seven seconds East (N 89° 36' 47" E) three hundred and fifty-two decimal seven, five (352.75) feet to a point X 1,199,360.84 Y 211,739.21; (3) South zero degrees twenty-three minutes thirteen seconds East (S 00° 23' 13" E) one hundred and twenty-nine decimal six, four (129.64) feet to a point X 1,199,361.72 Y 211,609.57; (4) North eighty-nine degrees thirty-six minutes forty-seven seconds East (N 89° 36' 47" E) three hundred and ninety-five decimal nine, one (395.91) feet to a point X 1,199,757.61 Y 211,612.24; (5) North zero degrees twenty-three minutes thirteen seconds West (N 00° 23' 13" W) two hundred and sixty-four decimal zero, two (264.02) feet to a point X 1,199,755.83 Y 211,876.26; (6) North eighty-nine degrees thirty-six minutes forty-seven seconds East (N 89° 36' 47" E) three hundred and eighty decimal two, two (380.22) feet to a point on the westerly right-of-way line of Jersey Road X 1,200,136.04 Y 211,878.82; thence running by and with said right-of-way line the following four courses: (1) North fifteen degrees forty-five minutes fifty seconds East (N 15° 45' 50" E) forty-two decimal six, three (42.63) feet to a point X 1,200,147.62 Y 211,919.85; (2) North seventy-four degrees fourteen minutes twenty-nine seconds West (N 74° 14' 29" W) three decimal six, three (3.63) feet to a point X 1,200,144.13 Y 211,920.84; (3) North fifteen degrees forty-eight minutes twenty-five seconds East (N 15° 48' 25" E) one hundred and seventy-three decimal four, seven (173.47) feet to a point X 1,200,191.38 Y 212,087.75; (4) North fifteen degrees fifty-one minutes twenty-two seconds East (N 15° 51' 22" E) nine hundred and ninety-six decimal one, two (996.12) feet to a point X 1,200,463.54 Y 213,045.97; thence crossing Jersey Road and running with the lands of Rajun Cajun of Delmarva, LLC South seventy-nine degrees thirty-three minutes fifty-eight seconds

East (S 79° 33' 58" E) two hundred and fifty-nine decimal one, one (259.11) feet to a point X 1,200,718.36 Y 212,999.04; thence continuing with the lands of Rajun Cajun of Delmarva, LLC North fifteen degrees fifty-one minutes twenty-two seconds East (N 15° 51' 22" E) ninety-four decimal nine, six (94.96) feet to a point on the southerly right-of-way line of West Naylor Mill Road X 1,200,744.31 Y 213,090.39; thence running by and with said right-of-way line South seventy-nine degrees thirty-three minutes fifty-eight seconds East (S 79° 33' 58" E) twenty-five decimal nine, seven (25.97) feet to a point X 1,200,769.85 Y 213,085.68; thence crossing West Naylor Mill Road and running North ten degrees twenty-six minutes two seconds East (N 10° 26' 02" E) fifty-three decimal four, four (53.44) feet to a point on the northerly right-of-way line of said road X 1,200,779.52 Y 213,138.24; thence generally along the north side of Naylor Mill Road South seventy-eight degrees fifty-nine minutes forty-five seconds East (S 78° 59' 45" E) one thousand four hundred and forty-four decimal three, five (1,444.35) feet to the southwest corner of the land of Melvin C. Hutt X 1,202,197.31 Y 212,862.54; thence by and with the westerly boundary line of said land North seven degrees eleven minutes twenty-two seconds East (N 7° 11' 22" E) two hundred and eighty-seven decimal five, three (287.53) feet to the northwest corner of said land X 1,202,233.30 Y 213,147.81; thence by and with the northerly boundary line of said land South eighty-two degrees forty-eight minutes thirty-eight seconds East (S 82° 48' 38" E) one hundred and fifty decimal zero, zero (150.00) feet to the northeast corner of said land X 1,202,382.12 Y 213,129.04; thence along the easterly boundary line of said land South seven degrees eleven minutes twenty-two seconds West (S 7° 11' 22" W) two hundred and ninety-one decimal two, zero (291.20) feet to the northerly right-of-way line of Naylor Mill Road X 1,202,345.67 Y 212,840.13; thence crossing said road and running South sixty-seven degrees nine minutes fifty-two seconds West (S 67° 09' 52" W) eighty-one decimal four, eight (81.48) feet to a point on the southerly side of said road at the lands of GBH Radio, Incorporated X 1,202,270.58 Y 212,808.51; thence running by and with said lands the following fourteen courses: (1) a simple curve to the right radius twenty decimal zero, zero (R = 20.00) feet twenty three decimal seven, zero (23.70) feet to a point X 1,202,287.14 Y 212,793.52; (2) South thirteen degrees fifty-three minutes seven seconds East (S 13° 53' 07" E) fifty-five decimal two, seven (55.27) feet to a point X 1,202,300.40 Y 212,739.86; (3) a simple curve to the left radius two hundred and fifty decimal zero, one (R = 250.01) feet seventy-five decimal zero, zero (75.00) feet to a point X 1,202,328.98 Y 212,670.82; (4) South eighty-three degrees four minutes forty-three seconds West (S 83° 04' 43" W) two hundred and forty decimal nine, three (240.93) feet to a point X 1,202,089.81 Y 212,641.79; (5) North seventy-eight degrees forty minutes twenty-seven seconds West (N 78° 40' 27" W) four hundred and sixty decimal five, two (460.52) feet to a point X 1,201,638.25 Y 212,732.23; (6) South sixteen degrees forty-nine minutes thirty-three seconds West (S 16° 49' 33" W) five decimal zero, zero (5.00) feet to a point X 1,201,636.81 Y 212,727.44; (7) North seventy-eight degrees forty minutes twenty-seven seconds West (N 78° 40' 27" W) one hundred decimal zero, zero (100.00) feet to a point X 1,201,538.75 Y 212,747.08; (8) South sixteen degrees forty-nine minutes thirty-three seconds West (S 16° 49' 33" W) two hundred and fifty-two decimal zero, eight (252.08) feet to a point X 1,201,465.79 Y 212,505.79; (9) South seventy-eight degrees forty minutes twenty-seven seconds East (S 78° 40' 27" E) two hundred decimal zero, zero (200.00) feet to a point X 1,201,661.89 Y 212,466.52; (10) South sixteen degrees forty-nine minutes thirty-three seconds West (S 16° 49' 33" W) three hundred and forty decimal zero, zero (340.00) feet to a point X 1,201,563.47 Y 212,141.07; (11) South sixty-eight degrees twenty-six minutes twenty-seven seconds East (S 68° 26' 27" E) four hundred and ninety-eight decimal three, seven (498.37) feet to a point X 1,202,026.98 Y

211,957.94; (12) South two degrees thirteen minutes twenty-seven seconds East (S 02° 13' 27" E) one hundred and ten decimal zero, zero (110.00) feet to a point X 1,202,031.24 Y 211,848.02; (13) North eighty-eight degrees nineteen minutes thirty-three seconds East (N 88° 19' 33" E) four hundred and forty-nine decimal four, nine (449.49) feet to a point X 1,202,480.54 Y 211,861.15; (14) South seventeen degrees forty minutes twenty-seven seconds East (S 17° 40' 27" E) two hundred and ten decimal zero, zero (210.00) feet to a point X 1,202,544.30 Y 211,661.07; thence running with the southerly boundary line of GBH Radio, Inc. in part North eighty-eight degrees nineteen minutes thirty three seconds East (N88° 19' 33" E) four hundred and twenty-six decimal nine, seven (426.97) feet to a point X 1,202,971.08 Y 211,673.54; thence generally along a stream known as Naylor Mill Branch also known as Leonard Mill Run the following two courses: (1) South six degrees zero minutes zero seconds East (S 6° 00' 00" E) three thousand two hundred and ninety-one decimal zero, six (3,291.06) feet X 1,203,315.09 Y 208,400.50; (2) South nine degrees zero minutes zero seconds West (S 9° 00' 00" W) one thousand six hundred and thirty-six decimal three, one (1,636.31) feet to a point in Johnson's Pond X 1,203,059.11 Y 206,784.34; thence by and with the southerly right-of-way line of an electrical power line of Delmarva Power and Light Company South eighty-five degrees forty-two minutes thirty seconds East (S 85° 42' 30" E) six hundred and thirty-three decimal four, six (633.46) feet to a cement post at the northeast corner of the land of William E. and Marilyn Postles X 1,203,690.80 Y 206,736.93; thence by the easterly boundary line of said land South twelve degrees thirty-six minutes sixteen seconds East (S 12° 36' 16" E) two hundred and five decimal zero, zero (205.00) feet to a point on the southerly right-of-way line of Masefield Circle X 1,203,735.53 Y 206,536.87; thence by said right-of-way line North seventy-seven degrees twenty-three minutes forty-four seconds East (N 77° 23' 44" E) forty decimal one, one (40.11) feet to a point X 1,203,774.67 Y 206,545.62; thence by and with the back property lines of properties binding east of Kipling Drive South nine degrees four minutes seventeen seconds West (S 9° 04' 17" W) five hundred and seventy-seven decimal eight, seven (577.87) feet to a cement post on the back property line of the properties binding north of Whitman Avenue X 1,203,683.57 Y 205,974.98; thence by and with said property line North seventy-nine degrees fifty-five minutes seventeen seconds East (N 79° 55' 17" E) one thousand one hundred and six decimal zero, three (1,106.03) feet to a cement post on the westerly right-of-way line of Penn Central Railroad X 1,204,772.53 Y 206, 168.53; thence by and with said right-of-way line in a southerly direction along a simple curve to the left radius five thousand seven hundred and fifty decimal five, eight (R-5,750.58) feet, one hundred and fifty-four decimal eight, seven (154.87) feet to a cement post X 1,204,764.43 Y 206,013.88; thence still by and with aforesaid right-of-way line South two degrees thirteen minutes forty-one seconds West (S 2° 13' 41" W) two thousand three hundred and seventy-seven decimal six, three (2,377.63) feet to the railroad mile post #5 on the north bank of Middle Neck Branch X 1,204,671.99 Y 203,638.05; thence South seventy-three degrees three minutes forty-one seconds West (S 73° 03' 41" W) three thousand five hundred and eight decimal zero, six (3,508.06) feet across Middle Neck Branch, Deers' Head State Hospital lands, and Johnson Pond to a cement post on the easterly right-of-way line of Edgeview Avenue X 1,201,316.12 Y 202,615.99; thence to, by and with the south boundary line of the properties binding on the south side of Keene Avenue North eighty-five degrees thirty-six minutes thirty-two seconds West (N 85° 36' 32" W) seven hundred decimal zero, zero (700.00) feet to a cement post X 1,200,618.17 Y 202,669.58; thence South four degrees twenty-three minutes twenty-eight seconds West (S 4° 23' 28" W) one hundred and ninety-three decimal zero, zero (193.00) feet to a cement post X 1,200,603.39 Y 202,477.15; thence North eighty-five

degrees thirty-six minutes thirty-two seconds West (N 85° 36' 32" W) one hundred and fifty-two decimal seven, zero (152.70) feet to a point on the east curb line of Lake Street also known as Jersey Road X 1,200,451.14, Y 202,488.84; thence by and with said curb line South four degrees twenty-six minutes thirty-nine seconds West (S 4° 26' 39" W) one thousand forty-three decimal zero, two (1,043.02) feet to a point on a line extended 150 feet north of and parallel to the northerly right-of-way line of Collins Street X 1,200,370.32 Y 201,448.96; thence by and with said line North seventy-three degrees forty-eight minutes zero seconds West (N 73° 48' 00" W) seven hundred and seventy-eight decimal one, three (778.13) feet to the run of Coty Cox Branch X 1,199,623.08 Y 201,666.05; thence generally by and with the run of Coty Cox Branch the following three courses: (1) South fourteen degrees thirty-four minutes zero seconds West (S 14° 34' 00" W) six hundred and eighty-eight decimal one, seven (688.17) feet X 1,199,450.00 Y 201,000.00; (2) South thirteen degrees nineteen minutes twenty-eight seconds East (S 13° 19' 28" E) three hundred and ninety decimal five, one (390.51) feet X 1,199,540.00 Y 200,620.00; (3) South one degree four minutes fifty-one seconds West (S 1° 04' 51" W) five hundred and ten decimal three, three (510.33) feet to a point on the northerly boundary line of the lands of Fermin C. and Martha M. Cobian X 1,199,530.37 Y 200,109.76; thence running with the northerly boundary line of said lands the following two courses: (1) South eighty-six degrees sixteen minutes twenty seconds West (S 86° 16' 20" W) five hundred and eight decimal zero, six (508.06) feet to a concrete monument X 1,199,023.39 Y 200,076.73; (2) South eighty-seven degrees twelve minutes forty-five seconds West (S 87° 12' 45" W) two hundred and two decimal eight, three (202.83) feet to a point on the easterly right of way line of West Road X 1,198,820.80 Y 200,066.86; thence running with the easterly right-of-way line of said road the following two courses: (1) South eighty-eight degrees eleven minutes thirty-eight seconds West (S 88° 11' 38" W) eleven decimal six, seven (11.67) feet to a point X 1,198,809.14 Y 200,066.50; (2) North twenty-two degrees forty minutes twenty-nine seconds West (N 22° 40' 29" W) one thousand forty-one decimal one, two (1,041.12) feet to a point near the southwest corner of the lands of Ward Construction, Inc. X 1,198,407.79 Y 201,027.15; thence running by and with the boundary line of said lands the following three courses: (1) North eighty-six degrees twenty-seven minutes twenty-four seconds East (N 86° 27' 24" E) one hundred and twenty-five decimal two, two (125.22) feet to a point X 1,198,532.77 Y 201,034.89; (2) North twenty-two degrees forty-one minutes thirty-six seconds West (N 22° 41' 36" W) four hundred and eleven decimal six, seven (411.67) feet to a point X 1,198,373.95 Y 201,414.69; (3) North twelve degrees forty minutes thirty-six seconds West (N 12° 40' 36" W) forty-six decimal two, eight (46.28) feet to a point on the southerly right-of-way line of Booth Street X 1,198,363.79 X 201,459.83; thence running by and with said right-of-way line in part North seventy-six degrees fifty-one minutes thirty-six seconds West (N 76° 51' 36" W) one hundred and fifty-five decimal six, four (155.64) feet to a point on the easterly right-of-way line of West Road X 1,198,212.23 Y 201,495.22; thence running with the easterly right-of-way line of said road the following eight courses: (1) North twenty-two degrees forty minutes twenty-nine seconds West (N 22° 40' 29" W) twenty-five decimal two, zero (25.20) feet to a point X 1,198,202.52 Y 201,518.47; (2) North three degrees ten minutes fifty-nine seconds West (N 03° 10' 59" W) three hundred and thirty-eight decimal two, eight (338.28) feet to a point X 1,198,183.74 Y 201,856.23; (3) South eighty-six degrees forty-nine minutes one second West (S 86° 49' 01" W) four decimal one, nine (4.19) feet to a point X 1,198,179.55 Y 201,856.00; (4) North three degrees ten minutes fifty-nine seconds West (N 03° 10' 59" W) five hundred and thirty-one decimal two, one (531.21) feet to a point X 1,198,150.06 Y 202,386.38; (5) North eighty-six degrees forty-nine minutes one second

East (N 86° 49' 01" E) one decimal five, zero (1.50) feet to a point X 1,198,151.55 Y 202,386.47; (6) North three degrees ten minutes fifty-nine seconds West (N 03° 10' 59" W) one thousand six hundred and thirty-four decimal two, one (1,634.21) feet to a point X 1,198,060.81 Y 204,018.15; (7) North eighty-six degrees forty-nine minutes one second East (N 86° 49' 01" E) five decimal zero, zero (5.00) feet to a point X 1,198,065.81 Y 204,018.43; (8) North three degrees ten minutes fifty-nine seconds West (N 03° 10' 59" W) one thousand five hundred and forty decimal zero, zero (1,540.00) feet to a cement post on the easterly right-of-way line of West Road X 1,197,980.30 Y 205,556.06; thence crossing said road and running by and with the northerly right-of-way line of Queen Avenue the following four courses: (1) South eighty-six degrees forty-nine minutes one second West (S 86° 49' 01" W) two hundred and twenty-nine decimal nine, three (229.93) feet to a point X 1,197,750.72 Y 205,543.29; (2) South eighty-six degrees forty-eight minutes nine seconds West (S 86° 48' 09" W) four hundred and seventy-nine decimal nine, zero (479.90) feet to a point X 1,197,271.57 Y 205,516.52; (3) a simple curve to the left radius six hundred and fifty-three decimal seven, one (R = 653.71) feet one hundred and twenty-six decimal one, one (126.11) feet to a point X 1,197,147.12 Y 205,497.42; (4) South seventy-five degrees forty-four minutes fifty-nine seconds West (S 75° 44' 59" W) five hundred and seventy-four decimal zero, zero (574.00) feet to a point on the easterly right-of-way line of Sassafras Drive X 1,196,590.78 Y 205,356.13; thence by and with the easterly right-of-way line of said road the following three courses: (1) a simple curve to the right radius twenty decimal zero, zero (R = 20.00) feet thirty-one decimal four, two (31.42) feet to a point X 1,196,566.47 Y 205,370.59; (2) North fourteen degrees fifteen minutes one second West (N 14° 15' 01" W) two hundred and twenty-four decimal three, zero (224.30) feet to a point X 1,196,511.26 Y 205,587.99; (3) a simple curve to the left radius three hundred and forty decimal zero, zero (R = 340.00) feet fifty-five decimal nine, five (55.95) feet to a point on the northerly boundary line of "Royal Woodlands Subdivision, Section One" X 1,196,493.10 Y 205,640.84; thence with the northerly boundary line of said lands the following three courses: (1) North seventy-five degrees forty-four minutes fifty-nine seconds East (N 75° 44' 59" E) six hundred and ninety decimal eight, six (690.86) feet to a point X 1,197,162.70 Y 205,810.90; (2) North eighty-six degrees forty-eight minutes nine seconds East (N 86° 48' 09" E) five hundred and seventy-two decimal one, eight (572.18) feet to a point X 1,197,733.99 Y 205,842.82; (3) South three degrees eleven minutes fifty-one seconds East (S 03° 11' 51" E) ten decimal two, six (10.26) feet to a point at the northwest corner of Lot 3, Block O of "Westside Manor Subdivision" X 1,197,734.56 Y 205,832.57; thence with the northerly boundary line of said lot North eighty-six degrees forty-nine minutes one second East (N 86° 49' 01" E) one hundred and seventy decimal zero, one (170.01) feet to a point on the westerly right-of-way line of West Road X 1,197,904.31 Y 205,842.01; thence by and with the same North three degrees ten minutes fifty-nine seconds West (N 03° 10' 59" W) fifty decimal zero, zero (50.00) feet to a point at the southeast corner of Block P of "Westside Manor Subdivision" X 1,197,901.53 Y 205,891.93; thence with the boundary line of said Block P the following three courses: (1) South eighty-six degrees forty-nine minutes one second West (S 86° 49' 01" W) one hundred and seventy decimal zero, zero (170.00) feet to a point X 1,197,731.79 Y 205,882.50; (2) North three degrees ten minutes fifty-nine seconds West (N 03° 10' 59" W) two hundred and ninety decimal zero, eight (290.08) feet to a point X 1,197,715.69 Y 206,172.12; (3) North eighty-six degrees forty-nine minutes one second East (N 86° 49' 01" E) one hundred and seventy decimal zero, zero (170.00) feet to a point on the westerly right-of-way line of West Road X 1,197,885.42 Y 206,181.56; thence by

and with the same North three degrees ten minutes fifty-nine seconds West (N 03° 10' 59" W) fifty decimal zero, zero (50.00) feet to a point at the southeast corner of Block Q of "Westside Manor Subdivision" X 1,197,882.65 Y 206,231.49; thence with the boundary line of said Block Q the following three courses: (1) South eighty-six degrees forty-nine minutes one second West (S 86° 49' 01" W) one hundred and seventy decimal zero, zero (170.00) feet to a point X 1,197,712.91 Y 206,222.05; (2) North three degrees ten minutes fifty-nine seconds West (N 03° 10' 59" W) two hundred and ninety decimal four, zero (290.40) feet to a point X 1,197,696.79 Y 206,512.00; (3) North eighty-six degrees forty-nine minutes one second East (N 86° 49' 01" E) one hundred and seventy decimal zero, zero (170.00) feet to a point on the westerly right-of-way line of West Road X 1,197,866.52 Y 206,521.44; thence by and with the same North three degrees ten minutes fifty-nine seconds West (N 03° 10' 59" W) fifty decimal zero, zero (50.00) feet to a point at the southeast corner of Block R of "Westside Manor Subdivision" X 1,197,863.75 Y 206,571.36; thence with the boundary line of said Block R the following three courses: (1) South eighty-six degrees forty-nine minutes one second West (S 86° 49' 01" W) one hundred and seventy decimal zero, zero (170.00) feet to a point X 1,197,694.01 Y 206,561.92; (2) North three degrees ten minutes fifty-nine seconds West (N 03° 10' 59" W) two hundred and ninety decimal zero, zero (290.00) feet to a point X 1,197,677.91 Y 206,851.47; (3) North eighty-six degrees forty-nine minutes one second East (N 86° 49' 01" E) one hundred and seventy decimal zero, zero (170.00) feet to a point on the westerly right-of-way line of West Road X 1,197,847.64 Y 206,860.91; thence by and with the same North three degrees ten minutes fifty-nine seconds West (N 03° 10' 59" W) fifty decimal zero, zero (50.00) feet to a point at the southeast corner of Block S of "Westside Manor Subdivision" X 1,197,844.87 Y 206,910.83; thence with the boundary line of said Block S the following three courses: (1) South eighty-six degrees forty-nine minutes one second West (S 86° 49' 01" W) one hundred and fifty decimal zero, zero (150.00) feet to a point X 1,197,695.10 Y 206,902.51; (2) North three degrees ten minutes fifty-nine seconds West (N 03° 10' 59" W) four hundred and thirty decimal zero, zero (430.00) feet to a point X 1,197,671.22 Y 207,331.84; (3) North eighty-six degrees forty-nine minutes one second East (N 86° 49' 01" E) one hundred and fifty decimal zero, zero (150.00) feet to a point on the westerly right-of-way line of West Road X 1,197,820.99 Y 207,340.17; thence by and with the same North three degrees ten minutes fifty-nine seconds West (N 03° 10' 59" W) four hundred and ninety decimal seven, four (490.74) feet to a point at the northeast corner of the lands of Thomas H. Ruark, Inc. X 1,197,793.75 Y 207,830.15; thence with the northerly boundary line of said lands North seventy-five degrees nineteen minutes fifty-two seconds West (N 75° 19' 52" W) one thousand six hundred and eighty-three decimal seven, six (1,683.76) feet to a cement post at the southwest corner of the lands of Green Acres Memorial Park, Inc. X 1,196,164.87 Y 208,256.53; thence with the boundary line of said lands the following two courses: (1) North five degrees fifty-nine minutes thirty-two seconds West (N 05° 59' 32" W) one hundred and forty-nine decimal three, six (149.36) feet to a field stone X 1,196,149.28 Y 208,405.08; (2) North sixty-six degrees twenty-one minutes fifty seconds East (N 66° 21' 50" E) one thousand two hundred and forty-five decimal eight, three (1,245.83) feet to a point on the westerly right-of-way line of West Road X 1,197,290.59 Y 208,904.56; thence running with the same the following two courses: (1) North twenty-nine degrees fifty-four minutes forty-five seconds West (N 29° 54' 45" W) two hundred and fourteen decimal zero, six (214.06) feet to a point X 1,197,183.85 Y 209,090.10; (2) North thirty-four degrees thirty-six minutes seven seconds West (N 34° 36' 07" W) ninety-seven decimal four, five (97.45) feet to a

point X 1,197,128.51 Y 209,170.32; thence running across West Road North thirty-three degrees forty-four minutes forty-six seconds West (N 33° 44' 46" W) four hundred and seventy decimal four, two (470.42) feet to a point on the west side of Ed Taylor Road X 1,196,867.19 Y 209,561.47; thence crossing said road and running South eighty-three degrees fifty-one minutes forty-one seconds East (S 83° 51' 41" E) ninety-eight decimal eight, seven (98.87) feet to a point on the easterly side of Ed Taylor Road X 1,196,965.49 Y 209,550.90; thence running with the lands of Westwood Development, L.L.C. the following two courses: (1) North seventy-one degrees forty-five minutes eighteen seconds East (N 71° 45' 18" E) nine hundred and ninety-four decimal four, nine (994.49) feet to a point X 1,197,909.99 Y 209,862.26; (2) North seven degrees ten minutes forty-one seconds West (N 07° 10' 41" W) six hundred and four decimal eight, one (604.81) feet to a point on the southerly side of the U.S. Route 50 Salisbury By-Pass X 1,197,834.42 Y 210,462.32; thence crossing the same and running North eight degrees thirty-nine minutes fifty-three seconds West (N 08° 39' 53" W) two hundred and ninety-six decimal two, four (296.24) feet to a point on the northerly right-of-way line of said by-pass X 1,197,789.79 Y 210,755.18; thence running with the easterly boundary line of the lands of Westwood Development, L.L.C. North twenty-six degrees thirty-four minutes thirty-three seconds West (N 26° 34' 33" W) one thousand three hundred and twenty-eight decimal seven, two (1,328.72) feet to a point on the southerly right-of-way line of West Naylor Mill Road X 1,197,195.34 Y 211,943.52; thence running generally by and with the same the following three courses: (1) South sixty-three degrees forty-two minutes thirty-five seconds West (S 63° 42' 35" W) one thousand three hundred and ninety-eight decimal six, nine (1,398.69) feet to a point X 1,195,941.33 Y 211,324.01; (2) South sixty degrees twenty-six minutes twenty seconds West (S 60° 26' 20" W) two hundred and twenty-six decimal seven, one (226.71) feet to a point X 1,195,744.13 Y 211,212.16; (3) a simple curve to the left radius eight hundred and twenty-three decimal eight, three (R = 823.83) feet six hundred and six decimal three, zero (606.30) feet to a point X 1,195,378.25 Y 210,745.86; thence crossing the said West Naylor Mill Road and running North seventy-two degrees fifty-eight minutes twelve seconds West (N 72° 58' 12" W) fifty decimal zero, zero (50.00) feet to a point on the southerly right-of-way line of Milford Twilley Road X 1,195,330.44 Y 210,760.50; thence running generally with the southerly right-of-way line of said road the following eight courses: (1) a simple curve to the left radius sixty-one decimal zero, one (R = 61.01) feet ninety decimal two, one (90.21) feet to a point X 1,195,295.27 Y 210,834.81; (2) North sixty-seven degrees forty-one minutes eleven seconds West (N 67° 41' 11" W) eighty-three decimal eight, five (83.85) feet to a point X 1,195,217.70 Y 210,866.65; (3) a simple curve to the left radius two hundred and forty-seven decimal eight, five (R = 247.85) feet two hundred and nine decimal one, six (209.16) feet to a point X 1,195,014.80 Y 210,860.04; (4) South sixty-three degrees fifty-seven minutes thirty-five seconds West (S 63° 57' 35" W) one hundred and eighty-eight decimal seven, two (188.72) feet to a point X 1,194,845.24 Y 210,777.20; (5) South seventy-seven degrees nineteen minutes thirty-five seconds West (S 77° 19' 35" W) forty-three decimal two, six (43.26) feet to a point X 1,194,803.04 Y 210,767.71; (6) South sixty-three degrees fifty-seven minutes thirty-six seconds West (S 63° 57' 36" W) one hundred and four decimal seven, seven (104.77) feet to a point X 1,194,708.90 Y 210,721.71; (7) a simple curve to the left radius eight hundred and ninety-five decimal zero, zero (R = 895.00) feet three hundred and nineteen decimal six, one (319.61) feet to a point X 1,194,452.59 Y 210,533.64; (8) South forty-three degrees twenty-nine minutes fifty-eight seconds West (S 43° 29' 58" W) nine hundred and ninety-nine decimal three, nine (999.39) feet to a point on the northerly right-of-way line of the U.S. Route 50 Salisbury By-Pass X

1,193,764.66 Y 209,808.70; thence running across said by-pass South thirty-five degrees thirty-eight minutes twenty-one seconds West (S 35° 38' 21" W) four hundred and seventy-two decimal four, two (472.42) feet to a point on the southerly right-of-way line of the U.S. Route 50 Salisbury By-Pass X 1,193,489.40 Y 209,424.76; thence running by and with the same the following two courses: (1) South twenty-eight degrees forty-two minutes forty-seven seconds West (S 28° 42' 47" W) four hundred and ninety-two decimal one, one (492.11) feet to a point X 1,193,252.98 Y 208,993.17; (2) South eight degrees nineteen minutes twelve seconds West (S 08° 19' 12" W) one hundred and ten decimal zero, seven (110.07) feet to a point on the easterly right-of-way line of U.S. Route 50 X 1,193,237.05 Y 208,884.25; thence running generally with the easterly right-of-way line of said U.S. Route 50 the following six courses: (1) South seventeen degrees thirty-seven minutes eleven seconds East (S 17° 37' 11" E) four hundred and fourteen decimal two, four (414.24) feet to a point X 1,193,362.44 Y 208,489.45; (2) South twenty degrees thirty-six minutes thirty-seven seconds East (S 20° 36' 37" E) one thousand one hundred and fifty-one decimal one, three (1,151.13) feet to a point X 1,193,767.65 Y 207,411.99; (3) South twenty-two degrees five minutes thirty-seven seconds East (S 22° 05' 37" E) forty-one decimal eight, two (41.82) feet to a point X 1,193,783.38 Y 207,373.24; (4) South twenty-two degrees four minutes forty-seven seconds East (S 22° 04' 47" E) seven hundred decimal one, six (700.16) feet to a point X 1,194,046.57 Y 206,724.43; (5) South twenty-three degrees nine minutes fifteen seconds East (S 23° 09' 15" E) two hundred and sixty-two decimal seven, six (262.76) feet to a point X 1,194,149.89 Y 206,482.83; (6) South twenty-three degrees twenty-eight minutes fifty-three seconds East (S 23° 28' 53" E) forty-eight decimal eight, four (48.84) feet to a cement post at the southwest corner of "Westwood Commerce Park, Phase IB" X 1,194,169.35 Y 206,438.04; thence by and with the southerly boundary line of said lands North fifty-eight degrees forty-five minutes forty-nine seconds East (N 58° 45' 49" E) one thousand two hundred and ten decimal one, seven (1,210.17) to a point at the northwest corner of "Sassafras Meadows Subdivision, Phase I" X 1,195,204.09 Y 207,065.60; thence by and with the boundary line of said lands the following three courses: (1) South thirty-one degrees six minutes fifty-five seconds East (S 31° 06' 55" E) two hundred and sixteen decimal five, four (216.54) feet to a point X 1,195,315.99 Y 206,880.21; (2) South fifty-eight degrees fifty-three minutes five seconds West (S 58° 53' 05" W) sixty-four decimal three, five (64.35) feet to a point X 1,195,260.90 Y 206,846.95; (3) South thirty-four degrees twenty-six minutes fifty-five seconds East (S 34° 26' 55" E) one thousand nine hundred and thirty-six decimal four, zero (1,936.40) feet to a point on the southerly right-of-way line of Queen Avenue X 1,196,356.26 Y 205,250.14; thence running by and with the same the following eight courses: (1) North seventy-five degrees forty-four minutes fifty-nine seconds East (N 75° 44' 59" E) four hundred and forty decimal eight, nine (440.89) feet to a point X 1,196,783.59 Y 205,358.67; (2) South nineteen degrees forty-two minutes fifty-four seconds East (S 19° 42' 54" E) five decimal zero, two (5.02) feet to a point X 1,196,785.28 Y 205,353.94; (3) North seventy-five degrees forty-four minutes fifty-nine seconds East (N 75° 44' 59" E) two hundred and sixty-seven decimal four, three (267.43) feet to a point X 1,197,044.48 Y 205,419.77; (4) South nineteen degrees eleven minutes seven seconds East (S 19° 11' 07" E) two decimal one, zero (2.10) feet to a point X 1,197,045.17 Y 205,417.78; (5) North seventy-five degrees forty-one minutes forty-four seconds East (N 75° 41' 44" E) one hundred and thirty-nine decimal five, seven (139.57) feet to a point X 1,197,180.41 Y 205,452.26; (6) a simple curve to the right radius four hundred and ninety decimal four, seven (R = 490.47) feet ninety-five decimal two, seven (95.27) feet to a point X

1,197,274.43 Y 205,466.72; (7) North eighty-six degrees forty-nine minutes nine seconds East (N 86° 49' 09" E) six hundred and twenty-nine decimal seven, four (629.74) feet to a point X 1,197,903.20 Y 205,501.67; (8) a simple curve to the right radius twenty decimal zero, zero (R = 20.00) feet thirty-one decimal four, two (31.42) feet to a point on the westerly right-of-way line of West Road X 1,197,924.28 Y 205,482.81; thence running by and with the westerly right-of-way line of said road South three degrees ten minutes fifty-nine seconds East (S 03° 10' 59" E) six hundred and sixty decimal three, six (660.36) feet to a point near the southeast corner of Lot 1, Block M "Westside Manor" X 1,197,960.95 Y 204,823.47; thence running by and with the lands of Chandler & Carey, Inc. the following two courses: (1) South eighty-six degrees forty-nine minutes twenty-seven seconds West (S 86° 49' 27" W) one hundred and forty-nine decimal seven, one (149.71) feet to a point X 1,197,811.47 Y 204,815.17; (2) North three degrees ten minutes thirty-three seconds West (N 03° 10' 33" W) three hundred and fifteen decimal two, one (315.21) feet to a point on the southerly right of way line of an unimproved street known as Wells Street X 1,197,794.00 Y 205,129.90; thence running with the right of way line of said street South eighty-six degrees forty-seven minutes fifty-five seconds West (S 86° 47' 55" W) six hundred and thirty-seven decimal one, six (637.16) feet to a point on the westerly right of way line of an unimproved street known as Nokomis Avenue X 1,197,157.84 Y 205,094.31; thence running with the right of way line of said street North nineteen degrees twelve minutes fourteen seconds West (N 19° 12' 14" W) three hundred and thirty-four decimal six, three (334.63) feet to a point lying ten (10) feet south of the southerly right of way line of Queen Avenue X 1,197,047.77 Y 205,410.32; thence running parallel to and ten (10) feet south of said right of way line South seventy-five degrees forty-four minutes fifty-nine seconds West (S 75° 44' 59" W) two hundred and sixty-seven decimal zero, two (267.02) feet to a point on the westerly boundary line of the lands of Chandler & Carey, Inc. X 1,196,788.97 Y 205,344.60; thence running by and with the boundary line of said lands the following two courses: (1) South nineteen degrees fifty-eight minutes thirty-four seconds East (S 19° 58' 34" E) one thousand three hundred and seventy-six decimal two, two (1,376.22) feet to a point X 1,197,259.13 Y 204,051.18; (2) North seventy-eight degrees forty-three minutes thirty-seven seconds East (N 78° 43' 37" E) three hundred and sixty-nine decimal nine, zero (369.90) feet to a point at the northwesterly corner of the lands of William H. Mariner X 1,197,621.89 Y 204,123.49; thence running by and with the westerly boundary line of said lands South fourteen degrees thirty-three minutes twenty-three seconds East (S 14° 33' 23" E) one hundred and twenty decimal eight, zero (120.80) feet to a point on the northerly right of way line of Chippewa Boulevard X 1,197,652.25 Y 204,006.57; thence by and with the right of way line of said road North seventy-five degrees twenty-three minutes seventeen seconds East (N 75° 23' 17" E) sixty decimal zero, zero (60.00) feet to a point at the southeasterly corner of the said Mariner lands X 1,197,710.31 Y 204,021.71; thence by and with the easterly boundary line of said lands North fourteen degrees thirty-three minutes twenty-three seconds West (N 14° 33' 23" W) one hundred and seventeen decimal three, zero (117.30) feet to a point X 1,197,680.83 Y 204,135.24; thence running with the boundary line of the said Chandler & Carey, Inc. lands the following three courses: (1) North seventy-eight degrees forty-three minutes thirty-seven seconds East (N 78° 43' 37" E) sixty-eight decimal seven, nine (68.79) feet to a point X 1,197,748.29 Y 204,148.69; (2) North three degrees ten minutes thirty-three seconds West (N 03° 10' 33" W) two hundred and seventy-one decimal nine, six (271.96) feet to a point X 1,197,733.23 Y 204,420.23; (3) North eighty-six degrees forty-nine minutes twenty-seven seconds East (N 86° 49' 27" E) two hundred and thirty-

nine decimal seven, six (239.76) feet to a point lying ten (10) feet west of the westerly right of way line of West Road X 1,197,972.62 Y 204,433.51; thence running parallel to and ten (10) feet west of said right of way line North three degrees ten minutes fifty-nine seconds West (N 03° 10' 59" W) fifty decimal zero, zero (50.00) feet to a point X 1,197,969.84 Y 204,483.44; thence running by and with the lands of Chandler & Carey, Inc. the following three courses: (1) South eighty-six degrees forty-nine minutes twenty-seven seconds West (S 86° 49' 27" W) one hundred and fifty-nine decimal seven, five (159.75) feet to a point X 1,197,810.33 Y 204,474.59; (2) North three degrees ten minutes thirty-three seconds West (N 03° 10' 33" W) two hundred and ninety decimal zero, zero (290.00) feet to a point X 1,197,794.27 Y 204,764.14; (3) North eighty-six degrees forty-nine minutes twenty-seven seconds East (N 86° 49' 27" E) one hundred and sixty-nine decimal seven, two (169.72) feet to a point on the westerly right of way line of West Road X 1,197,963.72 Y 204,773.54; thence running by and with the westerly right-of-way line of said road the following ten courses: (1) South three degrees ten minutes fifty-nine seconds East (S 03° 10' 59" E) five hundred and seventy-seven decimal four, six (577.46) feet to a point X 1,197,995.79 Y 204,196.98; (2) North seventy-eight degrees forty-two minutes one second East (N 78° 42' 01" E) five decimal zero, five (5.05) feet to a point X 1,198,000.74 Y 204,197.97; (3) South three degrees ten minutes fifty-nine seconds East (S 03° 10' 59" E) one thousand eight hundred and ten decimal one, seven (1,810.17) feet to a point X 1,198,101.25 Y 202,390.59; (4) North sixty-seven degrees twenty-four minutes four seconds East (N 67° 24' 04" E) three decimal seven, one (3.71) feet to a point X 1,198,104.67 Y 202,392.01; (5) South three degrees ten minutes fifty-nine seconds East (S 03° 10' 59" E) four hundred and twenty-six decimal eight, seven (426.87) feet to a point X 1,198,128.37 Y 201,965.80; (6) South sixty-seven degrees twenty-six minutes four seconds West (S 67° 26' 04" W) one decimal zero, six (1.06) feet to a point X 1,198,127.40 Y 201,965.39; (7) South three degrees ten minutes fifty-nine seconds East (S 03° 10' 59" E) one hundred and forty-four decimal eight, five (144.85) feet to a point X 1,198,135.44 Y 201,820.77; (8) South four degrees five minutes forty-five seconds East (S 04° 05' 45" E) sixty-two decimal seven, six (62.76) feet to a point X 1,198,139.92 Y 201,758.17; (9) South three degrees ten minutes fifty-nine seconds East (S 03° 10' 59" E) two hundred and twenty-three decimal seven, one (223.71) feet to a point X 1,198,152.34 Y 201,534.81; (10) South twenty-two degrees forty minutes twenty-nine seconds East (S 22° 40' 29" E) two thousand five hundred and ninety-seven decimal one, two (2,597.12) feet to a point X 1,199,153.52 Y 199,138.43; thence South twenty-eight degrees twenty-four minutes fifty-eight seconds West (S 28° 24' 58" W) one decimal six, zero (1.60) feet to a point on the northerly right-of-way line of the Consolidated Railroad Company X 1,199,152.76 Y 199,137.02; thence by and with said right-of-way line South seventy-six degrees fifty-one minutes twenty-seven seconds West (S 76° 51' 27" W) one thousand nine hundred and ninety-seven decimal three, five (1,997.35) feet to a point on the southerly right-of-way line of Boundary Street X 1,197,207.72 Y 198,682.88; thence crossing Boundary Street and running by and with the easterly boundary line of lands now or formerly owned by Thomas E. and Mary J. Todd, Helen F. Taylor Johnson and Robert M. Duncan North twenty-two degrees forty-three minutes thirty seconds West (N 22° 43' 30" W) six hundred and thirty decimal two, zero (630.20) feet to the northeast corner of the lands of Robert M. Duncan and the southerly boundary line of the lands of G. Robert Miller X 1,196,964.27 Y 199,264.15; thence by and with the southerly boundary line of Miller's land North sixty-seven degrees two minutes thirty-eight seconds East (N 67° 02' 38" E) three hundred and ninety-two decimal nine, six (392.96) feet to the southeast corner of said land X 1,197,326.11 Y 199,417.41; thence generally along the east side of said land North twenty-two

degrees forty-three minutes fifty-one seconds West (N 22° 43' 51" W) three hundred and twenty decimal two, three (320.23) feet to a point X 1,197,202.37 Y 199,712.77; thence by and with the boundary line of the lands of G. Robert Miller the following five courses: (1) North sixty-seven degrees twenty minutes forty seconds East (N 67° 20' 40" E) seven hundred and twenty-eight decimal six, two (728.62) feet to a cement post X 1,197,874.76 Y 199,993.43; (2) North twenty-two degrees thirty-nine minutes fourteen second West (N 22° 39' 14" W) three hundred and twenty-two decimal seven, four (322.74) feet to a cement post X 1,197,750.46 Y 200,291.27; (3) South sixty-seven degrees twenty-two minutes twenty-four seconds West (S 67° 22' 24" W) one thousand sixty-nine decimal six, seven (1,069.67) feet to the south corner of the lands of the Maryland State Highway Administration X 1,196,763.12 Y 199,879.75; (4) North twenty-two degrees thirty-nine minutes fourteen seconds West (N 22° 39' 14" W) one hundred and twenty-five decimal one, zero (125.10) feet X 1,196,714.94 Y 199,995.19; (5) South sixty-seven degrees twenty-two minutes twenty-four seconds West (S 67° 22' 24" W) three hundred and twenty-nine decimal three, four (329.34) feet to a point on the westerly curb line of West Salisbury Parkway X 1,196,410.94 Y 199,868.49; thence generally along the westerly curb of West Salisbury Parkway South twenty-two degrees forty minutes nineteen seconds East (S 22° 40' 19" E) two hundred and fifty-five decimal four, four (255.44) feet to a point at or near the northeast corner of the lands of Hebrew Quality Investment, LLC X 1,196,509.40 Y 199,632.79; thence running by and with the boundary line of said lands the three following courses: (1) South sixty-six degrees fifty minutes eight seconds West (S 66° 50' 08" W) two hundred and twenty-three decimal five, five (223.55) feet to a point X 1,196,303.88 Y 199,544.85; (2) South ten degrees thirty-nine minutes fifty-two seconds East (S 10° 39' 52" E) ninety-four decimal five, two (94.52) feet to a point X 1,196,321.37 Y 199,451.97; (3) North sixty-seven degrees twenty minutes eight seconds East (N 67° 20' 08" E) two hundred and forty-three decimal two, one (243.21) feet to a point on the westerly curb line of West Salisbury Parkway X 1,196,545.79 Y 199,545.68; thence generally along the westerly curb of West Salisbury Parkway South twenty-two degrees forty minutes nineteen seconds East (S 22° 40' 19" E) nine hundred and ninety-four decimal two, two (994.22) feet to a point on the northerly right-of-way line of the Consolidated Railroad Company X 1,196,929.02 Y 198,628.29; thence by and with said right-of-way line South eighty-seven degrees thirty-two minutes six seconds West (S 87° 32' 06" W) two hundred and thirty-nine decimal two, four (239.24) feet to Owens Branch, also known as Dennis Branch and Williams Branch X 1,196,690.00 Y 198,618.00; thence by said branch South three degrees twenty-five minutes thirty-nine seconds East (S 3° 25' 39" E) five hundred and forty-nine decimal six, one (549.61) feet to a point on the southerly side of Nanticoke Road X 1,196,722.86 Y 198,069.37; thence generally by the south side of Nanticoke Road the three following courses: (1) South sixty-nine degrees twenty-nine minutes forty-five seconds West (S 69° 29' 45" W) ninety-six decimal seven, five (96.75) feet to a point X 1,196,632.24 Y 198,035.48; (2) South seventy-two degrees twenty-seven minutes fourteen seconds West (S 72° 27' 14" W) one hundred and thirty-seven decimal eight, five (137.85) feet to a point X 1,196,500.80 Y 197,993.92; (3) South eighty-two degrees forty-six minutes fifteen seconds West (S 82° 46' 15" W) five hundred and fifty-six decimal eight, three (556.83) feet to a point on the northeast side of Parsons Road X 1,195,948.40 Y 197,923.85; thence by and with the northeasterly right of way line of Parsons Road the two following courses (1) South twenty degrees thirty-seven minutes zero seconds West (S 20° 37' 00" W) forty-eight decimal eight, zero (48.80) feet to a point X 1,195,931.22 Y 197,878.18; (2) South forty-four degrees twelve minutes seven seconds East (S 44° 12' 07" E) one hundred and seventy-seven decimal zero, two (177.02) feet to a point X

1,196,054.64 Y 197,751.27; thence to, by and with the northwesterly boundary line of the lands of Marvin E. Williams, Sr. South forty-five degrees thirty minutes zero seconds West (S 45° 30' 00" W) six hundred and eighty nine decimal six three (689.63) feet to the westerly corner of the land of Williams X 1,195,562.76 Y 197,267.91; thence by and with the southeasterly boundary line of the said land South forty-four degrees twenty-five minutes thirty-six seconds East (S 44° 25' 36" E) ninety-two decimal four, nine (92.49) feet to a point at the northeast corner of the lands of Tugboat Ferry, L.L.C. X 1,195,627.50 Y 197,201.86; thence running by and with the boundary line of said lands the following two courses: (1) South forty-five degrees thirty minutes zero seconds West (S 45° 30' 00" W) one hundred and forty decimal zero, zero (140.00) feet to a point X 1,195,527.65 Y 197,103.73; (2) South forty-four degrees twenty-five minutes thirty-six seconds East (S 44° 25' 36" E) one hundred and seventy-two decimal five, zero (172.50) feet to a point on the northwesterly right of way line of Pemberton Drive X 1,195,648.40 Y 196,980.54; thence by and with said right of way line North forty-five degrees thirty minutes zero seconds East (N 45° 30' 00" E) four hundred and thirty-nine decimal seven, six (439.76) feet to a point X 1,195,962.05 Y 197,288.77; thence to, by and with the southwesterly boundary line of the land of Louie J. and Beatrice M. Paglierani South forty degrees thirty minutes twenty-nine seconds East (S 40° 30' 29" E) two hundred and sixty decimal zero, zero (260.00) feet to a point on the southeasterly right-of-way line of Wicomico Street X 1,196,130.93 Y 197,091.09; thence by and with said right-of-way line of Wicomico Street South forty-five degrees thirty minutes zero seconds West (S 45° 30' 00" W) five hundred and ninety decimal four, two (590.42) feet X 1,195,709.82 Y 196,677.26; thence by and with the school boundary line North forty degrees thirty minutes twenty-nine seconds West (N 40° 30' 29" W) two hundred and nineteen decimal eight, five (219.85) feet to the southeast curb line of Pemberton Drive X 1,195,567.01 Y 196,844.41; thence crossing said road and running North thirty-seven degrees forty-three minutes fifty seconds West (N 37° 43' 50" W) forty-four decimal four, eight (44.48) feet to a point on the northwest side of Pemberton Drive near the northeast corner of the lands of John E. Crockett X 1,195,539.79 Y 196,879.59; thence running by and with said lands the following two courses: (1) North forty-four degrees twenty-three minutes fifty-five seconds West (N 44° 23' 55" W) one hundred and seventy decimal nine, four (170.94) feet to a point X 1,195,420.19 Y 197,001.72; (2) South forty-five degrees thirty-six minutes five seconds West (S 45° 36' 05" W) two hundred and seventeen decimal one, zero (217.10) feet to a point on the northeasterly right of way line of Culver Road X 1,195,265.08 Y 196,849.83; thence by and with said right-of-way line North forty-four degrees four minutes thirty-nine seconds West (N 44° 04' 39" W) three hundred and thirty-nine decimal five, six (339.56) feet to a point X 1,195,028.87 Y 197,093.77; thence to, by and with boundary line of the lands of James H. Bounds, II et.al. North forty-five degrees thirty minutes zero seconds East (N 45° 30' 00" E) five hundred and three decimal one, seven (503.17) feet to a point at or near the northwest corner of the lands of G2 Properties, L.L.C. X 1,195,387.76 Y 197,446.45; thence running by and with the boundary line of said lands South forty-four degrees twenty-five minutes thirty-six seconds East (S 44° 25' 36" E) two hundred and forty decimal zero, zero (240.00) feet to a point X 1,195,555.76 Y 197,275.05; thence running parallel to and ten (10) feet northwest of the Corporate Limit North forty-five degrees thirty minutes zero seconds East (N 45° 30' 00" E) six hundred and five decimal nine, six (605.96) feet to a point on the southwesterly right-of-way line of Parsons Road X 1,195,987.96 Y 197,699.77; thence running generally with the southwesterly right-of-way line of said road the following two courses: (1) North forty-four degrees twelve minutes seven seconds West (N 44° 12' 07" W) two hundred and fifty-six decimal one, three (256.13) feet to a point X

1,195,809.39 Y 197,883.39; (2) North forty-eight degrees thirteen minutes twenty-six seconds West (N 48° 13' 26" W) seventy-five decimal two, one (75.21) feet to a point on the south side of Nanticoke Road X 1,195,753.30 Y 197,933.50; thence generally by the south side of Nanticoke Road North eighty-seven degrees forty-seven minutes nineteen seconds West (N 87° 47' 19" W) nine hundred and seventy decimal eight, three (970.83) feet to a point on the northwesterly boundary line extended of James H. Bounds land X 1,194,783.19 Y 197,970.96; thence to, by and with said boundary line South forty-five degrees twenty-eight minutes one second West (S 45° 28' 01" W) four hundred and thirty-three decimal seven, two (433.72) feet to a point on Culver Road X 1,194,474.02 Y 197,666.78; thence North forty-four degrees four minutes thirty-nine seconds West (N 44° 04' 30" W) five hundred and sixteen decimal two, five (516.25) feet to a point X 1,194,114.89 Y 198,037.66; thence by the northwesterly boundary line of the lands of Ruth C. Culver South forty-five degrees eighteen minutes twenty-seven seconds West (S 45° 18' 27" W) one thousand six hundred and sixty-three decimal eight, eight (1,663.88) feet to a point by the west corner of Culver's lands X 1,192,932.05 Y 196,867.44; thence by the southwesterly boundary line of the lands of Ruth C. Culver South forty-four degrees twenty-four minutes, thirty-nine seconds East (S 44° 24' 39" E) one thousand eight hundred and twenty-two decimal two, zero (1,822.20) feet to a point on the northwesterly side of Pemberton Drive X 1,194,207.23 Y 195,565.78; thence with the northwesterly side of Pemberton Drive South forty-five degrees forty-five minutes forty-five seconds West (S 45° 45' 45" W) nine decimal six, eight (9.68) feet to a point X 1,194,200.29 Y 195,559.02; thence to, by and with the southwesterly boundary line of the lands of Suzanne Dennis South forty-four degrees four minutes forty-nine seconds East (S 44° 04' 49" E) one thousand three hundred and fifty decimal seven, zero (1,350.70) feet to a cement post on the northwesterly right-of-way line of Marine Road X 1,195,139.92 Y 194,588.73; thence by and with said right-of-way line North forty-seven degrees forty-five minutes forty-eight seconds East (N 47° 45' 48" E) five hundred and ninety-eight decimal four, zero (598.40) feet to the east corner of Dennis land X 1,195,582.97 Y 194,990.97; thence by and with the northeasterly boundary of Dennis land the following five courses: (1) North forty-three degrees twenty-four minutes fifty-three seconds West (N 43° 24' 53" W) one hundred and twenty decimal zero, seven (120.07) feet to a point X 1,195,500.44 Y 195,078.19; (2) North forty-seven degrees forty-five minutes forty-eight seconds East (N 47° 45' 48" E) one hundred and twenty decimal zero, seven (120.07) feet to a point on the southwesterly right-of-way line of Ogala Street X 1,195,589.34 Y 195,158.90; (3) North forty-three degrees twenty-four minutes fifty-three seconds West (N 43° 24' 53" W) eight hundred and eighty-four decimal six, four (884.64) feet to a point X 1,194,981.35 Y 195,801.50; (4) South forty-five degrees thirty minutes zero seconds West (S 45° 30' 00" W) one hundred and eleven decimal eight, eight (111.88) feet to a point X 1,194,901.55 Y 195,723.08; (5) North forty-three degrees fifty-seven minutes twenty-nine seconds West (N 43° 57' 29" W) three hundred and thirty-two decimal eight, two (332.82) feet to a point on the southeasterly right-of-way line of Pemberton Drive X 1,194,670.53 Y 195,962.66; thence by and with said right-of-way line North forty-five degrees thirty-two minutes zero seconds East (N 45° 32' 00" E) five hundred and sixty-four decimal eight, one (564.81) feet to a point on the northeasterly side of Ellegood Street X 1,195,073.61 Y 196,358.31; thence with the northeasterly side of Ellegood Street South forty-two degrees one minute nine seconds East (S 42° 01' 09" E) one thousand two hundred and twelve decimal two, four (1,212.24) feet to a point by the south corner of the Pemberton Elementary School grounds X 1,195,885.06 Y 195,457.72; thence by and with the southeasterly boundary line of the school grounds North forty-six degrees thirty-four minutes ten seconds East (N 46° 34' 10" E) six

hundred and fifty-nine decimal seven, seven (659.77) feet to the east corner of the school grounds X 1,196,364.19 Y 195,911.29; thence North forty-six degrees thirty-four minutes eleven seconds East (N 46° 34' 11" E) two hundred and twenty-nine decimal four, three (229.43) feet X 1,196,530.77 Y 196,068.99; thence South forty-two degrees fifty minutes twenty-nine seconds East (S 42° 50' 29" E) one hundred and forty-one decimal five, four (141.54) feet to a point on the northerly right-of-way line of Marine Road X 1,196,627.01 Y 195,965.20; thence by and with said right-of-way line North forty-six degrees nineteen minutes thirty-one seconds East (N 46° 19' 31" E) fifty decimal zero, zero (50.00) feet X 1,196,663.18 Y 195,999.73; thence North forty-two degrees fifty minutes twenty-nine seconds West (N 42° 50' 29" W) one hundred and thirty decimal zero, zero (130.00) feet X 1,196,574.78 Y 196,095.05; thence North forty-five degrees twenty-nine minutes thirty-one seconds East (N 45° 29' 31" E) three hundred and ninety-nine decimal eight, five (399.85) feet to a point on the westerly right-of-way line of First Street X 1,196,859.93 Y 196,375.35; thence North forty degrees thirty minutes twenty-nine seconds West (N 40° 50' 29" W) two hundred and seventy-nine decimal five, two (279.52) feet X 1,196,678.37 Y 196,587.88; thence North forty-five degrees twenty-nine minutes thirty-one seconds East (N 45° 29' 31" E) two hundred and thirty-one decimal zero, five (231.05) feet to a point on the southwest side of Parsons Road X 1,196,843.15 Y 196,749.85; thence by and with the southwest line of Parsons Road South forty degrees thirty-one minutes thirty-one seconds East (S 40° 31' 31" E) four hundred and seventy-three decimal seven, one (473.71) feet to the southeast side of Marine Road X 1,197,150.95 Y 196,389.77; thence by and with said side of Marine Road South forty-six degrees thirty-seven minutes zero seconds West (S 46° 37' 00" W) three hundred and seventy-nine decimal three, three (379.33) feet to the west corner of the land of Carpenters Realty Corporation X 1,196,875.27 Y 196,129.22; thence by and with the southwest boundary line of said lands South forty-three degrees forty-four minutes eighteen seconds East (S 43° 44' 18" E) two hundred and seventy-eight decimal three, one (278.31) feet to a point on the southeast side of Fitzwater Street said point being on the Corporate Limit X 1,197,067.68 Y 195,928.14; thence by and with the southeast side of Fitzwater Street South forty-six degrees twenty-seven minutes fifty-five seconds West (S 46° 27' 55" W) two hundred and eighteen decimal four, eight (218.48) feet to a cement post, said post being the west corner of Chesapeake Shipbuilding Corporation X 1,196,909.29 Y 195,777.65; thence by the southwesterly boundary line of said corporation the following three courses: (1) South forty-three degrees three minutes zero seconds East (S 43° 03' 00" E) three hundred and sixteen decimal zero, eight (316.08) feet X 1,197,125.06 Y 195,546.67; (2) North twenty-eight degrees twenty-seven minutes zero seconds East (N 28° 27' 00" E) one hundred and seventy-five decimal zero, zero (175.00) feet X 1,197,208.43 Y 195,700.54; (3) South thirty-four degrees forty-eight minutes forty-eight seconds East (S 34° 48' 48" E) three hundred and eighty-eight decimal one, zero (388.10) feet to a brass City survey marker stamped "SUNOCO" and set in the top of the wooden bulkhead at the south corner of the Chesapeake Shipbuilding Corporation X 1,197,429.99 Y 195,381.91; thence in a southwesterly direction by and with the northwest bank of the Wicomico River South thirty degrees thirty-eight minutes twenty-eight seconds West (S 30° 38' 28" W) three thousand one hundred sixty-one decimal three, five (3,161.35) feet to an iron pipe at the division line between the property of Esso Standard Oil Company and the Wastewater Treatment Plant property of the City of Salisbury X 1,195,818.78 Y 192,661.96; thence by and with said division line North forty-four degrees forty-one minutes West (N 44° 41' W) one thousand eight hundred and ninety-three decimal four, zero (1,893.40) feet to a cement post on the east side of Marine Road X 1,194,487.37 Y 194,008.17; thence by and with the east

side of Marine Road South fifty-one degrees thirty minutes West (S 51° 30' W) fifty decimal five, zero (50.50) feet to a cement post at the end of Marine Road X 1,194,447.85 Y 193,976.74; thence crossing said end of said road North forty-four degrees forty-one minutes West (N 44° 41' W) one thousand four hundred and sixty-three decimal eight, three (1,463.83) feet to a point on the westerly side of Pemberton Drive X 1,193,418.50 Y 195,017.53; thence by and with same South fifty-five degrees thirty-two minutes one second West (S 55° 32' 01" W) one hundred and eighty-one decimal two, two (181.22) feet to a point at the southeast corner of the lands of Martin Ruark, LLC X 1,193,269.09 Y 194,914.97; thence running with the boundary line of said lands the eleven following courses: (1) North thirty-eight degrees sixteen minutes forty-four seconds West (N 38° 16' 44" W) two thousand one hundred and seventy-four decimal one, zero (2,174.10) feet to a point X 1,191,922.26 Y 196,621.66; (2) South fifty-two degrees forty minutes six seconds West (S 52° 40' 06" W) one thousand sixteen decimal four, eight (1,016.48) feet to a point X 1,191,114.02 Y 196,005.24; (3) South thirty-eight degrees fifty-one minutes thirty-two seconds East (S 38° 51' 32" E) two hundred and seventeen decimal two, five (217.25) feet to a point X 1,191,250.32 Y 195,836.07; (4) South sixty-four degrees fifteen minutes twenty-three seconds East (S 64° 15' 23" E) one hundred and fifty-two decimal seven, five (152.75) feet to a point X 1,191,387.91 Y 195,769.72; (5) South thirty-eight degrees forty-eight minutes four seconds East (S 38° 48' 04" E) three hundred and seventy-nine decimal five, zero (379.50) feet to a point X 1,191,625.71 Y 195,473.96; (6) South seventy-two degrees five minutes fifty-one seconds East (S 72° 05' 51" E) forty-six decimal one, six (46.16) feet to a point X 1,191,669.64 Y 195,459.77; (7) North fifty-six degrees fifty-three minutes fifteen seconds East (N 56° 53' 15" E) eighty-five decimal eight, five (85.85) feet to a point X 1,191,741.55 Y 195,506.67; (8) South sixty-nine degrees twenty-nine minutes fifty-seven seconds East (S 69° 29' 57" E) three hundred and eighty-one decimal one, one (381.11) feet to a point X 1,192,098.52 Y 195,373.20; (9) South forty-two degrees fifty-seven minutes three seconds East (S 42° 57' 03" E) two hundred and eighty-two decimal eight, one (282.81) feet to a point X 1,192,291.22 Y 195,166.20; (10) South nine degrees nine minutes thirty-four seconds East (S 09° 09' 34" E) four hundred and fifty-five decimal seven, six (455.76) feet to a point X 1,192,363.77 Y 194,716.25; (11) South thirty-four degrees twenty-six minutes ten seconds East (S 34° 26' 10" E) three hundred and forty-eight decimal five, zero (348.50) feet to a point on the westerly right of way line of Pemberton Drive X 1,192,560.84 Y 194,428.82; thence running by and with the same North fifty-five degrees thirty-two minutes one second East (N 55° 32' 01" E) four hundred and sixty-six decimal eight, four (466.84) feet to a point at the southwest corner of the lands of Gary W. Phipps X 1,192,945.73 Y 194,693.02; thence running with the westerly boundary line of said lands North thirty-four degrees thirty-six minutes three seconds West (N 34° 36' 03" W) three hundred and fourteen decimal five, zero (314.50) feet to a cement post X 1,192,767.15 Y 194,951.89; thence with the northerly boundary line of the said Phipps lands North fifty-five degrees twenty-three minutes fifty-seven seconds East (N 55° 23' 57" E) one hundred decimal zero, zero (100.00) feet to a cement post X 1,192,849.46 Y 195,008.67; thence continuing with the said Phipps land and crossing Pemberton Drive South thirty-four degrees thirty-six minutes three seconds East (S 34° 36' 03" E) three hundred and seventy-one decimal two, zero (371.20) feet to a point on the east side of Pemberton Drive X 1,193,060.25 Y 194,703.13; thence by and with same South fifty-five degrees two minutes West (S 55° 02' W) one hundred and sixty decimal five, seven (160.57) feet to a cement post on the land of Clara O. Adkins X 1,192,928.66 Y 194,611.10; thence by and with said land and across the land of the

City's Wastewater Treatment Plant South forty-four degrees forty-one minutes East (S 44° 41' E) two thousand two hundred and seven decimal five, five (2,207.55) feet to a cement post X 1,194,480.98 Y 193,041.53; thence still across the City's property South fifty-two degrees seventeen minutes West (S 52° 17' W) two hundred and seventeen decimal seven, three (217.73) feet to a cement post X 1,194,308.74 Y 192,098.33; thence North forty-four degrees thirty-seven minutes West (N 44° 37' W) five hundred and ninety-three decimal six, four (593.64) feet to a cement post and the land of Clara O. Adkins X 1,193,891.80 Y 193,330.90; thence by and with said Adkins land South fifty-three degrees forty-seven minutes West (S 53° 47' W) one thousand one hundred and eighty-five decimal two, five (1,185.25) feet to an iron pipe at the corner of lands now or formerly owned by Norman Culver X 1,192,935.55 Y 192,630.60; thence by and with said Culver land North thirty degrees thirty-six minutes West (N 30° 36' W) one thousand seven hundred decimal four, nine (1,700.49) feet to a point on the westerly right of way line of Pemberton Drive X 1,192,069.93 Y 194,094.28; thence by and with the same the three following courses: (1) South fifty-five degrees thirty-four minutes fourteen seconds West (S 55° 34' 14" W) three hundred and nineteen decimal eight, zero (319.80) feet to a point X 1,191,806.15 Y 193,913.47; (2) North thirty-five degrees sixteen minutes two seconds West (N 35° 16' 02" W) five decimal zero, zero (5.00) feet to a point X 1,191,803.27 Y 193,917.55; (3) South fifty-five degrees twenty-one minutes forty-nine seconds West (S 55° 21' 49" W) seven hundred and twenty-two decimal three, four (722.34) feet to a point at the southwesterly corner of the lands of Michael K. and Paula K. Levengood X 1,191,208.94 Y 193,507.00; thence running by and with the westerly boundary line of said lands and the lands of Paul M. Kelley North twenty-eight degrees six minutes two seconds West (N 28° 06' 02" W) two thousand three hundred and twenty-nine decimal zero, eight (2,329.08) feet to a point at the northwest corner of the said Kelley land X 1,190,111.90 Y 195,561.54; thence running with the southerly boundary line of Willow Creek Subdivision South eighty-two degrees fifty-nine minutes eighteen seconds West (S 82° 59' 18" W) one thousand ninety-eight decimal six, eight (1,098.68) feet to the northeast corner of Pointers Run Subdivision X 1,189,021.43 Y 195,427.42; thence running by and with the easterly boundary line of Pointers Run Subdivision, Cross Creek Subdivision and the lands of Aubrey C., Jr. and Nancy L. Smoot South twenty degrees forty-eight minutes fifty-one seconds East (S 20° 48' 51" E) two thousand six hundred and forty decimal nine, seven (2,640.97) feet to a point at the northwest corner of the lands of Delmarva Power and Light X 1,189,959.87 Y 192,958.80; thence running by and with said lands the two following courses: (1) North sixty-nine degrees eleven minutes eleven seconds East (N 69° 11' 11" E) two hundred decimal zero, zero (200.00) feet to a point X 1,190,146.81 Y 193,029.87; (2) South twenty degrees forty-eight minutes forty-nine seconds East (S 20° 48' 49" E) two hundred and twenty-four decimal five, three (224.53) feet to a point on the westerly right of way line of Pemberton Drive X 1,190,226.59 Y 192,820.00; thence running by and with said westerly right of way line the two following courses: (1) North fifty-six degrees fifty-five minutes forty-three seconds East (N 56° 55' 43" E) forty-four decimal four, six (44.46) feet to a point X 1,190,263.85 Y 192,844.26; (2) North fifty-five degrees twenty-six minutes thirty-one seconds East (N 55° 26' 31" E) four hundred and twenty-five decimal five, zero (425.50) feet to a point at the southwest corner of the lands of Ronald H. Raynor X 1,190,614.27 Y 193,085.62; thence by and with the said Raynor land the two following courses: (1) North thirty-four degrees thirty-three minutes forty-nine seconds West (N 34° 33' 49" W) three hundred and twenty-five decimal two, five (325.25) feet to a point X 1,190,429.76 Y 193,353.45; (2) North fifty-five degrees twenty-six minutes eleven seconds East (N 55° 26' 11" E) one hundred and fifty decimal zero, zero

(150.00) feet to a point X 1,190,553.28 Y 193,438.55; thence continuing with the said Raynor land and crossing Pemberton Drive South thirty-four degrees thirty-three minutes forty-nine seconds East (S 34° 33' 49" E) four hundred decimal five, five (400.55) feet to a point on the easterly side of Pemberton Drive X 1,190,780.52 Y 193,108.70; thence by and with the same the two following courses: (1) South fifty-five degrees two minutes West (S 55° 02' W) six hundred and ninety-five decimal eight, three (695.83) feet X 1,190,210.30 Y 192,709.91; (2) South seventy-one degrees thirty-eight minutes West (S 71° 38' W) one hundred and forty-four decimal seven, nine (144.79) feet to the lands now or formerly owned by Rayner Brothers X 1,190,072.89 Y 192,664.29; thence by and with said Rayner lands the six following courses: (1) South twenty degrees fifty-seven minutes East (S 20° 57' E) two thousand six hundred and fifty-one decimal two, seven (2,651.27) feet X 1,191,020.86 Y 190,188.29; (2) South eighty-six degrees four minutes West (S 86° 04' W) seven hundred and seventy decimal zero, zero (770.00) feet X 1,190,252.67 Y 190,135.47; (3) thence South seven degrees forty-five minutes West (S 7° 45' W) two hundred and ninety-eight decimal one, zero (298.10) feet X 1,190,212.47 Y 189,840.09; (4) thence South forty-seven degrees forty-five minutes West (S 47° 45' W) six hundred and four decimal one, zero (604.10) feet X 1,189,765.31 Y 189,433.92; (5) thence South eleven degrees twenty-eight minutes East (S 11° 28' E) five hundred and fifty-seven decimal nine, one (557.91) feet X 1,189,876.22 Y 188,887.14; (6) thence South forty-one degrees thirty-nine minutes East (S 41° 39' E) one thousand (1,000) feet more or less to the northwest bank of the Wicomico River; thence continuing the same course South forty-one degrees thirty-nine minutes East (S 41° 39' E) nine hundred seventeen (917) feet more or less to the southeast bank of the Wicomico River; and thence by and with same in a northeasterly direction to the point of beginning and containing three areas which are not incorporated in the City of Salisbury, said areas described as follows:

AREA I - Beginning at a point on the southeast right-of-way line of Beaglin Park Drive, said point being the northwest corner of the lands of the Wicomico County Board of Education and known as Parkside High School X 1,208,048.75 Y 191,021.61; thence North five degrees five minutes fifty-seven seconds East (N 5° 05' 57" E) one thousand fifteen decimal three, one (1,015.31) feet X 1,208,138.99 Y 192,032.90; thence North fifty-one degrees seven minutes twenty-three seconds West (N 51° 07' 23" W) four hundred and twenty decimal six, five (420.65) feet to a brass City survey marker stamped "PARWAY" and set in concrete X 1,207,811.51 Y 192,296.92; thence along a twenty foot private road North thirty-three degrees forty-seven minutes forty-six seconds East (N 33° 47' 46" E) three hundred and sixty-three decimal five, five (363.55) feet to the south curb line of South Schumaker Drive X 1,208,013.74 Y 192,599.04; thence by and with said curb line North fifty-four degrees fifty-six minutes thirty Gseconds West (N 54° 56' 30" W) six hundred and five decimal seven, eight (605.78) feet to a point X 1,207,517.87 Y 192,947.01; thence crossing South Schumaker Drive and running North fourteen degrees six minutes forty-seven seconds West (N 14° 06' 47" W) fifty-seven decimal nine, four (57.94) feet to a point at the southeast corner of the lands of Lakeside Investment Company X 1,207,503.74 Y 193,003.19; thence by and with the boundary line of Lakeside Investment Company the three following courses: (1) North twenty-two degrees four minutes fifty-seven seconds East (N 22° 04' 57" E) six hundred and seventy-eight decimal three, six (678.36) feet to a stone X 1,207,758.76 Y 193,631.79; (2) North sixty-four degrees forty-two minutes forty-seven seconds West (N 64° 42' 47" W) three hundred and twenty-six decimal eight, three (326.83) feet to a cement post X 1,207,463.25 Y 193,771.40; (3) South twenty-two

degrees nineteen minutes forty-six seconds West (S 22° 19' 46" W) six hundred and sixty decimal nine, one (660.91) feet to a cement post on the north side of South Schumaker Drive X 1,207,212.15 Y 193,160.05; thence crossing South Schumaker Drive and running South fifty-five degrees eight minutes two seconds East (S 55° 08' 02" E) three hundred and sixty-two decimal six, three (362.63) feet to a point on the extension of the rear boundary line of the properties on the east side of Regency Drive X 1,207,509.68 Y 192,952.75; thence to, by and with said boundary line South thirty-one degrees forty-six minutes sixteen seconds West (S 31° 46' 16" W) three hundred and ninety-two decimal zero, three (392.03) feet to a four inch iron pipe X 1,207,303.26 Y 192,619.46; thence South four degrees forty-four minutes thirty-nine seconds West (S 4° 44' 39" W) five hundred and forty-six decimal one, zero (546.10) feet to a brass City survey marker set in concrete and stamped "SAND" X 1,207,258.10 Y 192,075.23; thence South four degrees fourteen minutes forty-four seconds West (S 4° 14' 44" W) one thousand three hundred and thirty-three decimal four, three (1,333.43) feet X 1,207,159.38 Y 190,745.46; thence South sixty-three degrees thirty-two minutes forty-six seconds West (S 63° 32' 46" W) six hundred and fifty-seven decimal three, eight (657.38) feet to a point on the easterly side of Snow Hill Road X 1,206,570.83 Y 190,452.61; thence by the easterly side of Snow Hill Road North twenty-five degrees zero minutes zero seconds West (N 25° 00' 00" W) seven hundred and eighty decimal zero, five (780.05) feet to a point on the northwesterly right-of-way line of Regency Drive X 1,206,241.16 Y 191,159.58; thence by and with said right-of-way line North thirty-six degrees thirty minutes forty-four seconds East (N 36° 30' 44" E) seven hundred and twenty-six decimal eight, two (726.82) feet to a cement post X 1,206,673.62 Y 191,743.75; thence by and with the northeasterly boundary line of the lands of Walter F. Jeffers North fifty-three degrees fifty-four minutes sixteen seconds West (N 53° 54' 16" W) three hundred and fifty-three decimal three, nine (353.39) feet to a cement post X 1,206,388.07 Y 191,951.94; thence by and with the northwesterly boundary line of said lands South thirty-six degrees nine minutes fourteen seconds West (S 36° 09' 14" W) five hundred and forty-seven decimal two, zero (547.20) feet to a point on the easterly side of Snow Hill Road X 1,206,065.24 Y 191,510.12; thence running along the easterly side of Snow Hill Road North twenty-four degrees fifty-five minutes thirty seconds West (N 24° 55' 30" W) seven hundred and forty eight decimal five, two (748.52) feet to a point 1,205,749.79 Y 192,188.92; thence crossing the said Snow Hill Road and running by and with the westerly boundary line of the lands of Peninsula Surgical Group, P.A., a Maryland Corporation South thirty-six degrees twelve minutes forty-seven seconds West (S 36° 12' 47" W) seven hundred and five decimal eight, four (705.84) feet to a point at the northwest corner of the lands of Joseph F. And Gladys G. Leonard X 1,205,332.78 Y 191,619.43; thence by and with said lands the two following courses: (1) South fifty-three degrees forty-eight minutes thirteen seconds East (S 53° 48' 13" E) ninety-nine decimal seven, six (99.76) feet to a point X 1,205,413.29 Y 191,560.51; (2) South thirty-six degrees ten minutes, eleven seconds West (S 36° 10' 11" W) one hundred and fifty decimal zero, six (150.06) feet to a point on the northerly right of way line of Lincoln Avenue X 1,205,324.73 Y 191,439.38; thence running by and with the northerly right of way line of Lincoln Avenue South fifty-three degrees forty-eight minutes thirteen seconds East (S 53° 48' 13" E) two hundred and twenty six-decimal one, zero (226.10) feet to a point at the southeast corner of the lands of Deaf Independent Living Association, Inc. X 1,205,507.19 Y 191,305.85; thence by and with the said lands North thirty-six degrees twelve minutes forty-seven seconds East (N 36° 12' 47" E) six hundred and thirty decimal four, seven (630.47) feet to a point on the westerly side of Snow Hill Road X 1,205,879.67 Y 191,814.53; thence running along the westerly side of Snow

Hill Road South twenty-four degrees fifty-five minutes thirty seconds E (S 24° 55' 30" E) three hundred and seventy six decimal three, seven (376.37) feet to a point X 1,206,038.28 Y 191,473.22 thence South thirty-six degrees nine minutes fourteen seconds West (S 36° 09' 14" W) three decimal two, five (3.25) feet to a point on the westerly curb line of Snow Hill Road X 1,206,036.36 Y 191,470.59 thence by and with said curb line South twenty-five degrees zero minutes zero seconds East (S 25° 00' 00" E) one thousand one hundred and thirty decimal two, two (1,130.22) feet to a point at East College Avenue X 1,206,514.01 Y 190,446.26; thence North eighty-nine degrees seventeen minutes eleven seconds West (N 89° 17' 11" W) six hundred and forty-nine decimal five, zero (649.50) feet X 1,205,864.57 Y 190,454.35 said point being near the southerly right-of-way line of East College Avenue and the northeast corner of Davis' property thence by and with the back line of the properties on the east side of Grant Avenue South twenty-one degrees twenty-seven minutes zero three seconds West (S 21° 27' 03" W) five hundred and forty-two decimal one, zero (542.10) feet to a cement post at the corner of the Holly Center land X 1,205,666.32 Y 189,949.80; thence by and with the north line of said land North eighty-six degrees seven minutes thirty-four seconds West (N 86° 07' 34" W) one thousand one hundred and thirty-one decimal two, one (1,131.21) feet to a cement post at the northwest corner of said land X 1,204,537.70 Y 190,026.23; thence North one degree thirty-six minutes thirty-two seconds West (N 1° 36' 32" W) four hundred and sixty-eight decimal five, four (468.54) feet to a point at the north side of East College Avenue X 1,204,524.54 Y 190,494.58; thence North twenty-one degrees thirty three minutes thirty-two seconds East (N 21° 33' 32" E) one thousand one hundred and sixteen decimal one, five (1,116.15) feet X 1,204,934.68 Y 191,532.65; thence North fifty-nine degrees twenty-one minutes twenty-nine seconds West (N 59° 21' 29" W) one hundred and seven decimal one, four (107.14) feet X 1,204,842.50 Y 191,587.25; thence North nineteen degrees forty minutes thirty-six seconds East (N 19° 40' 36" E) one hundred and seventy decimal five, six (170.56) feet to a PK nail on the north curb line of Lincoln Avenue X 1,204,899.93 Y 191,747.85; thence North thirty-six degrees eleven minutes thirty-two seconds East (N 36° 11' 32" E) one thousand thirty-eight decimal two, three (1,038.23) feet to a cement post X 1,205,513.00 Y 192,585.75; thence North fifty-three degrees twenty-two minutes fifty seconds West (N 53° 22' 50" W) four hundred and twenty-six decimal nine, zero (426.90) feet to a cement post on the easterly right-of-way line of Shiloh Street X 1,205,170.36 Y 192,840.39; thence South eighty-four degrees forty-two minutes twenty-four seconds West (S 84° 42' 24" W) thirty-five decimal six, seven (35.67) feet to an iron pipe on the north curb line of Hemlock Street X 1,205,134.84 Y 192,837.10; thence by and with said curb line North fifty-three degrees thirty-nine minutes six seconds West (N 53° 39' 06" W) three hundred and eighty decimal seven, zero (380.70) feet X 1,204,828.22 Y 193,062.74; thence North twenty-six degrees twenty-five minutes thirty-four seconds East (N 26° 25' 34" E) four hundred and fifty-nine decimal eight, zero (459.80) feet to a point lying on the easterly right-of-way line of Spring Avenue X 1,205,032.85 Y 193,474.49; thence running by and with the easterly right-of-way line of said road North thirty-six degrees thirty-four minutes forty-one seconds East (N 36° 34' 41" E) fifty-six decimal one, four (56.14) feet to a point on the southerly right-of-way line of Washington Street X 1,205,066.31 Y 193,519.58; thence running by and with the southerly right-of-way line of said street South fifty-three degrees forty minutes nine seconds East (S 53° 40' 09" E) thirty-three decimal zero, eight (33.08) feet to a point on the westerly right-of-way line of Snow Hill Road X 1,205,092.96 Y 193,499.98; thence crossing Snow Hill Road and running North sixty-six degrees ten minutes twenty-nine seconds East (N 66° 10' 29" E) forty decimal zero, one (40.01) feet to a point on the easterly right-of-way line of

the said Snow Hill Road at the northwesterly corner of the lands of Shore Up, Inc. X 1,205,129.55 Y 193,516.14; thence running by and with the easterly right-of-way line of said road South twenty-four degrees forty-nine minutes twenty-five seconds East (S 24° 49' 25" E) four hundred and twenty-eight decimal zero, zero (428.00) feet to a point on the westerly right-of-way line of Shiloh Street X 1,205,309.24 Y 193,127.69; thence running by and with the westerly right-of-way line of said street the two following courses: (1) a simple curve to the left radius twenty decimal zero, zero (R = 20.00) feet, forty-one decimal five, three (41.53) feet to a point X 1,205,343.53 Y 193,124.27; (2) North thirty-six degrees twelve minutes thirty-five seconds East (N 36° 12' 35" E) four hundred and eighty-five decimal one, five (485.15) feet to a point at the southeasterly corner of the lands of Shore Up, Inc. X 1,205,630.13 Y 193,515.72; thence running with the easterly boundary line of said lands in part North fifty-four degrees twenty minutes twenty-five seconds West (N 54° 20' 25" W) two hundred and sixty-three decimal three, eight (263.38) feet to a point on the northerly right-of-way line of an unimproved portion of Washington Street X 1,205,416.13 Y 193,669.27; thence running by and with the northerly right-of-way line of said street the three following courses: (1) South thirty-six degrees twelve minutes thirty-five seconds West (S 36° 12' 35" W) twenty decimal eight, six (20.86) feet to a point X 1,205,403.81 Y 193,652.44; (2) a simple curve to the right radius ninety decimal zero, zero (R = 90.00) feet, sixty-four decimal three, six (64.36) feet to a point X 1,205,351.16 Y 193,617.85; (3) South seventy-seven degrees ten minutes fifty-two seconds West (S 77° 10' 52" W) two hundred and forty-nine decimal two, eight (249.28) feet to a point on the easterly right-of-way line of Snow Hill Road X 1,205,108.09 Y 193,562.54; thence running by and with the easterly right-of-way line of said road North twenty-four degrees forty-nine minutes twenty-five seconds West (N 24° 49' 25" W) thirty-six decimal one, five (36.15) feet to a point X 1,205,092.91 Y 193,595.35; thence North twenty-six degrees twenty-five minutes thirty-four seconds East (N 26° 25' 34" E) one thousand six hundred and sixty-one decimal four, two (1,661.42) feet to the southerly right-of-way line of South Park Drive X 1,205,832.32 Y 195,083.17; thence by and with the said right-of-way line South fifty degrees twenty-one minutes fifty-six seconds East (S 50° 21' 56" E) eighty-one decimal zero, seven (81.07) feet X 1,205,894.75 Y 195,031.46; thence along a simple curve to the left radius four hundred and thirty-four decimal three (R = 434.3) feet seventy-nine decimal five, nine (79.59) feet X 1,205,960.35 Y 194,986.57; thence South sixty degrees fifty-one minutes fifty-six seconds East (S 60° 51' 56" E) one hundred (100.00) feet X 1,206,047.69 Y 194,937.89; thence along a simple curve to the left radius four hundred and seventy-seven decimal four (R = 477.4) feet, one hundred and eighty-nine decimal six, four (189.64) feet X 1,206,227.12 Y 194,880.44; thence South eighty-three degrees thirty-seven minutes thirty-eight seconds East (S 83° 37' 38" E) nine hundred and sixty-three decimal two, three (963.23) feet X 1,207,118.39 Y 194,773.52; thence North twenty-eight degrees twenty-five minutes twenty-one seconds East (N 28° 25' 21" E) fifty-five decimal three-four (55.34) feet X 1,207,210.73 Y 194,822.19; thence a simple curve to the right radius five hundred and seventy-three decimal six, six (R = 573.66) feet five hundred and four decimal five, zero (504.50) feet X 1,207,579.48 Y 194,501.94; thence South twenty-three degrees forty-nine minutes fifty-eight seconds East (S 23° 49' 58" E) five hundred and twenty-nine decimal four, one (529.41) feet X 1,207,793.40 Y 194,017.68; thence a simple curve to the left radius two thousand eight hundred and sixty-five decimal three, three (R = 2,865.33) feet three hundred and seven decimal five, six (307.56) feet X 1,207,932.52 Y 193,743.55; thence South twenty-nine degrees fifty-eight minutes fifty-eight seconds East (S 29° 58' 53" E) one thousand two hundred and ten decimal four, six (1,210.46) feet X 1,208,537.43 Y 192,695.07;

thence a simple curve to the left radius one thousand seventy-two decimal two, eight ($R = 1,072.28$) feet four hundred and ninety-six decimal one, six (496.16) feet X 1,208,874.30 Y 192,336.83; thence South thirty-two degrees thirteen minutes thirty seconds West ($S 32^{\circ} 13' 30''$ W) two hundred and thirteen decimal eight, zero (213.80) feet to a point on the northerly curb line of South Schumaker Drive X 1,208,760.25 Y 192,156.00; thence by and with said curb line South fifty-six degrees twelve minutes eleven seconds East ($S 56^{\circ} 12' 11''$ E) three hundred and thirty decimal four, one (330.41) feet to a point on the easterly right-of-way line of Beaglin Park Drive X 1,209,034.86 Y 191,972.18; thence by and with said right-of-way line South thirty-four degrees seventeen minutes thirty seconds West ($S 34^{\circ} 17' 30''$ W) four hundred and seventy-nine decimal nine, three (479.93) feet X 1,208,764.47 Y 191,575.67; thence still by and with said right-of-way line a simple curve to the right radius one thousand four hundred sixty-five decimal four, zero ($R = 1,465.40$) feet eight hundred eighty-five decimal three, six (885.36) feet X 1,208,081.12 Y 191,034.06; thence South sixty-eight degrees fifty-eight minutes zero, seven seconds West ($S 68^{\circ} 58' 07''$ W) thirty-four decimal six, nine (34.69) feet to the point of beginning and containing 265.507 acres.

AREA II - Beginning at the point of intersection of the easterly right-of-way line of Civic Avenue with the northerly right-of-way line of Glen Avenue X 1,208,078.20 Y 195,709.82; thence by and with said right-of-way line of Glen Avenue and bounded on the north by the lands of the Salisbury Shopping Center, Incorporated South seventy degrees fifty-eight minutes fifty-seven seconds East ($S 70^{\circ} 58' 57''$ E) five hundred and sixty decimal seven, nine (560.79) feet X 1,208,608.38 Y 195,527.09; thence to, by and with the westerly boundary line of the lands of Banker Life Corporation South nineteen degrees one minute three seconds West ($S 19^{\circ} 01' 03''$ W) seven hundred and thirty-three decimal five, seven (733.57) feet to a cement post X 1,208,369.35 Y 194,833.56; thence South zero degrees thirty-five minutes fifty-nine seconds East ($S 0^{\circ} 35' 59''$ E) three hundred and seventy-one decimal eight, one (371.81) feet to a point on the north side of North Park Drive X 1,208,373.24 Y 194,461.75; thence along the north side of North Park Drive North forty-four degrees thirty-six minutes twenty seconds West ($N 44^{\circ} 36' 20''$ W) one thousand seventy decimal nine, six (1,070.96) feet X 1,207,621.18 Y 195,224.23; thence North seventy-four degrees forty-eight minutes thirty-two seconds West ($N 74^{\circ} 48' 32''$ W) two hundred and thirty-five decimal four, zero (235.40) feet X 1,207,394.01 Y 195,285.91; thence South one degree seven minutes thirty-three seconds East ($S 1^{\circ} 07' 33''$ E) one hundred and twenty decimal seven, one (120.71) feet to an iron pipe east of Memorial Plaza X 1,207,396.38 Y 195,165.22; thence North fifty-nine degrees forty-eight minutes thirty-five seconds West ($N 59^{\circ} 48' 35''$ W) two hundred and forty-eight decimal seven, zero (248.70) feet to an iron pipe at the southeast corner of Lee Bolte's property north of North Park Drive X 1,207,181.42 Y 195,290.28; thence North thirty-eight degrees nine minutes twenty-five seconds East ($N 38^{\circ} 09' 25''$ E) one hundred and nine decimal one, zero (109.10) feet X 1,207,248.82 Y 195,376.07; thence North forty degrees eighteen minutes thirty-five seconds West ($N 40^{\circ} 18' 35''$ W) three hundred and eleven decimal three, two (311.32) feet to a cement post at the northwest corner of Hanna Real Estate's property X 1,207,047.43 Y 195,613.47; thence by and with the east boundary line of said property South forty-two degrees forty-seven minutes twenty-five seconds West ($S 42^{\circ} 47' 25''$ W) one hundred and twenty decimal five, three (120.53) feet to a cement post at the southwest corner of said property and on the northerly right-of-way line of North Park Drive X 1,206,965.55 Y 195,525.02; thence North fifty-six degrees forty-one minutes fifteen seconds West ($N 56^{\circ} 41' 15''$ W) one hundred and fifty-eight decimal seven zero

(158.70) feet to a cement post on the northerly right-of-way line of North Park Drive X 1,206,832.94 Y 195,612.18; thence North seventy degrees nine minutes fifty-six seconds West (N 70° 09' 56" W) thirty-six decimal eight, nine (36.89) feet to a point at or near the southeast corner of the lands of Northpark Gardens, L.L.C. X 1,206,798.24 Y 195,624.70; thence running by and with the boundary line of said lands the three following courses: (1) North nineteen degrees forty-six minutes fifty-four seconds East (N 19° 46' 54" E) one hundred and nine decimal seven, three (109.73) feet to a point X 1,206,835.37 Y 195,727.96; (2) North seventy degrees thirteen minutes six seconds West (N 70° 13' 06" W) one hundred and twenty-five decimal zero, zero (125.00) feet to a point X 1,206,717.75 Y 195,770.26; (3) South nineteen degrees forty-six minutes fifty-four seconds West (S 19° 46' 54" W) one hundred and nine decimal six, one (109.61) feet to a point lying on the northerly side of North Park Drive X 1,206,680.65 Y 195,667.12; thence North seventy degrees nine minutes fifty-six seconds West (N 70° 09' 56" W) ninety-nine decimal three, one (99.31) feet to a cement post on the northerly right-of-way line of North Park Drive X 1,206,587.24 Y 195,700.82; thence North seventy-nine degrees twenty-four minutes thirty-one seconds West (N 79° 24' 31" W) four hundred and seventeen decimal zero, six (417.06) feet to a cement post, said point being ten feet south of North Park Drive X 1,206,177.29 Y 195,777.49; thence North twenty-six degrees twenty-five minutes forty-seven seconds East (N 26° 25' 47" E) two thousand two hundred and ninety-three decimal four, four (2,293.44) feet to a point on the north curb line of Mount Hermon Road X 1,207,198.11 Y 197,831.22; thence by and with said curb line North eighty-six degrees seventeen minutes ten seconds East (N 86° 17' 10" E) one thousand three hundred and eleven decimal five, two (1,311.52) feet to a point near the southwest corner of the lands of Mercantile Safe Deposit and Trust Company X 1,208,506.88 Y 197,916.17; thence South four degrees fifty-one minutes fifty seconds East (S 4° 51' 50" E) two hundred and sixty-eight decimal seven, seven (268.77) feet to a point on the northerly boundary line of the lands of Sunset Heights Incorporated X 1,2008,529.66 Y 197,648.37; thence by and with the boundary line of said land the following three courses: (1) South eighty-six degrees twenty-one minutes fifty-five seconds West (S 86° 21' 55" W) eighteen decimal seven, six (18.76) feet to a cement post X 1,208,510.95 Y 197,647.18; (2) South one degree twenty-five minutes five seconds East (S 1° 25' 05" E) three hundred and eighteen decimal six, seven (318.67) feet X 1,208,518.83 Y 197,328.60; (3) North eighty-six degrees twenty-one minutes fifty-five seconds East (N 86° 21' 55" E) thirty-seven decimal nine, one (37.91) feet X 1,208,556.67 Y 197,331.01; thence South four degrees fifty-one minutes fifty seconds East (S 4° 51' 50" E) one hundred and forty-four decimal zero, three (144.03) feet to a cement post on the northerly right-of-way line of Wyman Drive X 1,208,568.88 Y 197,187.50; thence along the north side of Wyman Drive North eighty-six degrees nineteen minutes thirty-five seconds East (N 86° 19' 35" E) one hundred and forty-two decimal six, five (142.65) feet to a point on the easterly right-of-way line of Civic Avenue X 1,208,711.24 Y 197,196.64; thence by and with the easterly right-of-way line of Civic Avenue and bounded on the east by the lands of the Salisbury Shopping Center, Incorporated South twenty-three degrees three minutes forty-six seconds West (S 23° 03' 46" W) one thousand six hundred and fifteen decimal nine, seven (1,615.97) feet to the point of beginning and containing 109.32 acres.

AREA III - Beginning at the point of intersection of the southerly right-of-way line of Glen Avenue with the westerly right-of-way line of Beaglin Park Drive X 1,209,855.95 Y 195,033.13; thence by and with the original westerly right-of-way line of Beaglin Park Drive as

sixty feet wide North twenty-seven degrees fifty minutes three seconds East (N 27° 50' 03" E) three hundred and seventy-nine decimal zero, six (379.06) feet X 1,210,032.94 Y 195,368.33; thence still by and with said right-of-way line North twenty-four degrees seven minutes fifty-eight seconds East (N 24° 07' 58" E) two thousand one hundred seventy-nine decimal zero, two (2,179.02) feet to a point on the north side of Mount Hermon Road X 1,210,923.84 Y 197,356.90; thence along the north side of Mount Hermon Road South seventy-two degrees twenty-nine minutes thirty-five seconds East (S 72° 29' 35" E) three hundred and seventy-two decimal five, three (372.53) feet to a point X 1,211,279.11 Y 197,244.84; thence still along the north side of Mount Hermon Road South sixty degrees eight minutes ten seconds East (S 60° 08' 10" E) two thousand four hundred and seventy-nine decimal zero, four (2,479.04) feet X 1,213,428.96 Y 196,010.43; thence across said road to, by and with the westerly boundary line of the land of Howard T. Parker South twenty-nine degrees fifty-four minutes forty-five seconds West (S 29° 54' 45" W) one hundred and eighty-two decimal five, six (182.56) feet to the rear boundary line of the lots bounded on the north side of Winthrop Place X 1,213,337.92 Y 195,852.18; thence by and with said boundary line North sixty degrees five minutes fifteen seconds West (N 60° 05' 15" W) nine hundred and thirty-nine decimal four, one (939.41) feet to a point on the extension of the rear boundary line of the lots bounded on the west side of Viewfield Drive X 1,212,523.65 Y 196,320.64; thence to, by and with said boundary line South twenty degrees fifty-seven minutes forty-five seconds West (S 20° 57' 45" W) one thousand seven hundred and sixty-four decimal three, two (1,764.32) feet to a point on the northerly right-of-way line of Glen Avenue X 1,211,892.48 Y 194,673.09; thence South twenty degrees fifty-seven minutes forty-five seconds West (S 20° 57' 45" W) thirty nine decimal seven, nine (39.79) feet to a point on the southerly right-of-way line of Glen Avenue X 1,211,878.24 Y 194,635.93; thence by and with said right-of-way line North eighty-one degrees forty-nine minutes eighteen seconds West (N 81° 49' 18" W) two hundred and thirty-nine decimal three, one (239.31) feet to the northwest corner of the land of Russell Albert Parcel 200 X 1,211,641.36 Y 194,669.97; thence by and with the west boundary line of said land South three degrees fifty minutes forty-two seconds West (S 3° 50' 42" W) two hundred and seventeen decimal zero, zero (217.00) feet to the run of Beaglin Branch X 1,211,626.81 Y 194,453.46; thence generally along said branch and also the north side of the land of Salisbury Joint Venture South sixty-five degrees twenty-three minutes twenty-two seconds West (S 65° 23' 22" W) four hundred and thirty-seven decimal eight, four (437.84) feet to an iron pipe on the west boundary line of said land X 1,211,228.74 Y 194,271.12; thence South sixty-five degrees twenty-three minutes twenty-two seconds West (S 65° 23' 22" W) one hundred and seven decimal three, three (107.33) feet to a point south of Beaglin Branch X 1,211,131.16 Y 194,226.42; thence to, by and with the easterly boundary line of Parcel 344 North twenty-three degrees four minutes forty-two seconds East (N 23° 04' 42" E) five hundred and thirty-five decimal eight, three (535.83) feet to a point on the southerly right of way line of Glen Avenue X 1,211,341.20 Y 194,719.36; thence generally with the southerly right of way line of said road North eighty-one degrees forty-nine minutes eighteen seconds West (N 81° 49' 18" W) one hundred and twenty-seven decimal five, six (127.56) feet to a point at the northwest corner of Lot 2 of Parcel 344 X 1,211,214.94 Y 194,737.51; thence by and with the westerly boundary line of said lot South twenty-three degrees fifty-five minutes forty-two seconds West (S 23° 55' 42" W) two hundred and forty-three decimal eight, five (243.85) feet to a point X 1,211,116.04 Y 194,514.62; thence generally along the south side of Lot #1 of parcel 344 North sixty-eight degrees fifty-seven minutes twenty-five seconds West (N 68° 57' 25" W) one hundred and sixty decimal five, zero (160.50) feet to a point at the southeast

corner of Lot #9, Parcel 344 X 1,210,966.24 Y 194,572.25; thence by and with the easterly boundary line of said lot North twenty-three degrees fifty-five minutes forty-two seconds East (N 23° 55' 42" E) one hundred and ninety-nine decimal four, seven (199.47) feet to a point on the southerly right of way line of Glen Avenue X 1,211,047.15 Y 194,754.57; thence generally with the southerly right of way line of said road North eighty-one degrees forty-nine minutes eighteen seconds West (N 81° 49' 18" W) ninety-five decimal zero, zero (95.00) feet to a point at the northeast corner of Lot #10, of Parcel 344 X 1,210,953.11 Y 194,768.09; thence by and with the easterly boundary line of said lot South twenty-three degrees fifty-five minutes forty-two seconds West (S 23° 55' 42" W) one hundred and seventy-eight decimal two, eight (178.28) feet to a point X 1,210,880.80 Y 194,605.13; thence running North sixty-eight degrees fifty-seven minutes twenty-five seconds West (N 68° 57' 25" W) one hundred and ten decimal nine, eight (110.98) feet to a point at the southwest corner of lot #10, parcel 344 X 1,210,777.22 Y 194,644.98; thence by and with the westerly boundary of parcel 344 South twenty-four degrees six minutes forty-two seconds West (S 24° 06' 42" W) six hundred and sixty-five decimal five, zero (665.50) feet to a point near the southwest corner of said land at Beaglin Branch X 1,210,505.35 Y 194,037.54; thence generally along said branch North seventy-eight degrees forty-six minutes five seconds West (N 78° 46' 05" W) two hundred and twelve decimal nine, one (212.91) feet to an iron pipe at the northwest corner of the lands of Samuel Lombardo parcel 382 said point being on the easterly right-of-way line of Schumaker Lane as widened on the east side by ten feet for a total right-of-way width of forty feet X 1,210,296.51 Y 194,079.01; thence by and with said right-of-way line South sixteen degrees fifty-eight minutes zero seconds West (S 16° 58' 00" W) four hundred and forty-four decimal seven, zero (444.70) feet to a point on the northerly boundary line of parcel 319 X 1,210,166.74 Y 193,653.67; thence by and with said boundary line South seventy-two degrees forty-four minutes zero seconds East (S 72° 44' 00" E) one hundred and ninety decimal zero, zero (190.00) feet to a point near the northeast corner of parcel 319 X 1,210,348.18 Y 193,597.27; thence along and near the east side of parcel 319, 193, 194 and 195 South seventeen degrees sixteen minutes zero seconds West (S 17° 16' 00" W) four hundred and twenty decimal zero, zero (420.00) feet to a point near the southeast corner of parcel 195 X 1,210,223.52 Y 193,196.20; thence by and with the southerly boundary line of parcel 195 North seventy-two degrees forty-four minutes zero seconds West (N 72° 44' 00" W) two hundred decimal zero, zero (200.00) feet to a point near the easterly right-of-way line of Schumaker Lane as thirty feet wide X 1,210,032.53 Y 193,255.57; thence along the east side of Schumaker Lane South sixteen degrees twenty-two minutes fifteen seconds West (S 16° 22' 15" W) three hundred and forty-three decimal zero, eight (343.08) feet to a cement post on the easterly right-of-way line of Schumaker Lane as thirty feet wide said point being the southwest corner of the lands of Phillip R. Parker parcel 198 X 1,209,935.83 Y 192,926.40; thence along and near the south side of said lands South seventy-one degrees sixteen minutes twenty-five seconds East (S 71° 16' 15" E) four hundred and fifty-four decimal three, two (454.32) feet to the northwest corner of the lands of "The Glade by the Pond" X 1,210,366.10 Y 192,780.54; thence South fourteen degrees four minutes forty seconds West (S 14° 04' 40" W) three hundred and seventy decimal nine, five (370.95) feet to an iron pipe X 1,210,275.87 Y 192,420.73; thence South seventy-five degrees forty-six minutes fifty seconds East (S 75° 46' 50" E) one hundred and six decimal eight, zero (106.80) feet to an iron pipe X 1,210,379.40 Y 192,394.50; thence South nine degrees forty minutes twenty-six seconds West (S 9° 40' 26" W) three hundred and forty-two decimal four, eight (342.48) feet to a point on the north curb line of North Schumaker Drive X 1,210,321.84 Y 192,056.89; thence by and with said curb line North eighty-six degrees

forty-five minutes fifteen seconds West (N 86° 45' 15" W) one hundred and six decimal two, five (106.25) feet X 1,210,215.76 Y 192,062.91; thence still by and with said curb line a simple curve to the right radius two hundred and eighty-two (R = 282.00) feet two hundred and seventy-three decimal nine, nine (273.99) feet X 1,209,990.22 Y 192,198.86; thence by and with the east curb line of Schumaker Drive North thirty-one degrees five minutes six seconds West (N 31° 05' 06" W) ninety-three decimal one, two (93.12) feet X 1,209,942.15 Y 192,278.61; thence still by and with said curb line a simple curve to the right radius three hundred and ten (R = 310.00) feet one hundred and forty decimal four, eight (140.48) feet to the point of intersections of said curb line with the northerly right-of-way line extended of North Park Drive X 1,209,898.87 Y 192,410.99; thence to, by and with the northerly right-of-way line of North Park Drive said right-of-way line being two feet from the curb line as thirty-six feet wide North seventy-eight degrees four minutes thirty-six seconds West (N 78° 04' 36" W) thirty-three decimal one, zero (33.10) feet to a point at the intersection of North Park Drive and Schumaker Lane X 1,209,866.48 Y 192,417.83; thence to, by and with the westerly right-of-way line of Schumaker Lane North three degrees twenty-eight minutes thirty-one seconds East (N 3° 28' 31" E) one hundred and thirty-eight decimal zero, one (138.01) feet to a steel post with cap at the northeast corner of the land to be annexed X 1,209,874.85 Y 192,555.59; thence by and with the northerly boundary line of said land North seventy-eight degrees twenty-two minutes forty-three seconds West (N 78° 22' 43" W) two hundred decimal zero, six (200.06) feet to a steel post with cap at the northwest corner of said land X 1,209,678.89 Y 192,595.89; thence by and with the westerly boundary line of said land South four degrees fifty-two minutes fourteen seconds West (S 4° 52' 14" W) one hundred and thirty-six decimal five, zero (136.50) feet to a point on the north side of North Park Drive X 1,209,667.30 Y 192,459.88; thence by and with the north side of North Park Drive North seventy-eight degrees four minutes thirty-six seconds West (N 78° 04' 36" W) one hundred and twenty-two decimal one, five (122.15) feet to the south corner of "Village in the Park" X 1,209,547.79 Y 192,485.12; thence north two degrees thirty-five minutes thirty-two seconds East (N 2° 35' 32" E) one hundred and sixty-six decimal nine, two (166.92) feet to a point X 1,209,555.34 Y 192,651.87; thence South seventy-eight degrees twenty-two minutes forty-three seconds East (S 78° 22' 43" E) one hundred and twenty decimal zero, zero (120.00) feet to a point X 1,209,672.88 Y 192,627.69; thence North four degrees three minutes forty-five seconds East (N 4° 03' 45" E) three hundred and forty decimal eight, eight (340.88) feet to a point X 1,209,697.03 Y 192,967.72; thence South seventy-eight degrees forty minutes fourteen seconds East (S 78° 40' 14" E) two hundred and ten decimal zero, nine (210.09) feet to a cement post on the west side of Schumaker Lane X 1,209,903.03 Y 192,926.45; thence by and with the original westerly right-of-way line of Schumaker Lane North seventeen degrees one minute nine seconds East (N 17° 01' 09" E) one thousand two hundred and sixteen decimal zero, eight (1,216.08) feet to a point on the run of Beaglin Branch X 1,210,258.96 Y 194,089.27; thence generally along said branch North eighty-five degrees twenty-seven minutes twenty seconds West (N 85° 27' 20" W) eight hundred and five decimal five, eight (805.58) feet to a point X 1,209,455.92 Y 194,153.10; thence to, by and with the westerly right-of-way line of Beaglin Park Drive North twenty-four degrees twenty-six minutes forty-two seconds East (N 24° 26' 42" E) nine hundred and sixty-six decimal six, eight (966.68) feet to the point of beginning and containing 144.32 acres.

The total net corporate area contains approximately 9,031.2 acres or 14.111 square miles. All bearings and coordinates are referenced to the Maryland State Coordinate System, North American 1927 Datum.