

VICINITY MAP
SCALE: 1" = 2000'
200' SHEET 207 NE 11
36th ED. PRINCE GEORGE'S COUNTY STREET MAP
PAGE 14, GRID F2

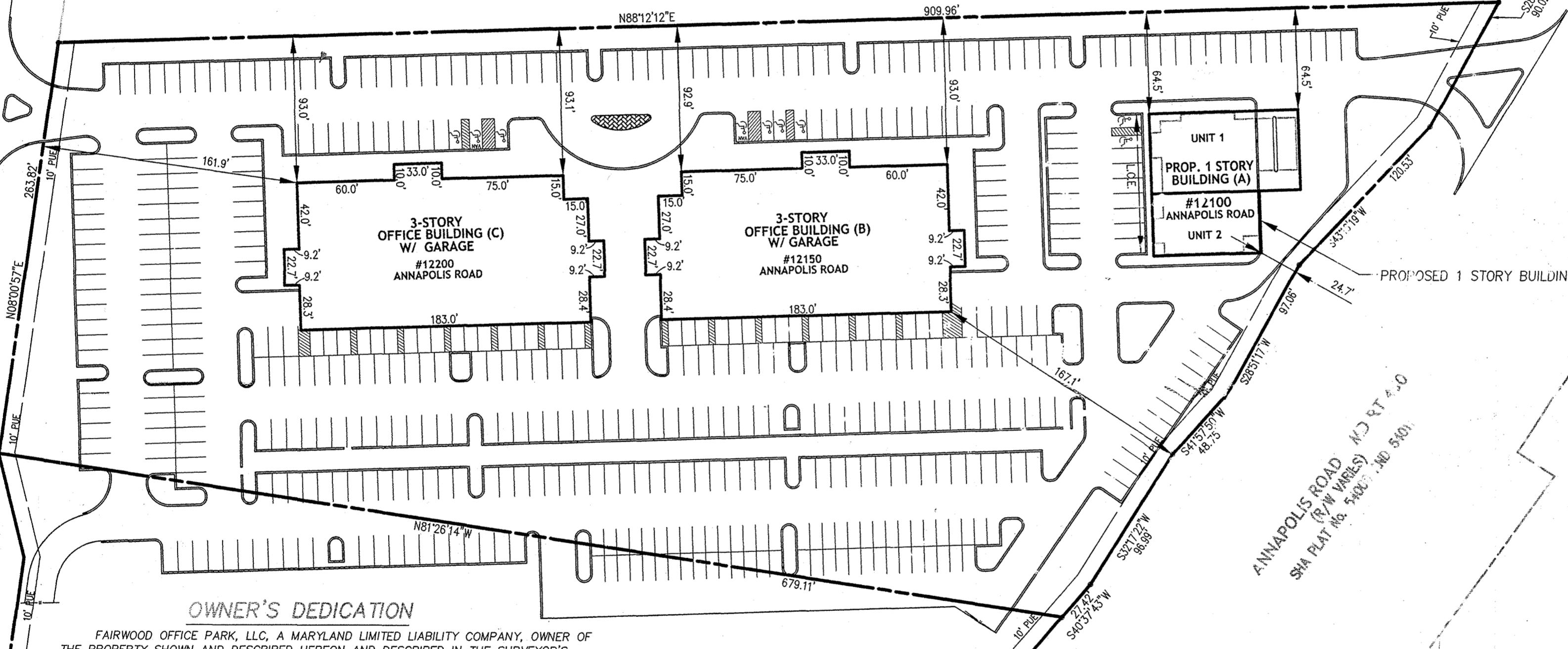
NOTES

- 1) BUILDINGS ARE DESIGNATED WITH A BUILDING LETTER AND ADDRESS. BUILDING UNITS ARE DESIGNATED WITH A UNIT NUMBER.
- 2) THE DIMENSIONS AND AREAS OF THE UNITS SHOWN ON THIS CONDOMINIUM PLAT ARE BASED ON UNIT BOUNDARIES AS DESCRIBED IN THE DECLARATION AND REFLECT THE FIELD MEASURED DIMENSIONS OF THE UNITS AS CONSTRUCTED, EXCEPT BUILDING A IS PROPOSED. THE CONDOMINIUM UNITS (2) FOR PROPOSED BUILDING A ARE THREE-DIMENSIONAL AIR BOXES DESIGNED TO CONTAIN THE PROPOSED CONSTRUCTION. SQUARE FOOTAGES ARE COMPUTED ACCORDINGLY AND DESIGNATED "S.F." HEREON. ALL IMPROVEMENTS WITHIN THE BOUNDARIES OF ANY UNIT SHOWN HEREON SHALL BE PART OF THE UNIT.
- 3) THE UPPER BOUNDARY OF EACH UNIT IS A HORIZONTAL PLANE AS DESCRIBED IN THE DECLARATION AND AS SHOWN ON THIS CONDOMINIUM PLAT EXTENDED TO INTERSECT THE LATERAL OR PERMETRICAL BOUNDARIES THEREOF. THE LOWER BOUNDARY OF EACH UNIT IS A HORIZONTAL PLANE AS DESCRIBED IN THE DECLARATION AND AS SHOWN ON THIS CONDOMINIUM PLAT EXTENDED TO INTERSECT THE LATERAL OR PERMETRICAL BOUNDARIES THEREOF.
- 4) THE LATERAL OR PERMETRICAL BOUNDARY OF EACH UNIT IS A VERTICAL PLANE (OR PLANES) AS DESCRIBED IN THE DECLARATION AND AS SHOWN ON THIS CONDOMINIUM PLAT EXTENDED TO INTERSECT THE UPPER AND LOWER HORIZONTAL BOUNDARIES THEREOF AND TO INTERSECT THE OTHER LATERAL OR PERMETRICAL BOUNDARIES OF THE UNIT.
- 5) "UNIT" SHALL MEAN A THREE-DIMENSIONAL AREA AS DESCRIBED IN THE DECLARATION AND AS SHOWN ON THIS CONDOMINIUM PLAT.
- 6) L.E. = LOWER ELEVATION (COINCIDES WITH THE UNIT LOWER BOUNDARY).
- 7) U.E. = UPPER ELEVATION (COINCIDES WITH THE UNIT UPPER BOUNDARY).
- 8) THE ELEVATIONS SHOWN HEREON ARE BASED ON NGVD 29 DATUM.
- 9) THE GENERAL COMMON ELEMENTS (GCE) SHALL INCLUDE, BUT NOT BE LIMITED TO STREETS, WALKS, PARKING LOTS, PLAY AREAS, LAWN AND GARDEN AREAS, TREES, SHRUBBERY, FOUNDATIONS, STAIRWAYS AND ROOFS. THE GENERAL COMMON ELEMENTS SHALL ALSO INCLUDE THE COMPONENTS OF THE ELECTRICAL POWER, WATER, TELEPHONE, AND SEWER SYSTEMS, WHICH ARE NOT LOCATED WITHIN ANY UNIT OR WHICH ARE LOCATED WITHIN THE UNIT BUT SERVE MORE THAN ONE UNIT OR THE COMMON ELEMENTS, INCLUDING, WITHOUT LIMITATION THE PIPES, DUCTS, WATER MAINS, CHUTES, CONDUITS, UTILITY MAINS, STORAGE DRAINAGE, SEWER PIPES, CABLES, AND WIRES WHICH ARE A PART OF SAID SYSTEMS.
- 10) LIMITED COMMON ELEMENTS (LCE) ARE RESERVED FOR THE EXCLUSIVE USE OF THE OWNERS OF THE UNIT OR UNITS TO WHICH THEY ARE DECLARED TO BE APPURTENANT TO BY APPROPRIATE DESIGNATION ON THE PLATS. IF NO SUCH DESIGNATION IS MADE ON THE PLATS, THEN THE LIMITED COMMON ELEMENTS SHALL BE DEEMED APPURTENANT TO THE UNIT(S) TO WHICH THEY ARE ADJACENT OR WHICH THEY ARE RATIONALLY INTENDED TO SERVE AND BENEFIT. THE LIMITED COMMON ELEMENTS SHALL NOT INCLUDE ANY UTILITY MAINS, PIPES, DUCTS, WATER MAINS, AND OTHER UTILITY LINES WHICH MAY LIE WITHIN THE BOUNDARIES OF THE LIMITED COMMON ELEMENTS. SAID UTILITY MAINS, PIPES, ETC. SHALL REMAIN COMMON ELEMENTS AND, AS SUCH, SHALL NOT BE OBSTRUCTED, DAMAGED OR INTERFERED WITH BY ANY UNIT OWNER. ANY UNIT OWNER OF A UNIT TO WHICH USE OF ANY LIMITED COMMON ELEMENT IS RESTRICTED MAY GRANT BY DEED, THE USE OF THE LIMITED COMMON ELEMENT TO ANY OTHER UNIT OWNER. THEREAFTER, THE GRANTEE SHALL HAVE NO FURTHER RIGHT TO USE THE LIMITED COMMON ELEMENT.
- 11) SEE THE RECORDED SUBDIVISION PLAT ENTITLED "PARCEL A FAIRWOOD OFFICE PARK", AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK 220 AT PLAT NO. 24, FOR ANY FURTHER NOTES, CONDITIONS, OR EASEMENTS.
- 12) ALL ROADS, WALKS, DRIVEWAYS, AND CURB AND GUTTER ARE SHOWN PER PLAN OR BY FIELD LOCATIONS AND ARE UNDER CONSTRUCTION AT THE TIME OF THIS PLAT.
- 13) ON-SITE UTILITIES ARE NOT SHOWN.
- 14) THE FAIRWOOD OFFICE PARK CONDOMINIUM DECLARATION AND BYLAWS ARE RECORDED AMONG THE LAND RECORDS IN LIBER _____ AT FOLIO _____

TM 45 GRD F2 PAR B
TAX ACCT. NO 14 3436060
12300 ANNAPOLIS ROAD
LANDS N/F BROGLEN, L.L.C.
DEED L. 15334 F. 134
PARCEL B (BEING, IN PART, A
RESUBDIVISION OF PARCEL A AND OUTLOT A)
BELL STATION CENTER
P. B. NO. 193 FOLIO 82

MARYLAND STATE GRID
MERIDIAN NAD 83 NORTH

GLENN DALE BLVD MD RT 193
SHA PLAT NO. 46722 and 46723
(POSTED SPEED LIMIT 40-MPH)



OWNER'S DEDICATION

FAIRWOOD OFFICE PARK, LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREBY ADOPTS THIS PLAT AND PLAN OF CONDOMINIUM SUBDIVISION, CONSISTING OF 5 SHEETS, PURSUANT TO THE PROVISIONS AND REQUIREMENTS OF REAL PROPERTY ARTICLE TITLE 11 OF THE ANNOTATED CODE OF MARYLAND, AS AMENDED. THIS PLAT TOGETHER WITH THE APPLICABLE WORDING OF THE DECLARATION IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS EFFECTING THE PROPERTY INCLUDED IN THE PLAN OF SUBDIVISION EXCEPTING CERTAIN DEEDS OF TRUST TO COMMERCE BANK, N.A.

FAIRWOOD OFFICE PARK, LLC
BY: *William F. Chesley*
WILLIAM F. CHESLEY, MEMBER
DATE: 9-23-08

WE ASSENT TO THIS PLAN OF CONDOMINIUM SUBDIVISION:
COMMERCE BANK, N.A.
BY: *[Signature]*
DATE: 9-23-08

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE PLAT SHOWN HEREON CONSISTING OF 5 SHEETS IS CORRECT. THAT IT IS A CONDOMINIUM SUBDIVISION OF ALL THE LAND CONVEYED FROM LARRY A. BRANNON AND LINDA L. BRANNON TO FAIRWOOD OFFICE PARK, LLC BY A DEED DATED NOVEMBER 18, 2005 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 24691 AT FOLIO 554, AND ALSO KNOWN AS PARCEL A OF A SUBDIVISION PLAT ENTITLED, "PARCEL A, FAIRWOOD OFFICE PARK", AND RECORDED AMONG THE SAID LAND RECORDS IN PLAT BOOK 220 AT PLAT NO. 24. I FURTHER CERTIFY THAT THE LOCATIONS AND DIMENSIONS OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY ACCEPTED FIELD SURVEY METHODS AND THAT UNLESS OTHERWISE SHOWN THERE ARE NO VISIBLE ENCROACHMENTS. THE CONDOMINIUM PLAT TOGETHER WITH THE APPLICABLE WORDING OF THE DECLARATION IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THAT THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS AS CONSTRUCTED CAN BE DETERMINED FROM THEM. THE REQUIREMENTS OF REAL PROPERTY ARTICLE TITLE 11 OF THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT, HAVE BEEN COMPLIED WITH.

TM 45 GRD E3 PAR 74
TAX ACCT. NO 14 2950707
12010 ANNAPOLIS ROAD
LANDS N/F
RIDGELY OFFICE PARK, LLC
DEED L. 29251 F. 486

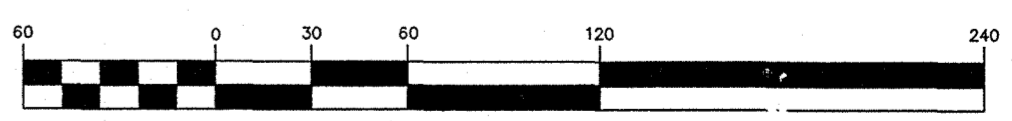


Charles F. Young
CHARLES F. YOUNG
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND LICENSE NUMBER 10932
DATE: 9-23-08

PURPOSE STATEMENT

THE PURPOSE OF THIS CONFIRMATORY PLAT IS TO REVISE THE SIZE OF UNITS 320 (INCREASED BY 876 S.F.) AND 316 (DECREASED BY 876 S.F.).

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

CONFIRMATORY PLAT
FAIRWOOD OFFICE PARK
CONDOMINIUM
FOURTEENTH TAX ASS'NMENT DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



1111 Benfield Blvd.
Suite 100
Millersville, Maryland 21108
Ph. (410) 987-3450
Fax (410) 987-3457

RECORDED: 9/25/2008
PLAT BOOK: PM 228
PLAT NO: 20

FILED
SEP 25 2008
CLERK OF THE COURT
FOR PRINCE GEORGE'S COUNTY, MD

RECORDED IN BOOK _____ PAGE _____ PLAT NO. _____