

ADDENDUM TO MUTUAL INGRESS, EGRESS, MAINTENANCE AND PARKING EASEMENT AGREEMENT

THIS ADDENDUM TO MUTUAL INGRESS, EGRESS, MAINTENANCE AND PARKING EASEMENT AGREEMENT (the "Addendum"), is made this 10th day of October, 2000, by and between Key West Condominium, Inc., ("Key West") and Decoverly IV Condominium, Inc.

FILED
MONTGOMERY COUNTY
LAND RECORDS OFFICE
OCT 12 2000

00 OCT 12 A 10:48.5

WITNESSETH:

WHEREAS, on August 19, 1992, a Mutual Ingress, Egress, Maintenance and Parking Easement Agreement (hereinafter referred to as "Agreement") was entered into by and between Key West Limited Partnership (the developer of the Key West Condominium) and Pulte Home Corporation (the developer of Decoverly IV Condominium) and such Agreement was recorded among the Land Records for Montgomery County, Maryland in Liber 10540 at Folio 425; and

RECORDING FEE 75.00
IMP FD SURE \$ 5.00
TOTAL 80.00
Form # 4000
HDR KSC Blk # 3319
Oct 12, 2000 10:47 am

WHEREAS, the Agreement is incorporated herein by reference to the extent not modified by this Addendum; and

WHEREAS, Exhibit A to the Agreement identifies the property which encompasses the Key West Condominium and Exhibit B to the Agreement identifies the property which encompasses the part of the Decoverly IV Condominium which is affected by the Agreement, and Exhibits A and B to the Agreement together encompass

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR 18469, p. 0093, MSA_CE63_18423. Date available 06/20/2005. Printed 03/04/2016.

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the property governed by the Agreement (hereinafter referred to as the "Property"); and

WHEREAS, the purpose of the Agreement was to provide mutual and reciprocal easements over and to the general common elements of Key West Condominium and the general common elements of Decoverly IV Condominium located within the Property, to each Condominium and the individual owners and residents of units within the Property for ingress, egress, maintenance and parking as the Condominiums were to be developed in close proximity requiring the need for access to and through each Condominium's common elements; and

WHEREAS, in addition to providing reciprocal easements, another purpose of the Agreement was to provide for the sharing of costs of maintenance and other services related to the Property between Key West Condominium and Decoverly IV Condominium; and

WHEREAS, while the Agreement identifies in detail the property encompassing Key West Condominium and the affected part of Decoverly IV Condominium, the general common elements of the Condominiums over which the easements are created are not specifically delineated in the Agreement; and

WHEREAS, since the completion of the development and construction of the Condominiums and the implementation of the Agreement, several issues have arisen

between Key West Condominium and Decoverly IV Condominium regarding the interpretation and operation of the Agreement; and

WHEREAS, Key West Condominium and Decoverly IV Condominium have resolved all issues regarding the interpretation and operation of the Agreement and have determined that this Addendum is necessary to clarify the agreements and obligations of the parties relative to the easements and maintenance requirements; and

WHEREAS, pursuant to Article V, Section 2 (i) and (l) of the Bylaws of Key West Condominium, Inc., Key West Condominium Board of Directors is given the authority to grant easements and other rights of use in all or any part of the common elements and to perform such other duties as may be necessary or advisable for the operation of the Condominium and as may be consistent with the Declaration, the Bylaws and applicable law and is further authorized to grant easements as may be considered necessary and appropriate by the Board of Directors for the orderly maintenance, preservation of the health, safety, convenience and/or welfare of the owners of the condominium units; and

WHEREAS, pursuant to Article V, Section 2 (i) of the Bylaws of Decoverly IV Condominium, Inc., Decoverly IV Condominium Board of Directors is given the authority to provide for the care, upkeep and surveillance of the common elements of the condominium and pursuant to Article V, Section 2 (i) of the Bylaws is given the

authority to grant easements in all or part of the common elements of the condominium;
and

NOW THEREFORE, in consideration of the above premises and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Key West Condominium and Discoverly IV Condominium hereby covenant and agree as follows:

1. The August 19, 1992 Mutual Ingress, Egress, Maintenance and Parking Easement Agreement made by and between Key West Limited Partnership and Pulte Home Corporation is specifically incorporated by reference and adopted into this Addendum, except to the extent that it is modified herein.
2. The mutual and reciprocal easements created by the Agreement encompass all of the general common elements of Key West Condominium and Discoverly IV Condominium located within the Property, with the exception of the building structures and foundations, the components of the electrical power, water, telephone, gas and sewer systems serving the buildings and the limited common elements. Such Easement Area is referred to in the Agreement as "Open Space" and is hereafter referred to as "Open Space Easement Area." Such Open Space Easement Area governed by the Agreement and this Addendum is depicted in Exhibit A hereto (composed of ten (10) pages) which Exhibit is specifically incorporated herein.

3. Paragraph 3 of the Agreement provides that Key West Condominium and Decoverly IV Condominium shall share, in accordance with the pro-ration established in Paragraph 4 of the Agreement, in the following costs associated with the Open Space Easement Area (Exhibit A hereto), which costs may be referred to as "Shared Maintenance Expenses":

- a. Reasonable costs and expenses for maintenance, repair and capital improvements of the Open Space Easement Area;
- b. Public liability insurance premiums covering the Open Space Easement Area;
- c. Electricity;
- d. Water;
- e. Cleaning;
- f. Snow removal;
- g. Lawn and tree maintenance;
- h. Repairs and maintenance to parking and driving areas;
- i. Resurfacing and restriping parking and driving areas;
- j. Maintenance and operation of lights and light standards;
- k. Landscaping, including annual plantings;
- l. Directional signs;
- m. Maintenance of storm drain facilities;
- n. Reasonable management fees regarding operation and management of Open Space Easement Area;
- o. Reasonable accounting fees regarding operation and management of Open

Space Easement Area;

- p. Reasonable attorney's fees regarding operation and management of Open Space Easement Areas and administration and enforcement of provisions of the Agreement and this Addendum.

4. The parties hereto agree that the above-described enumeration of costs and expenses to be shared by Key West Condominium and Decoverly IV Condominium creates several issues that require clarification. The following is intended to clarify any and all issues associated with the shared costs and expenses:

a. The following specific expenses will not be shared between Key West Condominium and Decoverly IV Condominium:

1) Public Liability Insurance Premiums. Despite the inclusion as a shared cost in the Agreement, each Condominium will maintain and pay premiums for its own public liability insurance covering all of its common elements, including those that are included in the Open Space Easement Area. Therefore, the shared maintenance budget required by the Agreement and this Addendum will not include costs for any public liability insurance premiums and each party will bear its own public liability insurance costs.

2) Foundation Plantings. All landscaping, including annual plantings, with the specific exception of any trees, that is located or to be located in the Open Space Easement Area between the sidewalk and the front of individual buildings of each condominium ("foundation plantings") shall be

performed at the expense of the Condominium within which the property is located, despite the fact that the areas in question are included in the Open Space Easement Area. Therefore, each party will make its own decision and bear the entire cost for its foundation plantings.

3) Cleaning. There are no cleaning expenses applicable to the Open Space Easement Area other than the regular maintenance issues contained in other categories.

b. The following specific expenses will be shared between Key West Condominium and Decoverly IV Condominium on the prorated basis provided in paragraph 4 of the Agreement:

1) With the exception of the foundation plantings described above in paragraph 4a.(2) and exterior lights not included in paragraphs 4b. (2) and (7) below, all costs and expenses for maintenance repairs and replacements, including capital improvements and reserves for the Open Space Easement Areas;

2) The electric costs for the exterior light posts (flood lights and one pole light located on the trash compactor island and three (3) street lights located on the island near building 15313). Such amount shall be calculated annually based upon the kilowatt per year ("KW/year") used at the current Pepco, or other applicable electric service provider, kilowatt per year ("KW/year") rate unless and until the electricity for such exterior light posts is

submetered;

3) The electric costs for the trash compactor. Such amount shall be calculated annually based upon the KW/year used by the trash compactor at the current Pepco or other applicable electric service provider KW/year rate. The KW/year shall be determined by multiplying the difference between the annual KW/year used of building 15306 and that used by building 15308 by the KW/year rate, unless and until the electricity for the trash compactor is submetered;

4) The installation costs of submetering for the car wash water spigot estimated to be \$575.00. After the spigot has been submetered, the parties will pay their prorated share of the water used.

5) Any maintenance, repair and replacement of the parking and driving areas, including resurfacing and restriping, and any reserves related thereto. It is agreed that all capital replacement expenses for the parking and driving areas will be paid first out of the reserves;

6) Snow removal, including all sidewalks within the Open Space Easement Areas up to the building entrance, which is defined as the doorway to the structure;

7) Any maintenance, repair and replacement of the exterior light posts (flood lights and one (1) pole light located on the trash compactor island and three (3) lights located on the island near Building 15313), and any reserves related thereto. It is agreed that all capital replacement expenses for such

exterior lighting will be paid first out of the reserves;

8) All landscaping of the Open Space Easement Areas, including annual plantings, shrubbery, mulching and any other landscaping services, with the specific exception of the maintenance of foundation plantings described above in paragraph 4a. (2);

9) Maintenance, repair and replacement of storm drain facilities, and any reserves related thereto. It is agreed that all capital replacement expenses for such storm drain facilities will be paid first out of the reserves;

10) Maintenance, repair and replacement of directional signs and any reserves related thereto. It is agreed that all capital replacement expenses for such signage will be paid first out of the reserves;

11) Thirty percent (30%) of the annual management fee for professional management services for Key West Condominium. For the 1999 budget year, the total management fee is \$13,077.00. The amount each year will be thirty percent (30%) of the total annual management fee for professional management services retained by Key West Condominium as such amount may be modified by market conditions. The total annual management fee referred shall be for the entire Key West Condominium including its obligations associated with the Open Space Easement Areas pursuant to the Agreement and this Addendum;

12) Key West Condominium shall retain a qualified accounting firm to perform an annual audit. Thirty-eight and one-half percent (38.5%) of the fee

for the annual audit will be charged as a shared maintenance expense to be paid by both Key West Condominium and Decoverly IV Condominium pursuant to the pro rata arrangement described above. For the 1999 budget year, the total cost of the annual audit is \$1,340.00. This amount may be modified from year to year by market conditions. The annual audit referred to herein shall be for Key West Condominium's entire finances, including its financial responsibilities associated with the Open Space Easement Areas pursuant to the Agreement and this Addendum;

13) Reasonable legal fees incurred regarding the operation and management of the Open Space Easement Areas and administration and enforcement of the Agreement and this Addendum.

5. The Open Space Easement Areas will be inspected quarterly for compliance with the Agreement and this Addendum. Such inspections will be performed by designated members of the Board of both Key West Condominium and Decoverly IV Condominium and/or the Condominium's management agents.

6. Paragraphs 5 and 6 of the Agreement address, to some extent, the budgeting, collection and accounting for the above-enumerated Shared Maintenance Expenses. The parties agree that the procedure outlined in the Agreement has limited detail and explanation and has created numerous issues between the parties. Therefore, Paragraphs 5 and 6 of the Agreement shall no longer be applicable and the procedures

relating to budgeting, collection and accounting for the above-enumerated Shared Maintenance Expenses shall be as outlined in this Addendum.

7. Key West Condominium shall be responsible for performing the maintenance, repair and replacement of the Open Space Easement Areas in accordance with the specific details outlined in the Agreement and this Addendum. Key West Condominium shall annually prepare a proposed annual budget, including reserve analysis and reserve budget, for the Shared Maintenance Expenses associated with the Open Space Easement Areas. The budget process shall be in accordance with the following procedure:

a. Key West Condominium shall submit such proposed budget, reserve analysis and reserve budget to Decoverly IV Condominium annually on or before September 1.

b. The Key West Condominium Board of Directors will discuss this proposed budget, reserve analysis and reserve budget at the September Board meeting of the Key West Condominium as its first agenda item, unless otherwise agreed by the parties. Any member of the Decoverly IV Condominium Board of Directors and/or a representative of the Board may attend the September Board meeting of the Key West Condominium and may participate in the discussion regarding the proposed Shared Maintenance Expense budget, reserve analysis and reserve budget. Key West will provide the date of its September Board meeting to the Decoverly IV Condominium not later than the June 1st prior to that meeting. In the event that the Key West Condominium Board meeting date, for its September meeting, conflicts with that of the

Decoverly IV Condominium Board, it is agreed between the parties that Decoverly IV Condominium will change its September Board meeting date. In the event of unforeseen circumstances, such as those which will affect Key West's ability to obtain a quorum at the meeting, or circumstances which are out of Key West's control, the September Board meeting will be rescheduled after consultation with the Decoverly IV Condominium and using the best efforts to accommodate the schedules of the Decoverly IV Board members.

c. Decoverly IV Condominium shall be given until October 1 to provide Key West Condominium with formal comment on the budget, reserve analysis and reserve budget, and any suggested modifications. Key West will consider the comments and revisions to the budget made by the Decoverly IV Board of Directors and, upon such consideration will, in its discretion, determine if modifications are warranted. Key West shall provide a revised draft budget, reserve analysis and reserve budget to Decoverly IV by October 15th.

d. The final adopted budget, reserve analysis and reserve budget will be issued by Key West Condominium by October 31 and submitted to Decoverly IV Condominium.

e. If there is a dispute between the parties regarding the budget, reserve analysis and/or reserve budget, the presidents (or other designated representatives) of the Board of Directors of each party shall meet to make a good faith attempt to resolve such dispute before taking any further action. The president or other designated Board representative shall have authority from his or her Board to resolve the dispute, if

possible. If after such meeting, the parties are unable to resolve the dispute, the dispute shall be resolved by arbitration in accordance with paragraph 9 of the Agreement.

8. Discoverly IV Condominium shall take into account its annual contribution toward the Shared Maintenance Expenses for the Open Space Easement Areas based upon the adopted annual budget and its pro ration, outlined in paragraph 4 of the Agreement, in preparing and adopting its annual budget. Discoverly IV Condominium shall be obligated to pay to Key West Condominium its annual contribution toward the Shared Maintenance Expenses for the Open Space Easement Areas in twelve (12) equal monthly installments. Such monthly installments shall be paid to Key West Condominium on or before the first day of each month. Such monthly installments shall be paid to Key West Condominium even if there is a pending dispute regarding the budget. If necessary and appropriate, an accounting shall be made at the resolution of such dispute.

9. If an extraordinary expense should arise regarding the Open Space Easement Areas, which was not included in the budget or in the reserve budget, that extraordinary expense may be assessed by Key West Condominium against both Key West Condominium and Discoverly IV Condominium in accordance with the applicable pro ration outlined in paragraph 4 of the Agreement so long as the following procedures are met:

a. Notice of the extraordinary expense is provided by Key West Condominium to Discoverly IV Condominium in writing or, in the event of an emergency, via telephone; and

b. The reason for the need for the extraordinary expense is provided by Key West Condominium to Discoverly IV Condominium in writing or, in the event of an emergency, via telephone; and

c. The parties agree to the extraordinary expense (such agreement shall be determined in accordance with each Condominium's Board of Directors' voting procedure).

d. If there is a dispute between the parties regarding the need for such extraordinary expense, the presidents (or other designated representatives) of the Board of Directors of each party shall meet to make a good faith attempt to resolve such dispute before taking any further action. The president or other designated Board representative shall have authority from his or her Board to resolve the dispute, if possible. If after such meeting, the parties are unable to resolve the dispute, the dispute shall be resolved by arbitration in accordance with paragraph 9 of the Agreement.

10. The annual shared maintenance budget shall not be increased from the prior year by more than ten percent (10%) without prior approval of both Condominium Associations obtained in accordance with each Condominium's board voting procedures. If there is a dispute between the parties regarding the need for an

increase of more than ten percent (10%) from the prior year's budget, the presidents (or other designated representatives) of the Board of Directors of each party shall meet to make a good faith attempt to resolve such dispute before taking any further action. The president or other designated Board representative shall have authority from his or her Board to resolve the dispute, if possible. If after such meeting, the parties are unable to resolve the dispute, the dispute shall be resolved by arbitration in accordance with paragraph 9 of the Agreement.

11. The following accounting procedure shall be used relative to the Shared Maintenance Expenses:

a. Key West Condominium shall provide an accounting of the previous year on a general line item basis on or before April 30th of the following year.

b. If there is a deficit from the previous year, Key West Condominium may specially assess against both Condominium Associations the additional amount necessary to cover such deficit in accordance with the special assessment procedure outlined in paragraph 9 of this Addendum, or may increase the current or next year's budgets subject to the cap limitations and procedure outlined in paragraph 10 of this Addendum, at Key West Condominium's option.

c. In the event of a surplus from the previous year, Key West Condominium may reimburse both Condominium Associations or may apply a credit to the current or next year's budget, at Key West Condominium's option. Key West shall apprise Decoverly IV of the option it chooses by April 30th, concurrently with its provision of an accounting

referred to in Paragraph 11a.

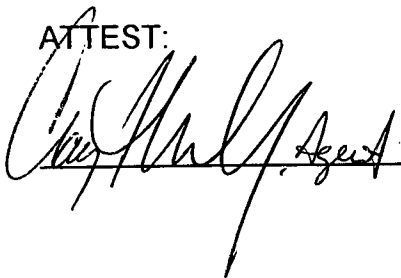
12. Key West Condominium, Inc. and Decoverly IV Condominium, Inc. hereby reserve the right to amend this Addendum by agreement in writing, executed in the same manner as this Addendum and recorded among the Land Records of Montgomery County, Maryland in the same manner as this Addendum.

13. The terms, covenants and conditions herein shall inure to the benefit of and shall be binding on the parties hereto and their respective successors and assigns.

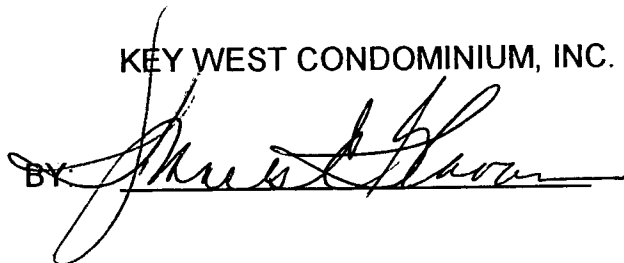
14. Any provisions of the original Agreement not specifically amended or stricken by this Addendum shall remain in full force and effect as if wholly restated and incorporated herein.

IN WITNESS WHEREOF Key West Condominium, Inc. and Decoverly IV Condominium, Inc. have executed and acknowledged this Addendum to Mutual Ingress, Egress, Maintenance and Parking Easement Agreement on the day and year first written above.

ATTEST:


Agent

KEY WEST CONDOMINIUM, INC.

BY 

ATTEST:

DECOVERLY IV CONDOMINIUM, INC.

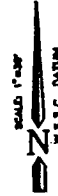
Rion Walpert

BY: Denise E. Silverberg

EXHIBIT A
(10 pages)

OPEN SPACE EASEMENT AREAS
(represented by hatched areas of the following plats)

PLAT NO. 6301

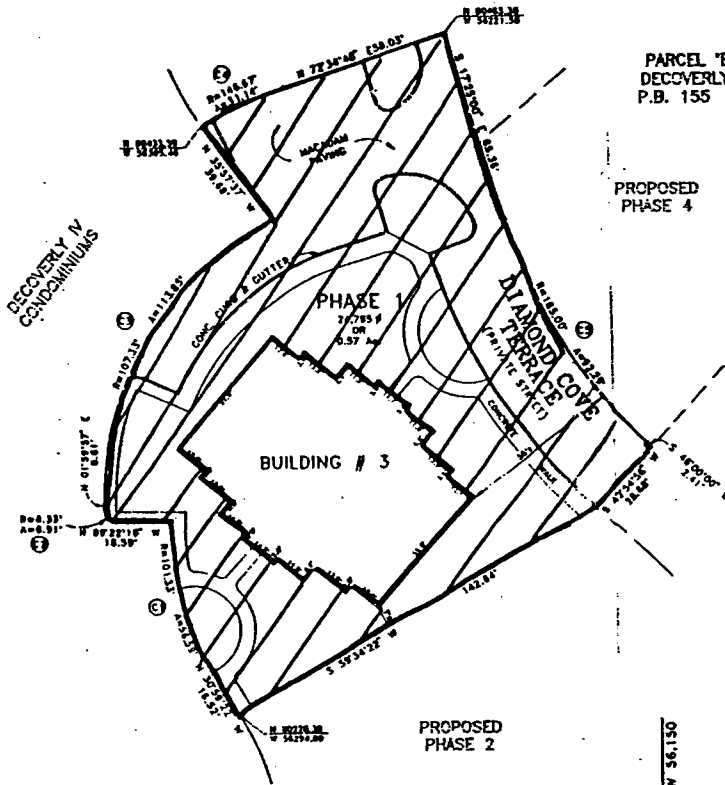


W 55.400
N 80.500

PROPOSED PHASE 3

PARCEL 'B', BLOCK 4
DECOVERLY ADVENTURE
P.B. 155 P.NO. 17658

PROPOSED PHASE 4



NOTES:

1. ".2" DENOTES A TOLERANCE OF PLUS OR MINUS 0.2 FEET.
2. ALL DIMENSIONS ARE EXTERIOR WALL MEASUREMENTS.
3. ALL PROPERTY OTHER THAN THE UNITS OR LIMITED COMMON ELEMENTS, APPURTENANT TO SAID UNITS, AS DEFINED IN THE DECLARATION AND/OR SHOWN HEREON IS GENERAL COMMON ELEMENT.
4. L.C.E. LIMITED COMMON ELEMENT
5. THE ENTIRE AREA SHOWN HEREON IS PART OF PARCEL B, BLOCK 4, DECOVERLY ADVENTURE, P.B. 155 P.No. 17658.

PROPOSED PHASE 5

W 55.400
N 80.200

PROPOSED PHASE 2

W 55.400
N 80.200

CONDOMINIUM PLAT
AS-BUILT PLAN
PHASE 1
KEY WEST
CONDOMINIUM, INC.
GAITHERSBURG (9th) DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=30' SEPTEMBER, 1992

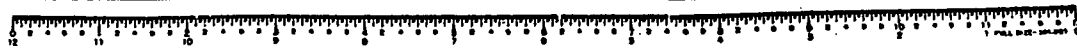
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	121.33	26.37	23.07	25.84	S 11°23'27" E	31°29'31"
C2	6.33	6.81	6.43	6.29	S 42°21'09" E	91°25'17"
C3	107.33	112.85	62.84	104.58	S 32°25'11" W	60°44'17"
C4	146.87	31.74	15.83	31.08	S 68°50'05" W	12°09'51"
C5	185.00	92.29	47.13	91.34	S 37°42'50" E	28°35'00"

FILED
OCT 9 1992



Charles P. Johnson & Associates, Inc.
PLANNING ENGINEERING LANDSCAPE ARCHITECTURE INTERIOR DESIGN
1700 KENNEDY DRIVE SILVER SPRING, MARYLAND 20910
(301) 424-7000

RECORDED: _____
PLAT BOOK: _____
PLAT NO.: _____



MARYLAND STATE ARCHIVES

2-KEY 1 OF 3
1096
MT-112-18.1

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR 18469, P. 0110, MSA_CE63_18423. Date available 06/20/2005. Printed 03/04/2016.

PLAT NO. 6342

SURVEYOR'S CERTIFICATE

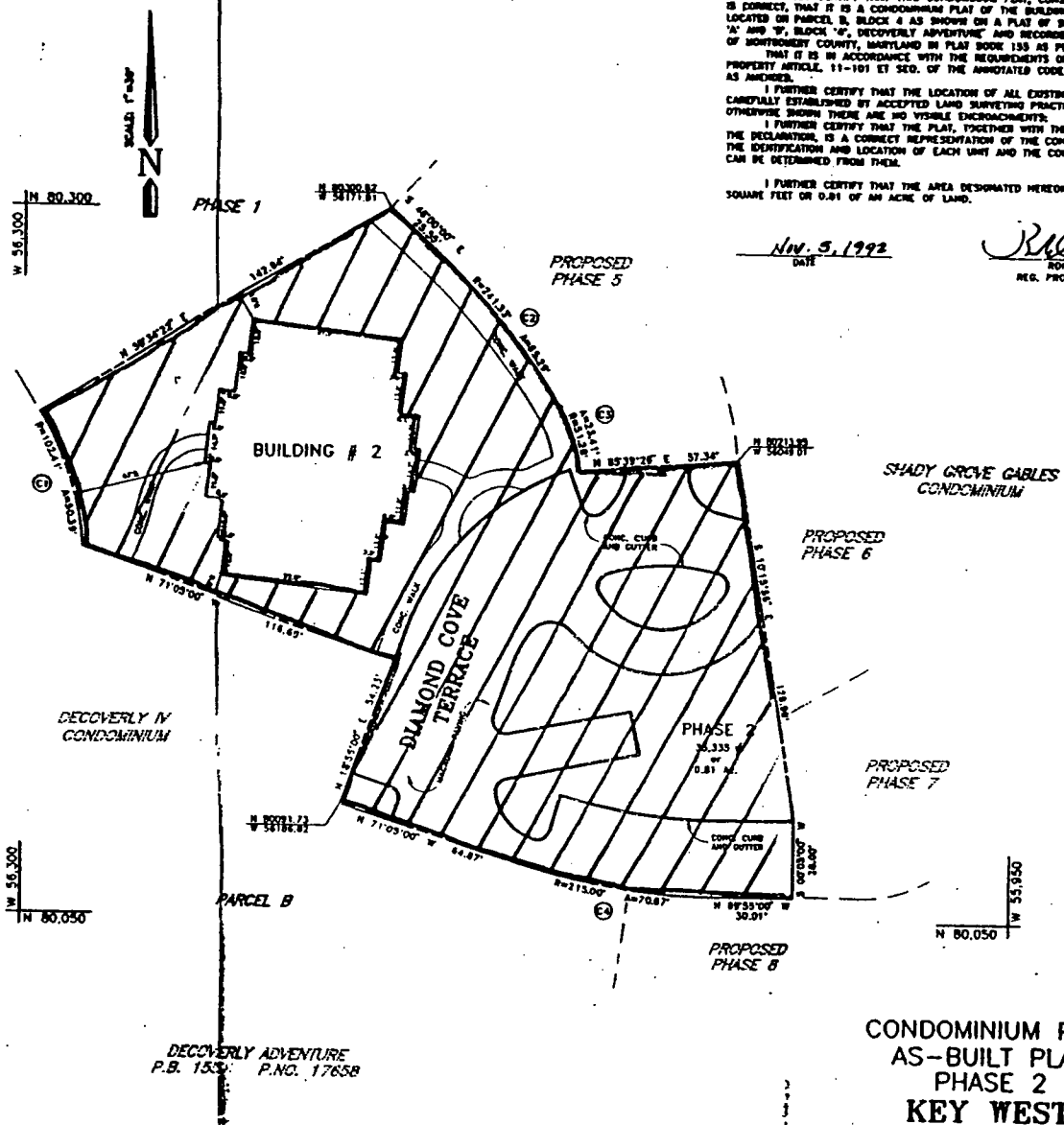
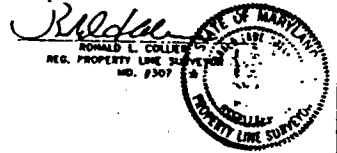
I HEREBY CERTIFY THAT THIS CONDOMINIUM PLAN, CONSISTING OF TWO (2) SHEETS IS CORRECT, THAT IT IS A CONDOMINIUM PLAN OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON PARCEL B, BLOCK 4 AS SHOWN ON A PLAN OF SUBDIVISION ENTITLED, "PARCELS 'A' AND 'B', BLOCK '4', DECOVERLY ADVENTURE" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN PLAT BOOK 133 AS PLAT NO. 17658 THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 11 OF THE REAL PROPERTY ARTICLE, 11-101 ET SEQ. OF THE ANNOTATED CODE OF MARYLAND, 1990 VOLUME, AS AMENDED.

I FURTHER CERTIFY THAT THE LOCATION OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY ACCEPTED LAND SURVEYING PRACTICES AND THAT UNLESS OTHERWISE SHOWN THERE ARE NO VISIBLE ENCROACHMENTS.

I FURTHER CERTIFY THAT THE PLAN, TOGETHER WITH THE APPLICABLE WORDING OF THE DECLARATION, IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS, AS CONSTRUCTED, CAN BE DETERMINED FROM THEM.

I FURTHER CERTIFY THAT THE AREA DESIGNATED HEREON AS PHASE 2 IS 35,335 SQUARE FEET OR 0.81 OF AN ACRE OF LAND.

Nov. 5, 1992
DATE



CURB DATA CHART

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	102.41'	50.39'	25.72'	48.36'	N 17°43'25" W	2711°33'
C2	221.53'	35.33'	25.82'	25.09'	S 38°18'00" W	1930°00'
C3	81.28'	23.41'	11.81'	13.21'	S 17°25'17" E	2809°27'
C4	218.00'	70.87'	35.88'	70.32'	N 82°20'00" W	1930°00'

**CONDOMINIUM PLAT
AS-BUILT PLAN
PHASE 2
KEY WEST
CONDOMINIUM, INC.**
GAITHERSBURG (9th) DISTRICT
MONTGOMERY COUNTY, MARYLAND
NOVEMBER, 1992 SCALE: 1"=30'

**FILED
NOV 06 1992**

Charles P. Johnson & Associates, Inc.
PLANNING ENGINEERING LANDSCAPE ARCHITECTURE SURVEYING
1754 SILVER SPRING SILVER SPRING, MARYLAND 20910
(301) 584-7800

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR 18469, p. 0111, MSA_CE63_18423. Date available 06/20/2005. Printed 03/04/2016.

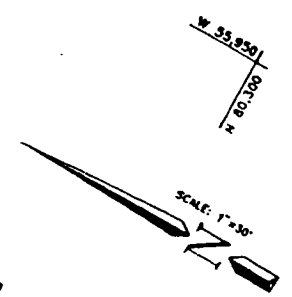
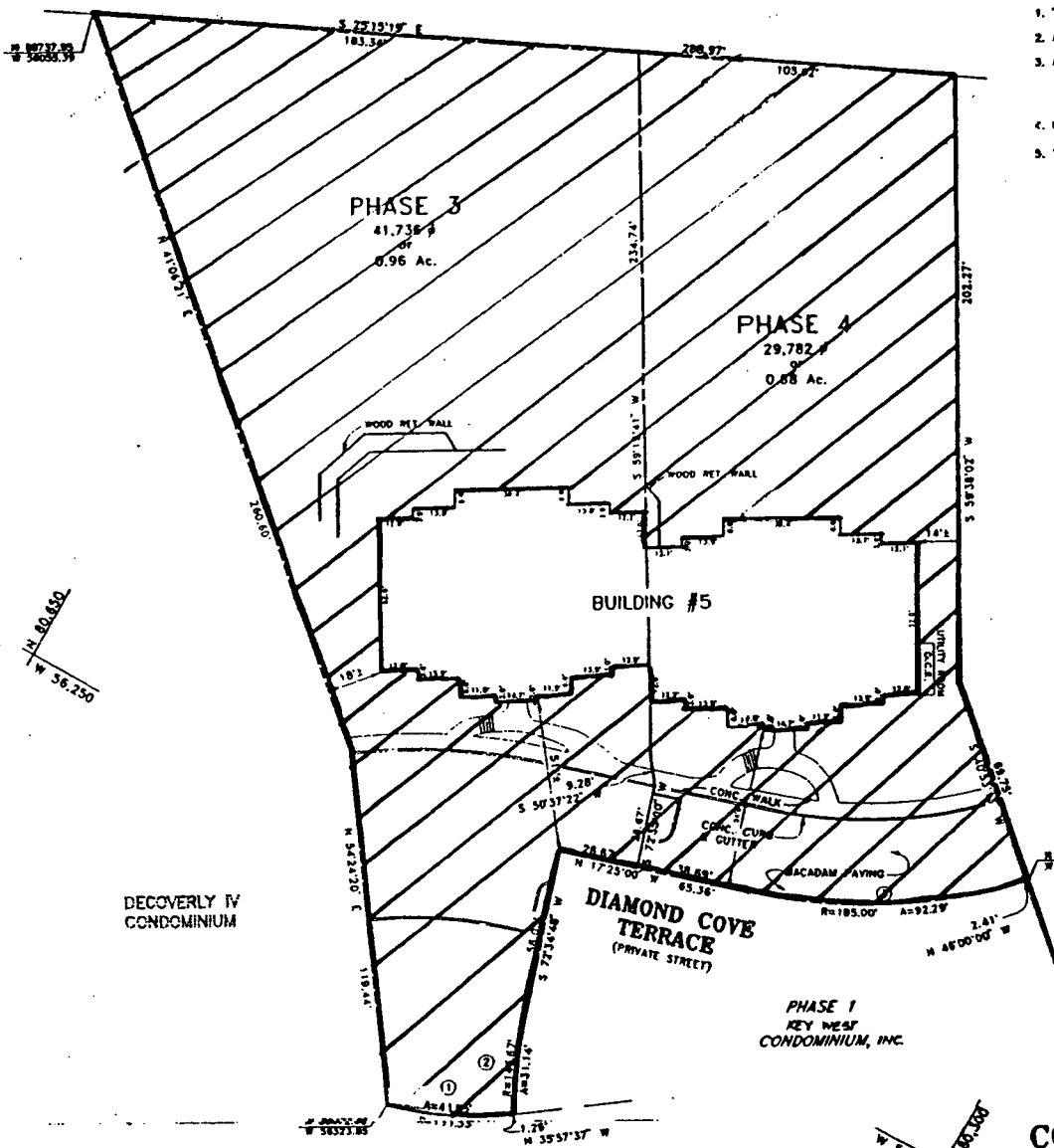


PLAT NO. 6408

N/F
R.O. CROWN, et al
L. 4227 F. 683

NOTES:

1. "±" DENOTES A TOLERANCE OF PLUS OR MINUS 0.5 FEET.
2. ALL DIMENSIONS ARE EXTERIOR WALL MEASUREMENTS.
3. ALL PROPERTY OTHER THAN THE UNITS OR LIMITED COMMON ELEMENTS, APPURTENANT TO SAID UNITS, AS DEFINED IN THE DECLARATION AND/OR SHOWN HEREON IS GENERAL COMMON ELEMENT.
4. L.C.E. LIMITED COMMON ELEMENT
5. THE ENTIRE AREA SHOWN HEREON IS PART OF PARCEL B, BLOCK 4, DISCOVERY ADVENTURE, P.B. 155 P.No. 17508.



PROPOSED PHASE 5

KEY WEST CONDOMINIUM, INC.

JAN 19 1993

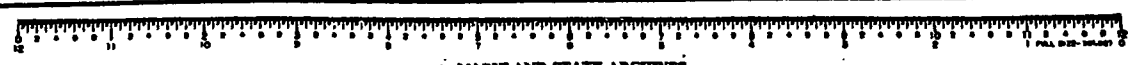
AS-BUILT PLAN
PHASES 3 & 4
KEY WEST CONDOMINIUM, INC.
GATHERSBURG (9th) DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=30' JANUARY, 1993

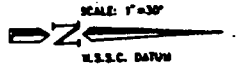
Charles P. Johnson & Associates, Inc.
PLANNING ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
7704 OLIVE ROAD SUITE 300, BETHESDA, MARYLAND 20814
(301) 424-7400

CURVE DATA CHART					
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
1	131.33'	61.65'	21°30'00"	11.00'	11.00'
2	128.87'	31.14'	12°00'51"	15.81'	15.81'
3	185.00'	92.29'	20°33'00"	67.13'	67.13'

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR 18469, p. 0112, MSA_CE63_18423. Date available 06/20/2005. Printed 03/04/2016.

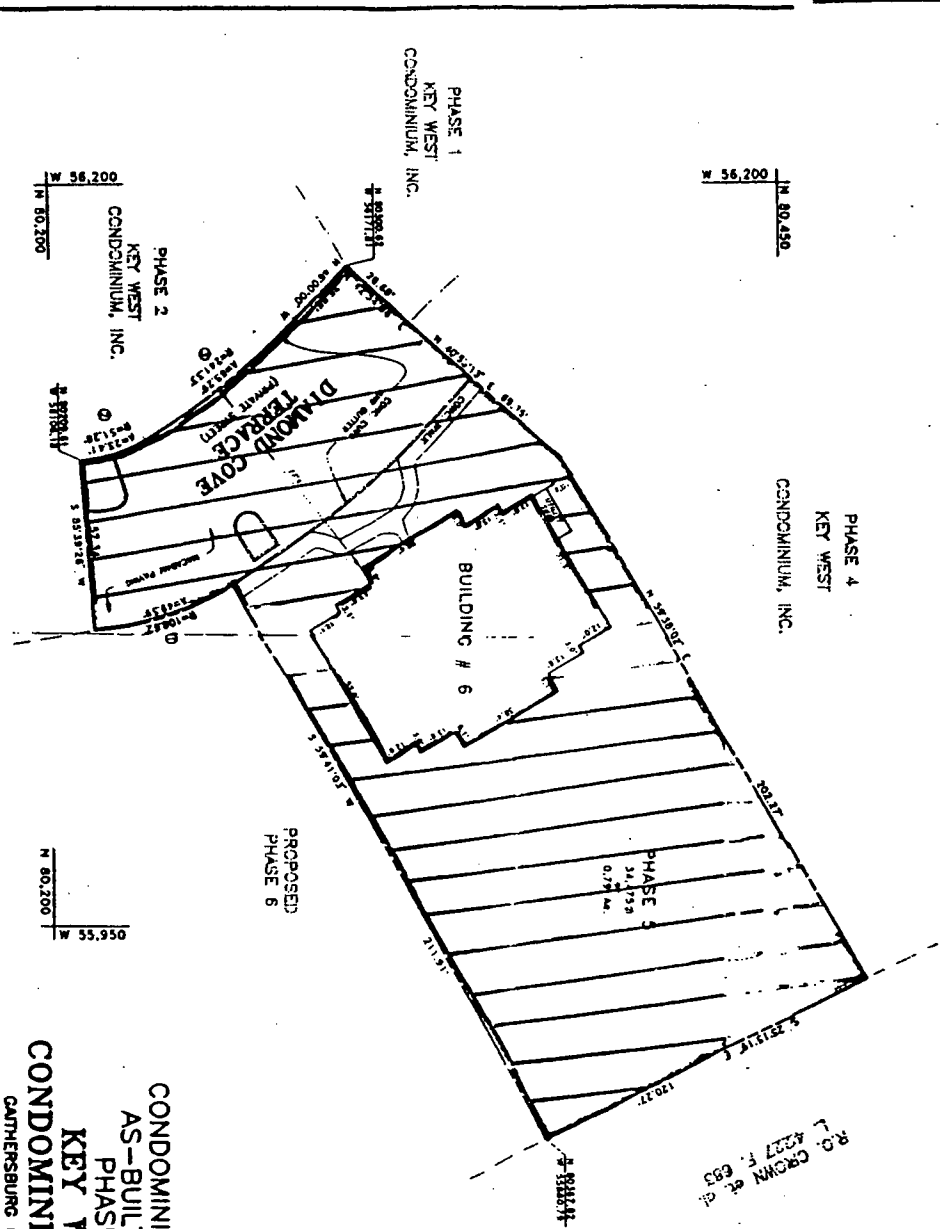
RECORDED: _____
PLAT BOOK: _____
PLAT NO.: _____





- NOTES:
1. 1/2" SHOWS A TOLERANCE OF PLUS OR MINUS 0.5 FEET.
 2. ALL DIMENSIONS ARE ESTIMATED WALL MEASUREMENTS.
 3. ALL PROPERTY OTHER THAN THE UNITS OF LIMITED COMMON ELEMENTS, APARTMENTS OR CONDOS, ARE SHOWN WITHIN A GENERAL COMMON ELEMENT.
 4. U.C.E. LIMITED COMMON ELEMENT.
 5. THE CURVE AREA SHOWN HEREON IS PART OF PARCEL B, RECORD 4, RECORDS' MONTGOMERY, P.A. 155 P.M. 1988.

R.O. CROWN et al.
L. 42027 F. 683



PHASE 1
KEY WEST
CONDOMINIUM, INC.
N 56.200
W 80.430

PHASE 2
KEY WEST
CONDOMINIUM, INC.
N 56.200
W 80.700

PHASE 4
KEY WEST
CONDOMINIUM, INC.
N 80.200
W 55.950

PROPOSED
PHASE 6

CONDOMINIUM PLAT
AS-BUILT PLAN
PHASE 5
KEY WEST
CONDOMINIUM, INC.
DANFORTH (9th) DISTRICT
MONTGOMERY COUNTY, MARYLAND
MARCH, 1993
SCALE: 1"=50'

11 E.I.
MAR 12 1994

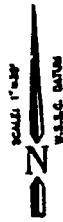
RECORDED
PLAT BOOK:
PLAT NO.:

CURVE DATA

STATION	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
1	N 11.111° E	1.111	N 11.111° E	1.111	N 11.111° E	1.111
2	N 11.111° E	1.111	N 11.111° E	1.111	N 11.111° E	1.111
3	N 11.111° E	1.111	N 11.111° E	1.111	N 11.111° E	1.111
4	N 11.111° E	1.111	N 11.111° E	1.111	N 11.111° E	1.111
5	N 11.111° E	1.111	N 11.111° E	1.111	N 11.111° E	1.111
6	N 11.111° E	1.111	N 11.111° E	1.111	N 11.111° E	1.111
7	N 11.111° E	1.111	N 11.111° E	1.111	N 11.111° E	1.111
8	N 11.111° E	1.111	N 11.111° E	1.111	N 11.111° E	1.111
9	N 11.111° E	1.111	N 11.111° E	1.111	N 11.111° E	1.111
10	N 11.111° E	1.111	N 11.111° E	1.111	N 11.111° E	1.111

Charles P. Johnson & Associates, Inc.
Professional Land Surveyors
1701 GARDNER ROAD
DANFORTH, MARYLAND 21038
(301) 281-1000

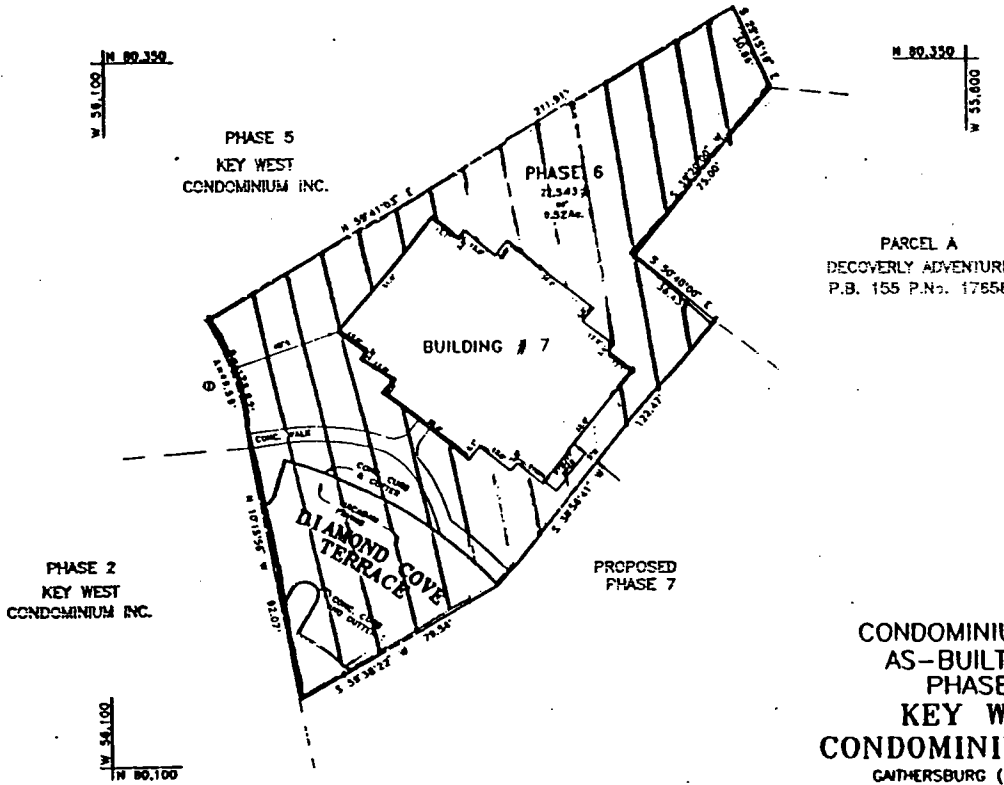
PLAT NO. 6485



NOTES:

1. "±" DEMOTES A TOLERANCE OF PLUS OR MINUS 0.5 FEET.
2. ALL DIMENSIONS ARE EXTERIOR WALL MEASUREMENTS.
3. ALL PROPERTY OTHER THAN THE UNITS OR LIMITED COMMON ELEMENTS, APPURTENANT TO SAID UNITS, AS DEFINED IN THE DECLARATION AND/OR SHOWN HEREON IS GENERAL COMMON ELEMENT.
4. L.C.E. LIMITED COMMON ELEMENT
5. THE ENTIRE AREA SHOWN HEREON IS PART OF PARCEL B, BLOCK 4, DECOVERLY ADVENTURE, P.B. 155 P.No. 17658.

R.O. CROWN & SONS
L. 4227 F. 685



PARCEL A
DECOVERLY ADVENTURE
P.B. 155 P.No. 17658

CONDOMINIUM PLAT
AS-BUILT PLAN
PHASE 6
KEY WEST
CONDOMINIUM, INC.
GATHERSBURG (91H) DISTRICT
MONTGOMERY COUNTY, MARYLAND
APRIL, 1993 SCALE: 1" = 30'

FILED
APR 30 1993

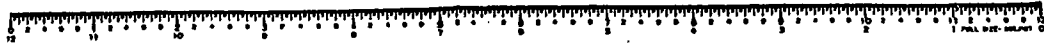


Charles P. Johnson & Associates, Inc.
PLANNED SURVEYING ENGINEERS ARCHITECTS
700 NORTH BIRD STREET, SUITE 200
DOWELL, MD 21028

CURVE DATA					
CURVE	ARC LENGTH	CHORD	TANGENT	DELTA	CHORD BEARING
1	104.82	49.51	28.32	117.21	N 17.21° W 46.11'

RECORDED: _____
 PLAT BOOK: _____
 PLAT NO.: _____

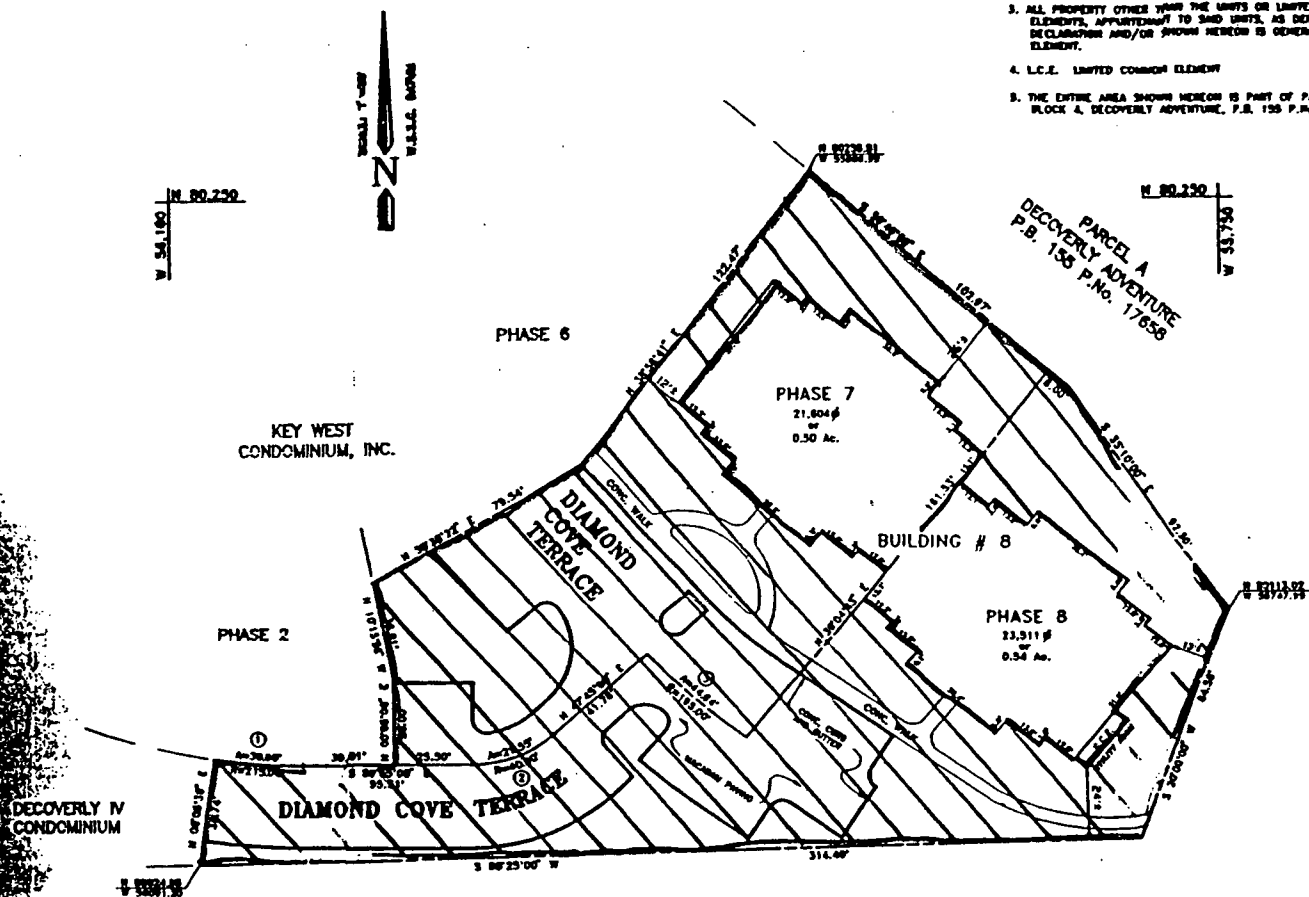
SHEET 2 OF 3
 21-01212-00



PLAT NO. 6517

NOTES:

1. "±" DENOTES A TOLERANCE OF PLUS OR MINUS 0.5 FEET.
2. ALL DIMENSIONS ARE EXTERIOR WALL MEASUREMENTS.
3. ALL PROPERTY OTHER THAN THE UNITS OR LIMITED COMMON ELEMENTS, APPURTENANT TO SAID UNITS, AS DEFINED IN THE DECLARATION AND/OR SHOWN HEREON IS GENERAL COMMON ELEMENT.
4. L.C.E. LIMITED COMMON ELEMENT
5. THE ENTIRE AREA SHOWN HEREON IS PART OF PARCEL B, BLOCK A, DISCOVERY ADVENTURE, P.B. 155 P.No. 17658.



PARCEL A
DISCOVERY ADVENTURE
P.B. 155 P.No. 17658

CONDOMINIUM PLAT
AS-BUILT PLAN
PHASES 7 & 8
**KEY WEST
CONDOMINIUM, INC.**
GATHERSBURG (9th) DISTRICT
MONTGOMERY COUNTY, MARYLAND
JUNE, 1993 SCALE: 1" = 30'

Curve	Radius	Chord	Angle	Area	Perimeter	Chord	Area
1	111.00'	38.00'	60°00'00"	18.00'	111.00'	38.00'	18.00'
2	40.00'	28.00'	42°28'00"	18.00'	40.00'	28.00'	18.00'
3	195.00'	66.64'	17°08'30"	22.44'	195.00'	66.64'	22.44'

FILED
JUN 21 1993



Charles P. Johnson & Associates, Inc.
PLANNING ENGINEER LANDSCAPE ARCHITECT SURVEYOR
1911 EIGHTH STREET SUITE 2000 BETHESDA MARYLAND 20814
(301) 424-1999

RECORDED: _____
PLAT BOOK: _____
PLAT NO.: _____

MSA 55-1-264-68-2

SHEET
00
21-0

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MCR 18469, p. 0115, MSA CE63-18423, Date available 06/20/2005, Printed 03/04/2016.

PLAT NO. 6357

OWNER'S DEDICATION

WE, PLATY HOMES CORPORATION, A MICHIGAN CORPORATION, OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPT THESE PLATS AND PLANS OF CONDOMINIUM SUBDIVISION, CONSISTING OF THREE SHEETS, PURSUANT TO THE PROVISIONS AND REQUIREMENTS OF THE REAL PROPERTY ARTICLE, TITLE 11, SECTION 11-101, of the ANNOTATED CODE OF MARYLAND (1988 REPL. VOL.)

11/1/92
Andy Harack

PLATY HOMES CORPORATION
BY: *[Signature]*
CHARLES S. HOCKEYSMITH
PRESIDENT - POTOMAC OPERATIONS
ATTORNEY IN FACT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT: THAT IT IS PHASE 3 OF THE PROPERTY KNOWN AS DECOVERLY IV CONDOMINIUM, A CONDOMINIUM, THAT IS PART OF THAT TRACT OF LAND DESCRIBED IN A COMPLYANCE BY KEY WEST LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP TO PLATY HOMES CORPORATION, A MICHIGAN CORPORATION BY DEED DATED AUGUST 14, 1992, AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 10590 AT FOLIO 484; SAID PARCEL OF LAND ALSO BEING PART OF PARCEL B, BLOCK 4, DECOVERLY ADVENTURE AS DELINEATED ON A SUBDIVISION RECORD PLAT AS RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT BOOK 155 AS PLAT No. 17658 AND THAT THE TOTAL AREA INCLUDED IN PHASE 3 OF THIS CONDOMINIUM IS 40,549 SQUARE FEET OR 0.9309 OF AN ACRE OF LAND AND THAT THE LOCATIONS AND DIMENSIONS OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY (OR EQUIVALENT) AND THAT UNLESS SHOWN OTHERWISE THERE ARE NO VISIBLE ENCROACHMENTS.

I FURTHER CERTIFY THAT IN ACCORDANCE WITH THE REQUIREMENTS OF THE REAL PROPERTY ARTICLE, TITLE 11, SECTION 11-102, of the ANNOTATED CODE OF MARYLAND (1988 REPL. VOL.) (THE MARYLAND CONDOMINIUM ACT) THE PLAT TOGETHER WITH THE APPLICABLE WORDINGS OF THE DECLARATION, IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS, AS CONSTRUCTED, CAN BE DETERMINED FROM THEM.

DATE: *Nov. 5, 1992*

[Signature]
RONALD L. COLLIER
PROPERTY LINE SURVEYOR
NO. No. 307

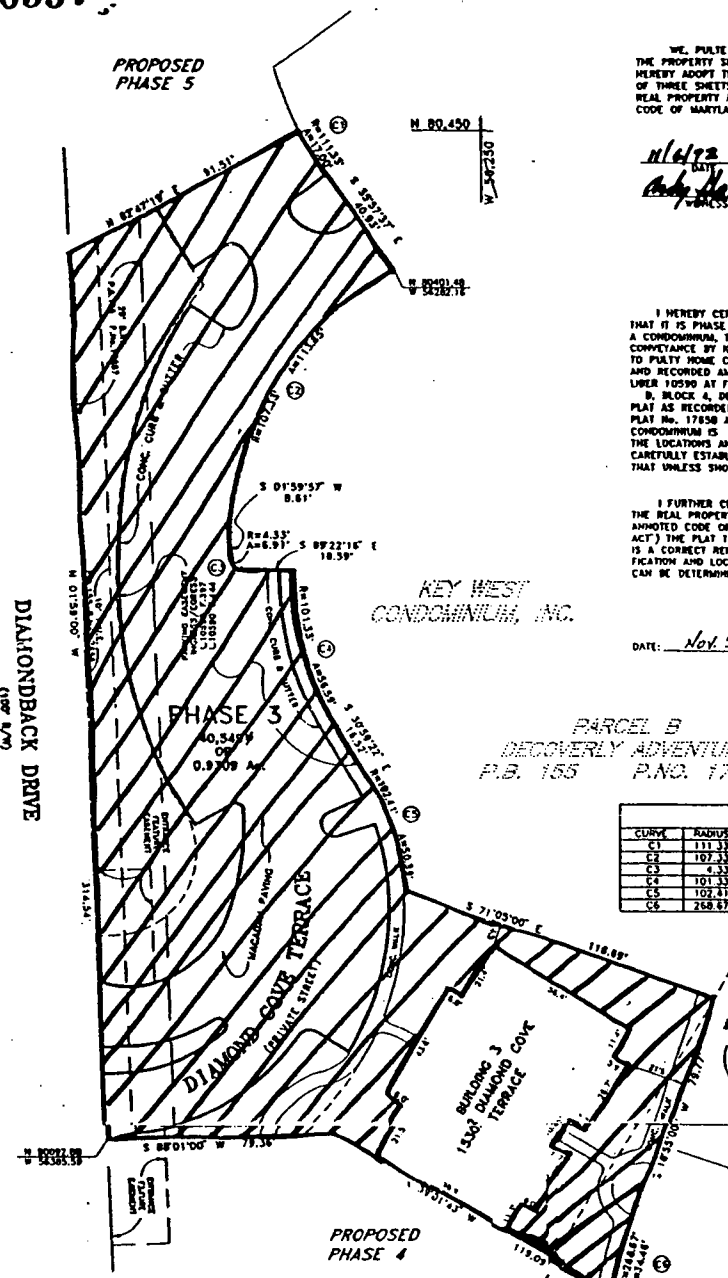
PARCEL B
DECOVERLY ADVENTURE
P.B. 155 P.N.O. 17658

CURVE DATA CHART						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	11.33	17.00	7.57	11.94	S 37°03'00" E	06°44'36"
C2	107.33	112.00	62.94	108.26	S 32°22'11" E	50°48'27"
C3	4.37	6.91	4.43	6.20	S 43°41'09" E	91°22'12"
C4	101.33	26.59	29.05	35.86	S 14°59'27" E	31°59'51"
C5	102.41	50.39	25.77	49.88	S 13°22'23" E	28°11'33"
C6	258.81	31.46	17.75	31.43	S 15°14'33" E	07°20'53"

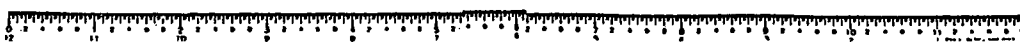
FILED
NOV 13 1992

SHEET 2 OF 3
CONDOMINIUM PLAT
PHASE THREE
DECOVERLY IV
CONDOMINIUM
GAITHERSBURG (9th) DISTRICT
MONTGOMERY COUNTY, MARYLAND
NOVEMBER, 1992 SCALE: 1"=30'

Charles P. Johnson & Associates, Inc.
PLANNED ENGINEERED LANDSCAPE ARCHITECTS SURVEYORS
1791 ELTON ROAD SILVER SPRING, MARYLAND 20910
(301) 684-7008 FAX (301) 684-7118



RECORDED: _____
PLAT BOOK: _____
PLAT NO.: _____



SHEET 2 OF 3
116
22-0002-1

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR 18469, p. 01116, MSA_CE63_18423. Date available 06/20/2005. Printed 03/04/2016.

PLAT. No. 6970

PARCEL B
DECOVERLY ADVENTURE
P.B. 155 P.NO. 17658

OWNER'S DEDICATION

WE, PLATE HOME CORPORATION, A MICHIGAN CORPORATION, OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPT THESE PLATS AND PLANS OF CONDOMINIUM SUBDIVISION, CONSISTING OF THREE SHEETS, PURSUANT TO THE PROVISIONS AND REQUIREMENTS OF THE REAL PROPERTY ARTICLE, TITLE 11, SECTION 11-101, of 1986, OF THE ANNOTED CODE OF MARYLAND (1988 REPL. VOL.)

11/17/92
DATE
Andy Bond
WITNESS

PLATE HOME CORPORATION
BY: *[Signature]*
CHARLES S. HOCKENSMITH
PRESIDENT - POTOMAC OPERATIONS
ATTORNEY IN FACT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT IT IS PHASE 4 OF THE PROPERTY KNOWN AS DECOVERLY BY CONDOMINIUM, A CONDOMINIUM, THAT IS PART OF THAT TRACT OF LAND DESCRIBED IN A CONVEYANCE BY KEY WEST LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP TO PLATE HOME CORPORATION, A MICHIGAN CORPORATION BY DEED DATED AUGUST 14, 1991 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 10590 AT FOLD 409; SAID PARCEL OF LAND ALSO BEING PART OF PARCEL B, BLKCH 4, DECOVERLY ADVENTURE AS DELINEATED ON A SURVEYOR'S RECORD PLAT AS RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT BOOK 155 AS PLAT No. 17658 AND THAT THE TOTAL AREA INCLUDED IN PHASE 4 OF THIS CONDOMINIUM IS 29,092 SQUARE FEET OR 0.67 OF AN ACRE OF LAND AND THAT THE LOCATIONS AND DIMENSIONS OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRAIT-TAPE SURVEY (OR EQUIVALENT) AND THAT UNLESS SHOWN HEREON THERE ARE NO VISIBLE ENCROACHMENTS.

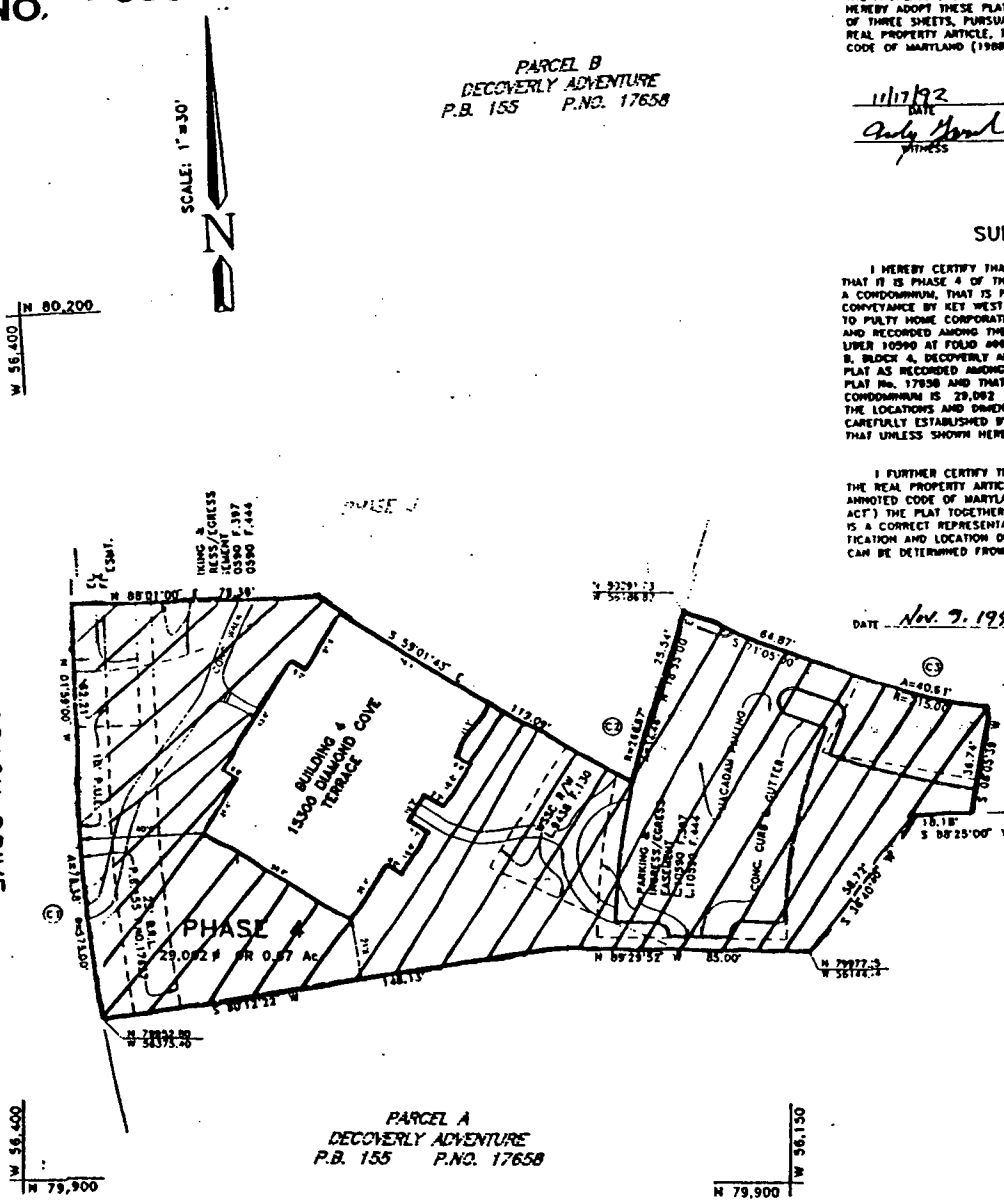
I FURTHER CERTIFY THAT IN ACCORDANCE WITH THE REQUIREMENTS OF THE REAL PROPERTY ARTICLE, TITLE 11, SECTION 11-102, of 1986, OF THE ANNOTED CODE OF MARYLAND (1988 REPL. VOL.) ("THE MARYLAND CONDOMINIUM ACT") THE PLAT TOGETHER WITH THE APPLICABLE WORDING OF THE DECLARATION IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS, AS CAN BE DETERMINED FROM THEM.

DATE Nov. 7, 1992

[Signature]
RONALD L. COLLIER
PROPERTY LINE SURVEYOR
MD. No. 507

KEY WEST
CONDOMINIUM, INC

DIAMONDBACK DRIVE



PARCEL A
DECOVERLY ADVENTURE
P.B. 155 P.NO. 17658

CONDOMINIUM PLAT
AS-BUILT PLAN
PHASE 4
DECOVERLY IV
CONDOMINIUM
GANTHERSBURG (9th) DISTRICT
MONTGOMERY COUNTY, MARYLAND
NOVEMBER, 1992 SCALE: 1"=30'

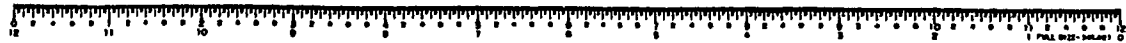
FILED
NOV 20 1992

CURVE DATA CHART					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
C1	375.00'	78.38'	39.25'	07°48'38"	N 07°53'18" W 78.32'
C2	289.87'	34.48'	17.25'	07°20'55"	N 15°14'35" E 34.43'
C3	215.00'	40.81'	20.37'	10°49'21"	S 76°29'41" E 40.55'

RECORDED: _____
PLAT BOOK: _____
PLAT NO.: _____

[Logo] Charles P. Adams & Associates, Inc.
Surveying, Engineering, Planning, Architecture
200 N. 10th St., Suite 200, P.O. Box 100
P.O. Box 100, P.O. Box 100, P.O. Box 100

SHEET 3
OF 3



MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR 18469, p. 0117, MSA_CE63_18423. Date available 06/20/2005. Printed 03/04/2016.

PLAT NO. 6504

F.F. & R.O. CROWNY et al.
L. EA 75 F. 375

R.O. CROWNY et al.
L. EA 75 F. 375

OWNER'S DEDICATION

WE, PLATE HOME CORPORATION, A MICHIGAN CORPORATION, OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPT THESE PLATS AND PLANS OF CONDOMINIUM SUBDIVISION, CONSISTING OF THREE SHEETS, PURSUANT TO THE PROVISIONS AND REQUIREMENTS OF THE REAL PROPERTY ARTICLE, TITLE 11, SECTION 11-101, of 1996, OF THE ANNOTATED CODE OF MARYLAND (1988 REPL. VOL.)

6/1/93
W. Arthur Ford
WITNESS

PLATE HOME CORPORATION
BY: *Charles S. Hochensmith*
CHARLES S. HOCHENSMTIH
PRESIDENT - POTOMAC OPERATIONS
ATTORNEY IN FACT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT IT IS PHASE 7 OF THE PROPERTY SHOWN AS DECOVERLY IV CONDOMINIUM, A CONDOMINIUM THAT IS PART OF THAT TRACT OF LAND DESCRIBED IN A CONVEYANCE BY KEY WEST LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP TO PLATE HOME CORPORATION, A MICHIGAN CORPORATION BY DEED DATED AUGUST 14, 1992, AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 10590 AT FOLD 448. SAID PARCEL OF LAND ALSO BEING PART OF PARCEL B, BLOCK 4, DECOVERLY ADVENTURE AS DELINEATED ON A SURVEYOR RECORD PLAT AS RECORDED AMONG THE MONTGOMERY LAND RECORDS IN PLAT 0608 (88) AS PLAT NO. 17658 AND THAT THE TOTAL AREA INCLUDED IN PHASE 7 OF THIS CONDOMINIUM IS 112,190 SQUARE FEET OR 2.58 ACRES OF LAND AND THAT THE LOCATIONS AND DIMENSIONS OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY (OR EQUIVALENT) AND THAT UNLESS SHOWN HEREON THERE ARE NO VISIBLE ENCROACHMENTS.

I FURTHER CERTIFY THAT IN ACCORDANCE WITH THE REQUIREMENTS OF THE REAL PROPERTY ARTICLE, TITLE 11, SECTION 11-102, of 1996, OF THE ANNOTATED CODE OF MARYLAND (1988 REPL. VOL.) (THE MARYLAND CONDOMINIUM ACT) THE PLAT TOGETHER WITH THE APPLICABLE WORDING OF THE DECLARATION, IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS, AS CONSTRUCTED, CAN BE DETERMINED FROM THEM.

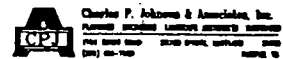
DATE: 5/28/93

Ronald L. Collier
RONALD L. COLLIER
PROPERTY LINE SURVEYOR
MD. No. 307

CURVE TABLE				
CURVE	RADIUS	ARC	DELTA	TANGENT
1	111.32'	103.04'	57°30'50"	54.92'
				50°57'16" E 24.50'

FILED
JUN 04 1993

CONDOMINIUM PLAT
AS-BUILT PLAN
PHASE 7
DECOVERLY IV
CONDOMINIUM
GATHERSBURG (9th) DISTRICT
MONTGOMERY COUNTY, MARYLAND
MAY, 1993 SCALE: 1"=50'



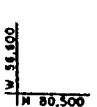
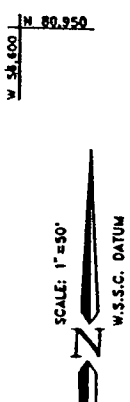
Charles P. Anthony & Associates, Inc.
PLANNING ENGINEERING SURVEYING
1000 W. BROAD ST. SUITE 200
BETHESDA, MD 20814
(301) 414-1100

SHEET 2 OF 10
11-01-93

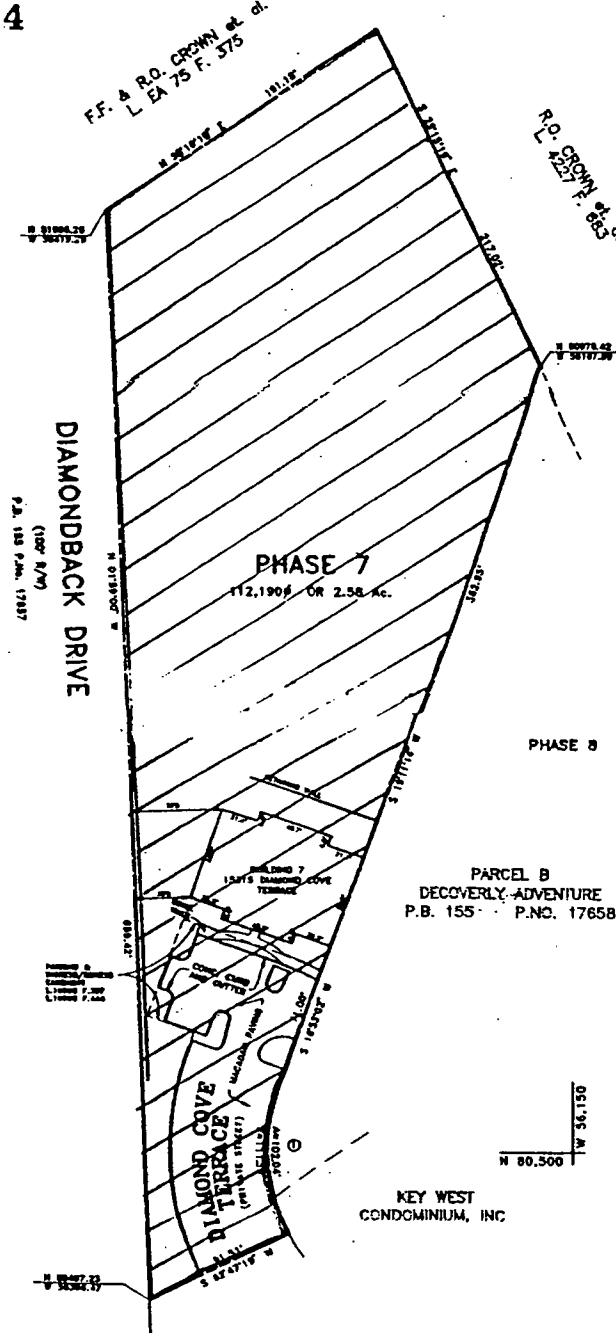
MSA 3341264-65-2

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR, 18469, p. 0118, MSA_CE63-18423, Date: available 06/20/2005, Printed 03/04/2016.

Maryland State Architects



RECORDED: _____
PLAT BOOK: _____
PLAT NO.: _____



PHASE 7
112,190 SQ. FT. OR 2.58 AC.

PARCEL B
DECOVERLY ADVENTURE
P.B. 155 P.NC. 17658

KEY WEST
CONDOMINIUM, INC

PLAT NO. 6548

OWNER'S DEDICATION

WE, PULTE HOME CORPORATION, A MICHIGAN CORPORATION, OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPt THESE PLATS AND PLANS OF CONDOMINIUM, CONSISTING OF THREE SHEETS, PURSUANT TO THE PROVISIONS AND REQUIREMENTS OF THE REAL PROPERTY ARTICLE, TITLE 11, SECTION 11-101, et seq., OF THE ANNOTATED CODE OF MARYLAND (1988 REPL. VOL.)

7/12/93
[Signature]
 DATE

PULTE HOME CORPORATION
[Signature]
 JAMES MACARE
 ATTORNEY IN FACT

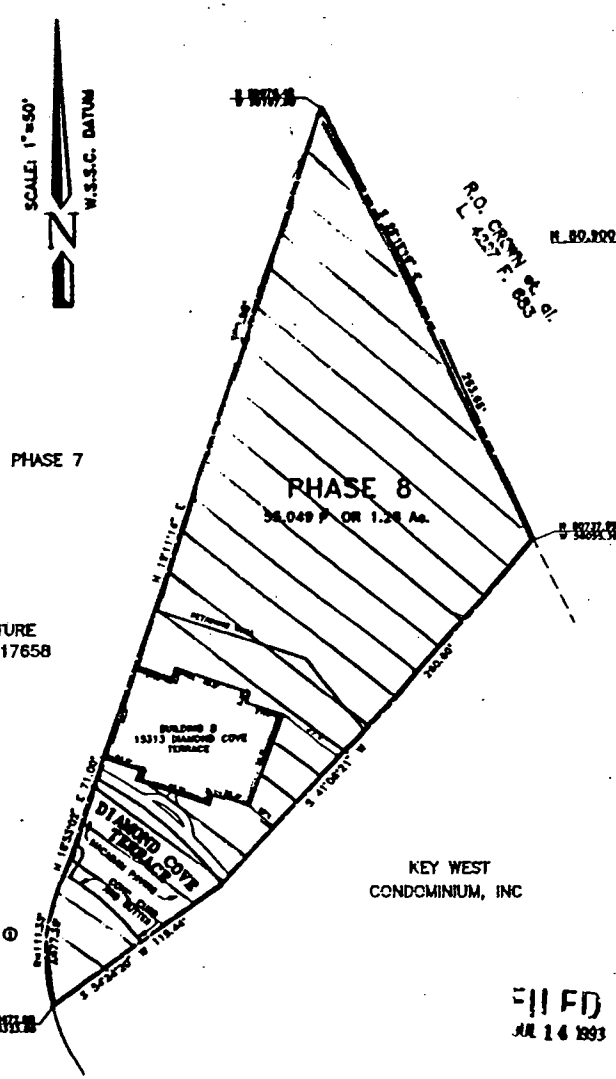
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT IT IS PHASE 8 OF THE PROPERTY KNOWN AS DECOVERLY IV CONDOMINIUM, A CONDOMINIUM, THAT IS PART OF THAT TRACT OF LAND DESCRIBED IN A CONVEYANCE BY KEY WEST LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP TO PULTE HOME CORPORATION, A MICHIGAN CORPORATION BY DEED DATED FEBRUARY 4 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LARG 111744 AT PAGE 2041 BASE PARTS OF LAND AS AN OPEN PART OF PHASE 8, BLOCK 4, DECOVERLY ADVENTURE AS DELINEATED ON A SURVEYOR'S RECORD PLAT AS RECORDED AMONG THE RECORDS OF MONTGOMERY COUNTY, MARYLAND AS PLAT NO. 177088 AND THAT THE TOTAL AREA INCLUDED IN PHASE 8 OF THIS CONDOMINIUM IS 58,049 SQUARE FEET OR 1.33 ACRES OF LAND AND THAT THE LOCATIONS AND DIMENSIONS OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRAVEL-TAPE SURVEY (OR EQUIVALENT) AND THAT UNLESS SHOWN HEREON THERE ARE NO VISIBLE ENCROACHMENTS.

I FURTHER CERTIFY THAT IN ACCORDANCE WITH THE REQUIREMENTS OF THE REAL PROPERTY ARTICLE, TITLE 11, SECTION 11-102, et seq., OF THE ANNOTATED CODE OF MARYLAND (1988 REPL. VOL.) ("THE MARYLAND CONDOMINIUM ACT") THE PLAT TOGETHER WITH THE APPLICABLE WORDING OF THE DECLARATION, IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS, AS CONSTRUCTED CAN BE DETERMINED FROM THEM.

DATE: 6-18-93

[Signature]
 RONALD L. COLLIER
 PROPERTY LINE SURVEYOR
 NO. No. 507



PARCEL B
 DECOVERLY ADVENTURE
 P.B. 155 P.NC. 17658

KEY WEST
 CONDOMINIUM, INC

FILED
 JUN 16 1993

CHORD BEARING	ARC	CHORD	ANGLE	CHORD	ARC	CHORD
111.31°	77.50'	37.07'	40.33'	11.09°	17.84'	78.84'

CONDOMINIUM PLAT
 AS-BUILT PLAN
 PHASE 8
 DECOVERLY IV
 CONDOMINIUM
 GAITHERSBURG (9th) DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 JUNE, 1993 SCALE: 1" = 50'

Charles P. Johnson & Associates, Inc.
 PLANNING ENGINEERING SURVEYING ARCHITECTURE
 1716 BROAD ROAD BELT FORT, MARYLAND 20848
 (301) 631-7400 FAX (301) 631-7401

MSA 55M1264-73-2

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR 18469, p. 0119, MSA CE63 18423. Date available 06/20/2005. Printed 03/04/2016.

Maryland State Archives

RECORDED: _____
 PLAT BOOK: _____
 PLAT NO.: _____

State of Maryland Land Instrument Intake Sheet

Baltimore City County: MONTGOMERY

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only - All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1 Type(s) of Instruments
2 Conveyance Type Check Box
3 Tax Exemptions (if Applicable)

Table with columns: Consideration Amount, Finance Office Use Only. Rows include Purchase Price/Consideration, Any New Mortgage, Balance of Existing Mortgage, Other, Full Cash Value, Transfer Tax Consideration, Less Exemption Amount, Total Transfer Tax, Recordation Tax Consideration, X () per \$500, TOTAL DUE.

Table with columns: Amount of Fees, Doc. 1, Doc. 2, Agent, Tax Bill, C.B. Credit, Ag. Tax/Other. Rows include Recording Charge, Surcharge, State Recordation Tax, State Transfer Tax, County Transfer Tax, Other.

6 Description of Property
SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

7 Transferred From
Doc. 1 - Grantor(s) Name(s)
Doc. 2 - Grantor(s) Name(s)

8 Transferred To
Doc. 1 - Grantee(s) Name(s)
Doc. 2 - Grantee(s) Name(s)
New Owner's (Grantee) Mailing Address

9 Other Names to Be Indexed
Doc. 1 - Additional Names to be Indexed (Optional)
Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information
Name: SUSAN HOWLAND
Firm: CHADWICK WASHINGTON ET AL
Address: 7979 OLD GEORGETOWN RD #600 BETHESDA, MD 20814 Phone: (301) 652-1448

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
Assessment Information
Yes No Will the property being conveyed be the grantee's principal residence?
Yes No Does transfer include personal property? If yes, identify:
Yes No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Table with columns: Transfer Number, Date Received, Deed Reference, Assigned Property No.: Year, Land, Buildings, Total, Geo. Zoning, Use, Town Cd., Map, Grid, Parcel, Ex. St., Sub, Plat, Section, Ex. Cd., Block, Lot, Occ. Cd.

REMARKS:
Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldenrod - Preparer
AOC-CC-300 (6/95)

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR 18469, p. 0120, MSA_CE63_18423. Date available 06/20/2005. Printed 03/04/2016.

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