

**FOURTH AMENDMENT  
TO  
KING FARM CONDOMINIUM  
DECLARATION OF CONDOMINIUM**

**THIS FOURTH AMENDMENT TO KING FARM CONDOMINIUM DECLARATION OF CONDOMINIUM (this "Fourth Amendment") is made this 22nd day of April 1999, by King Partners Limited Partnership, having an address at 6401 Golden Triangle Drive, Suite 200, Greenbelt, Maryland 20770 ("Declarant").**

**WHEREAS, Declarant, by Declaration dated July 24, 1998 and recorded among the Land Records of Montgomery County, Maryland in Liber 16140, folio 280 (the "Original Declaration"), subjected certain property described as "Phase 1" on Exhibit "A" attached hereto and by reference made a part hereof, to a condominium regime known as "King Farm Condominium" pursuant to Section 11-101, et. seq. of the Real Property Article of the Annotated Code of Maryland (the "Maryland Condominium Act"); and**

**WHEREAS, in connection with the Original Declaration, the Declarant filed a Condominium Plat for the property described as "Phase 1" on Exhibit "A" among the Land Records of Montgomery County, Maryland in Plat Book 75, plats 7512 through 7514; and**

**WHEREAS, in Article VII of the Original Declaration, the Declarant reserved the right to expand the condominium regime to include additional property pursuant to Section 11-120 of the Maryland Condominium Act; and**

**WHEREAS, Declarant expanded the Condominium and executed a First Amendment to King Farm Condominium Declaration of Condominium dated November 16, 1998, and recorded among the Land Records of Montgomery County, Maryland in Liber 16477, folio 115 (the "First Amendment") for purposes of subjecting to the Original Declaration certain property described as "Phase 2" on Exhibit "A" and for the purposes of modifying certain other provisions of the Original Declaration; and**

**\*(re-recorded among the aforesaid Land Records in Liber 16736, folio 280)**

**WHEREAS, in connection with the First Amendment, the Declarant recorded a First Amendment to the Condominium Plats incorporating the additional property described as "Phase 2" on Exhibit "A" into the condominium, which First Amendment to the Condominium Plats is dated November 16, 1998 and is recorded among the Land Records of Montgomery County, Maryland in Plat Book 76, plats 7564 through 7566; and**

**WHEREAS, Declarant further expanded the condominium and executed a Second Amendment to King Farm Condominium Declaration of Condominium dated December 24, 1998, and recorded among the Land Records of Montgomery County, Maryland in Liber 16602, folio 741 (the "Second Amendment") for the purpose of subjecting to the Original Declaration certain property described as "Phase 4" on Exhibit "A" (the Original Declaration together with the First Amendment and the Second Amendment is hereinafter collectively referred to as the "Declaration"); and**

RECEIVED FOR TRANSFER  
State Department of  
Assessments & Taxation  
for Montgomery County

*(Signature)* 42399

State Department of  
Assessments & Taxation  
for Montgomery County

*(Signature)* No Care

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MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR 17020, p. 0493, MSA\_CE63\_16975. Date available 06/16/2005. Printed 09/18/2018.

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A 2

*(Signature)* 4-23-99

**WHEREAS**, in connection with the Second Amendment, the Declarant recorded a Second Amendment to the Condominium Plats incorporating the additional property described as "Phase 4" on Exhibit "A" into the King Farm Condominium regime, which Second Amendment to the Condominium Plats is dated December 24, 1998, and is recorded among the Land Records of Montgomery County, Maryland in Plat Book 76, plats 7593 through 7595 and

**WHEREAS**, Declarant further expanded the condominium and executed a Third Amendment to King Farm Condominium Declaration of Condominium dated March 11 1999, and recorded among the Land Records of Montgomery County, Maryland in Liber 16880 folio 001 (the "Third Amendment") for the purpose of subjecting to the Original Declaration certain property described as "Phase 3" on Exhibit "A" (the Original Declaration together with the First Amendment, the Second Amendment and Third Amendment is hereinafter collectively referred to as the "Declaration"); and

**WHEREAS**, in connection with the Third Amendment, the Declarant recorded a Third Amendment to the Condominium Plats incorporating the additional property described as "Phase 3" on Exhibit "A" into the King Farm Condominium regime, which Third Amendment to the Condominium Plats is ~~dated~~ recorded                     , ~~1998, and is recorded~~ among the Land Records of Montgomery County, Maryland in Plat Book 76, plats 7618 through 7619; ~~and~~ and in Plat Book 77 at Plat No. 7620 on March 15, 1999; and

**WHEREAS**, all real property subject to the condominium regime immediately prior to the recordation of this Fourth Amendment is described in Exhibit "A" attached hereto; and

**WHEREAS**, Declarant has decided to expand further the condominium and executes this Fourth Amendment for the purpose of subjecting the additional property described in Exhibit "B" attached hereto to the King Farm Condominium condominium regime; and

**WHEREAS**, Declarant has filed an Amendment to the Condominium Plats incorporating the additional property described in Exhibit "B" into the condominium regime, which Amendment is dated April, 1999 and is recorded among the Land Records of Montgomery County, Maryland in Plat Book 77, plats 7665 through 7667.

**NOW, THEREFORE**, for good and valuable consideration the receipt whereof is hereby acknowledged, the Declarant hereby declares that the property described in Exhibit "B" attached hereto, together with all improvements hereinafter constructed thereon, and all rights, alleys, ways, waters, privileges and appurtenances thereto, subject to the operation and effect of any and all instruments which have been recorded among the Land Records of Montgomery County prior to the recordation of this Fourth Amendment, is hereby subjected to a condominium regime known as King Farm Condominium and shall be held, conveyed, divided or subdivided, leased, rented and occupied, improved, hypothecated or encumbered, subject to the covenants, restrictions, uses, limitations, obligations, easements, equitable servitudes, charges and liens (hereinafter sometimes referred to as "covenants and restrictions") set forth in the Declaration including the provisions of the Bylaws of the Council of Unit Owners of King Farm Condominium, Inc. (the "Bylaws") attached to the Declaration as Exhibit "C" and incorporated therein, and all notes, legends, memoranda and other data appearing on the recorded condominium plats as amended, all of which are declared and agreed to be in aid of a plan for the improvement of the property and the divisions thereof into condominiums, and all of which shall be deemed to run with and bind the land, and

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR 17020, p. 0494, MSA\_CE63\_16975. Date available 06/16/2005. Printed 09/18/2018.

shall inure to the benefit of and be enforceable by the Declarant, its successors and assigns, and any person acquiring or owning an interest in the property and improvements, including without limitation, any person, group of persons, corporation, trust or other legal entity or any combination thereof which holds such interest solely as security for the performance of an obligation.

As of the date this Fourth Amendment is recorded among the Land Records of Montgomery County, the percentage interest of each unit owner and the number of votes that each unit owner may cast shall be as set forth on Exhibit "C" attached hereto and by reference made a part hereof.

Assessments on the units on the property described in Exhibit "B" shall commence on the first day of the month following recordation of this Fourth Amendment.

It is the intent and purpose of this Fourth Amendment to expand the King Farm Condominium from eighty (80) residential Condominium Units, forty-three (43) parking Condominium Units and twenty-nine (29) storage Condominium Units on the property described in Exhibit "A" to a total of ninety-two (92) residential Condominium Units, forty-three (43) parking Condominium Units and twenty-nine (29) storage Condominium Units on the property described in Exhibits "A" and "B" collectively.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Declarant has caused this Fourth Amendment to be executed and ensealed on its behalf by its duly authorized representative, the day and year first above written.

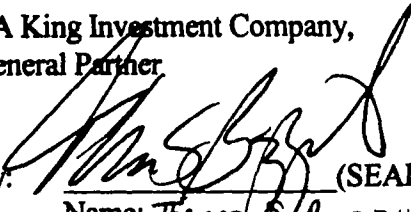
WITNESS/ATTEST:

DECLARANT:

KING PARTNERS LIMITED PARTNERSHIP

By: BA King Limited Partnership,  
General Partner

By: BA King Investment Company,  
General Partner


By:  (SEAL)  
Name: THOMAS S. BOZZUTO  
Title: PRESIDENT

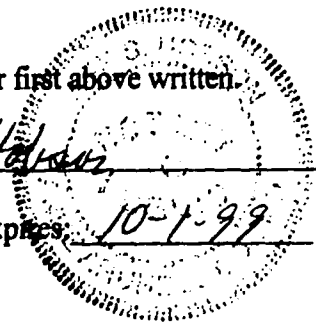
**ACKNOWLEDGEMENT**

STATE OF MARYLAND, CITY/COUNTY OF ANNE ARUNDEL, TO WIT:

I HEREBY CERTIFY that on this 20 day of APRIL, 1999, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared THOMAS S. BOZZUTO, who acknowledged himself to be the PRESIDENT of BA King Investment Company, General Partner of BA King Limited Partnership, General Partner of King Partners Limited Partnership, and that he as such PRESIDENT, being authorized so to do executed the foregoing instrument on behalf of such corporation in its capacity as General Partner of BA King Partners Limited Partnership, in its capacity as General Partner of King Partners Limited Partnership, for the purposes therein contained by signing the name of the corporation by himself as such PRESIDENT.

AS WITNESS my hand and Notarial Seal the day and year first above written.

  
Notary Public  
My Commission Expires 10-1-99



JOINDER AND CONSENT OF TRUSTEES

Beth Nalyvayko and Karen H Morgan, as trustees under that certain Indemnity Deed of Trust and Security Agreement dated December 19, 1997 and recorded among the Land Records of Montgomery County, Maryland (the "Land Records") in Liber 15428, folio 245, as amended, and under that certain Indemnity Deed of Trust and Security Agreement dated December 19, 1997 and recorded among the Land Records in Liber 15428, folio 296, as recorded (collectively, the "Deed of Trust"), hereby join in the aforesaid Fourth Amendment to King Farm Condominium Declaration of Condominium for the sole purpose of expressing consent thereto and of binding, subjecting and subordinating the Deed of Trust and its interests in the property encumbered by the Deed of Trust to the terms of the aforesaid Fourth Amendment to King Farm Condominium Declaration of Condominium.

WITNESSETH:

Loranna Carlson  
Loranna Carlson

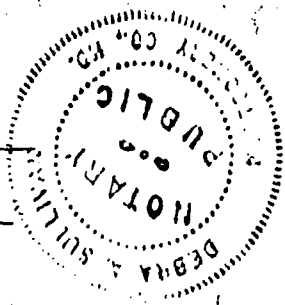
Beth Nalyvayko (SEAL)  
Beth Nalyvayko, Trustee  
Karen H Morgan (SEAL)  
Karen H. Morgan, Trustee

STATE OF MARYLAND, COUNTY/CITY OF Montgomery, TO WIT:

I HEREBY CERTIFY, that on this 22 day of April, 1999, before me, the undersigned Notary Public of the State of Maryland, personally appeared BETH NALYVAYKO, known to me (or satisfactorily proved) to be the person who executed the foregoing instrument, and acknowledged that she executed the same in the capacity and for the purposes therein recited.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Debra A Sullivan  
NOTARY PUBLIC  
My Commission Expires: 7/1/99

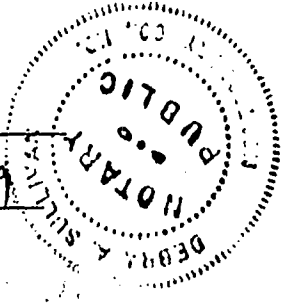


STATE OF MARYLAND, COUNTY/CITY OF Montgomery, TO WIT:

I HEREBY CERTIFY, that on this 22 day of April, 1999, before me, the undersigned Notary Public of the State of Maryland, personally appeared KAREN H. MORGAN, known to me (or satisfactorily proved) to be the person who executed the foregoing instrument, and acknowledged that she executed the same in the capacity and for the purposes therein recited.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Debra A Sullivan  
NOTARY PUBLIC  
My Commission Expires: 7/1/99



**CERTIFICATION**

**THE UNDERSIGNED** hereby certifies that the above instrument was prepared by an attorney admitted to practice before the Court of Appeals of Maryland, or under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland, or by one of the parties named in the instrument.

  
Mark P. Keener

**AFTER RECORDING RETURN TO:**  
Mark P. Keener, Esquire  
Gallagher, Evelius & Jones, LLP  
218 North Charles Street, Suite 400  
Baltimore, Maryland 21201

## EXHIBIT A


 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

July 22, 1998

PHASE I  
 KING FARM CONDOMINIUM  
 BEING PART OF PARCEL "Z", BLOCK "C"  
 KING FARM; WATKINS POND  
 PLAT BOOK 184 PLAT NO. 20359  
 ROCKVILLE (4<sup>TH</sup>) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

Being part of Parcel "Z", Block "C", King Farm; Watkins Pond as shown on a plat of dedication and subdivision recorded in Plat Book 184 as Plat No. 20359 among the Land Records of Montgomery County, Maryland and being more particularly described as follows:

Beginning for the same at a point marking the westerly end of the South 66° 50' 56" West, 49.88 foot line of said plat, said point also lying on the easterly right-of-way line of Elmcroft Boulevard, width varies, as recorded in said Plat Book 184 as Plat No. 20359; thence running with said Elmcroft Boulevard the following five (5) courses and distances

1. North 23° 09' 04" West, 50.00 feet to a point; thence
2. South 66° 50' 56" West, 5.81 feet to a point; thence
3. 22.47 feet along the arc of a tangent curve to the right having a radius of 15.00 feet and a chord bearing and distance of North 70° 13' 42" West, 20.43 feet to a point; thence
4. North 27° 18' 20" West, 139.95 feet to a point; thence
5. 46.54 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a chord bearing and distance of North 26° 01' 48" East, 40.11 feet to a point marking the southerly right-of-way line of Watkins Pond Boulevard, 94 feet wide, as recorded in said Plat Book 184 as Plat No. 20359; thence leaving said easterly right-of-way line of Elmcroft Boulevard and running with said southerly right-of-way line of Watkins Pond Boulevard the following three (3) courses and distances
6. 27.11 feet along the arc of a tangent curve to the right having a radius of 447.00 feet and a chord bearing and distance of North 81° 06' 12" East, 40.11 feet to a point; thence
7. North 82° 50' 27" East, 74.67 feet to a point; thence

8. 10.99 feet along the arc of a tangent curve to the left having a radius of 426.00 feet and a chord bearing and distance of North 82° 06' 07" East, 10.99 feet to a point; thence leaving said southerly right-of-way line of Watkins Pond Boulevard and running so as to cross and include a portion of said Parcel "Z", Block "C"
9. South 27° 22' 14" East, 218.58 feet to a point on the South 66° 50' 56" West, 150.44 foot line of said Parcel "Z", Block "C", being 76.12 feet westerly from the easterly end thereof; thence running with the outline of said Parcel "Z", Block "C" the following three (3) courses and distances
10. South 66° 50' 56" West, 74.31 feet to a point; thence
11. North 23° 09' 04" West, 18.41 feet to a point; thence
12. South 66° 50' 56" West, 49.88 feet to the point of beginning containing 30,595 square feet or 0.70237 acres of land.



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## EXHIBIT "A"

ENGINEERS \* PLANNERS \* LANDSCAPE ARCHITECTS \* SURVEYORS \* GPS SERVICES

November 2, 1998

PHASE 2  
 KING FARM CONDOMINIUM  
 BEING PART OF PARCEL "Z", BLOCK "C"  
 KING FARM; WATKINS FOND  
 PLAT BOOK 184 PLAT NO. 20359  
 ROCKVILLE (4<sup>TH</sup>) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

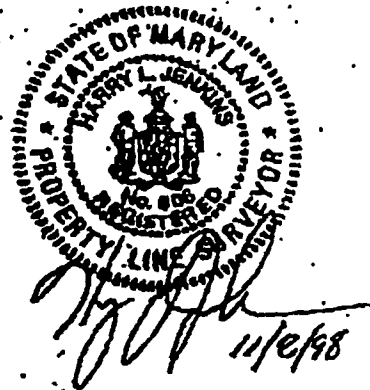
Being part of Parcel "Z", Block "C", King Farm; Watkins Fond as shown on a plat of dedication and subdivision recorded in Plat Book 184 as Plat No. 20359 among the Land Records of Montgomery County, Maryland and being more particularly described as follows:

Beginning for the same at a point marking the easterly end of the South 66° 50' 56" West, 145.54 foot line of said Parcel "Z", Block "C", said point also marking the common southerly corner of said Parcel "Z", Block "C" and Parcel "W", Block "C" King Farm; Watkins Fond, said point also lying on the westerly line of the property now or formerly owned by King Farm Associates, L.L.C. and recorded in Liber 13746 at Folio 608 among the abovesaid Land Records; thence running with the outline of said Parcel "Z", Block "C" the following three (3) courses and distances

1. South 66° 50' 56" West, 145.54 feet to a point; thence
2. North 23° 09' 04" West, 8.59 feet to a point; thence
3. South 66° 50' 56" West, 76.13 feet to a point; thence leaving said outline of Parcel "Z", Block "C", and running so as to cross and include a portion of said Parcel "Z", Block "C"
4. North 27° 22' 14" West, 218.58 feet to a point on the curved 174.57 foot line of said Parcel "Z", Block "C", being an arc distance of 10.99 feet easterly from the westerly end thereof, said point also marking the southerly right-of-way line of Watkins Fond Boulevard, 94 feet wide, as recorded on said Plat Book 184 as Plat No. 20359; thence running with said southerly right-of-way line of Watkins Fond Boulevard the following two (2) courses and distances
5. 163.58 feet along the arc of a non-tangent curve to the left having a radius of 426.00 feet and a chord bearing and distance of North 70° 21' 43" East, 162.58 feet to a point; thence
6. North 59° 21' 41" East, 58.96 feet to a point marking the northerly common corner with said Parcel "W", Block "C", thence leaving said southerly right-of-way line of Watkins Fond Boulevard and running with said common line of Parcel "W", Block "C"

- 7. 225.00 feet along the arc of a non-tangent curve to the right having a radius of 2754.79 feet and a chord bearing and distance of South 27° 29' 34" East, 224.94 feet to the point of beginning containing 47,702 square feet or 1.09509 acres of land.

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MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR 17020, p. 0502, MSA\_CE63\_16975. Date available 06/16/2005. Printed 09/18/2018.

EXHIBIT "A"

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR 17020, p.0503, MS



ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

December 18, 1998

PHASE 4  
KING FARM CONDOMINIUM  
BEING PART OF PARCEL "Y", BLOCK "JJ"  
KING FARM; WATKINS POND  
PLAT BOOK 184 PLAT NO. 20359  
ROCKVILLE (4<sup>TH</sup>) ELECTIONS DISTRICT  
MONTGOMERY COUNTY, MARYLAND

Being part of Parcel "Y", Block "JJ", King Farm; Watkins Pond as shown on a plat of dedication and subdivision recorded in Plat Book 184 as Plat No. 20359 among the Land Records of Montgomery County, Maryland and being more particularly described as follows:

Beginning for the same at a point on the North 82° 50' 27" East, 74.67 foot plat line of said Parcel "Y", Block "JJ", being 16.28 feet westerly from the easterly end thereof said point also lying on the northerly right-of-way line of Watkins Pond Boulevard (94' wide) as shown on said plat (Plat Book 184 Plat No. 20359); thence running with said northerly right-of-way line of Watkins Pond Boulevard the following three (3) courses and distances

1. South 82° 50' 27" West, 58.39 feet to a point; thence
2. 64.79 feet along the arc of a tangent curve to the left having a radius of 541.00 feet and a chord bearing and distance of South 79° 24' 37" West, 64.75 feet to a point; thence
3. 33.47 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a chord bearing and distance of North 65° 39' 43" West, 31.03 feet to a point on the easterly right-of-way line of Elmcroft Boulevard (width varies) as recorded on the aforesaid plat (Plat Book 184 Plat No. 20359); thence leaving said northerly right-of-way line of Watkins Pond Boulevard and running with said easterly right-of-way line of Elmcroft Boulevard the following two (2) courses and distances
4. North 27° 18' 20" West, 32.20 feet to a point; thence
5. 51.10 feet along the arc of a tangent curve to the left having a radius of 735.00 feet and a chord bearing and distance of North 29° 17' 36" West, 51.09 feet to a point; thence leaving said easterly right-of-way line of Elmcroft Boulevard and running so as to cross and include a portion of said Parcel "Y", Block "JJ", the following six (6) courses and distances
6. North 52° 17' 43" East, 117.18 feet to a point; thence

- 7. North 37° 42' 17" West, 125.38 feet to a point; thence
- 8. North 52° 17' 43" East, 95.00 feet to a point; thence
- 9. South 37° 42' 17" East, 185.65 feet to a point; thence
- 10. South 52° 17' 43" West, 103.00 feet to a point; thence
- 11. South 37° 42' 17" East, 108.54 feet to the point of beginning containing 33,907 square feet or 0.77841 acres of land.

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MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR 17020, p. 0504, MSA\_CE63\_16975. Date available 06/16/2005. Printed 09/18/2018.

## EXHIBIT "A"



ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

February 24, 1999

PHASE 3  
 KING FARM CONDOMINIUM  
 BEING PART OF PARCEL "Y", BLOCK "JJ"  
 KING FARM, WATKINS POND  
 PLAT BOOK 184 PLAT NO. 20359  
 ROCKVILLE (4<sup>TH</sup>) ELECTIONS DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

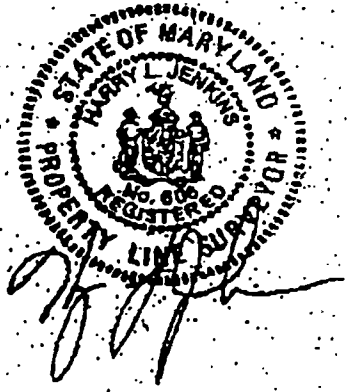
Being part of Parcel "Y", Block "JJ", King Farm, Watkins Pond as shown on a plat of dedication and subdivision recorded in Plat Book 184 as Plat No. 20359 among the Land Records of Montgomery County, Maryland and being more particularly described as follows:

Beginning for the same at a point marking the common southerly corner of said Parcel "Y", Block "JJ" and Parcel "T", Block "JJ", said point lying on the North 59° 21' 41" East, 83.07 foot line of said plat; being 58.68 feet easterly from the westerly end thereof, said point also lying on the northerly line of Watkins Pond Boulevard, (94' right-of-way) as recorded in Plat Book 184 as Plat No. 20359 among the aforesaid Land Records; thence leaving said common corner of Parcel "Y", Block "JJ" and Parcel "T", Block "JJ" and running with said northerly line of Watkins Pond Boulevard the following three (3) courses and distances

1. South 59° 21' 41" West, 58.68 feet to a point; thence
2. 136.05 feet along the arc of a tangent curve to the right having a radius of 332.00 feet and a chord bearing and distance of South 71° 06' 04" West, 135.10 feet to a point; thence
3. South 82° 50' 27" West, 16.28 feet to a point; thence leaving said northerly line of Watkins Pond Boulevard and running so as to cross and include a portion of said Parcel "Y", Block "JJ" the following four (4) courses and distances
4. North 37° 42' 17" West, 108.54 feet to a point; thence
5. North 52° 17' 43" East, 103.00 feet to a point; thence
6. North 37° 42' 17" West, 185.65 feet to a point; thence
7. South 52° 17' 43" West, 208.84 feet to a point on the northerly line of Elmcroft Boulevard, width varies, as recorded in Plat Book 184 as Plat No. 20359 among the aforesaid Land Records; thence running with a portion of said northerly line of Elmcroft Boulevard

- 8. 37.49 feet along the arc of a non-tangent curve to the left having a radius of 735.00 feet and a chord bearing and distance of North 42° 32' 09" West, 37.48 feet to a point marking the southerly common corner of Parcel "Y", Block "JJ" and Parcel "X", Block "JJ" as shown on the aforesaid plat; thence running with said common line of said Parcel "Y" and Parcel "X", Block "JJ"
- 9. North 52° 17' 43" East, 321.77 feet to a point on the aforesaid common line of Parcel "Y" Block "JJ" and Parcel "T", Block "JJ"; thence running with said common line of Parcel "Y", Block "JJ" and Parcel "T", Block "JJ"
- 10. 391.12 feet along the arc of a non-tangent curve to the right having a radius of 2754.79 feet and a chord bearing and distance of South 35° 51' 11" East, 390.79 feet to the point of beginning containing 63,267 square feet or 1.45241 acres of land.

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MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR 17020, p. 0506, MSA\_CE63\_16975. Date available 06/16/2005. Printed 09/18/2018.

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR: 17020.507, MS

EXHIBIT "B"

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

February 24, 1999

PHASE 5  
KING FARM CONDOMINIUM  
BEING PART OF PARCEL "Y", BLOCK "JJ"  
KING FARM, WATKINS POND  
PLAT BOOK 184 PLAT NO. 20359  
ROCKVILLE (4<sup>TH</sup>) ELECTIONS DISTRICT  
MONTGOMERY COUNTY, MARYLAND

Being part of Parcel "Y", Block "JJ", King Farm, Watkins Pond, as shown on a plat of dedication and subdivision recorded in Plat Book 184 as Plat No. 20359 among the Land Records of Montgomery County, Maryland and being more particularly described as follows:

Beginning for the same at a point on the northerly curved line of Elmcroft Boulevard, width varies, as recorded in Plat Book 184 as Plat No. 20359 among the aforesaid Land Records, said point being an arc distance of 37.49 feet southerly from the northerly common corner of Parcel "Y", Block "JJ" and Parcel "K", Block "JJ", King Farm, Watkins Pond, as shown on the aforesaid plat; thence leaving said northerly line of Elmcroft Boulevard and running as is to cross and include a portion of said Parcel "Y" the following three (3) courses and distances

1. North 52° 17' 43" East, 113.84 feet to a point; thence
2. South 37° 42' 17" East, 125.38 feet to a point; thence
3. South 52° 17' 43" West, 117.18 feet to a point on the northerly right-of-way line of said Elmcroft Boulevard said point also lying on the curved 214.17 feet line of said plat; being an arc distance of 51.10 feet northerly from the southerly end thereof; thence running with a portion of said northerly right-of-way line of Elmcroft Boulevard
4. 125.58 feet along the arc of a non-tangent curve to the left having a radius of 735.00 feet and a chord bearing and distance of North 36° 10' 47" West, 125.43 feet to the point of beginning containing 14,259 square feet or 0.32734 acres of land.

11/24/2014 10:28 AM BY: SRS/RSR/WED



KING FARM CONDOMINIUMS  
EXHIBIT B

	<u>Bldg</u>	<u>Floor</u>	<u>Unit</u>	<u>% interest</u>	<u>Votes</u>
<b>Building One</b>					
110 Watkins Pond Blvd.	1	1	101	0.880%	1
110 Watkins Pond Blvd.	1	1	102	0.880%	1
110 Watkins Pond Blvd.	1	1	103	0.880%	1
110 Watkins Pond Blvd.	1	1	104	0.880%	1
110 Watkins Pond Blvd.	1	2	201	0.880%	1
110 Watkins Pond Blvd.	1	2	202	0.880%	1
110 Watkins Pond Blvd.	1	2	203	0.880%	1
110 Watkins Pond Blvd.	1	2	204	0.880%	1
110 Watkins Pond Blvd.	1	3	301	0.880%	1
110 Watkins Pond Blvd.	1	3	302	0.880%	1
110 Watkins Pond Blvd.	1	3	303	0.880%	1
110 Watkins Pond Blvd.	1	3	304	0.880%	1
<b>Building Two</b>					
100 Watkins Pond Blvd.	2	1	101	1.130%	1
100 Watkins Pond Blvd.	2	1	102	1.130%	1
100 Watkins Pond Blvd.	2	1	103	1.130%	1
100 Watkins Pond Blvd.	2	1	104	1.130%	1
100 Watkins Pond Blvd.	2	1	105	1.130%	1
100 Watkins Pond Blvd.	2	1	106	1.130%	1
100 Watkins Pond Blvd.	2	1	107	1.130%	1
100 Watkins Pond Blvd.	2	2	201	1.130%	1
100 Watkins Pond Blvd.	2	2	202	1.130%	1
100 Watkins Pond Blvd.	2	2	203	1.130%	1
100 Watkins Pond Blvd.	2	2	204	1.130%	1
100 Watkins Pond Blvd.	2	2	205	1.130%	1
100 Watkins Pond Blvd.	2	2	206	1.130%	1
100 Watkins Pond Blvd.	2	2	207	1.130%	1
100 Watkins Pond Blvd.	2	3	301	1.130%	1
100 Watkins Pond Blvd.	2	3	302	1.130%	1
100 Watkins Pond Blvd.	2	3	303	1.130%	1
100 Watkins Pond Blvd.	2	3	304	1.130%	1
100 Watkins Pond Blvd.	2	3	305	1.130%	1
100 Watkins Pond Blvd.	2	3	306	1.130%	1
100 Watkins Pond Blvd.	2	3	307	1.130%	1
100 Watkins Pond Blvd.	2	4	401	1.130%	1
100 Watkins Pond Blvd.	2	4	402	1.130%	1
100 Watkins Pond Blvd.	2	4	403	1.130%	1
100 Watkins Pond Blvd.	2	4	404	1.130%	1
100 Watkins Pond Blvd.	2	4	405	1.130%	1
100 Watkins Pond Blvd.	2	4	406	1.130%	1
100 Watkins Pond Blvd.	2	4	407	1.130%	1
<b>Building Three</b>					
111 Watkins Pond Blvd.	3	1	101	0.880%	1
111 Watkins Pond Blvd.	3	1	102	0.880%	1



111 Watkins Pond Blvd.	3	1	103	0.880%	1
111 Watkins Pond Blvd.	3	1	104	0.880%	1
111 Watkins Pond Blvd.	3	2	201	0.880%	1
111 Watkins Pond Blvd.	3	2	202	0.880%	1
111 Watkins Pond Blvd.	3	2	203	0.880%	1
111 Watkins Pond Blvd.	3	2	204	0.880%	1
111 Watkins Pond Blvd.	3	3	301	0.880%	1
111 Watkins Pond Blvd.	3	3	302	0.880%	1
111 Watkins Pond Blvd.	3	3	303	0.880%	1
111 Watkins Pond Blvd.	3	3	304	0.880%	1

**Building Four**

101 Watkins Pond Blvd.	4	1	101	1.130%	1
101 Watkins Pond Blvd.	4	1	102	1.130%	1
101 Watkins Pond Blvd.	4	1	103	1.130%	1
101 Watkins Pond Blvd.	4	1	104	1.130%	1
101 Watkins Pond Blvd.	4	1	105	1.130%	1
101 Watkins Pond Blvd.	4	1	106	1.130%	1
101 Watkins Pond Blvd.	4	1	107	1.130%	1
101 Watkins Pond Blvd.	4	2	201	1.130%	1
101 Watkins Pond Blvd.	4	2	202	1.130%	1
101 Watkins Pond Blvd.	4	2	203	1.130%	1
101 Watkins Pond Blvd.	4	2	204	1.130%	1
101 Watkins Pond Blvd.	4	2	205	1.130%	1
101 Watkins Pond Blvd.	4	2	206	1.130%	1
101 Watkins Pond Blvd.	4	2	207	1.130%	1
101 Watkins Pond Blvd.	4	3	301	1.130%	1
101 Watkins Pond Blvd.	4	3	302	1.130%	1
101 Watkins Pond Blvd.	4	3	303	1.130%	1
101 Watkins Pond Blvd.	4	3	304	1.130%	1
101 Watkins Pond Blvd.	4	3	305	1.130%	1
101 Watkins Pond Blvd.	4	3	306	1.130%	1
101 Watkins Pond Blvd.	4	3	307	1.130%	1
101 Watkins Pond Blvd.	4	4	401	1.130%	1
101 Watkins Pond Blvd.	4	4	402	1.130%	1
101 Watkins Pond Blvd.	4	4	403	1.130%	1
101 Watkins Pond Blvd.	4	4	404	1.130%	1
101 Watkins Pond Blvd.	4	4	405	1.130%	1
101 Watkins Pond Blvd.	4	4	406	1.130%	1
101 Watkins Pond Blvd.	4	4	407	1.130%	1

**Building Five**

333 Elmcroft Blvd.	5	1	101	0.880%	1
333 Elmcroft Blvd.	5	1	102	0.880%	1
333 Elmcroft Blvd.	5	1	103	0.880%	1
333 Elmcroft Blvd.	5	1	104	0.880%	1
333 Elmcroft Blvd.	5	2	201	0.880%	1
333 Elmcroft Blvd.	5	2	202	0.880%	1
333 Elmcroft Blvd.	5	2	203	0.880%	1
333 Elmcroft Blvd.	5	2	204	0.880%	1
333 Elmcroft Blvd.	5	3	301	0.880%	1

333 Elmcroft Blvd.	5	3	302	0.880%	1
333 Elmcroft Blvd.	5	3	303	0.880%	1
333 Elmcroft Blvd.	5	3	304	0.880%	1

**Garage Units**

Detached garage	1	n/a	1A	0.11628%	n/a
Detached garage	1	n/a	1B	0.11628%	n/a
Detached garage	1	n/a	1C	0.11628%	n/a
Detached garage	1	n/a	1D	0.11628%	n/a
Detached garage	2	n/a	2A	0.11628%	n/a
Detached garage	2	n/a	2B	0.11628%	n/a
Detached garage	2	n/a	2C	0.11628%	n/a
Detached garage	2	n/a	2D	0.11628%	n/a
Detached garage	3	n/a	3A	0.11628%	n/a
Detached garage	3	n/a	3B	0.11628%	n/a
Detached garage	3	n/a	3C	0.11628%	n/a
Detached garage	3	n/a	3D	0.11628%	n/a
Detached garage	4	n/a	4A	0.11628%	n/a
Detached garage	4	n/a	4B	0.11628%	n/a
Detached garage	4	n/a	4C	0.11628%	n/a
Detached garage	4	n/a	4D	0.11628%	n/a
Detached garage	5	n/a	5A	0.11628%	n/a
Detached garage	5	n/a	5B	0.11628%	n/a
Detached garage	5	n/a	5C	0.11628%	n/a
Detached garage	5	n/a	5E	0.11628%	n/a
Detached garage	6	n/a	6A	0.11628%	n/a
Detached garage	6	n/a	6B	0.11628%	n/a
Detached garage	6	n/a	6C	0.11628%	n/a
Detached garage	7	n/a	7A	0.11628%	n/a
Detached garage	7	n/a	7B	0.11628%	n/a
Detached garage	7	n/a	7C	0.11628%	n/a
Detached garage	7	n/a	7D	0.11628%	n/a
Detached garage	9	n/a	9A	0.11628%	n/a
Detached garage	9	n/a	9B	0.11628%	n/a
Detached garage	9	n/a	9C	0.11628%	n/a
Detached garage	9	n/a	9D	0.11628%	n/a
Detached garage	9	n/a	9E	0.11628%	n/a
Detached garage	10	n/a	10A	0.11628%	n/a
Detached garage	10	n/a	10B	0.11628%	n/a
Detached garage	10	n/a	10C	0.11628%	n/a
Detached garage	10	n/a	10D	0.11628%	n/a
Detached garage	11	n/a	11A	0.11628%	n/a
Detached garage	11	n/a	11B	0.11628%	n/a
Detached garage	11	n/a	11C	0.11628%	n/a
Detached garage	12	n/a	12A	0.11628%	n/a
Detached garage	12	n/a	12B	0.11628%	n/a
Detached garage	12	n/a	12C	0.11628%	n/a
Detached garage	12	n/a	12D	0.11628%	n/a

**Storage Units**

100 Watkins Pond Blvd.	2	2	2-1	n/a	n/a
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100 Watkins Pond Blvd.	2	2	2-2	n/a	n/a
100 Watkins Pond Blvd.	2	2	2-3	n/a	n/a
100 Watkins Pond Blvd.	2	2	2-4	n/a	n/a
100 Watkins Pond Blvd.	2	3	3-1	n/a	n/a
100 Watkins Pond Blvd.	2	3	3-2	n/a	n/a
100 Watkins Pond Blvd.	2	3	3-3	n/a	n/a
100 Watkins Pond Blvd.	2	3	3-4	n/a	n/a
100 Watkins Pond Blvd.	2	3	3-5	n/a	n/a
100 Watkins Pond Blvd.	2	4	4-1	n/a	n/a
100 Watkins Pond Blvd.	2	4	4-2	n/a	n/a
100 Watkins Pond Blvd.	2	4	4-3	n/a	n/a
100 Watkins Pond Blvd.	2	4	4-4	n/a	n/a
100 Watkins Pond Blvd.	2	4	4-5	n/a	n/a
100 Watkins Pond Blvd.	2	4	4-6	n/a	n/a
100 Watkins Pond Blvd.	2	4	4-7	n/a	n/a
100 Watkins Pond Blvd.	2	4	4-8	n/a	n/a
101 Watkins Pond Blvd.	4	2	2-1	n/a	n/a
101 Watkins Pond Blvd.	4	2	2-2	n/a	n/a
101 Watkins Pond Blvd.	4	2	2-3	n/a	n/a
101 Watkins Pond Blvd.	4	2	2-4	n/a	n/a
101 Watkins Pond Blvd.	4	3	3-1	n/a	n/a
101 Watkins Pond Blvd.	4	3	3-2	n/a	n/a
101 Watkins Pond Blvd.	4	3	3-3	n/a	n/a
101 Watkins Pond Blvd.	4	3	3-4	n/a	n/a
101 Watkins Pond Blvd.	4	4	4-1	n/a	n/a
101 Watkins Pond Blvd.	4	4	4-2	n/a	n/a
101 Watkins Pond Blvd.	4	4	4-3	n/a	n/a
101 Watkins Pond Blvd.	4	4	4-4	n/a	n/a

Total

100.000%

92.00

Total dwelling units (walk-up)	36
Total dwelling units (elevator)	56
Total garage units	43
Total storage units	29

REAL PROPERTY 3-104 (E) AFFIDAVIT/ADDENDUM  
ATTACHED TO AND MADE A PART OF THAT CERTAIN INSTRUMENT  
BEARING DATE OF APRIL 22ND, 1990.

- 1. Type of Instrument: CONDOMINIUM DECLARATION
- 2. Grantor's Name: KING PARTNERS LIMITED PARTNERSHIP  
Address: 6401 GOLDEN TRIANGLE DRIVE, STE 200 GREENBELT, MD  
20770
- 3. Grantee's Name: N/A  
Address:
- 4. Parcel ID: 4-279-03179792
- 5. Short Legal Description of Property: ~~XXXXXXXXXX~~  
LOT/UNIT: BLOCK: PT OF PAR 2 BLOCK C  
SUBDIVISION: PT OF PAR Y BLOCK JJ  
PLAT BOOK: PLAT: 184/20359
- 6. Name of any Title Insurer insuring this instrument or otherwise involved in the transaction in which this instrument is relevant:  
- N/A -
- 7. Street address of the land and premises described in this instrument.  
333 ELMCROFT BLVD

THE UNDERSIGNED DOES HEREBY CERTIFY, UNDER THE PENALTIES OF PERJURY, THAT THE INFORMATION PROVIDED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS/HER KNOWLEDGE AND BELIEF.

  
\_\_\_\_\_  
Affiant