

Resolution No.: 15-87
Introduced: October 29, 2002
Adopted: March 4, 2003

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

By: County Council

SUBJECT: Clarksburg Town Center Development District

Background

1. Chapter 14 of the Montgomery County Code, which is the development district law the County Council enacted in 1994, establishes a procedure by which the council by resolution may create a development district.
2. Under County Code §14-6, a petition to create a development district must be signed by at least 80% of the property owners in the proposed district and the owners of 80% of the property in the proposed district by value.
3. On July 5, 2000, the sole owner of the property proposed to be included in the Clarksburg Town Center Development District filed with the Council a petition containing sufficient signatures to establish a development district in that area as provided in §14-6.
4. As required by §14-6(a), the Council held a public hearing on this petition, after due notice, on August 1, 2000. On September 26, 2000, as required by §14-6(b), the Council adopted Resolution No. 14-648 stating its intent to create a development district in the area, finding that intensive development of and public investment in that area during the term of the proposed district will benefit the public interest. This resolution was approved by the County Executive.
5. As required by County Code §14-7, on March 22, 2001, the Chairman of the Planning Board sent a letter to the County Executive, indicating that the Planning Board had unanimously approved the application filed by the Petitioners for the Clarksburg Town Center Development District, finding that the proposed development district complies with all applicable zoning and subdivision requirements under Code §50-35(k) and that the proposed district satisfies the Adequate Public Facilities requirements of the Annual Growth Policy for a development district, subject to certain conditions.

6. As required by County Code §14-8, on October 17, 2002, the County Executive issued a fiscal report evaluating the proposed Clarksburg Town Center Development District, in which the County Executive estimated the cost of each infrastructure improvement listed by the Planning Board under §14-7(c), the amount of revenue needed to cover the District's share of all infrastructure improvements, and the estimated tax rate for each form of taxation available to the District that would produce the necessary revenue. The Executive's fiscal report recommended the creation of a development district, with certain addition infrastructure recommended, and with other modifications to the proposed infrastructure items to those which had originally been submitted in the petition filed by the property owner, and certain funding and revenue-raising measures to fund those improvements.
7. As required by County Code §14-9, the Council held a public hearing on the final resolution to create a development district, after public notice, on December 10, 2002.

Action

The County Council for Montgomery County, Maryland approves the following resolution:

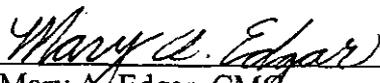
1. The Clarksburg Town Center Development District (the "District") is hereby created in an unincorporated area of Montgomery County, encompassing approximately [262.8] 247 acres more specifically described in attached Exhibit A. The current tax account number of each property located in the District is listed on attached Exhibit B.
2. The specific infrastructure improvements that will be financed by the Clarksburg Town Center Development District are listed in attached Exhibit C, including the estimated cost related to each improvement, the estimated completion date of each improvement, and the share of that cost which will be financed through the District. All of these improvements are either located in the District, or are outside the geographic boundaries of the District but are reasonably related to the development or use of land in the District. To the extent that any cost savings are realized in the construction of any infrastructure improvement listed on Exhibit C, those cost savings may be applied to the construction of additional infrastructure improvements listed in Exhibit D, in the order listed on Exhibit D. Each additional infrastructure improvement listed on Exhibit D is either located in the District or is outside the geographic boundaries of the District but is reasonably related to the development or use of land in the District.
3. The estimated cost of the infrastructure to be financed by the District includes a contingency for unexpected cost overruns, which ranges from 20% - 30% of the estimated aggregate cost of the infrastructure.

4. Under County Code §14-11, a special fund is hereby created for the District and designated the "Clarksburg Town Center Development District Special Fund". Any special assessment, special tax, fee, or charge levied under County Code §14-10 for properties located in the District is pledged to the Clarksburg Town Center Development District Special Fund, and the proceeds from any such special tax, special assessment, fee, or charge must be paid into the Clarksburg Town Center Development District Special Fund. Any bonds which the County Council authorizes to be issued by or for the District must be repaid through the proceeds of funds in the Clarksburg Town Center Development District Special Fund, together with any other assets or revenues of the District pledged to secure their repayment, and those funds and other assets or revenues must also be used to replenish any debt service reserve fund established for those bonds.
5. The County Council may by resolution impose on all properties located in the District the following special assessments and taxes sufficient to pay the principal of, interest on, and any redemption premium on the bonds to be issued under separate resolution of the Council, and to replenish the debt service reserve fund for the bonds:
 - A. a benefit assessment on undeveloped property in a rate or amount set by the Council;
 - B. an ad valorem tax on all real property located in the District with the specific rate set by the Council annually, which will be in addition to existing County ad valorem taxes on properties located in the Clarksburg Town Center area; and
 - C. a benefit assessment on commercial property, whether developed or undeveloped, in an amount set by the Council in the resolution authorizing the issuance of bonds for the District.
6. The County Council may increase the rate of any tax or rate or amount of any assessment imposed in this resolution to the extent an increase is needed to pay the principal of, interest on, and any redemption premium on the bonds to be issued for the District and to replenish the debt service reserve fund for the bonds. The original and any later resolution setting the rate of a tax or rate or amount of any assessment must limit the maximum special tax or assessment applicable to each individual property in the District and must prohibit any increase in or extension of the term of the maximum special tax or assessment applicable to any individual property because of delinquency or default by any other taxpayer. The Council may also decrease the rate of any such tax or rate or amount of any assessment to the extent that debt service requirements for the bonds are reduced in later years. The maximum tax rates set by the Council must be listed in a declaration filed in the Land Records of Montgomery County, which declaration must encumber all real property located in the District and designate that this property is subject to a development district. This declaration and the obligation

of the property owners in the District to pay all benefit assessments, special taxes, and ad valorem taxes takes effect when the County issues the bonds with respect to the improvements located in the District as authorized by County Code §14-12, and terminates when the Director of Finance records a release stating that all such bonds have been fully repaid.

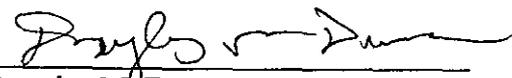
7. Any property which is fully developed before [the proposed inclusion of that property in] the District is created is exempt from any special assessment, special tax, fee or charge imposed by this and any later resolution, and the owner of any property exempt from payment under this paragraph which is later developed more intensively and benefits from any development capacity attributable to infrastructure improvements financed by the District must pay any special assessment, tax, fee or charge that it would otherwise have paid.
8. The County may enter into an Implementation Agreement with the owner or developer of any property located in the District to address the disbursement of funds from the Clarksburg Town Center Development District Special Fund, the mechanics for reimbursements from other sources for infrastructure costs, and other matters as each owner or developer and the County may agree.
9. Before any bonds are issued to finance infrastructure improvement related to the District, the County Council must adopt one or more bond resolutions as provided in County Code §14-13.

This is a correct copy of Council action.



Mary A. Edgar, CMC
Clerk of the Council

APPROVED:



Douglas M. Duncan
County Executive

EXHIBIT A

Charles P. Johnson & Associates, Inc.

Planners Engineers Landscape Architects Surveyors

CPI
Associates

Silver Spring, MD

Frederick, MD

Fairfax, VA

DESCRIPTION OF

**CLARKSBURG TOWN CENTER
DEVELOPMENT DISTRICT****CLARKSBURG (2ND) DISTRICT
MONTGOMERY COUNTY, MARYLAND**

BEING four pieces or parcels of land, hereinafter described as **Parts One, Two, Three and Four**, said **Part One** being part of "Part One" of a conveyance from Clarksburg Land Associates, LLLP, et al. to Terrabrook Clarksburg, L.L.C., a Delaware limited liability company by deed dated February 4, 2000 and recorded among the land records of Montgomery County, Maryland in Liber 17865 at Folio 495 and part of the property acquired by The Maryland-National Capital Park and Planning Commission, a public body corporate, from Martin Seldeen, Trustee, et al. by deed dated September 9, 1977 and recorded among the aforesaid land records in Liber 5025 at Folio 654 said **Part Two** being all of "Part Two" as described in the aforesaid deed recorded in Liber 17865 at Folio 495. said **Part Three** being all of "Part Three" as described in the aforesaid deed recorded in Liber 17865 at Folio 495, said **Part Four** being all of "Part Four" as described in the aforesaid deed recorded in Liber 17865 at Folio 495 and all being more particularly described in the datum of the Maryland State Plane as follows

PART ONE:

BEGINNING for the same at a point on the sixth (6th) or South 71°19'41" East, 100.45 feet line of Part One as described in the aforesaid deed recorded in Liber 17865 at Folio 495. distant. 29.83 feet from the end thereof, said point being on the southerly side of Piedmont Road, as now laid out and existing, and running then with the south side of the said road, the following sixteen courses and distances, as now surveyed

1. South 71°19'41" East, 29.83 feet to a point. thence

2. South $76^{\circ}52'45''$ East, 132.25 feet to a point, thence
3. South $75^{\circ}46'41''$ East, 199.63 feet to a point, thence
4. South $76^{\circ}13'42''$ East, 201.89 feet to a point, thence
5. South $78^{\circ}13'44''$ East, 408.40 feet to a point, thence
6. South $79^{\circ}43'48''$ East, 230.75 feet to a point, thence
7. South $77^{\circ}22'20''$ East, 77.36 feet to a point, thence
8. South $69^{\circ}48'14''$ East, 64.67 feet to a point, thence
9. South $59^{\circ}54'58''$ East, 69.30 feet to a point, thence
10. South $56^{\circ}17'51''$ East, 99.46 feet to a point, thence
11. South $58^{\circ}44'58''$ East, 110.41 feet to a point, thence
12. South $61^{\circ}02'55''$ East, 104.13 feet to a point, thence
13. South $61^{\circ}43'38''$ East, 193.42 feet to a point, thence
14. South $55^{\circ}24'29''$ East, 87.10 feet to a point, thence
15. South $49^{\circ}57'05''$ East, 845.67 feet to a point on the westerly side of Stringtown Road, variable width, and running thence with the westerly margin of said road, the following six courses and distances
16. South $46^{\circ}14'27''$ West, 37.98 feet to a point, thence
17. 510.01 feet along the arc of a tangent curve, deflecting to the left, having a radius of 3,115.00 feet and a chord bearing and distance of South $41^{\circ}33'01''$ West, 509.44 feet to a point, thence on a tangent line
18. South $36^{\circ}51'36''$ West, 152.49 feet to a point, thence
19. North $63^{\circ}47'27''$ West, 27.35 feet to a point at the northerly end of the easterly or South $37^{\circ}32'42''$ West, 265.12 feet line of Parcel A, Block C as shown on a plat of subdivision entitled "Lots 1 thru 4 and 20 thru 23 and Parcel A, Block A, Lots 1 thru 32, and Parcel A, Block C, Clarksburg Town Center" and recorded among the aforesaid Land Records as Plat Number 20998, and running thence with and binding on the right of way lines for Stringtown Road, Clarks Crossing Drive and Sugar View Drive as shown on said plat, the following eight courses and distances (as now surveyed)
20. South $37^{\circ}32'49''$ West, 265.12 feet to a point, thence

21. 155.43 feet along the arc of a curve, deflecting to the right, having a radius of 1239.97 feet and a chord bearing and distance of South 41°08'17" West, 155.33 feet to a point, thence
22. South 87°42'27" West, 37.12 feet to a point, thence
23. North 49°57'05" West, 246.60 feet to a point, thence
24. North 04°57'05" West, 35.36 feet to a point, thence
25. North 40°02'55" East, 439.17 feet to a point, thence
26. North 49°57'05" West, 50.00 feet to a point, thence
27. 29.85 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 19.00 feet and a chord bearing and distance of South 85°02'55" West, 26.87 feet to a point at the easterly end of the northerly or South 49°57'13" East, 309.61 feet line as shown on a plat of subdivision entitled "Parcels A and B, Block B, Clarksburg Town Center" and recorded among the aforesaid Land Records as Plat Number 20997, and running thence reversely with and binding on the outline of the said plat, the following eighteen courses and distances (as now surveyed)
28. North 49°57'05" West, 309.61 feet to a point, thence
29. 29.85 feet along the arc of a tangent curve, deflecting to the right, having a radius of 19.00 feet and a chord bearing and distance of North 04°57'05" West, 26.87 feet to a point, thence on a non-tangent line
30. North 49°57'05" West, 50.00 feet to a point, thence
31. 29.85 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 19.00 feet and a chord bearing and distance of South 85°02'55" West, 26.87 feet to a point, thence
32. North 49°57'05" West, 362.78 feet to a point, thence
33. 33.08 feet along the arc of a tangent curve, deflecting to the right, having a radius of 19.00 feet and a chord bearing and distance of North 00°04'16" West, 29.06 feet to a point, thence on a non-tangent line
34. North 40°11'27" West, 60.00 feet to a point, thence
35. 199.62 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 320.00 feet and a chord bearing and distance of South 67°40'47" West, 196.40 feet

to a point, thence on a tangent line,

36. South $85^{\circ}33'01''$ West, 89.59 feet to a point, thence
37. 29.85 feet along the arc of a tangent curve, deflecting to the right, having a radius of 19.00 feet and a chord bearing and distance of North $49^{\circ}26'59''$ West, 26.87 feet to a point, thence on a non-tangent line
38. North $89^{\circ}41'10''$ West, 60.21 feet to a point, thence
39. 29.85 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 19.00 feet and a chord bearing and distance of South $40^{\circ}33'01''$ West, 26.87 feet to a point, thence on a non-tangent line
40. South $00^{\circ}21'51''$ East, 70.18 feet to a point, thence
41. 29.85 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 19.00 feet and a chord bearing and distance of South $49^{\circ}26'59''$ East, 26.87 feet to a point, thence on a tangent line
42. South $04^{\circ}26'59''$ East, 179.69 feet to a point, thence
43. 184.96 feet along the arc of a curve, deflecting to the left, having a radius of 335.00 feet and a chord bearing and distance of South $20^{\circ}15'59''$ East, 182.62 feet to a point, thence on a tangent line
44. South $36^{\circ}05'00''$ East, 334.59 feet to a point, thence
45. 235.14 feet along the arc of a curve, deflecting to the left, having a radius of 335.00 feet and a chord bearing and distance of South $56^{\circ}11'29''$ East, 230.34 feet to a point, thence continuing along the street right of way lines as shown on the aforementioned plat of subdivision recorded as Plat Number 20998, the following four courses and distances (as now surveyed)
46. South $79^{\circ}54'22''$ East, 72.97 feet to a point, thence
47. 63.69 feet along the arc of a curve, deflecting to the right, having a radius of 265.00 feet, and a chord bearing and distance of South $73^{\circ}01'15''$ East, 63.54 feet to a point, thence
48. South $13^{\circ}36'54''$ East, 39.68 feet to a point, thence
49. South $38^{\circ}54'20''$ West, 107.60 feet to a point, thence
50. 49.38 feet along the arc of a curve, deflecting to the right, having a radius of 2,475.00 feet and a chord bearing and distance of South $39^{\circ}28'37''$ West, 49.38 feet to a point,

thence continuing along the right of way lines for Sugar View Drive as shown on a plat of subdivision entitled "Lots 5 thru 19 and Parcels B thru F, Block A, Clarksburg Town Center" and recorded among the aforesaid Land records as Plat Number 20996, the following eight courses and distances (as now surveyed)

51. South $40^{\circ}02'55''$ West, 301.98 feet to a point, thence
52. 237.92 feet along the arc of a tangent curve, deflecting to the left, having a radius of 175.00 feet and a chord bearing and distance of South $01^{\circ}06'01''$ West, 220.02 feet to a point of compound curvature, thence
53. 90.88 feet along the arc of a tangent curve, deflecting to the left, having a radius of 51.00 feet and a chord bearing and distance of South $88^{\circ}53'59''$ East, 79.33 feet to a point, thence on a tangent line
54. North $40^{\circ}02'55''$ East, 95.24 feet to a point thence
55. 80.11 feet along the arc of a curve, deflecting to the left, having a radius of 51.00 feet and a chord bearing and distance of North $04^{\circ}57'05''$ West, 72.12 feet to a point, thence on a tangent line
56. North $49^{\circ}57'05''$ West, 74.00 feet to a point, thence
57. North $04^{\circ}57'05''$ West, 35.36 feet to a point, thence
58. North $40^{\circ}02'55''$ East, 251.98 feet to a point, thence continuing along the street right of way lines as shown on the aforementioned plat recorded as Plat Number 20998 the following five courses and distances
59. 50.38 feet along the arc of a curve, deflecting to the left, having a radius of 2,525.00 feet and a chord bearing and distance of North $39^{\circ}28'37''$ East, 50.38 feet to a point. thence
60. North $38^{\circ}54'20''$ West, 115.11 feet to a point, thence
61. North $84^{\circ}28'37''$ East, 35.71 feet to a point, thence
62. South $49^{\circ}57'05''$ East, 240.03 feet to a point, thence running with the outlines of Parcels C, E, F and B as shown on the aforementioned plat recorded as Plat Number 20996 the following five courses and distances
63. South $00^{\circ}03'30''$ East, 32.69 feet to a point, thence
64. South $51^{\circ}14'20''$ West, 305.47 feet to a point, thence
65. 326.30 feet along the arc of a curve, deflecting to the left. having a radius of 824.01 feet and

- a chord bearing and distance of South 39°53'40" West, 324.17 feet to a point, thence
66. 133.20 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 1,815.00 feet and a chord bearing and distance of South 37°31'16" West, 133.17 feet to a point, thence
 67. North 43°47'48" West, 470.10 feet to an iron pipe found, thence
 68. South 14°40'09" West, 775.72 feet to a point, thence
 69. South 76°04'15" East, 194.72 feet to the westerly margin of the aforementioned Stringtown Road, and running thence with and binding on the said westerly lines, the following four courses and distances
 70. 269.21 feet along the arc of a non-tangent curve, deflecting to the right having a radius of 385.00 feet and a chord bearing and distance of South 65°23'57" West, 263.76 feet to a point, thence
 71. South 85°25'52" West 264.44 feet to a point, thence
 72. South 86°09'46" West, 598.89 feet to a point, thence
 73. South 87°07'19" West, 47.97 feet to a point, thence leaving the westerly margin of Stringtown Road
 74. South 87°07'19" West, 326.14 feet to a point, thence
 75. South 87°44'20" West, 92.66 feet to a point , thence
 76. South 87°25'00" West, 391.88 feet to a iron pipe found, thence
 77. North 45°39'24" West, 10.71 feet to a concrete monument found at the end of the fourth or South 36°21'21" East. 8.60 feet line of the property acquired by the United States Postal Service from Stanley L. Manton by deed dated September 22, 1982 and recorded among the aforesaid Land Records in Liber 5935 at Folio 717, and running thence reversely with and binding on the fourth and third lines as described therein. the following two courses and distances (as now surveyed)
 78. North 45°39'24" West, 8.60 feet to a concrete monument found, thence
 79. South 89°29'24" West, 90.58 feet to a point, thence
 80. North 00°07'56" West, 18.15 feet to a point, thence along an old fence line
 81. North 85°36'41" West, 231.00 feet to a point, thence
 82. North 05°03'31" West, 516.51 feet to a point, thence

83. North $76^{\circ}26'51''$ East, 42.64 feet to an iron pipe found, thence
84. North $05^{\circ}52'42''$ West, 60.38 feet to a P.K. nail found in the parking lot of the Clarksburg United Methodist Church, thence
85. South $88^{\circ}49'42''$ East, 50.00 feet to an iron pipe found, thence
86. North $13^{\circ}59'42''$ West, 365.55 feet to an iron pipe found, thence along wood fence posts found
87. North $47^{\circ}13'42''$ West, 205.21 feet to an iron pipe found on the easterly right of way line for the aforementioned Clarksburg Road, this portion of said road being shown on SRC plats numbered 10812 and 10813 and running thence with the easterly margin of the said Clarksburg Road, the following two courses and distances
88. 391.51 feet along the arc of a curve, deflecting to the right, having a radius of 1,884.86 feet and a chord bearing and distance of North $27^{\circ}59'16''$ East, 390.81 feet to a point, thence on a tangent line
89. North $33^{\circ}56'18''$ East, 622.07 feet to a point, thence with an extension of the northerly or South $41^{\circ}12'06''$ East, 47.55 feet right of way line of Overlook Park Drive as shown on a subdivision record plat entitled "Clarksburg Town Center" and recorded among the aforesaid land records as Plat No. 22365 the following three (3) courses and distances
90. South $41^{\circ}12'06''$ East, 69.44 feet to a point, thence
91. South $34^{\circ}42'19''$ East, 44.78 feet to a point, thence continuing with and binding on said northerly right of way line of Overlook Park Drive and also the northerly right of way line of Overlook Park Drive as shown on a subdivision record plat entitled "Parcel A, Block JJ. Clarksburg Town Center" and recorded among the aforesaid land records as Plat No. 22364 the following two (2) courses and distances
92. South $45^{\circ}48'26''$ East, 829.95 feet to a point, thence
93. North $89^{\circ}11'16''$ East, 35.36 feet to a point at the southerly end of the westerly or North $44^{\circ}10'58''$ East, 412.29 feet right of way line of Clarksburg Square Road as shown on a subdivision record plat entitled "Lots 1 through 5 & Parcels A, B and C, Block S and Lots 1 through 18 and Parcel A, Block T, Clarksburg Town Center" to be recorded among the aforesaid land records and running thence with and binding on said right of way line, the following two (2) courses and distances

94. North $44^{\circ}10'58''$ East, 412.29 feet to a point, thence
95. 22.78 feet along the arc of a tangent curve, deflecting to the left, having a radius of 15.00 feet and a chord bearing and distance of North $00^{\circ}40'51''$ East, 20.65 feet to a point at the southerly end of the westerly or 220.99 feet arc right of way line of Burdette Forest Road as shown on a subdivision record plat entitled "Lots 1 through 16, 57 through 68 & Parcels B & C, Block M and Parcel A, Block W, Clarksburg Town Center" to be recorded among the aforesaid land records, and running thence with and binding on said westerly right of way the following two (2) courses and distances
96. 220.99 feet along the arc of a tangent curve, deflecting to the right, having a radius of 330.00 feet and a chord bearing and distance of North $23^{\circ}38'11''$ West, 216.88 feet to a point, thence running in, through over and across the property of the owners the following three (3) courses and distances
97. South $85^{\circ}32'53''$ West, 163.61 feet to a point, thence
98. North $61^{\circ}01'03''$ West, 99.51 feet to a point, thence
99. North $06^{\circ}41'31''$ West, 27.62 feet to a point on the ninety-sixth (96th) or North $63^{\circ}26'39''$ East, 557.90 feet line of Part One as described in the aforesaid deed recorded in Liber 17865 at folio 495 and running thence with and binding on the outline of said deed recorded in Liber 17865 at Folio 495, the following two (2) courses and distances
100. North $63^{\circ}26'39''$ East, 139.47 feet to a point, thence
101. North $24^{\circ}05'37''$ East, 191.86 feet to a point, thence running in, through over and across the property of the owners, the following course and distance
102. North $85^{\circ}32'53''$ East, 26.83 feet to a point on the aforesaid westerly right of way line of Burdette Forest Road, and running thence with and binding on said westerly right of way line and the westerly right of way line for Burdette Forest Road as shown on a subdivision record plat entitled "Lots 20 through 36 and Parcels D & E, Block M, Clarksburg Town Center" to be recorded among the aforesaid land records and on a subdivision record plat entitled "Lots 14 through 28 and Parcel H, Block N, Clarksburg Town Center" to be recorded among the aforesaid land records, and also as shown on a subdivision record plat entitled "Lots 29 through 41 and Parcels E, F & G, Block N and Parcel A, Block A, Block X, Clarksburg Town Center" to be recorded among the aforesaid land records and also a subdivision record

plat entitled "Lots 1, 6 through 21 & Parcel C, Block K and Parcel A, Block U, Clarksburg Town Center" to be recorded among the aforesaid land records and an extension thereof, the following three (3) courses and distances

103. North $04^{\circ}27'07''$ West, 139.34 feet to a point, thence
104. 124.11 feet along the arc of a tangent curve, deflecting to the right, having a radius of 330.00 feet and a chord bearing and distance of North $06^{\circ}19'20''$ East, 123.38 feet to a point, thence with a tangent line
105. North $17^{\circ}05'46''$ East, 937.83 feet to the point of beginning, containing 7,167,339 square feet or 164.5395 acres of land

PART TWO:

BEGINNING for the same at a point at the northerly end of the easterly or South $40^{\circ}02'47''$ West, 354.55 feet line for Parcel B, Block B as shown on the aforesaid Clarksburg Town Center subdivision record plat recorded as Plat Number 20997, and running thence with and binding on the outlines of Parcels B and A, as shown thereon, the following fourteen courses and distances (as now surveyed)

1. South $40^{\circ}02'55''$ West, 354.55 feet to a point, thence
2. South $79^{\circ}54'10''$ West, 39.01 feet to a point, thence
3. 100.26 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 335.00 feet and a chord bearing and distance of North $71^{\circ}19'57''$ West, 99.89 feet to a point, thence on a tangent line
4. North $79^{\circ}54'22''$ West, 72.97 feet to a point, thence
5. 202.69 feet along the arc of a tangent curve, deflecting to the right, having a radius of 265.00 feet and a chord bearing and distance of North $57^{\circ}59'41''$ West, 197.78 feet to a point, thence on a tangent line
6. North $36^{\circ}05'00''$ West, 334.59 feet to a point, thence
7. 146.31 feet along the arc of a tangent curve, deflecting to the right, having a radius of 265.00 feet and a chord bearing and distance of North $20^{\circ}15'59''$ West, 144.46 feet to a point, thence on a tangent line
8. North $04^{\circ}26'59''$ West, 184.69 feet to a point, thence

9. 29.85 feet along the arc of a tangent curve, deflecting to the right, having a radius of 19.00 feet and a chord bearing and distance of North $40^{\circ}33'01''$ East, 26.87 feet to a point, thence on a tangent line
10. North $85^{\circ}33'01''$ East, 84.59 feet to a point, thence
11. 149.50 feet along the arc of a tangent curve, deflecting to the left, having a radius of 380.00 feet and a chord bearing and distance of North $74^{\circ}16'45''$ East, 148.54 feet to a point, thence
12. 22.23 feet along the arc of a tangent curve, deflecting to the right, having a radius of 19.00 feet and a chord bearing and distance of South $83^{\circ}28'18''$ East, 20.98 feet to a point, thence on a tangent line
13. South $49^{\circ}57'05''$ East, 776.22 feet to a point, thence
14. 29.85 feet along the arc of a tangent curve, deflecting to the right, having a radius of 19.00 feet and a chord bearing and distance of South $04^{\circ}57'05''$ East, 26.87 feet to the point of beginning containing 396,833 square feet or 9.1100 acres of land.

PART THREE:

BEGINNING for the same at a point at the northerly end of the easterly or South $40^{\circ}02'47''$ West, 77.25 feet line of Parcel D, Block A, as shown on the aforementioned subdivision plat, and running thence with and binding on the outline of the said Parcel D, the following six courses and distances (as now surveyed)

1. South $40^{\circ}02'55''$ West, 77.25 feet to a point, thence
2. North $87^{\circ}43'41''$ West, 12.65 feet to a point, thence
3. 125.40 feet along the arc of a tangent curve, deflecting to the right, having a radius of 125.00 feet and a chord bearing and distance of North $04^{\circ}57'05''$ West, 120.21 feet to a point, thence
4. North $77^{\circ}49'31''$ East, 12.65 feet to a point, thence
5. South $49^{\circ}57'05''$ East, 77.25 feet to a point, thence
6. South $04^{\circ}57'05''$ East, 14.14 feet to the point of beginning containing 6,535 square feet or 0.1500 of an acre of land.

PART FOUR:

BEGINNING for the same at an iron pipe found at the beginning of the first or South

53°53'41" East, 85.62 feet line as described in the second part of the conveyance to Clarksburg Land Associates Limited Partnership recorded in Liber 6776 at Folio 836 and running thence with and binding on the first through thirtieth lines as described therein, the following thirty courses and distances (as now surveyed)

1. South 53°26'13" East, 85.62 feet to a point on the north side of Piedmont Road, eighteen feet wide, and running thence with and binding on the north side of said road, as now laid out and existing, the following fifteen courses and distances
2. North 55°24'29" East, 88.95 feet to a point, thence
3. North 61°43'38" West, 194.31 feet to a point, thence
4. North 61°02'55" West, 103.66 feet to a point, thence
5. North 58°44'58" West, 109.66 feet to a point, thence
6. North 56°17'51" West, 99.64 feet to a point, thence
7. North 59°54'58" West, 71.43 feet to a point, thence
8. North 69°48'14" West, 67.42 feet to a point, thence
9. North 77°22'20" West, 78.92 feet to a point, thence
10. North 79°43'48" West, 230.88 feet to a point, thence
11. North 78°13'44" West, 407.85 feet to a point, thence
12. North 76°13'42" West, 201.50 feet to a point, thence
13. North 75°46'41" West, 199.73 feet to a point, thence
14. North 76°52'45" West, 131.55 feet to a point, thence
15. North 71°19'41" West, 97.71 feet to a point, thence
16. North 59°27'26" West, 9.57 feet to a point on the easterly side of Burnt Hill Road, variable width, and running thence with and binding on the easterly margin of said road the following four courses and distances
17. 78.61 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 655.19 feet and a chord bearing and distance of North 81°28'20" East, 78.56 feet to a point, thence
18. 628.49 feet along the arc of a curve, deflecting to the left, having a radius of 1,217.41 feet and a chord bearing and distance of North 63°14'46" East, 621.53 feet to a point, thence on a tangent line

19. North 49°20'18" East, 1,624.58 feet to a point, thence
20. North 47°55'20" East, 139.56 feet to a point, thence leaving the easterly edge of Burnt Hill Road and running with and binding on the outline of the property acquired by Cheryl Kraft and recorded among the aforesaid Land Records in Liber 10660 at Folio 313 the following three courses and distances
21. South 43°18'56" East, 305.85 feet to an iron pipe found, thence
22. North 45°41'04" East, 132.00 feet to an iron pipe found, thence
23. North 43°18'56" West, 301.16 feet to a point on the easterly edge of the aforesaid Burnt Hill Road and running thence with the easterly margin thereof the following two courses and distances
24. 198.18 feet along the arc of a curve, deflecting to the left, having a radius of 634.09 feet and a chord bearing and distance of North 36°47'26" West, 197.37 feet to a point, thence on a tangent line
25. North 27°50'13" East, 276.53 feet to a point, thence leaving the said easterly lines of Burnt Hill Road and running along the southerly outline of the property conveyed to L.W. and K.A. Frye recorded among the aforesaid Land Records in Liber 4799 Folio 850
26. South 38°30'54" East, 203.88 feet to a point, thence
27. South 32°29'06" West, 52.00 feet to a point, thence
28. South 38°30'54" East, 1,319.53 feet to a point, thence
29. South 53°49'56" West, 1,517.72 feet to a point, thence
30. South 15°49'51" West, 437.62 feet to the point of beginning containing 3,158,908 square feet or 72.5185 acres of land.

The combined area contained in this description is 10,729,615 square feet or 246.3180 acres of land.



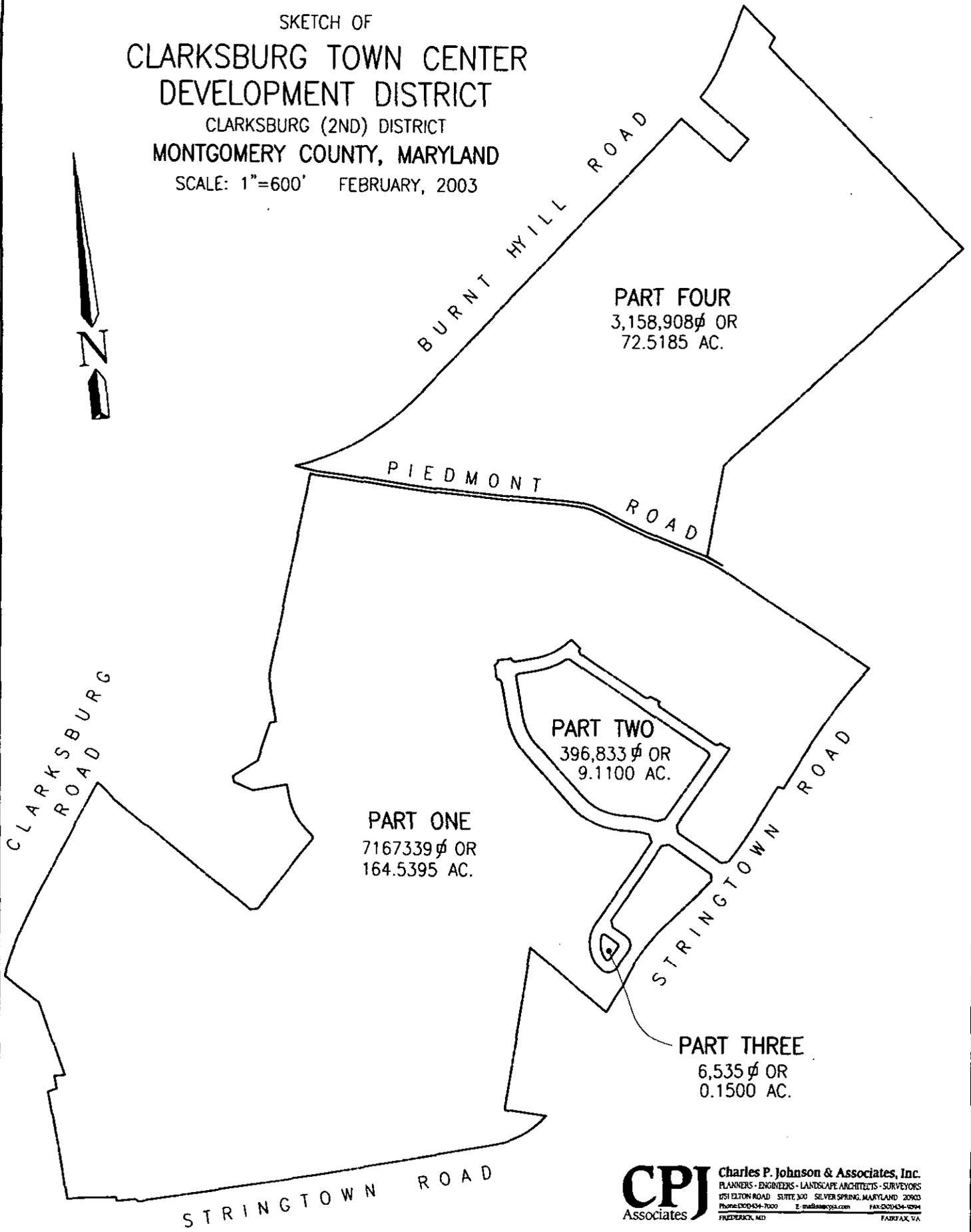
Daniel F. DeBolt
Property Line Surveyor
MD Reg No. 526



SKETCH OF
CLARKSBURG TOWN CENTER
DEVELOPMENT DISTRICT

CLARKSBURG (2ND) DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=600' FEBRUARY, 2003



PART FOUR
3,158,908 ϕ OR
72.5185 AC.

PIEDMONT
ROAD

PART TWO
396,833 ϕ OR
9.1100 AC.

PART ONE
7167339 ϕ OR
164.5395 AC.

STRINGTOWN ROAD

PART THREE
6,535 ϕ OR
0.1500 AC.

STRINGTOWN ROAD

CLARKSBURG
ROAD

CPJ Charles P. Johnson & Associates, Inc.
PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone: 301-434-7000 E: cpj@cpja.com FAX: 301-434-1294
FREDERICK, MD FAIRFAX, VA

EXHIBIT B

Clarksburg Town Center: Addresses and Tax Account Numbers for Subdivided Lots							
February 20, 2003							
Lot or Parcel	Block	Address	Tax Account No. (District 02)	Plat Recordation No.			
P200	13101	Piedmont Rd.	00028776	72.51 AC			
P600		Clarksburg Rd.	03282935	136.40 AC			
Phase 1-A--Part 1 (Plats 22364 - 22369)							
1	AA	23624 Overlook Park Dr.	3390011	22365			
2	AA	23626 Overlook Park Dr.	3390022	22365			
3	AA	23628 Overlook Park Dr.	3390033	22365			
4	AA	23630 Overlook Park Dr.	3390044	22365			
5	AA	23632 Overlook Park Dr.	3390055	22365			
6	AA	23634 Overlook Park Dr.	3390066	22365			
7	AA	23638 Overlook Park Dr.	3390077	22365			
8	AA	23640 Overlook Park Dr.	3390088	22365			
9	AA	23642 Overlook Park Dr.	3390090	22365			
10	AA	23644 Overlook Park Dr.	3390102	22365			
11	AA	23646 Overlook Park Dr.	3390113	22365			
12	AA	23615 General Store Dr.	3390124	22365			
13	AA	23613 General Store Dr.	3390135	22365			
14	AA	23611 General Store Dr.	3390146	22365			
15	AA	23609 General Store Dr.	3390157	22365			
16	AA	23607 General Store Dr.	3390168	22365			
17	AA	23605 General Store Dr.	3390170	22365			
18	AA	23603 General Store Dr.	3390181	22365			
19	AA	23601 General Store Dr.	3390192	22365			
20	AA	13007 Ebenezer Chapel Dr.	3390204	22365			
21	AA	13005 Ebenezer Chapel Dr.	3390215	22365			
22	AA	13003 Ebenezer Chapel Dr.	3390226	22365			
23	AA	13001 Ebenezer Chapel Dr.	3390237	22365			
24	AA	23600 Overlook Park Dr.	3390248	22365			
25	AA	23602 Overlook Park Dr.	3390250	22365			
26	AA	23604 Overlook Park Dr.	3390261	22365			
27	AA	23606 Overlook Park Dr.	3390272	22365			
28	AA	23608 Overlook Park Dr.	3390283	22365			
29	AA	23610 Overlook Park Dr.	3390294	22365			
30	AA	23612 Overlook Park Dr.	3390306	22365			
31	AA	23614 Overlook Park Dr.	3390317	22365			
A	AA	Clarksburg Rd.	3389980	22365			
B	AA	General Store Dr.	3389991	22365			
C	AA	Overlook Park Dr.	3390000	22365			
1	DD	23616 General Store Dr.	3390341	22366			

Clarksburg Town Center: Addresses and Tax Account Numbers for Subdivided Lots

February 20, 2003

Lot or Parcel	Block	Address	Tax Account No. (District 02)	Plat Recordation No.
2	DD	23618 General Store Dr.	3390352	22366
3	DD	23620 General Store Dr.	3390363	22366
4	DD	23622 General Store Dr.	3390374	22366
5	DD	23624 General Store Dr.	3390385	22366
6	DD	23617 Public House Rd.	3390396	22366
7	DD	23615 Public House Rd.	3390408	22366
8	DD	23613 Public House Rd.	3390410	22366
9	DD	23611 Public House Rd.	3390421	22366
10	DD	23609 Public House Rd.	3390432	22366
11	DD	23607 Public House Rd.	3390443	22366
12	DD	23605 Public House Rd.	3390454	22366
13	DD	23603 Public House Rd.	3390465	22366
14	DD	23601 Public House Rd.	3390476	22366
15	DD	13023 Ebenezer Chapel Dr.	3390487	22366
16	DD	13021 Ebenezer Chapel Dr.	3390498	22366
17	DD	13019 Ebenezer Chapel Dr.	3390501	22366
18	DD	13017 Ebenezer Chapel Dr.	3390512	22366
19	DD	13015 Ebenezer Chapel Dr.	3390523	22366
20	DD	13013 Ebenezer Chapel Dr.	3390534	22366
A	DD	General Store Dr.	3390328	22366
B	DD	General Store Dr.	3390330	22366
1	EE	23626 Public House Rd.	3391243	22369
2	EE	23628 Public House Rd.	3391254	22369
3	EE	23630 Public House Rd.	3391265	22369
4	EE	23632 Public House Rd.	3391276	22369
5	EE	23634 Public House Rd.	3391287	22369
6	EE	23612 Public House Rd.	3391298	22369
7	EE	23614 Public House Rd.	3391301	22369
8	EE	23616 Public House Rd.	3391312	22369
9	EE	23618 Public House Rd.	3391323	22369
10	EE	23620 Public House Rd.	3391334	22369
11	EE	23622 Public House Rd.	3391345	22369
12	EE	23600 Public House Rd.	3391356	22369
13	EE	23602 Public House Rd.	3391367	22369
14	EE	23604 Public House Rd.	3391378	22369
15	EE	23606 Public House Rd.	3391380	22369
16	EE	23608 Public House Rd.	3391391	22369
17	EE	23610 Public House Rd.	3391403	22369
18	EE	23526 Public House Rd.	3391414	22369
19	EE	23524 Public House Rd.	3391425	22369

Clarksburg Town Center: Addresses and Tax Account Numbers for Subdivided Lots

February 20, 2003

Lot or Parcel	Block	Address	Tax Account No. (District 02)	Plat Recordation No.		
20	EE	23524 Public House Rd.	3391436	22369		
21	EE	23520 Public House Rd.	3391447	22369		
22	EE	23518 Public House Rd.	3391458	22369		
23	EE	23516 Public House Rd.	3391460	22369		
24	EE	23514 Public House Rd.	3391471	22369		
25	EE	23428 Clarksridge Rd.	3391482	22369		
26	EE	23426 Clarksridge Rd.	3391493	22369		
27	EE	23424 Clarksridge Rd.	3391505	22369		
28	EE	23422 Clarksridge Rd.	3391516	22369		
29	EE	23420 Clarksridge Rd.	3391527	22369		
30	EE	23418 Clarksridge Rd.	3391538	22369		
31	EE	23416 Clarksridge Rd.	3391540	22369		
32	EE	23408 Clarksridge Rd.	3391072	22368		
33	EE	23406 Clarksridge Rd.	3391083	22368		
34	EE	23404 Clarksridge Rd.	3391094	22368		
35	EE	23402 Clarksridge Rd.	3391106	22368		
36	EE	Clarksridge Rd.	3391117	22368		
37	EE	13139 Clarksburg Square Rd.	3391128	22368		
A	EE	23510 Public House Rd.	3391221	22369		
B	EE	Public House Rd.	3391232	22369		
C	EE	23410 Clarksridge Rd.	3391061	22368		
1	FF	23439 Clarksridge Rd.	3390556	22367		
2	FF	23437 Clarksridge Rd.	3390567	22367		
3	FF	23435 Clarksridge Rd.	3390578	22367		
4	FF	23433 Clarksridge Rd.	3390580	22367		
5	FF	23431 Clarksridge Rd.	3390591	22367		
6	FF	23429 Clarksridge Rd.	3390603	22367		
7	FF	23427 Clarksridge Rd.	3390614	22367		
8	FF	23425 Clarksridge Rd.	3390625	22367		
9	FF	23423 Clarksridge Rd.	3390636	22367		
10	FF	23421 Clarksridge Rd.	3390647	22367		
11	FF	23419 Clarksridge Rd.	3390658	22367		
12	FF	23417 Clarksridge Rd.	3390660	22367		
13	FF	23415 Clarksridge Rd.	3390671	22367		
14	FF	23409 Clarksridge Rd.	3391141	22368		
15	FF	23407 Clarksridge Rd.	3391152	22368		
16	FF	23405 Clarksridge Rd.	3391163	22368		
17	FF	23403 Clarksridge Rd.	3391174	22368		
18	FF	Clarksridge Rd.	3391185	22368		
19	FF	13131 Clarksburg Square Rd.	3391196	22368		

Clarksburg Town Center: Addresses and Tax Account Numbers for Subdivided Lots

February 20, 2003

Lot or Parcel	Block	Address	Tax Account No. (District 02)	Plat Recordation No.
17	A	23512 Sugar View Dr.	3252517	20996
18	A	23514 Sugar View Dr.	3252528	20996
19	A	23516 Sugar View Dr.	3252530	20996
20	A	23518 Sugar View Dr.	3252610	20998
21	A	23520 Sugar View Dr.	3252621	20998
22	A	_____ Sugar View Dr.	3252632	20998
23	A	12802 Clarks Crossing Dr.	3252643	20998
A	A	Clarks Crossing Dr.	3252563	20998
B	A	Sugar View Dr.	3252346	20996
C	A	Stringtown Road	3252357	20996
D	A	Sugar View Dr.	3252368	20996
E	A	Stringtown Road	3252370	20996
F	A	Sugar View Dr.	3252381	20996
Phase 1-B--Part 2 (Plats: Part of 20998 and 21971 - 21975)				
C	B	Murphy Grove Terr.	3354731	21974
33	C	12701 Clarks Crossing Dr.	3354640	21975
34	C	12703 Clarks Crossing Dr.	3354651	21975
35	C	12705 Clarks Crossing Dr.	3354662	21975
36	C	12707 Clarks Crossing Dr.	3354673	21975
37	C	12709 Clarks Crossing Dr.	3354684	21975
38	C	12711 Clarks Crossing Dr.	3354695	21975
39	C	23601 Sugar View Dr.	3354707	21975
40	C	23603 Sugar View Dr.	3354718	21975
41	C	23605 Sugar View Dr.	3354720	21975
42	C	23607 Sugar View Dr.	3354742	21975
43	C	23609 Sugar View Dr.	3354753	21975
44	C	23611 Sugar View Dr.	3354764	21975
45	C	23613 Sugar View Dr.	3354775	21975
46	C	23615 Sugar View Dr.	3354786	21975
47	C	23617 Sugar View Dr.	3354797	21975
48	C	23619 Sugar View Dr.	3353747	21971
49	C	23621 Sugar View Dr.	3353758	21971
50	C	12708 Brightwell Dr.	3353760	21971
51	C	12706 Brightwell Dr.	3353771	21971
52	C	12704 Brightwell Dr.	3353782	21971
53	C	12702 Brightwell Dr.	3353793	21971
54	C	12700 Brightwell Dr.	3353805	21971
55	C	12636 Piedmont Trail Rd.	3353816	21971

Clarksburg Town Center: Addresses and Tax Account Numbers for Subdivided Lots

February 20, 2003

Lot or Parcel	Block	Address	Tax Account No. (District 02)	Plat Recordation No.
56	C	12634 Piedmont Trail Rd.	3353827	21971
57	C	12632 Piedmont Trail Rd.	3353838	21971
58	C	12630 Piedmont Trail Rd.	3354800	21975
59	C	12628 Piedmont Trail Rd.	3354811	21975
60	C	12626 Piedmont Trail Rd.	3354822	21975
61	C	12624 Piedmont Trail Rd.	3354833	21975
62	C	12622 Piedmont Trail Rd.	3354844	21975
63	C	12620 Piedmont Trail Rd.	3354855	21975
64	C	12616 Piedmont Trail Rd.	3354866	21975
65	C	12614 Piedmont Trail Rd.	3354877	21975
66	C	12612 Piedmont Trail Rd.	3354888	21975
67	C	12610 Piedmont Trail Rd.	3354890	21975
68	C	12608 Piedmont Trail Rd.	3354902	21975
69	C	12606 Piedmont Trail Rd.	3354913	21975
70	C	12604 Piedmont Trail Rd.	3354924	21975
71	C	12602 Piedmont Trail Rd.	3354935	21975
72	C	12600 Piedmont Trail Rd.	3354946	21975
B	C	Piedmont Trail Rd.	3354957	21975
C	C	Piedmont Trail Dr.	3353840	21971
1	D	12716 Murphy Grove Terr.	3354206	21973
2	D	12718 Murphy Grove Terr.	3354217	21973
3	D	12720 Murphy Grove Terr.	3354228	21973
4	D	12722 Murphy Grove Terr.	3354230	21973
5	D	12724 Murphy Grove Terr.	3354241	21973
6	D	12733 Piedmont Trail Rd.	3354252	21973
7	D	12731 Piedmont Trial Rd.	3354263	21973
8	D	12729 Piedmont Trail Rd.	3354274	21973
9	D	12727 Piedmont Trial Rd.	3354285	21973
10	D	12725 Piedmont Trail Rd.	3354296	21973
11	D	12723 Piedmont Trial Rd.	3354308	21973
12	D	12721 Piedmont Trail Rd.	3354310	21973
13	D	12719 Piedmont Trial Rd.	3354321	21973
14	D	12716 Piedmont Trail Rd.	3353964	21972
15	D	12714 Piedmont Trail Rd.	3353975	21972
16	D	12712 Piedmont Trail Rd.	3353986	21972
17	D	12710 Piedmont Trail Rd.	3353997	21972
18	D	12708 Piedmont Trail Rd.	3354002	21972
19	D	12706 Piedmont Trail Rd.	3354013	21972
20	D	12704 Piedmont Trail Rd.	3354024	21972
21	D	12702 Piedmont Trail Rd.	3354035	21972

Clarksburg Town Center: Addresses and Tax Account Numbers for Subdivided Lots

February 20, 2003

Lot or Parcel	Block	Address	Tax Account No. (District 02)	Plat Recordation No.		
22	D	12700 Piedmont Trail Rd.	3354046	21972		
23	D	12672 Piedmont Trail Rd.	3354057	21972		
24	D	12670 Piedmont Trail Rd.	3354068	21972		
25	D	12668 Piedmont Trail Rd.	3354070	21972		
26	D	12666 Piedmont Trail Rd.	3354081	21972		
27	D	12664 Piedmont Trail Rd.	3354092	21972		
28	D	12662 Piedmont Trail Rd.	3354104	21972		
29	D	12660 Piedmont Trail Rd.	3354115	21972		
30	D	12658 Piedmont Trail Rd.	3354126	21972		
31	D	12656 Piedmont Trail Rd.	3354137	21972		
32	D	12652 Piedmont Trail Rd.	3353851	21971		
33	D	12650 Piedmont Trail Rd.	3353862	21971		
34	D	12648 Piedmont Trail Rd.	3353873	21971		
35	D	12646 Piedmont Trail Rd.	3353884	21971		
36	D	12644 Piedmont Trail Rd.	3353895	21971		
37	D	12642 Piedmont Trail Rd.	3353907	21971		
38	D	23601 Clarksmead Dr.	3353918	21971		
39	D	23603 Clarksmead Dr.	3353920	21971		
40	D	23605 Clarksmead Dr.	3353931	21971		
41	D	23607 Clarksmead Dr.	3353942	21971		
42	D	23611 Clarksmead Dr.	3354148	21972		
43	D	23613 Clarksmead Dr.	3354150	21972		
44	D	23615 Clarksmead Dr.	3354161	21972		
45	D	23617 Clarksmead Dr.	3354172	21972		
46	D	23619 Clarksmead Dr.	3354183	21972		
A	D	Piedmont Trail Rd.	3354194	21972		
B	D	Piedmont Rd.	3354332	21973		
C	D	Piedmont Trail Rd.	3353953	21971		
1	E	12801 Moneyworth Way	3354343	21973		
2	E	12803 Moneyworth Way	3354354	21973		
3	E	12805 Moneyworth Way	3354365	21973		
4	E	12807 Moneyworth Way	3354376	21973		
5	E	12809 Moneyworth Way	3354387	21973		
6	E	12811 Moneyworth Way	3354398	21973		
7	E	12815 Moneyworth Way	3354401	21973		
8	E	12817 Moneyworth Way	3354412	21973		
9	E	12819 Moneyworth Way	3354423	21973		
10	E	12821 Moneyworth Way	3354434	21973		
11	E	12823 Moneyworth Way	3354445	21973		
12	E	12814 Murphy Grove Terr.	3354456	21973		

Clarksburg Town Center: Addresses and Tax Account Numbers for Subdivided Lots

February 20, 2003

Lot or Parcel	Block	Address	Tax Account No. (District 02)	Plat Recordation No.
13	E	12812 Murphy Grove Terr.	3354467	21973
14	E	12810 Murphy Grove Terr.	3354478	21973
15	E	12808 Murphy Grove Terr.	3354480	21973
16	E	12806 Murphy Grove Terr.	3354491	21973
17	E	12804 Murphy Grove Terr.	3354503	21973
18	E	12802 Murphy Grove Terr.	3354514	21973
19	E	12800 Murphy Grove Terr.	3354525	21973
20	E	12820 Brightwell Dr.	3354536	21973
21	E	12818 Brightwell Dr.	3354547	21973
22	E	12816 Brightwell Dr.	3354558	21973
23	E	12814 Brightwell Dr.	3354560	21973
24	E	12812 Brightwell Dr.	3354571	21973
25	E	12808 Brightwell Dr.	3354582	21973
26	E	12806 Brightwell Dr.	3354593	21973
27	E	12804 Brightwell Dr.	3354605	21973
28	E	12802 Brightwell Dr.	3354616	21973
29	E	12800 Brightwell Dr.	3354627	21973
A	E	Brightwell Dr.	3354638	21973
Phase 1-B--Part 3 (Plats 22228 - 22230)				
1	F	12825 Clarks Crossing Dr.	3378348	22229
2	F	12823 Clarks Crossing Dr.	3378350	22229
3	F	12821 Clarks Crossing Dr.	3378361	22229
4	F	12819 Clarks Crossing Dr.	3378372	22229
5	F	12817 Clarks Crossing Dr.	3378383	22229
6	F	12815 Clarks Crossing Dr.	3378394	22229
7	F	12813 Clarks Crossing Dr.	3378406	22229
8	F	12811 Clarks Crossing Dr.	3378417	22229
9	F	12809 Clarks Crossing Dr.	3378428	22229
10	F	12807 Clarks Crossing Dr.	3378430	22229
11	F	12805 Clarks Crossing Dr.	3378441	22229
12	F	12803 Clarks Crossing Dr.	3378452	22229
13	F	12801 Clarks Crossing Dr.	3378463	22229
14	F	12889 Murphy Grove Terr.	3378474	22229
15	F	12887 Murphy Grove Terr.	3378485	22229
16	F	12885 Murphy Grove Terr.	3378496	22229
17	F	12883 Murphy Grove Terr.	3378508	22229
18	F	12881 Murphy Grove Terr.	3378510	22229
19	F	12877 Murphy Grove Terr.	3378521	22229
20	F	12875 Murphy Grove Terr.	3378532	22229

Clarksburg Town Center: Addresses and Tax Account Numbers for Subdivided Lots

February 20, 2003

Lot or Parcel	Block	Address	Tax Account No. (District 02)	Plat Recordation No.		
21	F	12873 Murphy Grove Terr.	3378543	22229		
22	F	12871 Murphy Grove Terr.	3378554	22229		
23	F	12869 Murphy Grove Terr.	3378565	22229		
24	F	12865 Murphy Grove Terr.	3378576	22229		
25	F	12863 Murphy Grove Terr.	3378587	22229		
26	F	12861 Murphy Grove Terr.	3378598	22229		
27	F	12859 Murphy Grove Terr.	3378601	22229		
28	F	12857 Murphy Grove Terr.	3378612	22229		
29	F	12841 Murphy Grove Terr.	3377903	22228		
30	F	12843 Murphy Grove Terr.	3377914	22228		
31	F	12845 Murphy Grove Terr.	3377925	22228		
32	F	12847 Murphy Grove Terr.	3377936	22228		
33	F	12849 Murphy Grove Terr.	3377947	22228		
34	F	12851 Murphy Grove Terr.	3377958	22228		
35	F	12853 Murphy Grove Terr.	3377960	22228		
36	F	12829 Murphy Grove Terr.	3377971	22228		
37	F	12831 Murphy Grove Terr.	3377982	22228		
38	F	12833 Murphy Grove Terr.	3377993	22228		
39	F	12835 Murphy Grove Terr.	3378007	22228		
40	F	12837 Murphy Grove Terr.	3378018	22228		
41	F	12839 Murphy Grove Terr.	3378020	22228		
42	F	12815 Murphy Grove Terr.	3378031	22228		
43	F	12817 Murphy Grove Terr.	3378042	22228		
44	F	12819 Murphy Grove Terr.	3378053	22228		
45	F	12821 Murphy Grove Terr.	3378064	22228		
46	F	12823 Murphy Grove Terr.	3378075	22228		
47	F	12825 Murphy Grove Terr.	3378086	22228		
48	F	12811 Murphy Grove Terr.	3378097	22228		
49	F	12809 Murphy Grove Terr.	3378100	22228		
50	F	12807 Murphy Grove Terr.	3378111	22228		
51	F	12805 Murphy Grove Terr.	3378122	22228		
52	F	12803 Murphy Grove Terr.	3378133	22228		
53	F	12801 Murphy Grove Terr.	3378144	22228		
A	F	Murphy Grove Terr.	3377880	22228		
B	F	Clarksburg Square Rd.	3378634	22230		
C	F	Clarks Crossing Dr.	3378326	22229		
D	F	Murphy Grove Terr.	3377891	22228		
E	F	Clarks Crossing Dr.	3378337	22229		
F	F	Clarksburg Square Rd.	3378645	22230		
9	O	23701 Clarksmead Dr.	3378166	22228		

Clarksburg Town Center: Addresses and Tax Account Numbers for Subdivided Lots

February 20, 2003

Lot or Parcel	Block	Address	Tax Account No. (District 02)	Plat Recordation No.		
10	O	23703 Clarksmead Dr.	3378177	22228		
11	O	23705 Clarksmead Dr.	3378188	22228		
12	O	23707 Clarksmead Dr.	3378190	22228		
13	O	23709 Clarksmead Dr.	3378202	22228		
14	O	23711 Clarksmead Dr.	3378213	22228		
15	O	23713 Clarksmead Dr.	3378224	22228		
16	O	23715 Clarksmead Dr.	3378235	22228		
17	O	23717 Clarksmead Dr.	3378246	22228		
18	O	23721 Clarksmead Dr.	3378257	22228		
19	O	23723 Clarksmead Dr.	3378268	22228		
20	O	23725 Clarksmead Dr.	3378270	22228		
21	O	23727 Clarksmead Dr.	3378281	22228		
22	O	23729 Clarksmead Dr.	3378292	22228		
23	O	23731 Clarksmead Dr.	3378304	22228		
24	O	23733 Clarksmead Dr.	3378315	22228		
A	O	Clarksmead Dr.	3378155	22228		

EXHIBIT C

**CLARKSBURG TOWN CENTER DEVELOPMENT DISTRICT
DISTRICT FUNDED IMPROVEMENTS**

<u>IMPROVEMENT DESCRIPTION</u>	<u>ESTIMATED COST</u>	<u>ESTIMATED COMPLETION DATE</u>	<u>SHARE FUNDED BY DEVELOPMENT DISTRICT</u>
Civic Center/Library	\$4,640,000 (not to exceed)	TBD	TBD
Stringtown Road 800' gap (50% share of \$1.1M total cost)	550,000	June 2005	50%
Stringtown Road Ext. (MD355-I-270)	1,600,000 (not to exceed)	June 2007	25%
Stringtown Road (MD355-Piedmont Rd)	4,435,000		100%
MD355-Overlook Park Road	(1,774,000)	June 2004	
Overlook Park Rd.- Piedmont Rd.	(2,661,000)	June 2005	
Piedmont Road	2,270,000	November 2003	100%
Lowering MD355 at Stringtown Road	905,000	June 2004	100%
Clarksburg Road:	1,340,000		
MD355 to Town Center boundary	(290,000)	November 2004	100%
Town Center boundary to Piedmont Road	(1,050,000)	November 2004	100%
WSSC 20" Water Main	779,000	December 2004	100%
Greenway trails	460,000	December 2005	100%
TOTAL PRIMARY LIST	<u>\$17,000,000.00</u> (rounded)		100%