PROPERTY DESCRIPTION

All that tract or parcel of land located in Jefferson Election District, Frederick County, State of Maryland, adjacent to the intersection of Lander Road and U.S. Route 340, and more particularly described as follows:

BEGINNING for the same at an iron tee bar with Registered Land Surveyor's Cap No. 2046 (hereinafter referred to as a standard marker) now set in the ground, at the intersection of the East right of way line of Lander Road and the North right of way line of through highway of U. S. Route No. 340 as shown on the Maryland State Roads Commission Plat No. 23818, thence running and binding on said North right of way line through highway the following two courses and distances South 59 degrees, 31 minutes, 45 seconds East 170.11 feet to a point, North 83 degrees, 56 minutes, 15 seconds East 18.38 feet to a point, thence for a line of division across Parcel No. 2 and Parcel No. 3 of the land conveyed by the Board of County Commissioners of Frederick County to The Frederick Business Properties, Inc., by Deed dated August 26, 1969, and recorded among the Land Records of Frederick County, in Liber 810, folio 361, North 02 degrees, 20 minutes, 10 seconds West 394.57 feet to a point on the north outline of said Parcel No. 2, thence running and binding on the outlines of said Parcel No. 2, South 78 degrees, 04 minutes, 49 seconds West 30.02 feet to a standard marker, thence running and binding on the East outline of Parcel No. 2 of said land, North 04 degrees, 17 minutes, 15 seconds West 37.75 feet to a point, thence for a line of division across said Parcel No. 2, South 87 degrees, 32 minutes, 25 seconds West 126.34 feet to a point on said East right of way line of Lander Road, thence running and binding on said East right of way line the following two courses and distances, thence by a line curving to the left with a radius of 5699.58 feet for a distance of 270.37 feet, which arc is subtended by a chord bearing South 01 degrees, 32 minutes, 01 seconds East 270.34 feet to a point, South 02 degrees, 44 minutes, 30 seconds East 55.73 feet to the place of beginning. Containing 1.368 acres, more or less.

BEING all of Lot No. 2 on a certain plat of "Jefferson Park" of The Frederick Business Properties, Inc., as prepared by Sutcliffe & Associates, under date of August 12, 1970, and recorded in Plat Book No. 6, folio 63, one of the Record Books for the recording of plats in the office of the Clerk of the Circuit Court for Frederick County, and being also part of Parcels No. 2, 3 and 4 of the land conveyed by the Board of County Commissioners of Frederick County to The Frederick Business Properties, Inc., by a deed bearing date on the twenty-sixth day of August, 1969, and recorded in Liber 810, folio 361, of the Land Records of Frederick County.