

DESCRIPTION OF THE B & H PARTNERSHIP LANDS,
SEVENTH DISTRICT, KENT COUNTY, MD.

Beginning for the same at an iron pipe marking the northeast corner of the lands of Carrie J. Gilbert and a corner for the lands of Harry Graves, Herbert A. Willis, and the herein described lands, said point being N 82 38 50 E - 295.05' from a point on the northeast side of Md. Rte. 661 marking the northwest corner of Gilbert and the southwest corner of Willis; and running, thence, by and with said Willis lands N 28 16 30 E - 385.28' to an iron pipe and the lands of E. T. Stuart; thence, by and with said Stuart lands S 24 32 10 E - 319.73' to a concrete monument and S 18 29 50 E - 416.02' to a concrete monument and the lands of John K. Bergen; thence, by and with said Bergen lands S 72 14 10 W - ~~403.00~~^{492.00}' to an iron pipe and the the lands of Harry Graves; thence, by and with with said Graves lands N 27 19 40 W - 403.00' to an iron pipe, S 72 14 10 W - 149.83', and N 27 19 40 W - 69.61' to the place of beginning. Containing in all 2.544 acres of land, more or less.

Together with a right-of-way over the lands of Harry Graves and Carrie J. Gilbert, said right-of-way lying south of, adjacent to, and parallel to the division line between the lands of Gilbert and Willis.

November 22, 1991.

William R. Nuttle.

August 28, 1991.

Paul Bowman, Atty
Court St.
Chestertown, Md.

Dear Paul

This is something of a can of worms. The deed description of the whole tract (Henry and Graves lots) is not too bad. The Graves description, however, is an office job based upon the original description, and does not reflect what actually exists. I have done my best to reproduce it. Access to the Henry lot is across not only the Gilbert property but also over a part of Graves. Henry is running over the Graves lot and Graves is using Henry's land.

I talked to Mrs. Gilbert at some length. She is quite willing to grant a formal right-of-way. As a matter of fact, she intends to leave her property to Henry in her will. Her deed description is something else. The intent of her deed, I am sure, was to describe all of the former John Smith's land, but her description leaves out a triangular piece over which the lane runs.

I do not know how much trouble you want to go to in order to straighten this out. Let me know what you intend to do next.

Sincerely,

THIS DEED, made this 14th day of November, 1979, by and between ERNEST S. COOKERLY, TRUSTEE, of Kent County, State of Maryland, of the one part; and CARRIE J. GILBERT, of Kent County, State of Maryland, of the other part.

WHEREAS, by deed of even date herewith, and intended to be recorded among the Land Records of Kent County, aforesaid, immediately prior hereto, Carrie J. Barrett Gilbert did grant and convey the hereinafter described real estate to Ernest S. Cookerly, Trustee, for the sole purpose of having said Trustee, immediately, reconvey the same, and

WHEREAS, in full discharge of said Trusteeship, these presents are executed,

NOW, THEREFORE, THIS DEED WITNESSETH, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, (the actual consideration is \$0.00) the receipt whereof is hereby acknowledged, the said Ernest S. Cookerly, Trustee, does hereby grant and convey unto the said Carrie J. Gilbert, her heirs and assigns, in fee simple,

ALL that tract of ground, situate, lying and being in the Seventh Election District of Kent County, Maryland, on the North East of the public road leading from Bond Chapel Methodist Church to Quaker Neck Wharf on Chester River, and more particularly described as follows:

BEGINNING for the same at a stone now set at the northernmost corner of the herein described lot, being also at the northeast corner of John H. Smith's land which lies adjacent to the lands herein described and being also at the westernmost corner of a lot of land about to be conveyed to Samuel N. Bass, and running thence with the last named lot South 31 degrees 45 minutes East 357 feet to a stone; thence South 63 degrees 50 minutes West 292 feet to a stone on the North side of a 12 foot right-of-way, thence along the same North 42 degrees 5 minutes West 101 feet to the middle of the public road leading to Quaker Neck Wharf; thence along the same, reversed North 8 degrees 30 minutes West 69 feet to the line of the said John H. Smiths other land; thence with the same North 27 degrees 51 minutes East 327 feet to the beginning, (a stone is set on the side of said road

RECORDED
NOV 15 9 25 AM '79
CLERK OF COURTS

Mailed to Carrie J. Barrett Gilbert 11/26/79

LAW OFFICES OF
ERNEST S. COOKERLY
CHEMERTOWN, MD. 21600
TELEPHONE 770-0118

28 feet from the beginning of the last line) and containing 1.74 acres of land, more or less.

SAVING AND EXCEPTING all that parcel of ground conveyed to Mary E. Blake by Carrie J. Barrett Gilbert, by deed dated December 17, 1970, and recorded among the Land Records for Kent County, aforesaid, in Liber E.R.P. No. 39, Folio 665.

BEING the same land conveyed by Carrie J. Barrett Gilbert to Ernest S. Cookerly, Trustee, by deed of even date herewith and recorded, or intended to be recorded, among the Land Records for Kent County, aforesaid, immediately prior hereto.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD the said piece or parcel of land and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto, belonging or appertaining unto and to the proper use and benefit of the said Carrie J. Gilbert, her heirs and assigns, in fee simple.

WITNESS the hand and seal of the said Grantor.

Witness:

M. Graciani *Ernest S. Cookerly* (SEAL)
Ernest S. Cookerly, Trustee

STATE OF MARYLAND, COUNTY OF Kent, to wit:

I HEREBY CERTIFY, that on this 14th day of November, 1979, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Ernest S. Cookerly, Trustee, known to me to be the person whose name is subscribed to the within instrument, who signed the same in my presence, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal.

M. Graciani
Notary Public

My commission expires:
July 1, 1982

LAW OFFICES OF
ERNEST S. COOKERLY
CHESTERTOWN, MD. 21609
TELEPHONE 770-0110

Nov 15 1979 THE FOREGOING Deed FILED FOR RECORD AND IS
A RECORDING RECORDED AMONG THE LAND RECORDS OF KENT COUNTY, MD.
IN LIBER 97 NO. 97 FOLIO 279 + 280
Caroline J. Gandy CLERK

RECEIVED
Nov 15 10 55 AM '79

Law Office
Notary Public
P.O. Box
Chestertown, MD
21611

EHP 39/665 - S⁴E out of Lillerb - MC 1970
Begin at inter R/W pub rd. and cor Pearl Smith
w/ E/W chord N14°25'W - 212.66 to I.P.
w/ new line N65°45'50"E - 258.18 to I.P.
w/ Lines S28°50'30"E - 120.00 to I.P. \rightarrow Smith
w/s S49°17'30"W - 309.28 to I.P. \pm 7.82 to begin

Part of WHG 21/456 - same as EHP 97/299
Being WHG 7/241

PAS 16/105

APR 1/131 - Caroline L. Hynson to John H. Smith
same description.

As Witness our hands and seals this 22nd day of October, 1956.

Witness: -
George B. Rasim, Jr.

Henry S. Rasim (Seal)
Clara B. Rasim (Seal)

And was duly recorded 10/23/56 by W. Henry Hall, Clerk.

David C. Campbell et al

TO

Herbert A. Willis et al

U.S.I.R.
\$8.80

Be it Remembered that on this 29th day of May, 1952, there was filed to be recorded among the Land Records for Kent County, a DEED, which is in the following words to wit:

THIS DEED, Made this 28th day of May, in the year one thousand nine hundred and fifty-two, by and between DAVID C. CAMPBELL AND EVELYN R. CAMPBELL, his wife, of Bala-Cynwyd, State of Pennsylvania, of the ONE PART; and HERBERT A. WILLIS and DELLA L. WILLIS, his wife, of Kent County, State of Maryland, of the OTHER PART.

WITNESSETH that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said David C. Campbell and Evelyn R. Campbell, his wife, do grant and convey unto the said Herbert A. Willis and Della L. Willis, his wife, as tenants by the entireties, their assigns, to the survivor and to the survivor's heirs and assigns in fee simple, all that piece or parcel of land situate, lying and being in the 7th Election District of Kent County aforesaid, and described as follows, that is to say: Lying on the Northerly side of the Pomona to Quaker Neck Landing Road and being known as the "Old Hadaway Lot".

BEGINNING for the same at a point in the center of the aforesaid mentioned road where the Easterly boundary lines of these lands and the westerly side of the right of way to the lands now or formerly of Albert Barnett, Samuel Bass and Arthur Strong intersect the center line of said road and running:

(1) Thence by and with the west side of the aforesaid right of way the four following courses and distances:

N. 77 deg. 10' E. 307.40 feet; N. 21 deg. 08' E. 401.30 feet;

N. 26 deg. 14' E. 109.60 feet; N. 20 deg. 53' E. 458.00 feet to the lands of George Townsend farm, now or formerly owned by Rex Whaley;

(2) Thence by and with the said Whaley lands N. 64 deg. 00' W. 1226.10 feet to the center of the aforesaid Quaker Neck Road;

(3) Thence by and with the center of said road the three following courses and distances:

S. 13 deg. 11' E. 910.80 feet; S. 21 deg. 00' E. 467.60 feet;

S. 33deg. 35' E. 208.40 feet to the point of beginning.

Containing 21.152 acres of land, more or less, according to a survey of Joseph B. Metcalfe made September 28th, 1945.

Delivered to Della L. Willis March 4, 1966

Being the same tract or parcel of land which by deed dated the 6th day of September, 1949, and recorded among the Land Records for Kent County aforesaid in Liber W. H. G. No. 12, folio 357, was granted and conveyed by Mary J. Meader et al to David C. Campbell et ux.

For title, reference should also be made to a certain deed dated the 20th day of October, 1945, and recorded in Liber R.A.S. No. 37, folio 433, by and between George M. Hadaway and others, in which deed the said George M. Hadaway was named and mentioned as Grantor and at the time of the execution of said deed was unmarried; and reference should also be made to a certain deed dated March 19, 1913, and recorded among the Land Records for Kent County aforesaid in Liber J.T.D. No. 27, folio 298, etc., wherein one William H. Clarkson was the Grantor. At the time of the execution of this deed the said William H. Clarkson was unmarried.

TOGETHER, with the buildings and improvements thereon erected, made or being; and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in anywise appertaining.

TO HAVE AND TO HOLD said described tract or parcel of land and premises; above described and mentioned, and hereby intended to be conveyed; together with the rights and privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Herbert A. Willis and Della L. Willis, his wife, as tenants by the entireties, their assigns, to the survivor and to the survivor's heirs and assigns, in fee simple.

AND the said Grantors hereby covenant that they will warrant specially the property hereby granted and conveyed, and that they will execute such further assurances of said land as may be requisite.

WITNESS the hands and seals of said grantors:

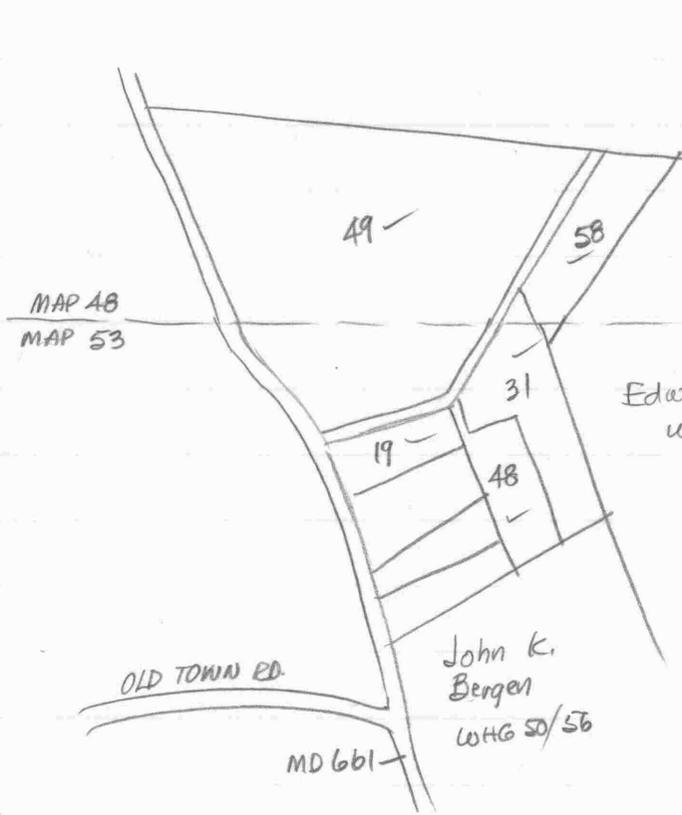
TEST: David C. Campbell (SEAL)
Esther L. Cohey Evelyn R. Campbell (SEAL)

STATE OF MARYLAND KENT COUNTY, to wit:

I HEREBY CERTIFY, that on this 28th day of May, in the year one thousand nine hundred and fifty-two, before me, the subscriber a Notary Public of the State of Maryland, in and for Kent County aforesaid, personally appeared David C. Campbell and Evelyn R. Campbell, his wife, and they acknowledged the foregoing Deed to be their respective act. AS WITNESS my hand and Notarial Seal.

Esther L. Cohey (SEAL)
Notary Public

And was duly recorded by *W. Henry Gsell* Clerk.



- ✓ 49- Herbert A. Willis WHG 23/439
- ✓ 58- Ed. T. Stuart Jr. B/162
- ✓ 31- Mark S. Ricker 229/166
- ✓ 19 Carrie J. Gilbert 97/279
- ✓ 48 Harry Graves 14/47

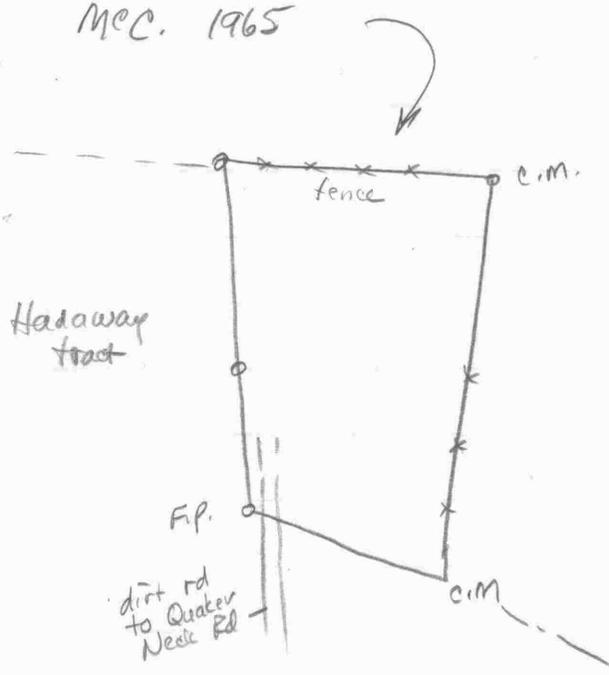
Stuart B/162

Begin c.m. in fence cor. at end of $S24^{\circ}37'W-736.20$ line
 $N34^{\circ}51'50"W-320.17$ to "old Hadaway tract"
 w/s $N20^{\circ}06'E-190.71$

$N17^{\circ}59'E-379.73$ to intersect $S66^{\circ}28'E-1532.60$ line
 w/s $S66^{\circ}28'E-334.94$ to c.m.

$S24^{\circ}37'W-736.20$ to begin

M.C. 1965



Stuart WHG 70/214

--- w/ Hadaway track $S66^{\circ}28'E - 1532.60$ to C.M.

$S24^{\circ}37'W - 736.20$ to C.M.

w/ Dan & Whaley $S28^{\circ}23'E - 903.90$ to C.M.

Bergen WHG 5d/5b

--- ~~$N42^{\circ}38'E - 590.10$ to stone~~

~~$N44^{\circ}19'W - 227.10$ to stone on "France woodlot"~~

~~w/ Graves $S62^{\circ}34'W - 292.70$ to stone~~

~~$S54^{\circ}03'W - 231.60$ to E rd.~~

from E rd.

$N55^{\circ}13'E - 405$ to C.M.

$N62^{\circ}19'E - 255.60$ " "

$S28^{\circ}26'E - 857.80$ " "

62 18
28 26

90 44

WHG 13/128 Bass to Harris

Begin Stone at SW cor. herein on line of Geo Smith
and Edgar Johnson

w/ Johnson N68°08'E - 162.00

w/ new line N31°45'W - 403

S68°08'W - 141.70

N31°45'W - 60.80 to point on "E line of way
to these lands and those of Strong"

of said way S24°40'W - 21.80 to Stone at NW cor. Bass on
line of Johnson

w/ Johnson & Geo Smith S31°45'E - 450.00 to begin
6.483 Ac.

Now Graves

THIS DEED made this 15 day of July, 1991, by and between **MARK S. RICKER** and **MARY D. RICKER**, his wife, of Bowie, Maryland, by **ELISE DAVIS**, their Attorney-in-Fact, party of the first part, and **B & H PARTNERSHIP**, a Maryland General Partnership, party of the second part.

WHEREAS, **Elise Davis** was appointed Attorney-in-Fact for **Mark S. Ricker** and **Mary D. Ricker** by a Power of Attorney, acknowledged the 15 day of July, 1991, and intended to be recorded among the Land Records for Kent County, Maryland immediately prior hereto.

WITNESSETH, that in consideration of the sum of **SEVENTY THREE THOUSAND DOLLARS (\$73,000.00)** and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said **MARK RICKER** and **MARY RICKER**, his wife, do grant and convey unto the said **B & H PARTNERSHIP**, its successors and assigns, in fee simple,

ALL of that lot of ground, situate, lying and being in the Seventh Election District of Kent County, State of Maryland, on the northeast side of the public road leading from Bond Chapel Methodist Episcopal Church to Quaker Neck Wharf on Chester River, and more particularly described, as follows, that is to say:

BEGINNING for the same at a stone now set at the westernmost corner of the herein described land and being also at the most northerly corner of the lot recently bought by **John H. Smith** from **Carolene L. Hynson** and running thence with the lands of **Arthur Judson** North 24 degrees 40 minutes East 405 feet to a stone being also a corner for the lands of **Richard Hodges** heirs; thence with the last named lands South 27 degrees 58 minutes East 306 feet to a stone being a corner for said **Hodges** land and land of **William Townsend**; thence with the last named land South 22 degrees 40 minutes East 417 feet to a stone; thence South 68 degrees 8 minutes West 254 feet to a stone; thence, North 31 degrees 45 minutes West 143 feet to a stone, a corner for **John H. Smith's** lot and continuing the same bearing 307 feet, making 450 feet in all to the place of beginning and containing 3.981 acres of land.

SAVING AND EXCEPTING, THEREFROM, 1.483 acres of land, more or less, conveyed from **May Emma Bass** to **Thomas Harris** and wife, by deed dated October 29, 1949, and recorded among the Land Records for Kent County, Maryland, in Liber **W.H.G. No. 13**, folio 128.

BEING the same lands conveyed from **James H. Smith** and **Robert T. Deakins** to **Mark S.** and **Mary D. Ricker**, husband and wife, by deed dated April 14, 1987, and recorded among the Land Records for Kent County, Maryland, in Liber **E.H.P. No. 229**, folio 166.

TOGETHER with the buildings improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises above described and mentioned and hereby intended to be conveyed; together with the rights, privileges, appurtenances, and advantages to the same belonging or anywise appertaining unto and to the proper use and benefit of the said B & H PARTNERSHIP, its successors and assigns, in fee simple.

AND the said party of the first part hereby covenants that they have not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that they will warrant specially the property hereby granted, and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of the said Grantors.

WITNESS:

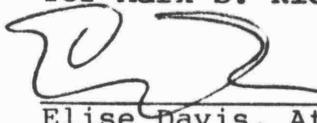




(SEAL)

Elise Davis, Attorney-in-Fact for Mark S. Ricker





(SEAL)

Elise Davis, Attorney-in-Fact for Mary D. Ricker

STATE OF MARYLAND, COUNTY OF Queen Anne, to wit:

I HEREBY CERTIFY, that on this 15 day of July, 1991, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **Elise Davis**, Attorney-in-Fact for Mark S. Ricker and Mary D. Ricker, known to me (or satisfactorily proven) to be the person whose name is

subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained, and in my presence signed and sealed the same.

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

My Commission Expires:

11-94

Linda L. Cocklin
Notary Public

Pursuant to the provisions of Article-Tax-Property Section 13-203 (b) the undersigned Grantees hereby make oath that the residence on the property described in the Deed to which this Affidavit is attached will be occupied by the Grantee.

Wallace E. Henry Jr.
Wallace E. Henry Jr. Partner
B & H Partnership

Subscribed and Sworn this 15 day July, 1991.

My Commission Expires:

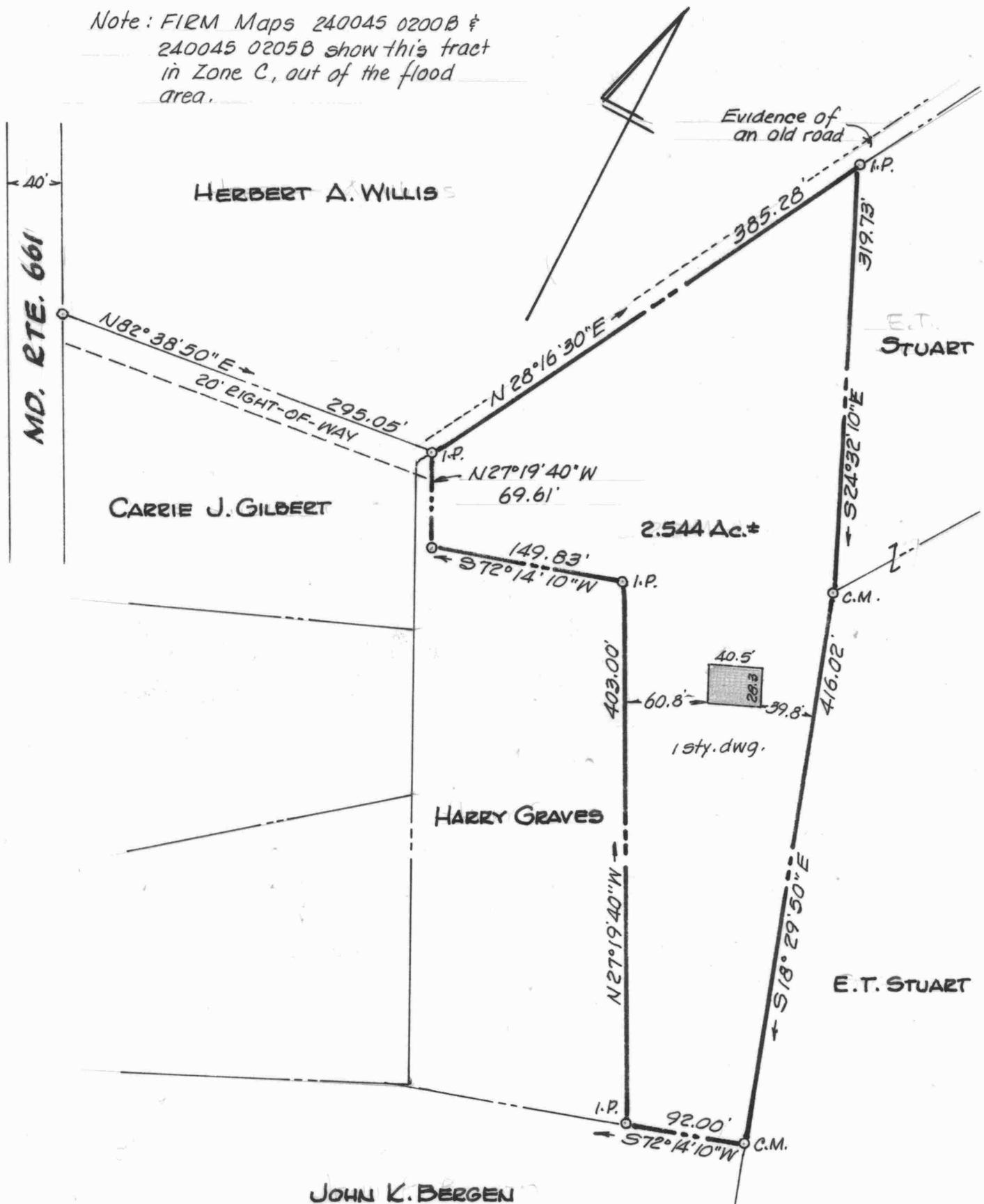
11/94

Linda L. Cocklin
Notary Public

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Paul M. Bowman
Paul M. Bowman, Attorney

Note: FIRM Maps 240045 0200B & 240045 0205B show this tract in Zone C, out of the flood area.



This is to certify that the improvements indicated hereon are located as shown.

William R. Nuttle
Nov. 19, 1991.

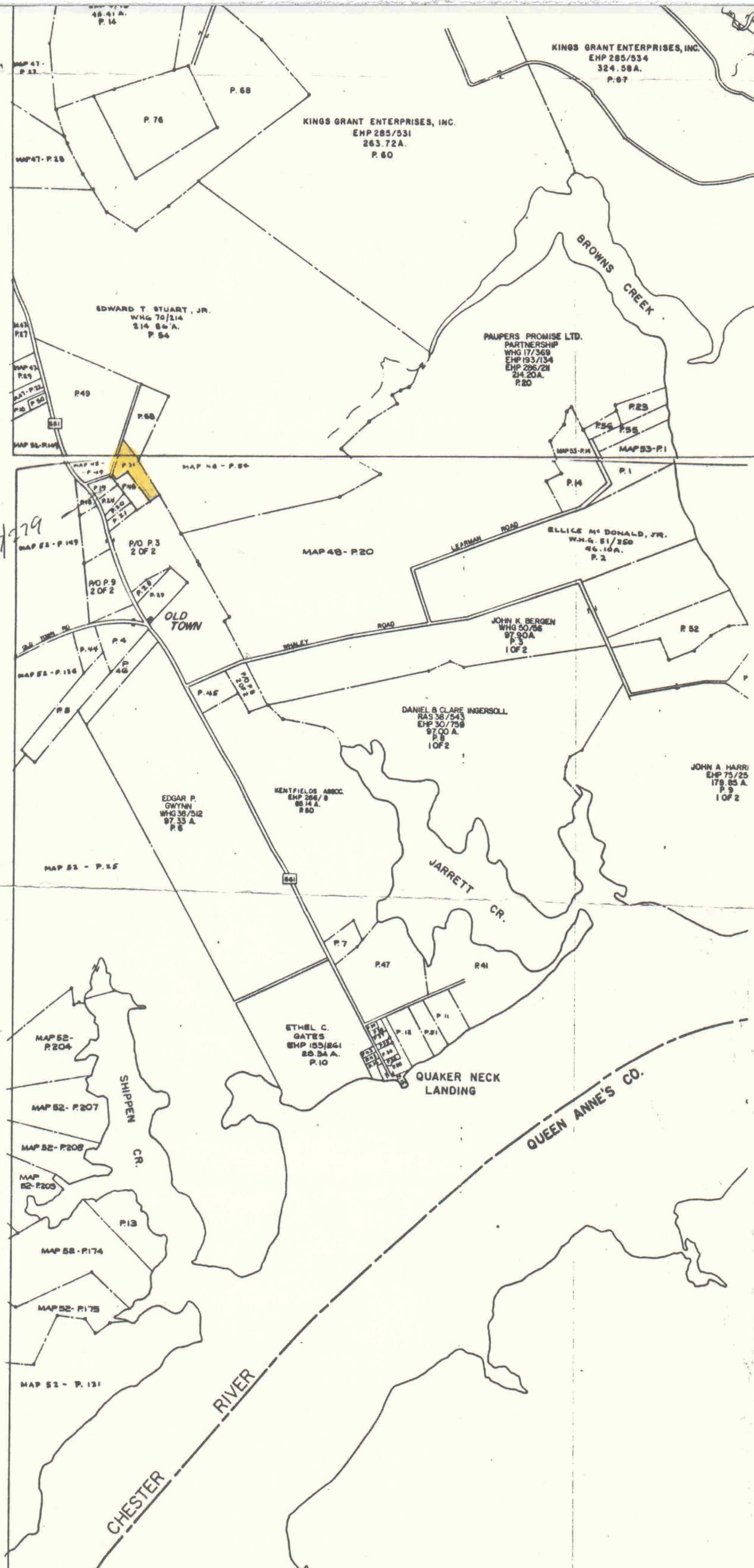
**PLAT OF A SURVEY OF THE
B & H PARTNERSHIP LANDS
7TH DISTRICT, KENT COUNTY, MD.**

Scale 1"=100' Aug. 1991.
William R. Nuttle, Reg. Surveyor
Chestertown, Md.

Address - RD 3, Box 98A
Chestertown, Md.



I.P. = iron pipe
C.M. = concrete monument



KINGS GRANT ENTERPRISES, INC.
EHP 285/534
324.58A.
P.67

KINGS GRANT ENTERPRISES, INC.
EHP 285/531
263.72A.
P.60

EDWARD T. STUART, JR.
WHG 70/214
214.86A.
P.84

PAUPERS PROMISE LTD.
PARTNERSHIP
WHG 17/369
EHP 193/134
EHP 296/211
214.20A.
P.20

ELICE M^c DONALD, JR.
WHG. 51/350
46.10A.
P.2

JOHN K BERGEN
WHG 50/56
97.90A.
P.3
1 OF 2

DANIEL & CLARE INGERSOLL
RAS 38/543
EHP 30/759
97.00 A.
P.8
1 OF 2

EDGAR P. GWYNN
WHG 36/512
97.35 A.
P.8

KENTFIELDS ASSOC.
EHP 296/8
86.14 A.
P.80

JOHN A. HARRI
EHP 75/25
178.85 A.
P.9
1 OF 2

STHEL C. GATES
EHP 153/861
88.34A.
P.10

QUAKER NECK
LANDING

QUEEN ANNE'S CO.

91779

OLD TOWN

JARRETT CR.

SHIPPEN CR.

CHESTER RIVER

BROWNS CREEK

LEAMAN ROAD

WINLEY ROAD

881

MAP 47 - P.12

MAP 47 - P.18

MAP 47 - P.17

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MAP 47 - P.243

MAP 47 - P.244

MAP 47 - P.245

MAP 47 - P.246

MAP 47 - P.247

MAP 47 - P.248

MAP 47 - P.249

MAP 47 - P.250

MAP 47 - P.251

MAP 47 - P.252

MAP 47 - P.253

MAP 47 - P.254

MAP 47 - P.255