

ANNAPOLIS

there found, South 62 degrees 59 minutes 40 seconds East 39.86 feet to a concrete monument there found, South 26 degrees 35 minutes 50 seconds West 48.67 feet to a concrete monument there found, North 61 degrees 05 minutes 40 seconds West 39.70 feet to a concrete monument there found, South 26 degrees 32 minutes 30 seconds West 120.94 feet to a curve to the left having a radius of 102.00 feet; thence leaving said Route Number 2 and running with said curve and the Interchange of Route Number 2 into Forest Drive, as shown on Maryland State Roads Commission Plat Number 9922, on an arc of 149.16 feet to the said line between the Second and Sixth Assessment Districts; thence leaving said State Roads Commission Right of Way and running with said Annapolis City Boundary Line North 37 degrees 09 minutes 15 seconds East 784.96 feet to the divisional line between the tract leased by Wagner to Alray and the Property conveyed by the T. S. Realty Company to R & R Enterprises; thence leaving said Property leased to Alray and running through the conveyance to R & R Enterprises—continuing North 37 degrees 09 minutes 15 seconds East 180.01 feet to the place of beginning. Containing 3.786 Acres, more or less. As described by Edward Hall, III & Associates, P.A., in February 1973; and being based on a survey made by Edward Hall, III, Registered Land Surveyor, in June 1962.

BEING part of the two following conveyances; (1) T. S. Realty Company to R & R Enterprises by deed dated February 5, 1973, and recorded among the Land Records of Anne Arundel County, Maryland in Liber M.S.H. 2560, Folio 853; (2) and the Property leased by Clemens M. Wagner and Mary D. Wagner, his wife, to Alray Enterprises, Incorporated, dated November 5, 1965, and recorded among the Land Records of Anne Arundel County in Liber L.N.P. 1942, Folio 94.

PROVIDED, HOWEVER, that said property will continue in its presently zoned "Town Center" Classification subject to all conditions and provisions as to its permitted and prohibited uses as the same are now set forth under the laws and regulations appertaining to lands in Anne Arundel County outside of the City of Annapolis until such time as the MAYOR AND ALDERMEN OF THE CITY OF ANNAPOLIS may, after due notice hearing and consideration, determine the appropriate zoning classification or classifications for said property as the same may be now or hereafter provided for under the provisions of the Charter and code of the City of Annapolis;