

property S 64° 59' 58" E 570' ±; thence with MNCP&PC tract as described in deed 3187/302 S 12° 17' 30" E 1836.63' and S 66° 17' 30" E 526' to Avery Road; thence with land of James Casbarian as described in deed 2960/228 S 66° 16' 40" E 466.32', N 54° 21' E 616.84[""]', and S 22° 34' 40" W 540' ± to the northernmost point of J. B. Shapiro tract as described in "City of Rockville Resolution 5-64 for the enlarging of the corporate boundaries"; thence with the dividing line between said Shapiro tract and land owned by MNCP&PC S 66° 20' 38" E 105.08', S 26° 50' 10" E 865', S 14° 53' 10" E 637.69', N 71° 00' 14" E 362.63', S 04° 33' 30" W 1610' and S 55° 52' 15" E 239.94'; thence N 49° 40' E 275' ± to the west corner of MNCP&PC tract as described in deed 2988/622; thence with same S 25° 31' E 378.5'; thence crossing same and land of D.B. Pickett, as described in deed 1030/183, in a straight line for 730' ± to its intersection with Norbeck Road (State Route 28); and the southernmost point of MNCP&PC tract on Norbeck Road as described in deed 2266/229; thence crossing said 80.1-acre tract approximately S 41° 2620' to the end of the [""]N 54° 48' 30" E 529.38' line[""] of MNCP&PC as shown on Plat 4589; thence with said 159.23-acre tract S 54° 43' 30" W 529.38' S 61° 51' 10" W 130' to Twinbrook Forest; thence with Twinbrook Forest and continuing along the MNCP&PC tract S 41° 43' 30" E 746.05'; S 17° 06' E 1356.99', S 22° 12' 40" W 259.24', S 81° 09' 20" W 396.72'; N 86° 27' 30" W 323.62' and S 04° 04' 41" W 993.74' to Viers Mill Road; thence west on Viers Mill Road 1000' ± to the northwest corner of C.M. Whalen property as described in deed 3144/183; thence with said tract S 01° 27' 17" E 1009.04' to Twinbrook Parkway; thence with Twinbrook Parkway south approximately 1450' ± to the dividing line between [[lost]] lots 2 and 3, Block A, Section 3 of Halpine Village as shown on Plat 5943; thence with dividing line between lots 2 and 3 N 79° 16' 24" W 165'; thence with back line of lots 3 through 8 S 30° W 349.27'; thence with dividing line between lots 9 and 10 N 80° 29' 13" W 100' to Pier Drive; thence crossing Pier Drive and going between lots 17 and 18, Block B, Section 3 as shown on Plat 5943 N 82° 36' 43" W 165.79'; thence S 11° 50' 42" W 27.98'; thence S 21° 06' 06" W 104.01'; thence with dividing line between lots 19 and 21 S 69° 13' 55" E 104.1'; thence with dividing line between lots 20 and 21 to centerline of Halpine Road S 30° 35' 37" E 130'; thence N 59° 24' 23" E 275' along Halpine Road to property line of Parcel No. 1 of Danac Real Estate Investment Corp. as described in deed 3183/621; thence with said northeast line S 47° 21' 16" E 153.06' to Twinbrook Parkway; thence S 21° 49' 30" W 354.23' along Twinbrook Parkway; thence continuing along said Danac deed N 73° 55' 45" W 34.9', [()]S 59° 38' 10" W 339.87', and S 60° 38' 10" W 310.25' to Ardennes Avenue; thence continuing in approximately the same direction and parallel to and 300' from Halpine Road for 1175' ± to the eastern R/W line of the B. & O. RR; thence southeast along B. & O. RR 2300' ± to the intersection of the B. & O. RR with Washington Avenue;