

ANNEXATION RESOLUTION NO. 04-2026

AN ANNEXATION RESOLUTION OF THE COUNCIL OF THE TOWN OF UPPER MARLBORO TO ENLARGE THE CORPORATE BOUNDARIES OF THE TOWN OF UPPER MARLBORO BY ANNEXING INTO THE TOWN CERTAIN REAL PROPERTY LOCATED EAST OF THE EXISTING CORPORATE BOUNDARIES OF THE TOWN CONSISTING OF 75 PROPERTIES AND PORTIONS OF MARYLAND ROUTE 202, MARLBORO PIKE AND BUCKS LANE, CELESTIAL COURT, TRANRAIL DRIVE, SW ROBERT CRAIN HIGHWAY, ROBERT CRAIN HIGHWAY, LARGO ROAD TOTALING 184.89 +/- ACRES CONTIGUOUS TO AND ADJOINING THE TOWN'S EXISTING CORPORATE BOUNDARIES, WHICH IS COMPRISED OF ALL THOSE PROPERTIES DEPICTED ON THE MAP OF THE THIRD ANNEXATION OF THE TOWN OF UPPER MARLBORO ATTACHED HERETO AS EXHIBIT A, DESCRIBED IN THE ATTACHED METES AND BOUNDS DESCRIPTION OF THE THIRD ANNEXATION (EXHIBIT B), AND REFLECTED IN THE TABLE SET FORTH IN THE RESOLUTION (EXHIBIT C) ("THE ANNEXATION AREA"), AND GENERALLY ALL MATTERS RELATING TO THE ANNEXATION OF THE ANNEXATION AREA

WHEREAS, pursuant to Local Government Article, Division II Municipalities, Title 4 In General, Subtitle 4 Annexation of the Annotated Code of Maryland ("Local Gov't Art."), the Council of the Town of Upper Marlboro ("the Town Council") is vested with the authority and discretion to enlarge the corporate boundaries of the Town in accordance with the provisions of Subtitle 4; and

WHEREAS, pursuant to § 4-403 of the Local Gov't Art., an annexation resolution may be initiated by the legislative body of a municipality in accordance with the requirements and practices applicable to its legislative enactments and the requirements of § 4-303(a) of the Local Gov't Art.; and

WHEREAS, the Town Council desires to annex certain real property consisting of 184.99 +/- acres into the corporate limits of the Town of Upper Marlboro, referred to herein as the Annexation Area, which is more further identified in Exhibit C hereton, and to initiate the annexation of the properties by this Resolution; and

WHEREAS, the Town of Upper Marlboro entered into Annexation Agreements with the owners of four properties within the Annexation Area, which Agreements contain the property owners' consent to the annexation of their properties into the corporate limits of the Town of Upper Marlboro; and

WHEREAS, the Annexation Agreements also provide for the consent of registered voters who are residents of the properties to which the Annexation Agreements apply; and

WHEREAS, the Town has also obtained consents to annexation from other owners of property within the Annexation Area; and

WHEREAS, the Town Council has obtained the consent to annexation from the owners of at least 25% of the assessed valuation of the total acreage of the real property in the area to be annexed, as required by State law; and

WHEREAS, there are (19) persons who are known to reside within the area to be annexed who are registered voters; and

WHEREAS, as is required by Md. Code Ann., Local Gov't Art., § 4-403 the Town has obtained the consent to annexation of seven (7) persons, which is more than 25% of the persons who reside within the annexation area who are registered voters; and

WHEREAS, the Town does not have zoning authority. Accordingly, the Town does not propose to change the zoning of any of the properties within the Annexation Area. The zoning of all properties within the Annexation Area shall remain the same and remain the purview of the Prince George's County Council Sitting as the District Council and the Maryland-National Capital Park and Planning Commission; and

WHEREAS, after this Resolution to approve the annexation of the Annexation Area into the Town was introduced at a public meeting of the Town Council on the ____ day of _____, 2026, the Resolution was scheduled for a public hearing and all notifications and publications required by Local Gov't Art, § 4-406 were made; and

WHEREAS, a public hearing regarding this Resolution was conducted by the Town Council, no sooner than 15 days after the final required publication of the public notice, at Town Hall on the ____ day of _____, 2026 to receive public comment. Upon completion of the public hearing, the public record was closed to further public comment; and

WHEREAS, the Town deems it to be in the best interest of its citizens and for the good government of the Town, to annex the Annexation Area as herein set forth; and

WHEREAS, the Town Council, upon consideration of the Annexation Agreements, Consents, the Boundary Survey, the Legal Description of the Annexation Area, all public comments and written testimony, has determined the following:

- A) All procedures for initiation of the Annexation by the Town conform to the applicable requirements of the Local Government Article, Sections 4-401, et seq. of the Maryland Annotated Code, and all other applicable laws; and
- B) The Annexation Area is contiguous and adjoining to the existing corporate boundaries of the Town and is a logical extension of the corporate boundaries and is consistent with the systematic expansion of the Town limits; and
- C) Annexation of the Annexation Area will not create any unincorporated area which is bounded on all sides by real property presently within the corporate limits of the Town,

real property proposed to be within the Town, or any combination thereof (i.e., enclave); and

- D) The Town Council has obtained the consent to annexation from the owners of at least 25% of the assessed valuation of the real property within the area to be annexed; and
- E) The Town Council has obtained consent to annexation from at least 25% of the registered voters who are residents of the Annexation Area, as is required by State law; and
- E) Annexation of the Annexation Area is in the public interest, convenience and welfare of the citizens of the Town.

NOW THEREFORE BE IT RESOLVED, by the Town Council, that the foregoing Recitals are, by this reference, made operative provisions of this Annexation Resolution.

BE IT FURTHER RESOLVED by the Town Council, that the land herein designated as the Annexation Area, ie. area to be annexed, as shown on the Map of the Third Annexation of the Town of Upper Marlboro attached here as Exhibit A, and described in a metes and bounds description, referred to as “Third Annexation. Boundaries of Upper Marlboro” set forth in attached Exhibit B hereto, shall be and hereby is added to the corporate boundaries of the Town of Upper Marlboro, and shall be subject to the provisions of the Town Charter, Town Code, Ordinances, Resolutions and other rules and regulations of the Town of Upper Marlboro, as well as Town taxes, and the Town Council agrees that there shall be no conditions of annexation that apply to any of the properties within the Annexation Area, except to those four properties as may be stated in the Annexation Agreements, and as they pertain solely to properties that are the subject of those Annexation Agreements. All properties within the Annexation Area shall receive all municipal services upon the effective date of the Annexation Resolution.

BE IT FURTHER RESOLVED, the Town Council is authorized to adopt an Annexation Plan, and to execute an annexation agreement, which is an agreement for the extension of public services and facilities, and/or other agreements of a similar nature with regard to the Annexation of properties, including any special treatment for municipal taxation, services and facilities as permitted by State law, provided that the terms of the Annexation Resolution shall prevail over any inconsistent term(s) in any such agreement. The annexation agreements referenced herein shall be considered to be incorporated by reference herein.

BE IT FURTHER RESOLVED, by the Town Council, that this Resolution shall become effective forty-five (45) days following its adoption, unless a prompt petition for referendum thereon shall be filed within the forty-five (45) day period as permitted by law.

BE IT FURTHER RESOLVED, by the Town Council, that after the annexation resolution is introduced, the Town Manager shall notify commercial property owners in the area to be annexed of all personal property taxes and fees imposed by the Town and the date, time and place

of the public hearing on the proposed annexation, and place a public notice of the annexation resolution, at least four times at not less than weekly intervals, in at least one newspaper of general circulation in the Town and the area to be annexed. Immediately after the first publication of the public notice, the Town Manger shall provide a copy of the public notice to the Prince George's County Council and the Maryland-National Capital Park and Planning Commission.

BE IT FURTHER RESOLVED, by the Town Council, that within ten (10) days after this Resolution takes effect, the Town Manager shall send copies of this Annexation Resolution and all exhibits thereto to the following:

- The Town Clerk
- Department of Legislative Reference;
- Clerk of the Circuit for Prince George's County;
- Supervisor of Assessments for Prince George's County;
- Maryland-National Capital Park and Planning Commission, and
- The Maryland Department of Planning.

INTRODUCED by the Council of the Town of Upper Marlboro at a regular meeting on _____, 2026.

ADOPTED by the Council of Upper Marlboro this ____ day of _____, 2026, after a public hearing on the ____ day of _____, 2026.

WITNESS:

THE COUNCIL OF THE TOWN OF
UPPER MARLBORO

Clayton Anderson, Town Manager

Charles Colbert, Mayor

Derrick Brooks, Vice Mayor

Karen Lott, Councilmember

Sarah Franklin, Councilmember

Joseph Hourcle, Councilmember

THIS IS TO CERTIFY that the foregoing Annexation Resolution was introduced by the Council of the Town of Upper Marlboro on the ____ day of _____ 2026, and Adopted by the Council of the Town of Upper Marlboro, in a public meeting, on the ____ day of _____, 2026.

This annexation will become effective on the ____ day of _____, 2026.

Clayton Anderson Town Manager

RESOLUTION NO. 04-2026

**A RESOLUTION OF THE COUNCIL OF THE TOWN OF UPPER MARLBORO
ADOPTING AN ANNEXATION PLAN FOR CERTAIN REAL PROPERTY
CONSISTING OF 184.99 +/- ACRES, CONTIGUOUS TO AND ADJOINING THE
TOWN OF UPPER MARLBORO'S EXISTING CORPORATE BOUNDARIES,
LOCATED EAST OF THE EXISTING CORPORATE BOUNDARIES, WHICH
PROPERTY IS THE SUBJECT OF AN ANNEXATION INITIATED BY THE COUNCIL
OF THE TOWN OF UPPER MARLBORO VIA ANNEXATION RESOLUTION NO. -04-
2026**

WHEREAS, pursuant to Local Government Article, Title 4, Subtitle 4 of the Annotated Code of Maryland, § 4-401 et seq., the Council of the Town of Upper Marlboro is vested with the authority and discretion to enlarge the corporate boundaries of the Town; and

WHEREAS, Md. Code Ann., Local Government Article, § 4-415, requires municipalities to prepare an annexation plan for each new annexation consistent with the municipal growth element of the comprehensive plan of the municipality, and that it be adopted by the legislative body of the municipality in addition to an annexation resolution; and

WHEREAS, the Council of the Town of Upper Marlboro desires to enlarge the corporate boundaries of the Town through the annexation of property contiguous and adjoining the corporate boundaries of the Town, identified hereinabove as the Annexation Area and described in the attached Exhibit A and depicted in the attached Exhibit B, which constitutes the logical extension of the Town's boundaries; and

WHEREAS, the Council of the Town of Upper Marlboro has met the requirements of the Local Government Art. of the Annotated Code of Maryland for the annexation of the proposed annexation area, including the consent of the owners of at least 25% of the assessed valuation of the real property that constitutes the annexation area; and

WHEREAS, as is required by Md. Code Ann., Local Government Article, § 4-415, at least thirty (30) days before the public hearing on Annexation Resolution R-03-2026, which proposes to annex the Property into the Town of Upper Marlboro, a copy of the annexation plan was provided to the Prince George's County Council, the Maryland-National Capital Park and Planning Commission, and the Maryland Department of Planning; and

WHEREAS, Exhibit C constitutes the Annexation Plan for the proposed annexation of the Annexation Area and demonstrates that the proposed annexation meets all the applicable requirements of State law.

Section 1. NOW, THEREFORE, BE IT RESOLVED, by the Council of the Town of Upper Marlboro that the Annexation Plan for the annexation of the Annexation Area, which is attached hereto as Exhibit C, is adopted.

Section 2. BE IT FURTHER RESOLVED by the Council of the Town of Upper Marlboro that this Resolution is contingent upon the annexation of the Property and shall become effective concurrent with the effective date of an Annexation Resolution annexing the subject property into the Town.

INTRODUCED by the Council of the Town of Upper Marlboro, Maryland, at a regular meeting on _____, 2026.

ADOPTED by the Council of the Town of Upper Marlboro this ____ day of _____, 2026, after a public hearing.

WITNESS:

COUNCIL OF THE TOWN OF UPPER
MARLBORO

Clayton Anderson, Town Manager

Charles Colbert, Mayor

Derrick Brooks, Vice-Mayor

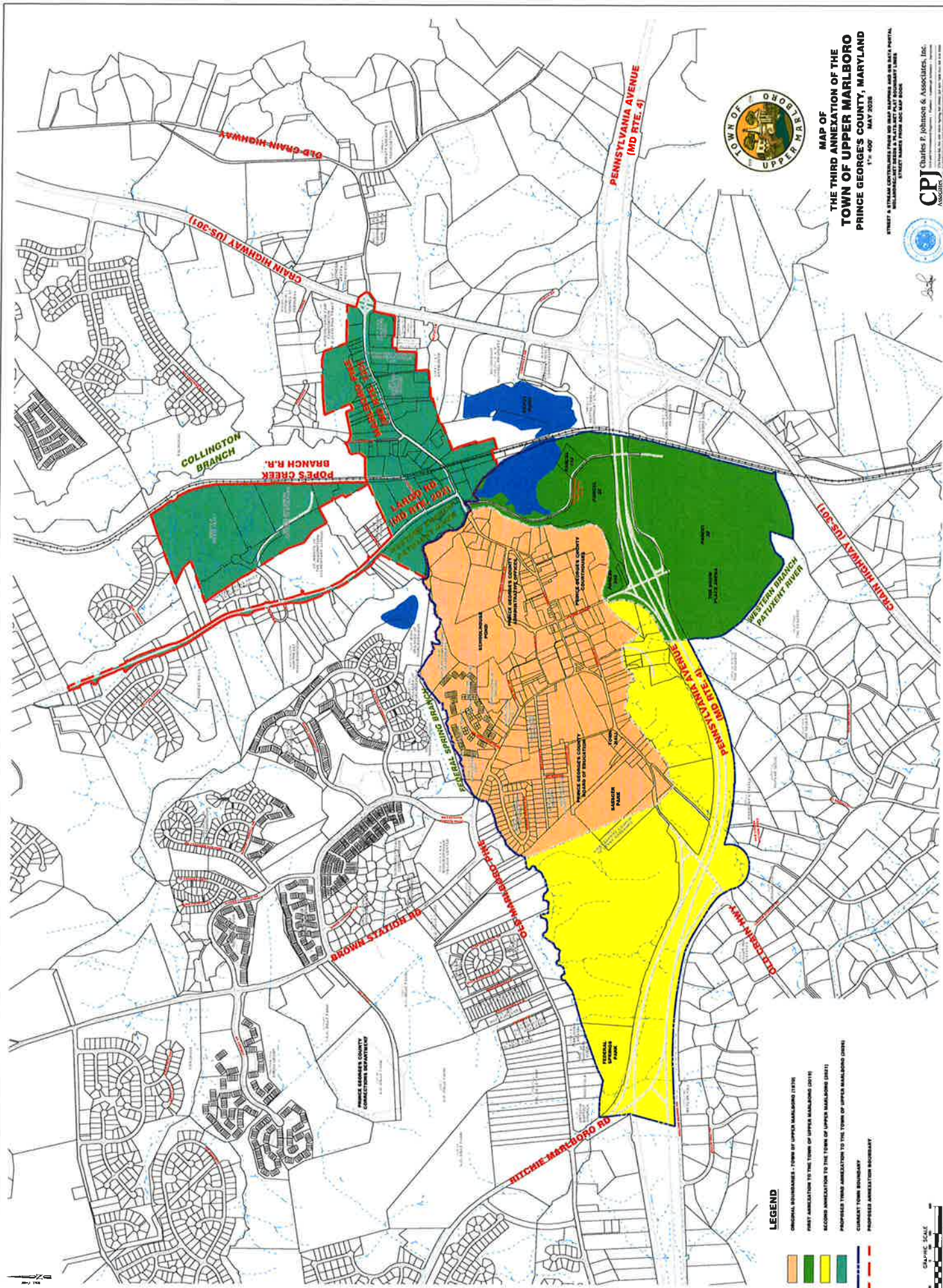
Sarah Franklin, Councilmember

Karen Lott, Councilmember

Joseph Hourcle, Councilmember

THIS IS TO CERTIFY that the foregoing Resolution was introduced by the Council of the Town of Upper Marlboro on the ____ day of _____ 2026 and Adopted by the Council of the Town of Upper Marlboro, in a public meeting, on the ____ day of _____, 2026.

Clayton Anderson, Town Manager



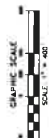
**MAP OF
THE THIRD ANNEXATION OF THE
TOWN OF UPPER MARLBORO
PRINCE GEORGE'S COUNTY, MARYLAND**
1st 400' MAY 2028

STREET & STREAM CENTERLINES FROM THE 2016 MAP BOUNDARIES AND THE 2017 POTOMAC RIVER CENTERLINE FROM THE 2017 POTOMAC RIVER CENTERLINE MAP. STREET MAPS FROM 2016 AND 2017.

CPJ Charles F. Johnson & Associates, Inc.
Associates



- LEGEND**
- ORIGINAL BOUNDARIES - TOWN OF UPPER MARLBORO (1976)
 - FIRST ANNEXATION TO THE TOWN OF UPPER MARLBORO (1976)
 - SECOND ANNEXATION TO THE TOWN OF UPPER MARLBORO (1981)
 - PROPOSED THIRD ANNEXATION TO THE TOWN OF UPPER MARLBORO (2028)
 - CURRENT TOWN BOUNDARY
 - PROPOSED ANNEXATION BOUNDARY



Owner Name**Address**

15193 MARLBORO PIKE LLC	15207 Marlboro Pike, Upper Marlboro, MD 20772
A B GREENE LLC	15500 Marlboro Pike, Upper Marlboro, MD 20772
ANDERSEN SCOTT K & DENISE E	15224 Marlboro Pike, Upper Marlboro, MD 20772
AS AUTO CLINIC LLC	15108 Marlboro Pike, Upper Marlboro, MD 20772
AS AUTO CLINIC LLC	15106 Marlboro Pike, Upper Marlboro, MD 20772
AS AUTO CLINIC LLC	15100 Marlboro Pike, Upper Marlboro, MD 20772
AS PROPERTIES LLC	15006 Marlboro Pike, Upper Marlboro, MD 20772
AS PROPERTIES LLC	15004 Marlboro Pike, Upper Marlboro, MD 20772
AS PROPERTIES LLC	15243 Marlboro Pike, Upper Marlboro, MD 20772
AS PROPERTIES LLC	15241 Marlboro Pike, Upper Marlboro, MD 20772
AS PROPERTIES LLC	0 Largo Rd, Upper Marlboro, MD 20772
BINGER BROS INC	15011 Marlboro Pike, Upper Marlboro, MD 20772
BRICK INN LLC	15114 Marlboro Pike, Upper Marlboro, MD 20772
BRICK INN LLC	15112 Marlboro Pike, Upper Marlboro, MD 20772
BUCK LANE HOLDING LLC	15200 Buck Ln, Upper Marlboro, MD 20772
BUCK LANE HOLDING LLC	4500 Tranrail Dr, Upper Marlboro, MD 20772
BUCK LANE HOLDING LLC	15100 Buck Ln, Upper Marlboro, MD 20772
BUCKLANE L L C	15050 Buck Ln, Upper Marlboro, MD 20772
DASH IN FOOD STORES INC	15501 Marlboro Pike, Upper Marlboro, MD 20772
DORSEY JOSEPH JR	4810 Largo Rd, Upper Marlboro, MD 20772
EGRI WILLIAM P ETAL	4830 Largo Rd, Upper Marlboro, MD 20772
FORT KNOX UPPER MARLBORO II LLC	15301 Marlboro Pike, Upper Marlboro, MD 20772
FORT KNOX UPPER MARLBORO II LLC	15305 Marlboro Pike, Upper Marlboro, MD 20772
FOUR THOUSAND FOUR BRANCH AVE LLC	15015 Buck Ln, Upper Marlboro, MD 20772
FOUR THOUSAND FOUR BRANCH AVE LLC	15017 Buck Ln, Upper Marlboro, MD 20772
GARDNER VICTORIA L ETAL	4807 Largo Rd, Upper Marlboro, MD 20772
GREEN CENTURY PARTNERS	15312 Marlboro Pike, Upper Marlboro, MD 20772
GREEN CENTURY PARTNERS	15402 Marlboro Pike, Upper Marlboro, MD 20772
GREEN CENTURY PARTNERS	15412 Marlboro Pike, Upper Marlboro, MD 20772
GREEN CENTURY PARTNERS	15404 Marlboro Pike, Upper Marlboro, MD 20772

GREEN CENTURY PARTNERS	15406 Marlboro Pike, Upper Marlboro, MD 20772
GREEN CENTURY PARTNERS	15408 Marlboro Pike, Upper Marlboro, MD 20772
GREEN CENTURY PARTNERS LLC	4671 Robert Crain Hwy, Upper Marlboro, MD 20772
HART3 LLC	15242 Marlboro Pike, Upper Marlboro, MD 20772
HART3 LLC	15302 Marlboro Pike, Upper Marlboro, MD 20772
HART3 LLC	15248 Marlboro Pike, Upper Marlboro, MD 20772
HART3 LLC	15246 Marlboro Pike, Upper Marlboro, MD 20772
JUNPAN LLC	0 Marlboro Pike, Upper Marlboro, MD 20772
JUNPAN LLC	15005 Marlboro Pike, Upper Marlboro, MD 20772
KRESS LEO M & LEDA M	15204 Marlboro Pike, Upper Marlboro, MD 20772
LOYAL ORD OF MSE MARLBORO LG 1856	15103 Marlboro Pike, Upper Marlboro, MD 20772
MCDONALDS CORPORATION	15475 Marlboro Pike, Upper Marlboro, MD 20772
MESENI REALTY LLC	15222 Marlboro Pike, Upper Marlboro, MD 20772
MORSE WILLIAM A JR	15308 Marlboro Pike, Upper Marlboro, MD 20772
NEW YORK CENTRAL LINES LLC	15012 Marlboro Pike, Upper Marlboro, MD 20772
NEW YORK CENTRAL LINES LLC	0 Marlboro Pike, Upper Marlboro, MD 20772
OYEMADE AYODELE Z ETAL	15228 Marlboro Pike, Upper Marlboro, MD 20772
PARKER ELLIS J & NANCY B	0 Marlboro Pike, Upper Marlboro, MD 20772
PARKER NANCY B & ELLIS J	0 Marlboro Pike, Upper Marlboro, MD 20772
PARKER NANCY B & ELLIS J	15304 Marlboro Pike, Upper Marlboro, MD 20772
PARKER NANCY B & ELLIS J	15225 Marlboro Pike, Upper Marlboro, MD 20772
PIERCE HARD LIMITED PARTNRSHP	15321 Marlboro Pike, Upper Marlboro, MD 20772
PIERCE HARDY L P	15409 Marlboro Pike, Upper Marlboro, MD 20772
PIERCE HARDY LIMITED PARTNRSHP	15325 Marlboro Pike, Upper Marlboro, MD 20772
PRINCE GEORGES COUNTY	0 Old Marlboro Pike, Upper Marlboro, MD 20772
PRINCE GEORGES COUNTY	0 Largo Rd, Upper Marlboro, MD 20772
PRINCE GEORGES COUNTY	15000 Marlboro Pike, Upper Marlboro, MD 20772
RIDGELY MICHEL A & FRANCIS A ETAL	0 Main St, Upper Marlboro, MD 20772
RIPPLE JOSEPH A & JOHN R ETAL	15315 Marlboro Pike, Upper Marlboro, MD 20772
RIPPLES SERVICE INC	4904 Largo Rd, Upper Marlboro, MD 20772
SEERAM ENTERPRISE LLC	15115 Marlboro Pike, Upper Marlboro, MD 20772

SEERAM ENTERPRISE LLC
SHAW WILLIAM L ETAL
SMO INCORPORATED
STURGELL WILLIAM D & SUSAN
TEXAS CONSTRUCTION LLC
TOTAL GROUP LLC
TOTAL GROUP LLC
TOTAL GROUP LLC
TOTAL GROUP LLC
UPPER MARLBORO PROPERTIES LLC
WALLACE FAMILY TRUST
WHITE OAK BUILDERS LLC
YOUMANS ROBERT P & DAVID E ETAL
15109 Marlboro Pike, Upper Marlboro, MD 20772
15226 Marlboro Pike, Upper Marlboro, MD 20772
4705 Sw Robert Crain Hwy, Upper Marlboro, MD 20772
0 Marlboro Pike, Upper Marlboro, MD 20772
15220 Marlboro Pike, Upper Marlboro, MD 20772
0 Celestial Ct, Upper Marlboro, MD 20772
0 Celestial Ct, Upper Marlboro, MD 20772
4501 Tranrail Dr, Upper Marlboro, MD 20772
0 Celestial Ct, Upper Marlboro, MD 20772
15009 Marlboro Pike, Upper Marlboro, MD 20772
0 Largo Rd, Upper Marlboro, MD 20772
15247 Marlboro Pike, Upper Marlboro, MD 20772
15306 Marlboro Pike, Upper Marlboro, MD 20772
Part of Maryland Route 202 extending north from Marlboro P ro Pike
to Kent DR

Part of Marlboro Pike extending east from the existing Town boundaries to the east side of its intersection with Maryland Route 3

(d) *Third Annexation.* The boundaries of Upper Marlboro are hereby extended to include the following parcel of land:

- (1) Beginning for the same at a point on the Thirty-Eighth or South 31°43' East, 470.00 feet line as described in a Deed from Southern Maryland Agricultural Association, Inc., a Maryland corporation, to Prince George's County, Maryland, a Municipal corporation, dated August 26, 1980 and recorded among the Land Records of Prince George's County, Maryland in Liber 5299 at Folio 269, distant 282.00 feet from the beginning thereof, said point also being on the Forty-Eighth or South 39°18'37" East, 470.00 feet line of the First Annexation to the Town of Upper Marlboro, also distant 282.00 feet from the beginning thereof, said point further being at the beginning of the Third or North 80°25' East, 104.02 feet line of Parcel 2 as described in a Deed from Thomas F. Houck, et ux to Bunting Family Limited Partnership, dated December 08, 1997 and recorded among the aforesaid Land Records in Liber 11824 at Folio 345, thence leaving the aforesaid Third line of Parcel 2 as described in the Deed recorded in Liber 11824 at Folio 345, and running reversely with and binding on the aforesaid Thirty-Eighth line, and the Thirty-Seventh line as described in the aforesaid Deed recorded in Liber 5299 at Folio 269, and also running reversely with and binding on the aforesaid Forty-Eighth, and the Forty-Seventh line as described in the aforesaid First Annexation to the Town of Upper Marlboro, which line is also the present eastern boundary line of the Town of Upper Marlboro, the following two courses and distances
 - (i) North 39°18'37" West, 282.00 feet to a point, thence
 - (ii) North 57°45'59" West, 269.71 feet to a point at the beginning of the Third or South 43°04'53" West, 110.97 feet line as described in a Deed from Prince George's County to L. Thomas Wellons, III and Thomas Franklin Houck, Sr., dated January 13, 1987 and recorded among the Land Records of Prince George's County, Maryland in Liber 6627 at Folio 682, thence leaving the aforesaid Thirty-Seventh line as described in the aforesaid Deed recorded in Liber 5299 at Folio 269, and running with and binding on the aforesaid Third line, and the Fourth through Seventh lines, and an extension of the aforesaid Seventh line, as described in the aforesaid Deed recorded in Liber 6627 at Folio 682, and also running reversely with and binding on the Forty-Sixth through Forty-Second lines as described in the aforesaid First Annexation to the Town of Upper Marlboro, which line is also the present eastern boundary line of the Town of Upper Marlboro, the following five courses and distances
 - (iii) South 43°26'56" West, 110.97 feet to a point, thence
 - (iv) South 83°24'34" West, 18.27 feet to a point, thence
 - (v) North 06°35'26" West, 140.00 feet to a point, thence
 - (vi) North 83°24'34" East, 20.30 feet to a point, thence
 - (vii) North 27°41'57" West, 74.04 feet to a point on the Southerly Right-of-Way line of Marlboro Pike (MD Rte. 725 [formerly MD Rte. 4], variable width) as shown on State Roads Commission Plat Number 26495, thence leaving the aforesaid extension of the Seventh line as described in the aforesaid Deed recorded in Liber 6627 at Folio 682, and running with and binding on the aforesaid Southerly Right-of-Way line of Marlboro Pike, and also running reversely with and binding on the Forty-First through Thirty-Ninth lines as described in the aforesaid First Annexation to the Town of Upper Marlboro, which line is also the present eastern boundary line of the Town of Upper Marlboro, the following three courses and distances
 - (viii) South 62°31'27" West, 39.26 feet to a point, thence
 - (ix) South 31°46'10" East, 35.06 feet to a point, thence

- (x) South 61°30'04" West, 105.88 feet to a point on the Westerly side of the Western Branch of the Patuxent River as described in the aforesaid Original Corporate limits of the Town, thence leaving the aforesaid Southerly Right-of-Way line of Marlboro Pike, and also leaving the aforesaid Thirty-Ninth line as described in the aforesaid First Annexation to the Town of Upper Marlboro, and running with and binding on the aforesaid Westerly side, and the Southerly side, of the Western Branch of the Patuxent River as described in the aforesaid Original Corporate limits of the Town, which line is also the present eastern boundary line of the Town of Upper Marlboro, the following twenty-three courses and distances
- (xi) North 24°14'35" West, 4.69 feet to a point, thence
 - (xii) North 27°22'08" West, 37.58 feet to a point, thence
 - (xiii) North 50°19'50" West, 31.49 feet to a point, thence
 - (xiv) North 72°00'27" West, 105.34 feet to a point, thence
 - (xv) North 69°22'30" West, 61.70 feet to a point, thence
 - (xvi) North 49°39'54" West, 32.39 feet to a point, thence
 - (xvii) North 34°10'04" West, 83.33 feet to a point, thence
 - (xviii) North 27°04'17" West, 21.53 feet to a point, thence
 - (xix) North 06°34'28" West, 31.47 feet to a point, thence
 - (xx) North 00°44'01" West, 68.02 feet to a point, thence
 - (xxi) North 21°22'28" West, 62.75 feet to a point, thence
 - (xxii) North 47°41'09" West, 97.96 feet to a point, thence
 - (xxiii) North 37°16'08" West, 73.71 feet to a point, thence
 - (xxiv) North 22°27'20" West, 76.22 feet to a point, thence
 - (xxv) North 16°22'48" West, 71.39 feet to a point, thence
 - (xxvi) North 39°32'50" West, 65.96 feet to a point, thence
 - (xxvii) North 89°36'12" West, 64.16 feet to a point, thence
 - (xxviii) South 68°14'11" West, 131.81 feet to a point, thence
 - (xxix) South 78°02'50" West, 141.60 feet to a point, thence
 - (xxx) North 86°42'04" West, 45.28 feet to a point, thence
 - (xxxi) South 88°38'37" West, 69.49 feet to a point, thence
 - (xxxii) North 45°49'00" West, 45.54 feet to a point, thence
 - (xxxiii) North 14°24'48" West, 53.96 feet to a point on the Southerly side of the mouth of the Federal Spring Branch of the Patuxent River at its confluence with the aforesaid Southerly side of the Western Branch of the Patuxent River as described in the Original Corporate limits of the Town, thence leaving the aforesaid Southerly side of the mouth of the Federal Spring Branch of the Patuxent River at its confluence with the Southerly side of the Western Branch of the Patuxent River as described in the Original Corporate limits of the Town, and running for a new boundary line of Upper Marlboro, the following course and distance
 - (xxxiv) South 30°25'44" East, 47.54 feet to a point in the aforesaid Western Branch of the Patuxent River, said point also being on the extension of the First or South 34°36' West, 733.83 feet line of Parcel One as described in a Deed of Correction from James Henry Reed, Jr., Personal Representative of the Estate of Della R. Reed, to Victoria L. Gardner and Hosia Gardner, III, dated November 04, 2019 and recorded among the aforesaid Land Records in Liber 42783 at Folio 223, thence leaving the aforesaid Western Branch of the Patuxent River, and running reversely with and binding on the aforesaid extension of the First line of Parcel One as described in the Deed recorded in Liber 42783 at Folio 223, the following course and distance

- (xxxv) North 27°33'57" East, 740.28 feet to a point on the Westerly Right-of-Way line of Largo Road (MD Rte. 202, variable width) as shown on State Roads Commission Plat Number 43418, thence leaving the aforesaid extension of the First line of Parcel One as described in the Deed recorded in Liber 42783 at Folio 223, and running with and binding on the aforesaid Westerly Right-of-Way line of Largo Road the following sixty courses and distances
- (xxxvi) North 44°24'41" West, 49.94 feet to a point, thence
- (xxxvii) North 70°58'35" West, 11.18 feet to a point, thence
- (xxxviii) North 35°19'16" West, 50.64 feet to a point, thence
- (xxxix) North 59°20'34" West, 77.62 feet to a point, thence
- (xl) North 41°21'31" West, 75.11 feet to a point, thence
- (xli) North 35°19'14" West, 154.58 feet to a point of curvature, thence
- (xlii) 603.40 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 1,667.02 feet and a chord bearing and distance of North 29°00'38" West, 600.11 feet to a point, thence with a non-tangent line
- (xliii) North 41°04'26" West, 55.60 feet to a point, thence
- (xliv) North 21°46'59" West, 104.14 feet to a point, thence
- (xlv) North 19°29'09" West, 100.50 feet to a point, thence
- (xlvi) North 25°05'07" West, 50.99 feet to a point, thence
- (xlvii) North 05°14'41" West, 101.12 feet to a point, thence
- (xlviii) North 01°52'01" East, 51.92 feet to a point, thence
- (xlix) North 02°55'26" East, 52.20 feet to a point, thence
- (l) North 10°51'58" West, 61.87 feet to a point, thence
- (li) North 08°37'54" West, 76.52 feet to a point, thence
- (lii) North 13°46'31" West, 412.00 feet to a point, thence
- (liiii) North 43°53'20" West, 57.80 feet to a point, thence
- (liv) North 28°21'00" West, 51.66 feet to a point, thence
- (lv) North 01°52'01" East, 51.92 feet to a point, thence
- (lvi) North 06°01'25" East, 53.14 feet to a point, thence
- (lvii) North 02°27'56" West, 50.99 feet to a point, thence
- (lviii) North 13°46'31" West, 25.00 feet to a point of curvature, thence
- (lix) 265.23 feet along the arc of a tangent curve, deflecting to the left, having a radius of 788.51 feet and a chord bearing and distance of North 23°24'41" West, 263.98 feet to a point, thence with a tangent line
- (lx) North 33°02'51" West, 272.68 feet to a point, thence
- (lxi) North 38°26'02" West, 74.57 feet to a point, thence
- (lxii) North 31°10'15" West, 78.43 feet to a point, thence
- (lxiii) North 31°10'14" West, 15.74 feet to a point, thence
- (lxiv) North 37°03'54" West, 51.02 feet to a point, thence
- (lxv) North 32°45'58" West, 51.80 feet to a point, thence
- (lxvi) North 28°32'28" West, 51.78 feet to a point, thence
- (lxvii) North 24°19'01" West, 51.62 feet to a point, thence
- (lxviii) North 28°53'58" West, 60.92 feet to a point, thence
- (lxix) North 28°22'23" West, 42.11 feet to a point, thence
- (lxx) North 14°34'47" West, 50.36 feet to a point, thence
- (lxxi) North 24°17'06" West, 100.12 feet to a point, thence
- (lxxii) North 27°07'59" West, 50.25 feet to a point, thence
- (lxxiii) North 24°51'22" West, 50.09 feet to a point, thence

- (lxxiv) North 09°32'28" East, 58.31 feet to a point, thence
- (lxxv) North 21°25'21" West, 250.00 feet to a point, thence
- (lxxvi) North 27°07'59" West, 50.25 feet to a point, thence
- (lxxvii) North 35°36'35" West, 102.82 feet to a point, thence
- (lxxviii) North 38°25'29" West, 52.20 feet to a point, thence
- (lxxix) North 46°25'40" West, 55.04 feet to a point, thence
- (lxxx) North 68°16'29" East, 68.00 feet to a point, thence
- (lxxxii) North 21°43'31" West, 100.00 feet to a point, thence
- (lxxxiii) North 29°41'42" West, 50.49 feet to a point, thence
- (lxxxiv) North 19°26'05" West, 50.04 feet to a point, thence
- (lxxxv) North 21°43'31" West, 50.00 feet to a point, thence
- (lxxxvi) North 25°09'32" West, 50.09 feet to a point, thence
- (lxxxvii) North 26°17'57" West, 50.16 feet to a point, thence
- (lxxxviii) North 30°48'56" West, 50.64 feet to a point, thence
- (lxxxix) North 67°17'33" West, 71.42 feet to a point, thence
- (lxxxix) North 03°58'50" West, 52.50 feet to a point, thence
- (xc) North 68°16'29" East, 55.00 feet to a point, thence
- (xci) North 21°43'31" West, 175.00 feet to a point, thence
- (xcii) North 70°33'11" West, 31.88 feet to a point, thence
- (xciii) North 16°50'46" West, 106.29 feet to a point, thence
- (xciv) North 68°16'29" East, 0.71 feet to a point, thence
- (xcv) North 21°17'28" West, 51.94 feet to a point, thence leaving the aforesaid Westerly Right-of-Way line of Largo Road, and running in, through, over and across the aforesaid Largo Road the following course and distance
- (xcvi) North 68°42'32" East, 63.98 feet to a point on the Easterly Right-of-Way line of the aforesaid Largo Road as shown on State Roads Commission Plat Number 38945, thence running with and binding on the aforesaid Easterly Right-of-Way line of Largo Road the following forty courses and distances
- (xcvii) South 21°56'29" East, 918.44 feet to a point, thence
- (xcviii) North 60°12'25" East, 22.69 feet to a point, thence
- (xcix) South 21°39'07" East, 88.34 feet to a point, thence
- (c) South 27°41'59" East, 100.60 feet to a point, thence
- (ci) South 24°51'22" East, 50.09 feet to a point, thence
- (cii) South 19°07'55" East, 100.08 feet to a point, thence
- (ciii) South 21°25'21" East, 100.00 feet to a point, thence
- (civ) South 16°50'55" East, 100.32 feet to a point, thence
- (cv) South 22°34'06" East, 50.01 feet to a point, thence
- (cvi) South 19°07'55" East, 50.04 feet to a point, thence
- (cvii) South 17°59'20" East, 100.18 feet to a point, thence
- (cviii) South 09°07'28" East, 50.64 feet to a point of curvature, thence
- (cix) 260.06 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 1,402.34 feet and a chord bearing and distance of South 27°44'07" East, 259.68 feet to a point, thence with a non-tangent line
- (cx) South 33°02'51" East, 425.31 feet to a point of curvature, thence
- (cxi) 285.40 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 848.51 feet and a chord bearing and distance of South 23°24'42" East, 284.06 feet to a point, thence with a non-tangent line
- (cxii) South 13°46'31" East, 375.00 feet to a point, thence

- (cxiii) South 19°29'09" East, 50.25 feet to a point, thence
- (cxiv) South 30°28'29" East, 52.20 feet to a point, thence
- (cxv) South 08°01'34" West, 53.85 feet to a point, thence
- (cxvi) South 13°46'31" East, 350.00 feet to a point, thence
- (cxvii) South 20°37'05" East, 50.36 feet to a point, thence
- (cxviii) South 16°03'57" East, 50.04 feet to a point, thence
- (cxix) South 15°12'27" East, 40.01 feet to a point, thence
- (cxx) North 76°13'29" East, 51.00 feet to a point, thence
- (cxxi) South 13°46'31" East, 20.00 feet to a point, thence
- (cxxii) South 76°13'29" West, 52.00 feet to a point, thence
- (cxxiii) South 05°14'41" East, 40.45 feet to a point, thence
- (cxxiv) South 13°46'31" East, 111.14 feet to a point of curvature, thence
- (cxxv) 439.98 feet along the arc of a tangent curve, deflecting to the left, having a radius of 1,605.02 feet and a chord bearing and distance of South 21°37'43" East, 438.60 feet to a point, thence with a non-tangent line
- (cxxvi) South 40°24'58" East, 85.49 feet to a point, thence
- (cxxvii) South 34°52'43" East, 131.75 feet to a point, thence
- (cxxviii) South 14°20'25" East, 35.12 feet to a point of curvature, thence
- (cxxix) 168.21 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 1,605.02 feet and a chord bearing and distance of South 41°24'33" East, 168.14 feet to a point, thence with a non-tangent line
- (cxxx) South 44°24'41" East, 102.43 feet to a point, thence
- (cxxxii) North 45°35'19" East, 30.00 feet to a point, thence
- (cxxxiii) South 44°24'41" East, 20.00 feet to a point, thence
- (cxxxiv) South 45°35'19" West, 30.00 feet to a point, thence
- (cxxxv) South 44°24'41" East, 171.00 feet to a point, thence
- (cxxxvi) South 44°32'55" East, 81.86 feet to a point, thence
- (cxxxvii) South 44°39'41" East, 192.90 feet to a point on the Seventeenth or South 72°32' West, 397.93 feet line as described in a Deed from Samuel S. Waters and Fannie F. Waters to W. Frank Ford and Katherine R. Ford, dated February 17, 1948 and recorded among the aforesaid Land Records in Liber 1011 at Folio 213, distant 383.48 feet from the beginning thereof, thence leaving the aforesaid Easterly Right-of-Way line of Largo Road, and running reversely with and binding on the aforesaid Seventeenth line and the Sixteenth line as described in the aforesaid Deed recorded in Liber 1011 at Folio 213 the following two courses and distances
- (cxxxviii) North 65°16'03" East, 383.48 feet to a point, thence
- (cxxxix) North 64°25'10" East, 450.72 feet to a point at the Southerly end of the Westerly or North 25°25'10" West, 39.11 feet Plat line as shown on a Record Plat entitled "Parcels F & G, Wurtz and Weeks Addition to Marlboro, Resubdivision of Parcel A-1" and recorded among the aforesaid Land Records in Plat Book 169 on Page 41, thence leaving the aforesaid Sixteenth line as described in the Deed recorded in Liber 1011 at Folio 213, and running with and binding on the outline of the aforesaid Record Plat recorded in Plat Book 169 on Page 41 the following nine courses and distances
- (cxli) North 25°24'44" West, 39.01 feet to a point, thence
- (cxlii) North 36°47'39" West, 35.36 feet to a point, thence
- (cxliii) North 28°39'51" West, 315.00 feet to a point, thence
- (cxliiii) North 61°20'09" East, 50.00 feet to a point, thence
- (cxliiiii) North 28°39'51" West, 140.00 feet to a point, thence

- (cxliv) North 61°20'09" East, 25.00 feet to a point, thence
- (cxlv) North 28°39'51" West, 40.00 feet to a point, thence
- (cxlvi) South 61°20'09" West, 25.00 feet to a point, thence
- (cxlvii) North 28°47'33" West, 228.04 feet to a point at the Easterly end of the Southerly or South 71°17'13" West, 4.98 feet line as shown on a Record Plat entitled "Lot 1 & Outparcels 'A' thru 'E', Wurtz & Weeks Tract" and recorded among the aforesaid Land Records in Plat Book 182 on Page 89, thence leaving the aforesaid outline of the Record Plat recorded in Plat Book 169 on Page 41, and running with and binding on the outline of the aforesaid Record Plat recorded in Plat Book 182 on Page 89 the following five courses and distances
- (cxlviii) South 71°17'03" West, 4.94 feet to a point, thence
- (cxliv) South 61°31'03" West, 245.16 feet to a point of curvature, thence
- (cl) 237.96 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 15,420.46 feet and a chord bearing and distance of North 29°34'54" West, 237.95 feet to a point, thence with a non-tangent line
- (cli) North 52°22'27" West, 213.73 feet to a point, thence
- (clii) North 19°48'12" West, 252.50 feet to a point of curvature on the extension of the Westerly or 98.29 arc feet line of Outparcel "E" as shown on the aforesaid Record Plat recorded in Plat Book 182 on Page 89, thence running with and binding on the aforesaid extension of the Westerly arc feet line of Outparcel "E", and also running with and binding on an extension of the aforesaid outline of the Record Plat recorded in plat Book 182 on Page 89, the following course and distance
- (cliii) 694.14 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 15,390.03 feet and a chord bearing and distance of North 32°58'40" West, 694.08 feet to a point, thence continuing with and binding on the outline of the aforesaid Outparcel "E" the following five courses and distances
- (cliv) North 25°51'26" West, 100.34 feet to a point of curvature, thence
- (clv) 297.78 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 15,294.34 feet and a chord bearing and distance of North 35°11'34" West, 297.77 feet to a point, thence with a non-tangent line
- (clvi) North 27°20'31" West, 100.43 feet to a point of curvature, thence
- (clvii) 198.71 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 15,419.21 feet and a chord bearing and distance of North 36°29'07" West, 198.71 feet to a point, thence with a non-tangent line
- (clviii) North 42°52'27" West, 50.69 feet to a point on the aforesaid outline of the Record Plat recorded in Plat Book 182 on Page 89, thence leaving the aforesaid outline of Outparcel "E", and running with and binding on the aforesaid outline of the Record Plat recorded in Plat Book 182 on Page 89 the following six courses and distances
- (clix) North 71°26'31" East, 638.68 feet to a point, thence
- (clx) North 40°13'14" West, 138.88 feet to a point, thence
- (clxi) North 63°53'24" West, 270.09 feet to a point, thence
- (clxii) North 69°39'37" East, 798.29 feet to a point, thence
- (clxiii) North 70°54'37" East, 198.00 feet to a point, thence
- (clxiv) North 67°24'37" East, 68.75 feet to a point on the Westerly line of the Pope's Creek Railroad Right-of-Way, thence running with and binding on the aforesaid Westerly line of the Pope's Creek Railroad Right-of-Way, and also continuing with and binding on the aforesaid outline of the Record Plat recorded in Plat Book 182 on Page 89 the following thirteen courses and distances

- (clxv) South 34°25'19" East, 105.05 feet to a point, thence
- (clxvi) South 31°34'27" East, 87.21 feet to a point, thence
- (clxvii) South 35°31'10" East, 56.00 feet to a point, thence
- (clxviii) South 39°36'18" East, 84.21 feet to a point, thence
- (clxix) South 28°56'15" East, 26.17 feet to a point, thence
- (clxx) South 09°28'50" West, 35.36 feet to a point, thence
- (clxxi) South 35°18'47" East, 61.62 feet to a point, thence
- (clxxii) South 69°39'19" East, 47.29 feet to a point, thence
- (clxxiii) South 18°26'42" East, 35.53 feet to a point, thence
- (clxxiv) South 25°59'24" East, 144.45 feet to a point, thence
- (clxxv) South 16°44'01" East, 207.91 feet to a point, thence
- (clxxvi) South 10°00'24" East, 193.55 feet to a point, thence
- (clxxvii) South 01°26'33" East, 27.57 feet to a point at the Northerly end of the Easterly or South 01°26'56" East, 110.89 feet Plat line as shown on a Record Plat entitled "Parcels 'B' & 'C', Wurtz and Weeks Addition to Marlboro" and recorded among the aforesaid Land Records in Plat Book 95 on Page 65, thence leaving the aforesaid outline of the Record Plat recorded in Plat Book 182 on Page 89, and running with and binding on the outline of the aforesaid Record Plat recorded in Plat Book 95 on Page 65, and also continuing with and binding on the aforesaid Westerly line of the Pope's Creek Railroad Right-of-Way, the following fourteen courses and distances
- (clxxviii) South 01°26'27" East, 110.89 feet to a point, thence
- (clxxix) South 00°56'58" East, 220.00 feet to a point, thence
- (clxxx) South 01°27'32" East, 225.01 feet to a point, thence
- (clxxxi) South 01°07'59" West, 55.04 feet to a point, thence
- (clxxxii) South 00°09'34" East, 145.01 feet to a point, thence
- (clxxxiii) South 09°17'36" East, 75.80 feet to a point, thence
- (clxxxiv) South 04°45'40" West, 30.15 feet to a point, thence
- (clxxxv) South 00°51'33" West, 190.10 feet to a point, thence
- (clxxxvi) South 08°08'27" West, 50.64 feet to a point, thence
- (clxxxvii) South 02°05'43" East, 100.02 feet to a point, thence
- (clxxxviii) South 11°01'49" East, 45.71 feet to a point, thence
- (clxxxix) South 25°57'59" East, 16.55 feet to a point, thence
- (cxc) South 17°49'43" West, 52.81 feet to a point, thence
- (cxci) South 00°56'58" East, 49.20 feet to a point at the Northerly end of the Easterly or South 00°57'27" East, 210.80 feet Plat line as shown on the aforesaid Record Plat recorded in Plat Book 169 on Page 41, thence leaving the aforesaid outline of the Record Plat recorded in Plat Book 95 on Page 65, and running with and binding on the outline of the aforesaid Record Plat recorded in Plat Book 169 on Page 41, and also continuing with and binding on the aforesaid Westerly line of the Pope's Creek Railroad Right-of-Way, the following eleven courses and distances
- (cxcii) South 00°57'01" East, 210.80 feet to a point, thence
- (cxciii) South 03°46'13" East, 203.25 feet to a point, thence
- (cxciv) South 17°20'23" East, 17.72 feet to a point, thence
- (cxcv) South 15°30'22" West, 45.86 feet to a point, thence
- (cxcvi) South 27°30'55" East, 26.83 feet to a point, thence
- (cxcvii) South 03°21'57" West, 106.30 feet to a point, thence
- (cxcviii) South 03°48'46" East, 80.10 feet to a point, thence
- (cxcix) South 00°57'01" East, 77.00 feet to a point, thence

- (cc) South 20°05'14" West, 27.86 feet to a point, thence
- (cci) South 31°54'50" East, 29.16 feet to a point, thence
- (ccii) South 14°25'33" West, 11.68 feet to a point, thence leaving the aforesaid outline of the Record Plat recorded in Plat Book 169 on Page 41, and further leaving the aforesaid Westerly line of the Pope's Creek Railroad Right-of-Way, and running in, through, over and across the aforesaid Pope's Creek Railroad Right-of-Way the following course and distance
- (cciii) North 69°13'10" East, 75.72 feet to a point on the Easterly line of the aforesaid Pope's Creek Railroad Right-of-Way, said point also being at the end of the Fifty-Ninth or South 89°03'00" West, 294.55 feet line of Parcel 1 as described in a Deed from Buck Real Estate Holdings, LLC to Four Thousand Four Branch Avenue, LLC, dated November 25, 2003 and recorded among the aforesaid Land Records in Liber 18512 at Folio 355, thence leaving the aforesaid Easterly line of the Pope's Creek Railroad Right-of-Way, and running reversely with and binding on the aforesaid Fifty-Ninth line, and the Fifty-Eighth through Fifty-Second lines, as described in the aforesaid Deed recorded in Liber 18512 at Folio 355 the following eight courses and distances
- (cciv) North 89°02'59" East, 294.55 feet to a point, thence
- (ccv) North 23°14'46" West, 6.59 feet to a point, thence
- (ccvi) North 37°52'33" East, 94.05 feet to a point, thence
- (ccvii) North 06°48'10" West, 117.42 feet to a point, thence
- (ccviii) North 32°07'14" East, 38.29 feet to a point, thence
- (ccix) North 75°50'03" East, 62.62 feet to a point, thence
- (ccx) North 65°38'03" East, 66.22 feet to a point, thence
- (ccxi) North 36°32'25" East, 39.70 feet to a point on the extension of the Fifth or South 00°53' East, 742.5 feet line of Parcel No. 1 as described in a Deed from Joseph Albert Ireland and Mattie C. Ireland to Eugene Chaney and Grace W. Chaney, dated October 28, 1953 and recorded among the aforesaid Land Records in Liber 1664 at Folio 304, thence leaving the aforesaid Fifty-Second line as described in the aforesaid Deed recorded in Liber 18512 at Folio 355, and running with the aforesaid extension of the Fifth line of Parcel No. 1 as described in the aforesaid Deed recorded in Liber 1664 at Folio 304 the following course and distance
- (ccxii) South 02°55'12" East, 57.55 feet to a point at the beginning of the aforesaid Fifth line of Parcel No. 1 as described in the Deed recorded in Liber 1664 at Folio 304, thence leaving the aforesaid Fifth line of Parcel No. 1 as described in the Deed recorded in Liber 1664 at Folio 304, and running reversely with and binding on the Fourth and Third lines of the aforesaid Parcel No. 1 as described in the Deed recorded in Liber 1664 at Folio 304 the following two courses and distances
- (ccxiii) South 70°17'12" East, 99.00 feet to a point, thence
- (ccxiv) North 88°12'48" East, 33.00 feet to a point at the Westerly end of the Southerly or South 78°11'04" West, 325.80 feet line of Parcel "A" as shown on a Plat of Subdivision entitled "Sugar Hill" and recorded among the aforesaid Land Records in Plat Book 106 on Page 24, thence leaving the aforesaid Third line of Parcel No. 1 as described in the Deed recorded in Liber 1664 at Folio 304, and running with and binding on the outline of the aforesaid Parcel "A" as shown on the Plat of Subdivision recorded in Plat Book 106 on Page 24 the following six courses and distances
- (ccxv) North 78°11'25" East, 325.80 feet to a point, thence
- (ccxvi) South 20°38'35" East, 102.00 feet to a point, thence
- (ccxvii) North 66°19'06" East, 89.47 feet to a point, thence

- (ccxviii) North 23°31'05" West, 410.45 feet to a point, thence
- (ccxix) North 84°28'55" East, 241.73 feet to a point, thence
- (ccxx) North 87°58'57" East, 234.15 feet to a point on the Twelfth or North 87°55'06" East, 545.27 feet line of Parcel I.D. No. 03-0228916 as described in a Deed from L. Thomas Wellons, III and Diane L. Wellons to Green Century Partners, LLC, a Maryland limited liability company, dated August 28, 2017 and recorded among the aforesaid Land Records in Liber 40122 at Folio 369, distant 311.12 feet from the end thereof, thence leaving the aforesaid outline of Parcel "A" as shown on the Plat of Subdivision recorded in Plat Book 106 on Page 24, and running with and binding on the aforesaid Twelfth line, and the Thirteenth line of Parcel I.D. No. 03-0228916, and also running reversely with and binding on the First and Sixteenth lines of Parcel I.D. No. 03-0215061, all as described in the aforesaid Deed recorded in Liber 40122 at Folio 369, the following five courses and distances
- (ccxxi) North 87°56'51" East, 311.12 feet to a point, thence
- (ccxxii) South 77°17'34" East, 142.15 feet to a point, thence
- (ccxxiii) South 19°56'00" East, 347.43 feet to a point, thence
- (ccxxiv) South 89°10'04" East, 224.98 feet to a point, thence
- (ccxxv) South 89°09'58" East, 337.29 feet to a point of curvature on the Westerly Right-of-Way line of Crain Highway (U.S. Rte. 301, variable width) as shown on State Roads Commission Plat Number 6608, thence leaving the aforesaid Sixteenth line of Parcel I.D. No. 03-0215061 as described in the Deed recorded in Liber 40122 at Folio 369, and running with and binding on the aforesaid Westerly Right-of-Way line of Crain Highway the following course and distance
- (ccxxvi) 137.17 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 4,916.90 feet and a chord bearing and distance of South 15°52'11" West, 137.17 feet to a point, thence leaving the aforesaid Westerly Right-of-Way line of Crain Highway, and running in, through, over and across the aforesaid Crain Highway Right-of-Way the following course and distance
- (ccxxvii) South 74°55'46" East, 150.00 feet to a point at the intersection of the Easterly Right-of-Way line of the aforesaid Crain Highway and the Northerly Right-of-Way line of Marlboro Pike (U.S. Rte. 725, variable width) as shown on State Roads Commission Plat Number 6609, thence leaving the aforesaid Easterly Right-of-Way line of Crain Highway, and running with and binding on the aforesaid Northerly Right-of-Way line of Marlboro Pike the following course and distance
- (ccxxviii) South 35°04'03" East, 123.12 feet to a point, thence leaving the aforesaid Northerly Right-of-Way line of Marlboro Pike, and running in, through, over and across the aforesaid Marlboro Pike Right-of-Way the following course and distance
- (ccxxix) South 17°01'15" West, 63.82 feet to a point on the Southerly Right-of-Way line of the aforesaid Marlboro Pike, thence running with and binding on the aforesaid Southerly Right-of-Way line of Marlboro Pike the following course and distance
- (ccxxx) South 55°08'10" West, 133.66 feet to a point at the intersection of the aforesaid Southerly Right-of-Way line of Marlboro Pike and the aforesaid Easterly Right-of-Way line of Crain Highway, thence leaving the aforesaid Southerly Right-of-Way line of Marlboro Pike, and also leaving the aforesaid Easterly Right-of-Way line of Crain Highway, and running in, through, over and across the aforesaid Crain Highway Right-of-Way the following course and distance
- (ccxxxii) North 83°40'56" West, 150.75 feet to a point of curvature at the intersection of the aforesaid Westerly Right-of-Way line of Crain Highway and the aforesaid Southerly

- Right-of-Way line of Marlboro Pike, thence leaving the aforesaid Southerly Right-of-Way line of Marlboro Pike, and running with and binding on the aforesaid Westerly Right-of-Way line of Crain Highway the following two courses and distances
- (ccxxxii) 77.65 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 4,981.57 feet and a chord bearing and distance of South 11°28'58" West, 77.65 feet to a point, thence with a tangent line
 - (ccxxxiii) South 11°02'44" West, 242.32 feet to a point at the Easterly end of the Southerly or North 88°05'50" West, 288.20 feet Plat line as shown on a Record Plat entitled "Lot 1 and 2, Marlboro Shell" and recorded among the aforesaid Land Records in Plat Book 171 on Page 1, thence leaving the aforesaid Westerly Right-of-Way line of Crain Highway, and running with and binding on the outline of the aforesaid Record Plat recorded in Plat Book 171 on Page 1 the following three courses and distances
 - (ccxxxiv) North 88°04'49" West, 288.20 feet to a point, thence
 - (ccxxxv) North 43°04'49" West, 34.26 feet to a point, thence
 - (ccxxxvi) North 89°12'13" West, 155.36 feet to a point on the Easterly or South 01°59'48" West, 428.53 feet Plat line as shown on a Record Plat entitled "Lot 1, Upper Marlboro 84-Lumber Subdivision" and recorded among the aforesaid Land Records in Plat Book 198 on Page 25, distant 66.39 feet northerly from the Southerly end thereof, thence leaving the aforesaid outline of the Record Plat recorded in Plat Book 171 on Page 1, and running with and binding on the outline of the aforesaid Record Plat recorded in Plat Book 198 on Page 25 the following four courses and distances
 - (ccxxxvii) South 01°40'11" West, 66.39 feet to a point, thence
 - (ccxxxviii) North 87°51'13" West, 50.10 feet to a point, thence
 - (ccxxxix) South 01°48'10" West, 283.47 feet to a point, thence
 - (ccxl) North 88°23'00" West, 190.00 feet to a point at the beginning of the First or North 88°09'46" West, 82.00 feet line as described in a Deed from 84 Holdings 3, LLC, a Pennsylvania limited liability company, to Pierce Hardy Limited Partnership, a Pennsylvania limited partnership, dated March 07, 2016 and recorded among the aforesaid Land Records in Liber 38321 at Folio 286, thence leaving the aforesaid outline of the Record Plat recorded in Plat Book 198 on Page 25, and running with and binding on the aforesaid First line as described in the Deed recorded in Liber 38321 at Folio 286 the following course and distance
 - (ccxli) North 88°11'55" West, 82.00 feet to a point on the Easterly Right-of-Way line of a Right-of-Way (16' wide) as shown on plat of Clement Hill Estate filed in Equity No. 1430 of the Circuit Court for Prince George's County, Maryland as described in a Deed from Charles E. Tighe, II, et al, to Joseph A Ripple, et al, dated April 04, 1983 and recorded among the aforesaid Land Records in Liber 5667 at Folio 812, thence leaving the aforesaid First line as described in the Deed recorded in Liber 38321 at Folio 286, and running with and binding on the aforesaid Easterly Right-of-Way line of a Right-of-Way as described in the Deed recorded in Liber 5667 at Folio 812 the following course and distance
 - (ccxlii) South 04°23'53" East, 180.59 feet to a point at the Northerly end of the Westerly or North 04°23'38" West, 7.98 feet Plat line as shown on a Record Plat entitled "Lots 1, 2 & 3, Weymouth" and recorded among the aforesaid Land Records in Plat Book 111 on Page 47, the leaving the aforesaid Easterly Right-of-Way line of a Right-of-Way as described in the Deed recorded in Liber 5667 at Folio 812, and running reversely with and binding on the outline of the aforesaid Record Plat as recorded in Plat Book 111 on Page 47 the following five courses and distances

- (ccxliii) South 04°23'38" East, 7.98 feet to a point, thence
- (ccxliv) South 85°20'28" West, 397.64 feet to a point, thence
- (ccxlv) South 03°00'26" East, 4.38 feet to a point, thence
- (ccxlvii) South 86°48'35" West, 50.75 feet to a point, thence
- (ccxlviii) South 64°08'25" East, 43.85 feet to a point, thence continuing with and binding on the aforesaid outline of the Record Plat as recorded in Plat Book 111 on Page 47, and an extension thereof, the following course and distance
- (ccxlviii) South 74°11'35" West, 392.22 feet to a point on the extension of the Seventh or South 10°23'23" East, 314.33 feet line as described in a Deed from Roger A. Graham and Barbara M. Graham to Decatur Properties, LLC, a Maryland limited liability company, dated January 31, 2008 and recorded among the aforesaid Land Records in Liber 29337 at Folio 242, thence running with and binding on the aforesaid extension of the Seventh line, and also running reversely with and binding on the Sixth through First lines as described in the aforesaid Deed recorded in Liber 29337 at Folio 242 the following seven courses and distances
- (ccxlix) South 10°13'35" East, 32.45 feet to a point, thence
- (ccl) South 68°03'22" West, 420.03 feet to a point, thence
- (ccli) South 30°00'34" East, 85.54 feet to a point, thence
- (cclii) South 17°57'08" East, 282.10 feet to a point, thence
- (ccliii) South 68°31'50" West, 26.90 feet to a point, thence
- (ccliv) South 16°33'06" East, 259.94 feet to a point, thence
- (cclv) South 73°26'52" West, 160.00 feet to a point on the aforesaid Easterly line of the Pope's Creek Railroad Right-of-Way, said point being at the beginning of the First or North 12°10' West, 460.975 feet line of Parcel II as described in a Deed from Highway Film Services, Inc. to Loyal Order of Moose Suitland Lodge 1856, dated May 25, 1999 and recorded among the aforesaid Land Records in Liber 13112 at Folio 668, thence leaving the aforesaid First line as described in the Deed recorded in Liber 29337 at Folio 242, and running with and binding on the aforesaid First line of Parcel II as described in the Deed recorded in Liber 13112 at Folio 668, and also continuing with and binding on the aforesaid Easterly line of the Pope's Creek Railroad Right-of-Way, the following course and distance
- (cclvi) North 16°33'08" West, 85.50 feet to a point on the extension of the Second or South 77°50'00" West, 80.00 feet line of Parcel 3 as described in the aforesaid Deed recorded in Liber 11824 at Folio 345, thence leaving the aforesaid First line of Parcel II as described in the Deed recorded in Liber 13112 at Folio 668, and also leaving the aforesaid Easterly line of the Pope's Creek Railroad Right-of-Way, and running in, through, over and across the aforesaid Pope's Creek Railroad Right-of-Way, and also running with and binding on the aforesaid Second line of Parcel 3 as described in the Deed recorded in Liber 11824 at Folio 345, and an extension thereof, the following course and distance
- (cclvii) South 74°21'06" West, 147.68 feet to a point on the extension of the Fourth or South 09°35' East, 396.77 feet line of the aforesaid Parcel 2 as described in the Deed recorded in Liber 11824 at Folio 345, thence leaving the aforesaid Second line of Parcel 3 as described in the Deed recorded in Liber 11824 at Folio 345, and running with and bounding on the aforesaid extension of the Fourth line of Parcel 2 as described in the Deed recorded in Liber 11824 at Folio 345, and also running reversely with and binding on the aforesaid Third line of Parcel 2 as described in the Deed recorded in Liber 11824 at Folio 345, the following two courses and distances

- (cclviii) South 15°37'44" East, 29.25 feet to a point, thence
(cclix) South 74°22'12" West, 104.07 feet to the point of beginning, containing 184.99 acres
of land.