

Plat Name: Clarksburg Village
Plat #: 220140220 - 220140240

Location: Located along Winding Woods Way.
Master Plan: Clarksburg Master Plan
Plat Details: R-200/TDR zone; 3 parcels
Owners: CLKBG, LLC and Clarksburg Village, LC

The subdivision plats have been reviewed by M-NCPPC staff and determined that the plats comply with Preliminary Plan No. 12001030F (MCPB Resolution No. 12-47) and with Site Plan No. 820050410 (Certified Site Plan dated April 23, 2010), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt the plat of subdivision and grant to Montgomery County, Maryland a Temporary Stage Easement, (also) (15) feet wide across the property, adjacent, contiguous and parallel to all street right-of-way lines, said stage easement shall be subject to the provisions of the abutting right-of-way have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in and over the land herein identified as "PUBLIC UTILITY EASEMENT" and identified as P.U.E. herein with the terms and provisions of said grant being set forth in that certain Consent to Public Utility Easement and Provisions for Public Utility Easements" recorded among the Land Records of Montgomery County, Maryland in Liber 3084 at Page 457, which said terms incorporated herein by this reference.

Further, we establish a 5' PEDESTRIAN ACCESS EASEMENT, as shown herein, for pedestrian use only, subject to the terms and conditions of a Homeowners Association. Document to be recorded hereafter.

As owners of the subdivision, we, our successors, agents and assigns, will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 54-44(a)(2) of the Montgomery County Code.

There are no recorded suits, actions at law, liens, taxes, mortgages, or trusts affecting the property included in the plan of subdivision.

CLARG, LLC, a Maryland limited liability company

CLARG, LLC
 Date: 2-27-15
 Title: Authorized Person

SURVEYOR'S CERTIFICATE

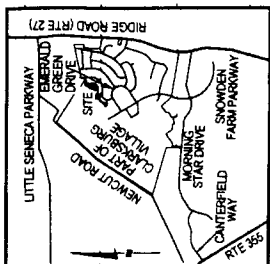
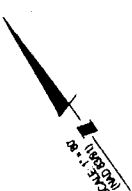
I hereby certify to the best of my personal knowledge and belief that the information shown herein is correct. I am a subdivision of the CLARKSBURG VILLAGE CLARG, LLC, a Maryland limited liability company and FREDMAN INVESTMENTS, LLC, a Delaware limited liability company, in CLARG, LLC, a Maryland limited liability company, by a deed dated September 14, 2010 and recorded among the Land Records of Montgomery County, Maryland in Liber 4075 at Folio 103.

And that once adopted as described in the Owner's Certificate herein, all property corner markers shown thus will be set as delineated herein in accordance with the provisions of Section 54-44(a)(2) of the Montgomery County Code.

The total area included in the subdivision record plat is 197,837 square feet or 3.6234 acres of land. There is no street dedication by the plat.

James J. Deane
 Date: Feb. 29, 2015
 Title: Surveyor
 Maryland Registration No. 21509
 Expiration Date: 07/31/15

PLAT NO.



NOTES:

- All lines, corners, boundaries, locations and easements associated with any preliminary plan, site plan, proposed plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be distinguished by the recordation of this plat. The easements shown hereon are intended by the Planning Board and are available for review during normal business hours.
- The property shown herein is subject to the requirements of Chapter 22A of the Subdivision Control Act and the requirements of the Subdivision Control Act. A copy of the approved plan may be viewed at 8787 Georgia Avenue, Silver Spring, Maryland.
- This subdivision record plat is not intended to show any matter affecting the ownership and use, nor any matter reducing the ownership and use of the property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- W.S.S.C. 200 scale reference: 2311W/12
- Tax Map EV
- This plat is limited to the uses and conditions of Preliminary Plan No. 12001003F, recorded among the Land Records of Montgomery County, Maryland in Liber 4158 at Folio 141.
- Zone R-2007DRH
- Parcel A, Block SS is subject to a Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 4158 at Folio 141.
- Open space areas will be maintained by the homeowners associations.
- Parcel A, Block SS is subject to the terms of a Common Open Space Declaration recorded among the Land Records of Montgomery County, Maryland in Liber 2836 at Folio 378.

Curve Data for Pedestrian Access Easement

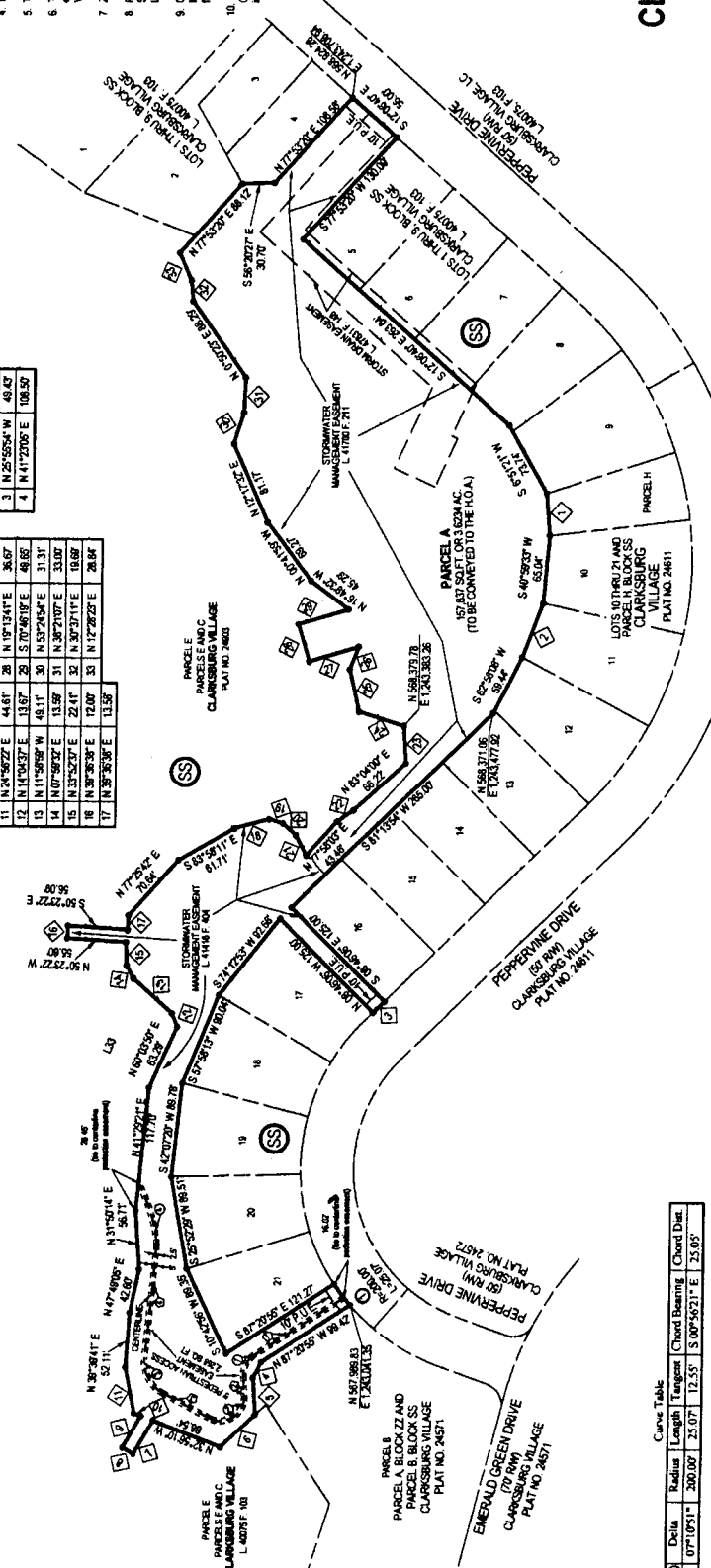
Circle	Radius	Length	Tangent	Chord Bearing	Chord Dist.
1	697.9729	22.69	13.06	S 62°28'35" W	22.67
2	521.4525	22.50	47.51	N 85°48'35" W	39.31
3	571.8959	34.97	40.53	N 07°47'53" E	38.24
4	271.8524	155.07	62.51	N 19°24'08" E	62.09

Line Table For Pedestrian Access Easement

Line	Direction	Length
1	N 67°20'51" W	40.29
2	S 81°13'54" W	15.00
3	S 62°28'35" W	17.09
4	S 32°18'41" W	36.09
5	S 67°22'55" W	44.79
6	N 14°20'06" W	36.53
7	N 14°20'06" W	12.00
8	N 53°54'54" E	34.72
9	N 32°56'57" W	7.17
10	N 24°38'22" E	44.01
11	N 11°38'59" W	48.11
12	N 14°20'06" W	13.67
13	N 11°38'59" W	48.11
14	N 07°47'53" E	13.99
15	N 37°52'37" E	22.41
16	N 38°48'39" E	12.00
17	N 38°48'39" E	13.59

Line Table For Pedestrian Access Easement

Line	Direction	Length
1	N 67°20'51" W	40.29
2	S 81°13'54" W	15.00
3	S 62°28'35" W	17.09
4	S 32°18'41" W	36.09
5	S 67°22'55" W	44.79
6	N 14°20'06" W	36.53
7	N 14°20'06" W	12.00
8	N 53°54'54" E	34.72
9	N 32°56'57" W	7.17
10	N 24°38'22" E	44.01
11	N 11°38'59" W	48.11
12	N 14°20'06" W	13.67
13	N 11°38'59" W	48.11
14	N 07°47'53" E	13.99
15	N 37°52'37" E	22.41
16	N 38°48'39" E	12.00
17	N 38°48'39" E	13.59



Curve Data

Circle	Radius	Length	Tangent	Chord Bearing	Chord Dist.
1	077.0511	200.00	25.07	S 00°26'21" E	25.05

APPROVED - _____
 CHAIRMAN
 M.N.C.P. & P.C. RECORD FILE NO. - _____

APPROVED - March 17, 2015
 MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES
 DIRECTOR

This development is served by public water and sewer systems.
 RECORDED
 PLAT

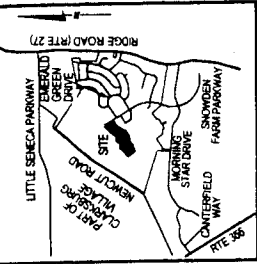
SUBDIVISION RECORD PLAT
PARCEL A, BLOCK SS
CLARKSBURG VILLAGE
 CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 80' AUGUST 2013



SOLTESZ
 ROCKVILLE OFFICE
 2 Research Place, Suite 100, Rockville, MD 20850 P. 301.948.9067
 www.soltesz.com
 Engineering / Planning / Environmental Science



PLAT NO.



SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, that it is a subdivision of part of the property conveyed by CLARKSBURG VILLAGE, L.C., a Virginia limited liability company and PREMIER TRUST, L.L.C., a Maryland limited liability company, to the owners of the property, CLARKSBURG VILLAGE, L.C., a Virginia limited liability company, and PREMIER TRUST, L.L.C., a Maryland limited liability company, as recorded among the Land Records of Montgomery County, Maryland in Liber 40075 F. 103 and part of the property conveyed by CORNELIUS A. WATSON, JR. to CLARKSBURG VILLAGE, L.C., a Virginia limited liability company, by a deed dated January 15, 1997 and recorded among the said Land Records in Liber 14471 at Folio 473.

And that each parcel as described in the Owner's Certificate hereon, all property corner markers shown hereon, and all easements and encumbrances shown hereon, will be set as indicated hereon in accordance with the provisions of Section 50-24(a)(2) of the Montgomery County Code.

The total area included in the subdivision record plat is 377.45 square feet or 0.6647 acres of land, there is no street dedication by this plat.

John J. Felt
Date: Feb 24, 2015
Professional Land Surveyor
Maryland Registration No. 21500
Expiration Date: 07/31/15

CLARKSBURG VILLAGE, L.C., a Virginia corporation

Thomas G. E. McQuinn
Date: 3-5-15
Trustee, Inc., a Virginia corporation
We hereby assent to the subdivision record plat

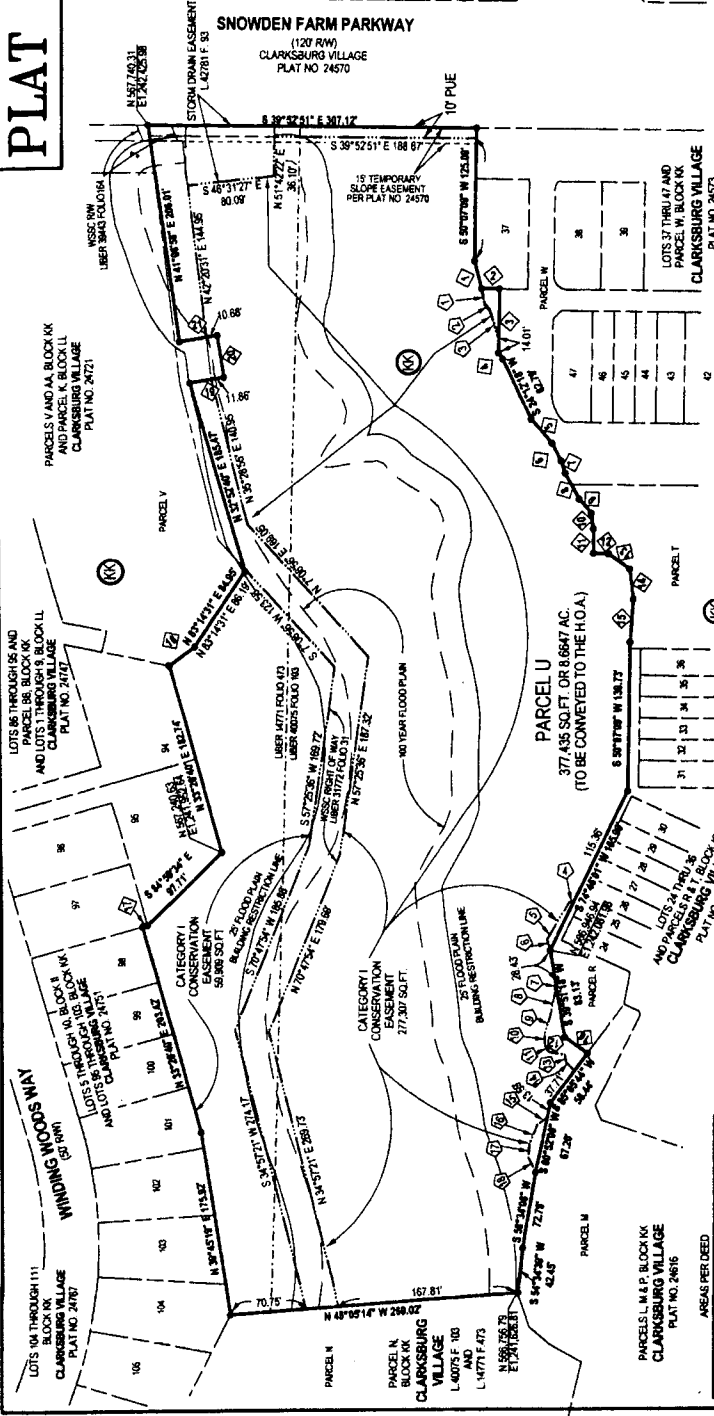
Charles Schulz
Date: 3-5-15
Trustee
We hereby assent to the subdivision record plat

SUBDIVISION RECORD PLAT PARCEL U, BLOCK KK

CLARKSBURG VILLAGE CLARKSBURG (2nd) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND SCALE: 1" = 80' AUGUST 2013



ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 P. 301.948.2750 F. 301.946.9067
www.soltesz.com
Engineering & Planning / Environmental Services



OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision. Further, we grant to the public utility companies, their respective successors, and assigns, in and over the land herein identified as PUBLIC UTILITY EASEMENT and identified as PUE between the terms and provisions of said grant and both in and over the same, the right to install, maintain, operate, and use the same for the purpose of providing utility services to the property herein identified as Parcel U, Block KK, as recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said terms incorporated herein by the reference.

Further, we grant to Premier Trust, L.L.C. and Planning Commission (MDCR) the Category I Conservation Easement, as shown hereon, subject to the terms and conditions set forth in a certain document recorded among said Land Records in Liber 13178 at Folio 412, Clarksburg Village.

Further, we hereby establish an access easement in, over, and across Parcel U, Block KK for the benefit of Parcel R, Block KK, as shown hereon, subject to the terms and conditions set forth in a certain document recorded among said Land Records in Liber 13178 at Folio 412, Clarksburg Village.

As owners of the subdivision, we, our successors, agents and assigns will cause all property conveyed and any other recommendation to be set by a registered Maryland Surveyor in accordance with Section 50-24(a)(2) of the Montgomery County Code.

There are no recorded suits, actions at law, liens, mortgages, or trusts affecting the property indicated in the plan of subdivision, except that certain deed of trust, recorded in Liber 41068 at Folio 402, and the parties in interest therein have been indicated their assent.

CLUBS, L.L.C., a Maryland limited liability company

Brian Ahan
Date: 2-27-15
Brian Ahan
ClubS, L.L.C.

Line Table For Forest Conservation Easement

Line	Direction	Length	Direction	Length	
1	S 29°24'28" W	15.54	10	S 47°11'07" W	9.82
2	S 10°54'08" W	7.16	11	S 21°10'33" W	6.02
3	S 11°31'58" W	27.38	12	S 26°52'45" E	15.06
4	N 2°23'07" W	4.09	13	S 21°15'00" W	6.92
5	S 7°47'00" W	4.13	14	S 08°30'44" W	11.54
6	S 37°59'46" W	10.62	15	N 00°43'46" W	11.97
7	S 57°57'44" W	11.39	16	S 71°51'08" W	19.79
8	S 58°43'25" W	10.59	17	S 52°03'08" W	13.14
9	S 64°43'55" W	23.14	18	S 22°39'18" W	15.06

NOTES:

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan at approval. The official fees for any such plan (s) are maintained by the Planning Board and are available for review during normal business hours.
- The property shown hereon is subject to the requirements of Chapter 27A Montgomery County Forest Conservation Law, including approval of the Final Forest Conservation Plan and appropriate Agreements Prior to Issuance of the Subdivision Control Permit.
- This subdivision record plat is not intended to show every matter affecting the ownership and/or use, not every matter affecting the ownership and/or use of the property. The subdivision record plat is not intended to replace an examination of this site or the plat or any other matters affecting it.
- W.S.S.C. 200 code reference: 231.1W.12
- 7'w Alley E/V
- This plat is limited to the uses and conditions of Preliminary Plan No. 12001003F, entitled "Clarksburg Village and Site Plan No. 00000410 Clarksburg Village Phase 2", as amended.
- Zoning R-300(DTDR)
- The source of the 100-year floodplain shown hereon was taken from a flood plain study by Underwater Solutions, Inc., dated September 28, 2011, approved by MDCPS in a letter dated SEPTEMBER 28, 2011.
- Open space areas will be maintained by the Homeowners Association, Montgomery County, Maryland will not participate in the maintenance of these facilities.
- Parcel U, Block KK is subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.
- Parcel U, Block KK is subject to a Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 41562 at Folio 141.

APPROVED: *Madalyn Potts*
DATE: 2/27/15
DIRECTOR

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____ SECRETARY/TREASURER

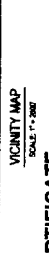
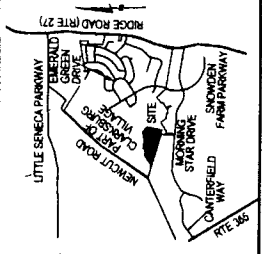
CHAIRMAN: _____

M.N.C.P. & P.C. RECORD FILE NO. _____

Line Table

Line	Direction	Length
1	S 30°11'55" W	28.82
2	S 30°25'21" E	16.87
3	S 50°07'00" W	60.42
4	S 44°11'29" W	6.79
5	S 09°18'31" W	30.12
6	S 21°50'20" W	12.44
7	S 32°20'05" W	12.44
8	S 12°22'22" W	77.81
9	S 08°29'12" W	17.41
10	S 42°08'54" W	14.88
11	S 48°30'35" W	22.89
12	S 37°30'05" E	13.97
13	S 04°15'00" E	24.12
14	S 42°23'01" W	28.48
15	S 52°58'43" W	40.24
16	S 04°54'16" E	28.17
17	S 65°30'20" E	5.07
18	S 76°52'23" E	30.04
19	S 50°02'00" E	32.78
20	N 40°12'21" E	40.07
21	N 42°50'05" W	38.35

PLAT NO.



SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown herein is correct. That it is a subdivision of part of the property conveyed by CLARKSBURG VILLAGE, L.C., a Virginia limited liability company and PREMIER INVESTMENTS, L.L.C., a Delaware limited liability company, to CLORG, LLC, a Maryland limited liability company, by a deed dated September 14, 2010 and recorded among the Land Records of Montgomery County, Maryland, in Liber 28045 at Folio 107, and the property conveyed by CONNELLUS A. WATSON, JR. to CLARKSBURG VILLAGE, L.C., a Virginia limited liability company, by a deed dated January 15, 1987 and recorded among the said Land Records in Liber 14635 at Folio 12.

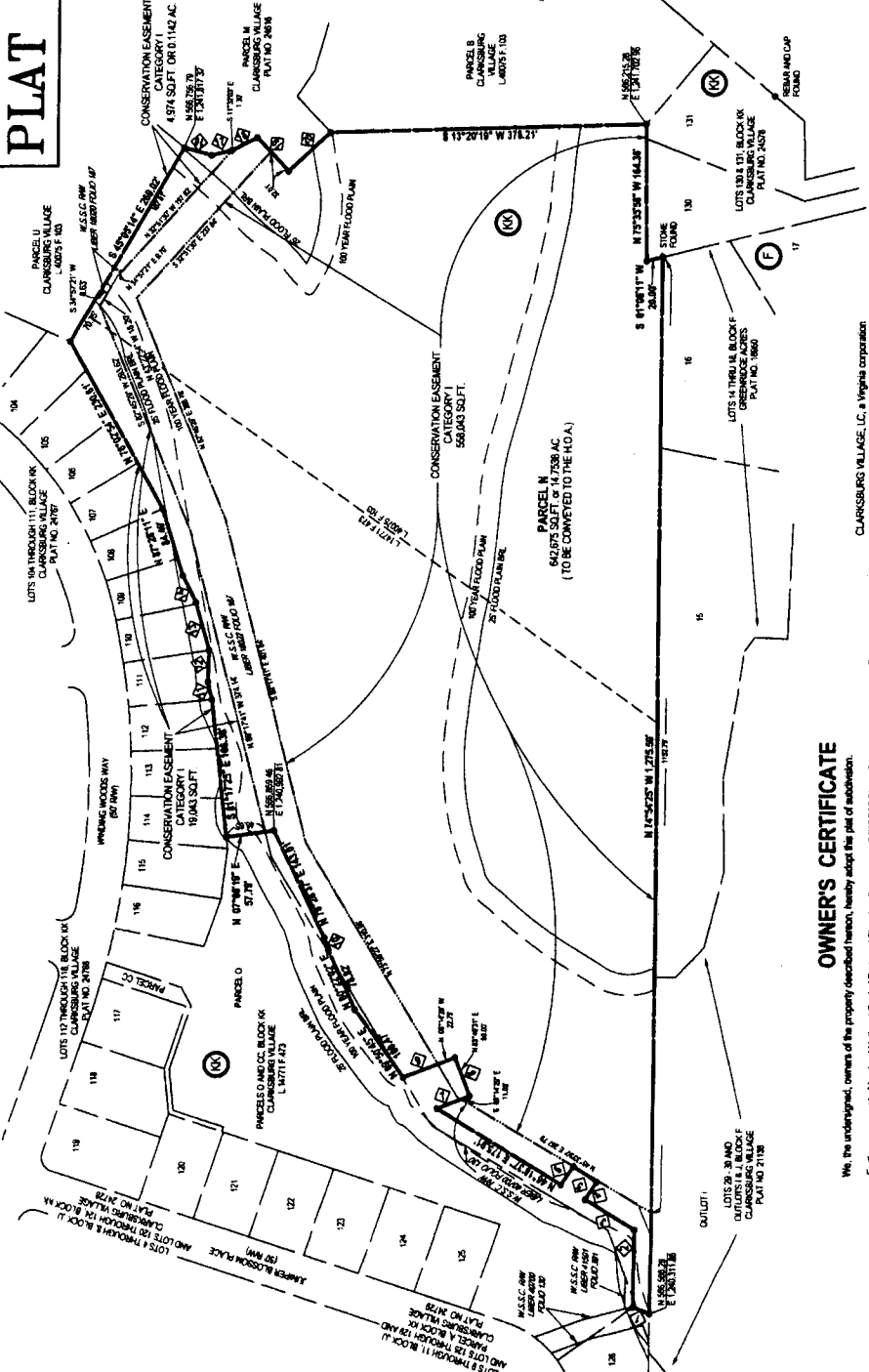
And that each parcel as described in the Owner's Certificate hereon, all property corner markers shown thereon and the subdivision hereon in accordance with the provisions of Section 50-24(a)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 642,875 square feet or 14.7339 acres of land, there is no set location by this plat.

[Signature]
 Date: 3-4-15

NOTES:

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be interpreted by the recordation of this plat, unless expressly stated otherwise. The approval of this plat does not constitute an endorsement by the Planning Board and are available for review during normal business hours.
- The property shown hereon is subject to the requirements of Chapter 22A Montgomery County Forest Conservation Law, including approval of the Final Forest Conservation Plan and appropriate Agreements Prior to issuance of the Subdivision Control Permit.
- This subdivision record plat is not intended to show every marker affecting the record plat, nor every marker affecting the ownership and/or use of the property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- W.S.S.C. 200 code reference: 231.041.12
- Tie Map EV
- This plat is filed in the case and conditions of Preliminary Plan No. 12001802F, entitled "Clarksburg Village" and Site Plan No. 62055410 Entitled "Clarksburg Village Phase 7", as amended.
- Zoned R-200TDR.
- The acres of this 100-year floodplain shown hereon was taken from a flood plain study by Anderson Schick Associates, LLC, issued on August 26, 2011, approved by MDCRPS in its final status September 8, 2011, Floodplain Study No. 240891.
- Open space areas will be maintained by the Homeowners Association. Montgomery County, Maryland will not participate in the maintenance of these facilities.
- Parcel N, Block KK is subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 107.
- Parcel N, Block KK is subject to a Declaration of Covenants for Phases Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 41562 at Folio 141.
- Access to Parcel N is through adjoining Parcel U. See plat entitled "CLARKSBURG VILLAGE, PARCEL U, BLOCK KK."



[Signature]
 Date: 3-4-15

[Signature]
 Date: 3-5-15

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt the plat of subdivision. Further, we grant to Maryland National Capital Park and Planning Commission (MNCPPC) the Category I Conservation Easement, as shown hereon, subject to the terms and conditions set forth in a certain document recorded among said Land Records in Liber 13178 at Folio 412.

As owners of the subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24(a)(2) of the Montgomery County Code. There are no recorded sales, leases, mortgages, or trusts affecting the property included in the plat of subdivision, except that certain deed of trust, recorded in Liber 14608 at Folio 402, and the parties in interest therein have below indicated their assent.

[Signature]
 Date: 2-27-15

Line Table

Line #	Direction	Length
1	N 37° 10' 30" E	21.67
2	S 15° 45' 30" E	80.89
3	N 81° 03' 00" E	70.46
4	S 41° 16' 45" E	25.21
5	N 49° 11' 15" E	34.00
6	N 41° 16' 45" W	26.63
7	S 05° 14' 29" E	42.16
8	N 05° 45' 31" E	50.07
9	N 05° 14' 29" W	66.61
10	N 05° 10' 45" E	14.59
11	S 87° 18' 57" E	21.89
12	S 72° 55' 32" E	38.15
13	N 05° 10' 45" E	59.77
14	N 75° 50' 12" E	36.79
15	N 07° 20' 11" E	84.49
16	S 30° 21' 11" W	34.06
17	S 07° 32' 43" W	24.87
18	S 11° 32' 03" E	33.95
19	S 61° 45' 12" W	55.21
20	S 28° 14' 48" E	88.07

AREAS PER DEED

LIBER 1471 FOLIO 47	341.854 SQ.FT. OR 7.877 AC.
LIBER 4005 FOLIO 103	307.271 SQ.FT. OR 6.926 AC.
NOTE: LIBER 4005 FOLIO 103 PART OF ACT # 62-087404	
LIBER 1471 FOLIO 47 PART OF ACT # 62-022883	

APPROVED: *[Signature]*
 DATE: 3-5-15

SECRETARY TREASURER

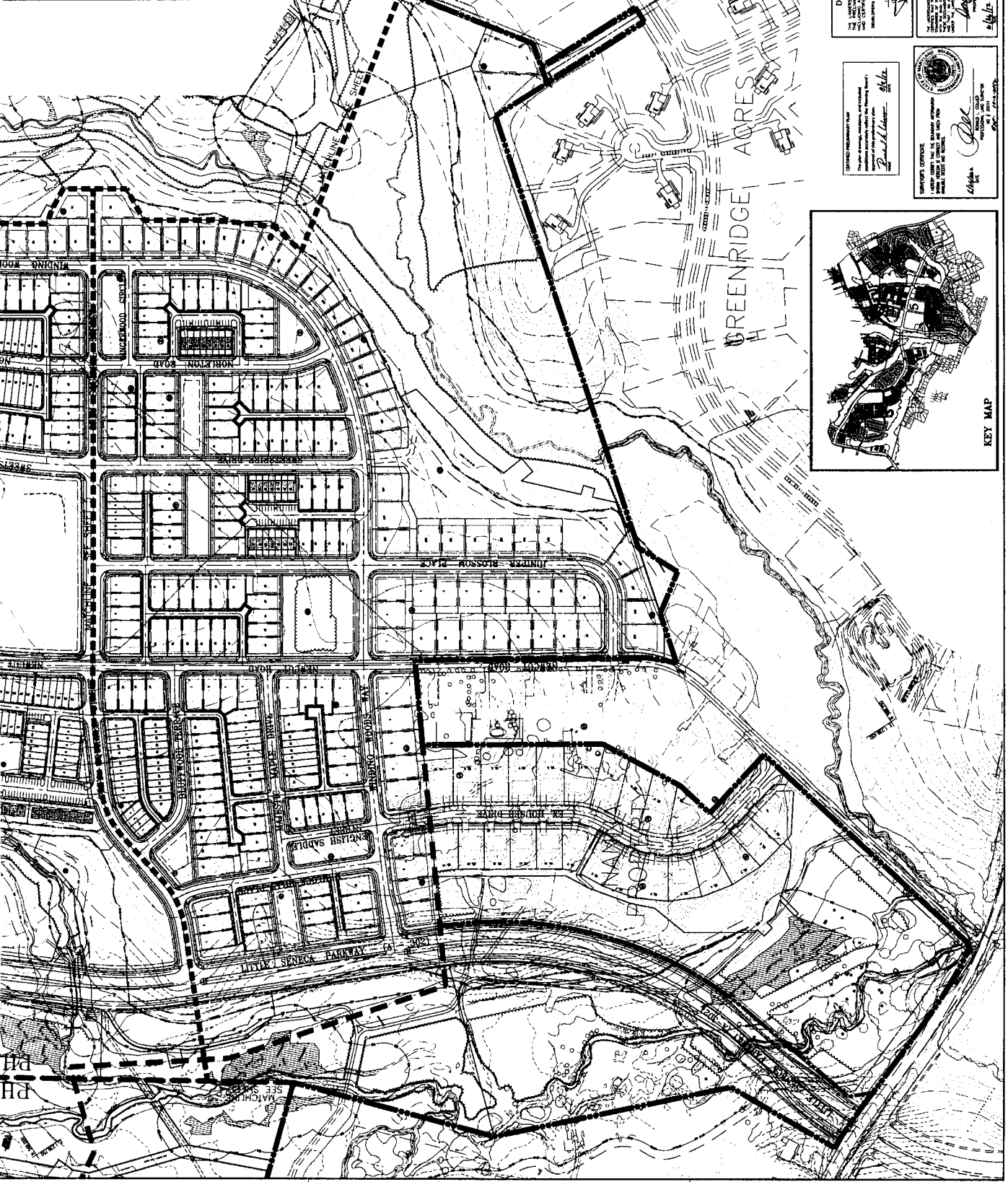
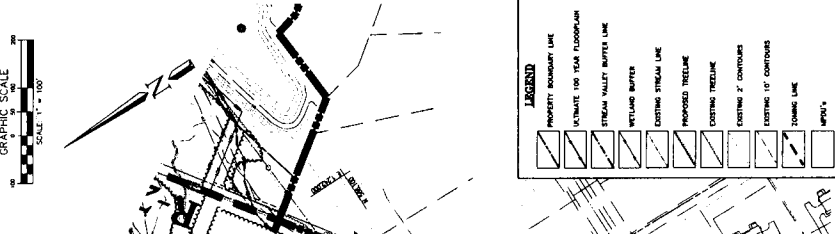
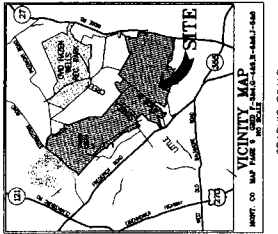
APPROVED: *[Signature]*
 DATE: 3-5-15

CHAIRMAN

SUBDIVISION RECORD PLAT
 PARCEL N, BLOCK KK
CLARKSBURG VILLAGE
 CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 100' AUGUST 2013



ROCKVILLE OFFICE
 2 Research Place, Suite 100 Rockville, MD 20850 P. 301.948.7550 F. 301.948.9067
 Engineering & Planning / Environmental Sciences
 www.soltesz.com

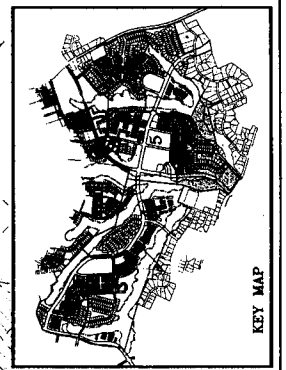


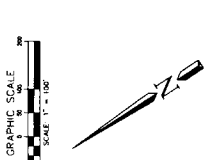
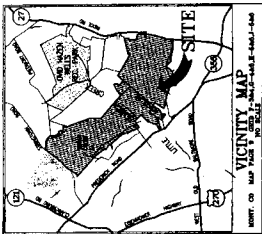
DEVELOPERS CERTIFICATE
 I, the undersigned, Charles F. Johnson, do hereby certify that I am the owner of the above described property and that the same is being offered for sale to the public by means of a preliminary plan of subdivision. I hereby certify that the same is in accordance with the provisions of the Subdivision Control Act, Chapter 23, of the Code of Montgomery County, Maryland, and that the same is in accordance with the provisions of the Subdivision Control Act, Chapter 23, of the Code of Montgomery County, Maryland, and that the same is in accordance with the provisions of the Subdivision Control Act, Chapter 23, of the Code of Montgomery County, Maryland.

CHARLES F. JOHNSON
 DEVELOPER

ENGINEER CERTIFICATE
 I, the undersigned, David M. Williams, do hereby certify that I am a duly licensed Professional Engineer in the State of Maryland and that I am the Engineer of Record for the above described preliminary plan of subdivision. I hereby certify that the same is in accordance with the provisions of the Subdivision Control Act, Chapter 23, of the Code of Montgomery County, Maryland, and that the same is in accordance with the provisions of the Subdivision Control Act, Chapter 23, of the Code of Montgomery County, Maryland.

DAVID M. WILLIAMS
 ENGINEER



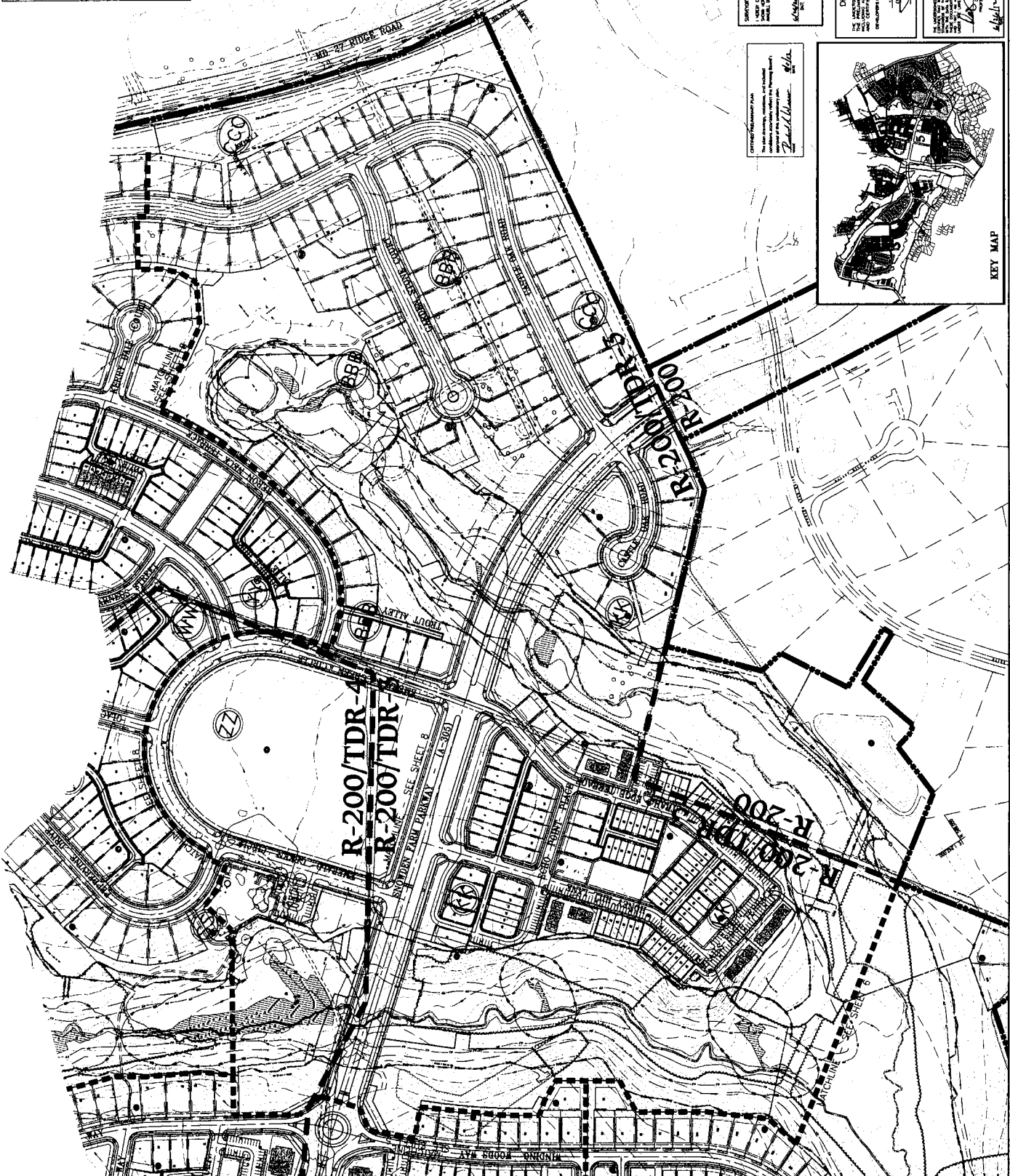


LEGEND
PROPERTY BOUNDARY LINE
STREAM VALLEY BUFFER LINE
WETLAND BUFFER LINE
EXISTING STREAM LINE
PROPOSED WETLAND LINE
EXISTING WETLAND LINE
EXISTING 2' CONTOUR LINE
EXISTING 10' CONTOUR LINE
CONTOUR LINE
UTILITY

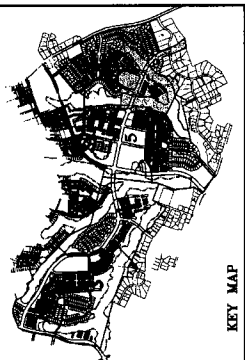
SURVEYOR'S CERTIFICATE
 I, [Signature], a duly Licensed Professional Surveyor in the State of Maryland, do hereby certify that the above is a true and correct copy of the original plan as filed in my office on [Date].
 [Signature]
 PROFESSIONAL SURVEYOR, MARYLAND
 No. [Number]

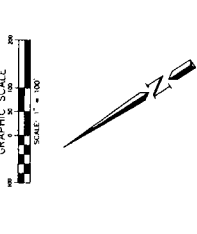
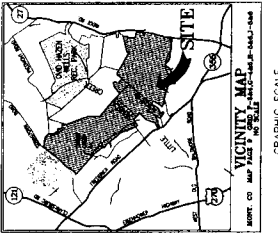
DEVELOPER'S CERTIFICATE
 I, [Signature], do hereby certify that I am the owner of the above described property and that the above is a true and correct copy of the original plan as filed in my office on [Date].
 [Signature]
 DEVELOPER

ENGINEER'S CERTIFICATE
 I, [Signature], a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that the above is a true and correct copy of the original plan as filed in my office on [Date].
 [Signature]
 PROFESSIONAL ENGINEER, MARYLAND
 No. [Number]



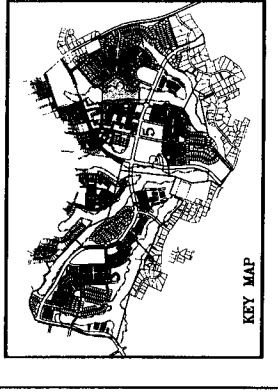
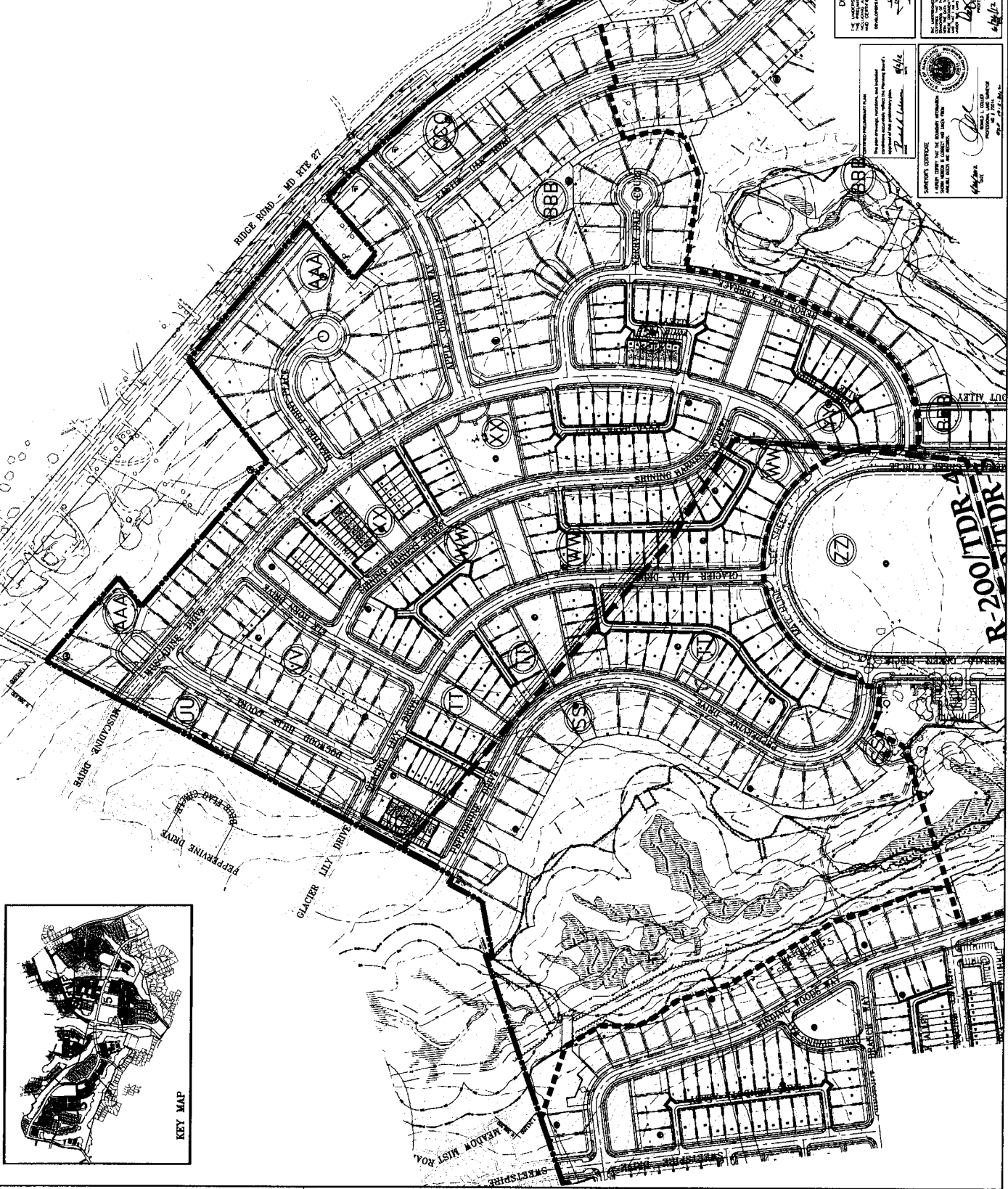
OWNER'S CERTIFICATE
 I, [Signature], do hereby certify that I am the owner of the above described property and that the above is a true and correct copy of the original plan as filed in my office on [Date].
 [Signature]
 OWNER





LEGEND

	PROPERTY BOUNDARY LINE
	ULTIMATE FOR YEAR FLOODPLAIN
	STREET VALLEY BUFFER LINE
	WETLAND BUFFER
	EXISTING STREAM LINE
	PROPOSED WETLINE
	EXISTING WETLINE
	EXISTING 2' CONTOURS
	EXISTING 10' CONTOURS
	CENTER LINE
	UTILITY



DEVELOPER'S CERTIFICATE
I, the undersigned, certify that I am the owner of the property described in the above-captioned plan, and that the plan is a true and correct representation of the actual conditions of the property as shown on the ground.

ENGINEER'S CERTIFICATE
I, the undersigned, certify that I am a duly licensed Professional Engineer in the State of Maryland, and that I am the Engineer of Record for the above-captioned plan, and that the plan is a true and correct representation of the actual conditions of the property as shown on the ground.

PLANNING ENGINEER'S CERTIFICATE
I, the undersigned, certify that I am a duly licensed Professional Planner in the State of Maryland, and that I am the Planner of Record for the above-captioned plan, and that the plan is a true and correct representation of the actual conditions of the property as shown on the ground.