Plat Name: Whetstone Professional Center – Montgomery Village
Plat #: 220200790

Location: Located in the southeast quadrant of the intersection of Montgomery Village Avenue and Centerway Road.

Master Plan: Montgomery Village Master Plan
Plat Details: CRT zone; 2 lots, 3 parcels
Owner: LIDL US Operations, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120200020 (MCPB Resolution No. 20-007) and with Site Plan No. 820200030 (Certified Site Plan dated April 29, 2020), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board’s previous approval of the aforesaid plans.
PLAT No.

I hereby certify on behalf of [insert names of parties], that the plat shown herein is correct, that it is a subdivision of all of the land conveyed by [insert names of parties] to [insert names of parties], and that the plat is duly recorded, and all matters affecting the same are true to the best knowledge and belief of the undersigned.

[Signatures]

SURVEYOR’S CERTIFICATE

~=6°, 10-19-

VICTIM MAP

SCALE 1" = 2,000'

Notes:
1. This plat is not intended to assist in the marketing of this property and is not a guarantee of accuracy.
2. This plat is not intended to be used for any other purpose than to show the boundaries of the property as shown.
3. This plat is not intended to be used for any other purpose than to show the boundaries of the property as shown.
4. This plat is not intended to be used for any other purpose than to show the boundaries of the property as shown.
5. This plat is not intended to be used for any other purpose than to show the boundaries of the property as shown.
6. This plat is not intended to be used for any other purpose than to show the boundaries of the property as shown.
7. This plat is not intended to be used for any other purpose than to show the boundaries of the property as shown.
8. This plat is not intended to be used for any other purpose than to show the boundaries of the property as shown.
9. This plat is not intended to be used for any other purpose than to show the boundaries of the property as shown.
10. This plat is not intended to be used for any other purpose than to show the boundaries of the property as shown.

TAX MAP NO. FU341

WSSC 2260W10

[Plat and Survey details]

SUBDIVISION RECORD PLAT

LOTS 36 & 37 & PARCELS A, B & C

WHETSTONE PROFESSIONAL CENTER

MONTGOMERY VILLAGE

ELECTION DISTRICT No. 9

MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 60' SEPTEMBER, 2020

MACRO, HENDRICKS & GLASSCOCK, P.A.

Phone: 301-607-0800
Fax: 301-607-0801
www.macro.com

[Plat and Survey details]
MONTGOMERY VILLAGE
WHETSTONE CENTER
PRELIMINARY PLAN # 120200020

PROPERTY OWNER: LIDL US OPERATIONS, LLC
9220 Wightman Road, Suite 120
Phone:  301.670.0840

EXISTING TRACT AREA: 284,267 SF (6.5259 AC)

PROPOSED NUMBER OF LOTS: 2 LOTS
PROPOSED NUMBER OF PARCELS: 3 PARCELS (OPEN SPACE)

PROPOSED USE: RETAIL/SERVICE ESTABLISHMENT

1. PROJECT IS NOT TAKING CREDIT FOR ANY PRIOR RIGHT-OF-WAY
2. EXISTING UTILITIES SHOWN ARE BASED ON VISIBLE SURVEYED APPURTENANCES, ACCESSIBLE STRUCTURES AND
3. THE PROPERTY IS WITHIN THE 2016 MONTGOMERY VILLAGE MASTER  PLAN AREA.
4. THE PROPERTY IS WITHIN THE GREAT SENECA CREEK WATERSHED.
5. AN NRI/FSD FOR THE PROPERTY WAS APPROVED ON APRIL 30, 2019 UNDER PLAN # 420191630.
6. THE PROPERTY IS WITHIN THE GREAT SENECA CREEK WATERSHED.

CURVE TABLE

<table>
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<tr>
<th>CURVE</th>
<th>RADIUS</th>
<th>LENGTH</th>
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<td>3,850.00'</td>
<td>74.40'</td>
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<td>69.40'</td>
<td>37.64'</td>
<td>S 86°15'43&quot; E</td>
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LOT 36
PROPOSED STORM DRAIN EASEMENT TO BE REPLACED (STANDARD METHOD OF DEVELOPMENT, FAR<1.0)

LOT 37
5,701 SF (1.2966 AC)

MINIMUM PUBLIC OPEN SPACE (TRACT >10,000 SF): 10.0% (9,228 SF)
10% (9,228 SF)

MAXIMUM LOT COVERAGE N/A 19% 30%

BUILD TO AREA (BTA) DIAGRAM - PERCENT OF FACADE IN BTA

1. MAY BE ADJUSTED AT THE TIME OF SITE PLAN.
2. BUILDING TRANSPARENCY TO BE SET AT SITE PLAN
3. BUILD TO AREA (BTA) MIN FACADE IN BTA FRONT SETBACK 70% 100% (MODIFIED SETBACK)
4. 59.4.5.3.C.3 / 59.4.1.8.A 34 FT (R-90)
5. 59.4.5.3.C.3 LINE IN THE BTA 20' (FRONT STREET)
6. 59.4.5.3.C.3 (20 FT. OR AS MODIFIED) 0% (RETAIL BUILDING #2, 20 FT. STANDARD SETBACK)
7. 59.4.5.3.C.4 59.4.5.3.C.5

MAXIMUM PUBLIC OPEN SPACE PERCENTAGE PROVIDED FOR LOT 36 INCLUDES THE AREAS OF PARCELS A & B, AND THE PERCENTAGE PROVIDED FOR LOT 37 INCLUDES THE AREA OF PARCEL C.

NOTE: THIS PLAN IS FOR YoUR INFORMATION ONLY. ANY REPRODUCED COPY OF THIS PLAN SHALL NOT HAVE ANY LEGAL EFFECT.