

DISPOSITION OF EMORY GROVE PARCELS: MANDATORY REFERRAL NO. 2022020

Description

Staff recommends that the Planning Board approve the Mandatory Referral to dispose of three parcels in the Emory Grove area of Gaithersburg, MD and confirm that the Emory Grove Elementary Surplus School site remnant is not needed for a park use pursuant to Section 11B-45(g)(4)(B) of the Montgomery County Code and Section 11B.45.02.07 of the Code of Montgomery County Regulations.

NO. MR2022020

COMPLETED: 05-13-2022

MCPB

Item No.
05-19-2022

2425 Reedie Drive
Floor 13
Wheaton, MD 20902



Nkosi Yearwood, Planner III, Mid-County Planning, nkosi.yearwood@montgomeryplanning.org, 301-495-1332

Jessica McVary, Supervisor, Mid-County Planning, jessica.mcvary@montgomeryplanning.org, 301-495-4723

Carrie Sanders, Chief, Mid-County Planning, carrie.sanders@montgomeryplanning.org, 301-495-4653

LOCATION

8201 and 8211 Emory Grove Road, 0 Washington Grove Lane, and southeast quadrant of Washington Grove Lane and Pepper Ridge Way, Gaithersburg

MASTER PLAN, ZONE

1985 *Gaithersburg Vicinity Master Plan*, R-60, CRT 0.75 C-0.75 R-0.25 H-35, and R-90/TDR 5

PROPERTY SIZES

19.08 acres, 1.25 acres, and 2.9 acres

APPLICATION

Mandatory Referral

ACCEPTANCE DATE:

March 21, 2022

REVIEW BASIS:

Maryland Land Use Article, Section 20-301

Montgomery County Code, Section 11B-45

Code of Montgomery County Regulations, Section 11B



Summary

- The Montgomery County Department of General Services requests a Mandatory Referral review for the disposition of three properties in the Emory Grove area of Gaithersburg.
- The Montgomery County Department of General Services also requests that the Planning Board confirm that the Emory Grove Elementary Surplus School site remnant will not be needed for park use.
- Staff recommends the Planning Board approve the Mandatory Referral, transmit comments to the Montgomery County Department of General Services, and confirm that the Emory Grove Elementary Surplus School site remnant is not needed for park use.

SECTION 1

RECOMMENDATIONS

Staff recommends the approval of Mandatory Referral No. 2022020: Disposition of Emory Grove Parcels and transmittal of the following comment to the Montgomery County Department of General Services (DGS):

1. Any future redevelopment will be subject to applicable master and functional plans, zoning requirements and policies at the time of redevelopment.

Staff also recommends that the Planning Board submit a statement to the Montgomery County Council confirming that the Emory Grove Elementary Surplus School site remnant is not needed for a park use.

SECTION 2

INTRODUCTION

Review Process

The Montgomery County Department of General Services initiated the process for property disposition in February 2022, by inviting all County Departments and County Agencies to propose a reuse of the properties by March 21, 2022. On March 2, 2022, the County Executive also requested that the Planning Board submit a statement to the County Council that the Emory Grove Elementary Surplus School site remnant, one of the three properties recommended for disposition, is not needed for a park use, consistent with Section 11B-45(g) of the County Code and Section 11B.45.02 of the Code of Montgomery County Regulations (COMCOR).

On March 21, 2022, this Mandatory Referral was accepted for staff review.

SECTION 3

PROJECT DESCRIPTION

Background

The Montgomery County Department of General Services (DGS) proposes to dispose of three properties in the Emory Grove area of Gaithersburg. These properties include: 1) a 19.08-acre property at 8201 and 8211 Emory Grove Road; 2) a 2.9-acre property at the southeast quadrant of Washington Grove Lane and Pepper Ridge Way; and 3) a 1.25-acre property at 0 Washington Grove Lane, as shown in Figure 1. Properties 1 and 3 are subject to disposition through COMCOR 11B.45.01, Disposition of Real Property, while Property 2 is subject to disposition through COMCOR 11B. 45.02, Reuse, Leasing and Sale of Closed Schools. While the disposition of each property is subject to a Mandatory Referral

Review, the disposition of Property 2 also requires the Planning Board to submit a statement to the County Council that the surplus school site remnant is not needed for a park use.

The three properties are included in a redevelopment proposal by the Housing Opportunities Commission (HOC) to create new rental and for-sale mixed-income housing, as well as conservation areas. The redevelopment proposal seeks to retain the existing recreation center and pool uses on Property 1 but redevelop the surface parking and underutilized portions of the site with housing and structured parking. DGS may either sell or ground lease the three properties.

Surrounding Neighborhood

The Emory Grove area features a range of residential development, including townhouses, multifamily residential buildings, and single-family dwellings. Public parks in the area include Johnson's Local Park, Mineral Springs Neighborhood Conservation Area and Washington Square Neighborhood Park. The Flower Hill Shopping Center is located along Flower Hill Way between Washington Grove Lane and Woodfield Road.

Site Description

The three properties associated with this disposition are located north and northeast of the intersection of Mid County Highway and Washington Grove Lane. Emory Grove Road provides the main vehicular access to Property 1, the Upper County Community Recreation Center site. Surface parking spaces are located along Emory Grove Road, and the rear portion of the site is wooded. The other two properties, which are adjacent to residential development, are vacant and wooded.

Project Description

The Montgomery County Department of General Services (MCDGS) requests a Mandatory Referral review for the disposition of three properties in the Emory Grove area of Gaithersburg (Figure 1). The largest property is the 19-acre Upper County Community Recreation Center and Upper County Outdoor Pool, which is located at 8201 and 8211 Emory Grove Road. This property is in the R-60 Zone and is identified herein as Property 1.



Figure 1: Three properties proposed by DGS for disposition.

The second property, which is 2.9 acres, is located at the southeast intersection of Washington Grove Lane and Pepper Ridge Way and is east of the Upper County Community Recreation site. In the 1980s, this property was transferred from the Board of Education to Montgomery County since the property was no longer needed as a school site. Eleven of the 14 acres of the property were sold for residential development, and slightly less than three acres remain vacant. This vacant property is in the CRT 0.75 C0.75 R0.25 H-35 Zone and is identified herein as Property 2. The county requests that the Planning Board confirm that this property is not needed for a park use.

The smallest site, a vacant 1.25-acre property, is located at the northwestern intersection of Washington Grove Lane and Mid County Highway and is in the R-90/TDR 5 Zone, identified herein as Property 3. It is anticipated the Housing Opportunities Commission (HOC) will utilize all three properties (collectively, the Properties) for new residential development. It is expected that the recreation center and pool on Property 1 will be retained for public use, and new development will take place on the surface parking area and excess grounds.

SECTION 4

MANDATORY REFERRAL ANALYSIS AND FINDINGS

Mandatory Referral review is guided by the 2001 *Montgomery County Department of Park and Planning Uniform Standards for Mandatory Review*, as amended, and through the authority granted through the Maryland Land Use Article, Section 20-301, et.seq. As set forth in Sections 20-301 and -302, the Montgomery County Planning Board has jurisdiction over mandatory referral projects presented by Montgomery County government and Montgomery County Board of Education/Montgomery County Public Schools, for (i) acquiring or selling land; (ii) locating, constructing or authorizing a road, park, public way or ground, public building or structure, or public utility; or (iii) changing the use of or widening, narrowing, extending, relocating, vacating or abandoning any of the previously mentioned facilities. The Planning Board must review such projects and approve the proposed location, character, grade and extent of the activity.

As described in the Uniform Standards for Mandatory Referral Review, the Planning Board considers all relevant land use and planning aspects of the proposal including, but not limited to, the following:

1. *whether the proposal is consistent with the County's General Plan, functional plans such as the master plan of highways, environmental guidelines, the approved and adopted area master plan or sector plan, and other public plans or programs for the area;*

The Properties are located within the 1985 *Gaithersburg Vicinity Master Plan* area. The Master Plan confirmed residential zones for the Properties associated with the disposition. The 2014 District Map Amendment introduced the Commercial Residential Town (CRT) for Property 2. A future Sketch Plan or Preliminary Plan will evaluate if the development is consistent with the applicable comprehensive plans.

2. *whether the proposal is consistent with the intent and the requirements of the zone in which it is located;*

This review pertains only to the disposition of the Properties. Any future redevelopment is subject to the requirements of the zones at the time of development.

3. *whether the nature of the proposed site and development, including its size, shape, scale, height, arrangement and design of structure, is compatible with the surrounding neighborhood and properties;*

This review pertains only to the disposition of the Properties. Any future redevelopment is subject to the development standards applicable at the time of redevelopment.

4. *whether the locations of buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;*

This review pertains only to the disposition of the Properties. Any future redevelopment proposal will evaluate building locations, open spaces, landscaping and other design elements.

5. *whether the proposal has an approved NRI/FSD and a preliminary SWM concept plan, and meets the requirements of the Forest Conservation law (Chapter 22A of the County Code). Forest Conservation Plan, if applicable, must be approved by the Planning Board, either before or at the time of the Board's mandatory referral review and action on the project. Unlike the mandatory referral review by the Board, the conditions of the Forest Conservation Plan are binding on all county projects.*

This review pertains only to the disposition of the Properties. Any future redevelopment proposal will require an NRI/FSD, stormwater concept plan, and compliance with the Forest Conservation Law.

6. *whether a Preliminary or a Final Water Quality Plan has been reviewed by the Planning Board if the project is located in a Special Protection Area. In addition, for a Water Quality Plan for a project on public property, the Board must determine if the plan meets the standards of Article V. WATER QUALITY REVIEW IN SPECIAL PROTECTION AREAS, of the County Code (pursuant to Section 19-65(d)(4));*

This review pertains only to the disposition of the Properties, but these Properties are not located in a special protection area.

7. *whether or not the site would be needed for park use if the proposal is for disposition of a surplus school.*

In 1983, the approximately 14-acre Emory Grove Elementary School property was transferred from the Montgomery County Board of Education to the county, and the Board of Education determined that the property was no longer needed for school purposes. In 2000, approximately 11 of the 14-acres were transferred from Montgomery County to a private entity and the remaining 2.9 acres remained unimproved. Montgomery County seeks to transfer the remaining 2.9 acres (Property 2) to HOC for inclusion in a larger redevelopment proposal, which would be reviewed by the Board. The Parks Department has determined that none of the Properties included with the disposition would be needed for a park.

8. *whether alternatives or mitigation measures have been considered for the project if the proposal is inconsistent with the General Plan or other plans and policies for the area, or has negative impacts on the surrounding properties or neighborhood, the transportation network, the environment or other resources.*

The proposal is consistent with the General Plan as well as other plans and policies in the area and does not have negative impacts on the surrounding properties or neighborhood, transportation network, environment, or other resources.

Parks Department

The Parks Department has reviewed the proposed Mandatory Referral and supports the disposition of the Properties since DGS intends to keep the existing buildings and facilities on the Upper County Community Recreation Center site (Property 1). The existing Johnson Local Park expansion is not feasible, and the Department is not interested in a partial disposition. Therefore, Department of Parks is not interested in acquiring any of the Properties associated with this disposition.

SECTION 5

COMMUNITY OUTREACH

Montgomery Planning notified all adjoining and adjacent property owners; civic, homeowners and renters associations that are registered with the Planning Department and located within one-half mile of the properties. As of the date of this memorandum, no comments have been received on this proposal.

SECTION 6

CONCLUSION

Staff recommends approval of the submitted Mandatory Referral with the comment noted at the beginning of this memorandum. Staff also recommends that the Planning Board confirm that the Emory Grove Surplus School remnant is not needed for a park use.

ATTACHMENTS

- Attachment 1: Mandatory Referral for the Disposition of Emory Grove Parcels – March 21, 2022, Letter
- Attachment 2: Disposition of Emory Grove Elementary Surplus School Site Remnant – March 2, 2022, Letter

ATTACHMENT 1



DEPARTMENT OF GENERAL SERVICES

Marc Elrich
County Executive

David Dise
Director

March 21, 2022

Ms. Gwen Wright
Planning Director
Montgomery County Planning Department
2425 Reedie Drive
Wheaton, MD 20902

RE: Mandatory Referral for the Disposition of Emory Grove Parcels

Dear Ms. Wright:

The Department of General Services (DGS) is requesting a Mandatory Referral review for the disposition of three parcels located in the Emory Grove area of Gaithersburg, more fully described below ("the Properties").

PROPERTIES

1. 8201 & 8211 Emory Grove Road, Gaithersburg, 20877; Plat 14084. The tax account number for the 19.08-acre property is 09-02258597; Tax Map GT22; Parcel Y.
2. 0 Washington Grove Lane, Gaithersburg, 20877; Liber: 6920 / Folio: 758. The tax account number for the 1.25-acre property is 09-02551340; Tax Map GT12; Parcel 455.
3. Southeast quadrant of Washington Grove Lane and Pepper Ridge Way, Gaithersburg, 20877; Liber: 6085 / Folio: 051. The tax account number for the 2.9-acre property is 09-00767943; Tax Map GT22; Parcel 318.

BACKGROUND

Property 1 is the site of the Upper County Community Recreation Center and Upper County Outdoor Pool. The recreation center and pool are located on the same parcel.

Property 2 was purchased in 1984 as right of way for Mid County Highway. As this property was deeded to the County fee simple, it must go through the disposition process.

Property 3 is a remnant property of a site that was once 14 acres total and owned by the Board of Education for Emory Grove Elementary School. In May 1983 the 14+/- acre Emory

Office of Planning and Development
101 Monroe Street, 9th Floor • Rockville, Maryland 20850
www.montgomerycountymd.gov/dgs/opd

Ms. Gwen Wright

March 21, 2022

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Grove Elementary School property was transferred from the Board to Montgomery County in fee simple (Liber 6085/Folio 251). The deed states that the Board determined that the property was no longer needed for school purposes. In 2000, 11.1 acres of the 14-acre property was transferred from Montgomery County to Comstock Emory Grove, L.C. of Virginia for \$851,000 in fee simple (Liber 17985/Folio 76). The remaining County owned property is 2.9 acres. Property 3 is unimproved.

The properties referenced above and other properties in the immediate area are included in a redevelopment proposal by the Housing Opportunities Commission (HOC). The proposal includes new rental and for sale mixed-income housing and conservation areas. The recreation center and pool uses on Property 1 would be retained. However, the surface parking and excess grounds would be used for housing and replacement structured parking.

Properties 1 and 2 are subject to disposition through COMCOR 11B.45.01 Disposition of Real Property. Property 3 is subject to disposition through COMCOR 11B.45.02 Reuse, Leasing, and Sale of Closed Schools. Per COMCOR 11B.45.02, a letter was sent to the Planning Board Chair on March 2, 2022 requesting the Board submit to the County Council a statement that the school will not be needed for will not be needed for park uses.

I hope this information is helpful. Please feel free to contact me at 240.777.6071 or Ronnie.Warner@montgomerycountymd.gov should you have any questions.

Sincerely,

Ronnie Warner

Ronnie Warner
Chief, Office of Planning and Development

cc: Greg Ossont, Deputy Director, Department of General Services



ATTACHMENT 2


OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich
County Executive

MEMORANDUM

March 2, 2022

TO: Casey Anderson, Chair
Montgomery County Planning Board

FROM: Marc Elrich, Montgomery County Executive 

SUBJECT: Disposition of Emory Grove Elementary Surplus School Site Remnant

In accordance with the provisions of 11B.45.02, Reuse, Leasing, and Sale of Closed Schools, the County Executive must request the Planning Board submit to the County Council a statement that a closed school will not be needed for park uses.

The Emory Grove Elementary School is located at the southeast quadrant of the Washington Grove Lane and Pepper Ridge Way intersection. The Tax ID is 09-00767943.

In May 1983, the 14+/- acre Emory Grove Elementary School property was transferred from the Board to Montgomery County in fee simple (Liber 6085/Folio 251, attached). The deed states that the Board determined that the property was no longer needed for school purposes.

In 2000, 11.1 acres of the 14-acre property was transferred from Montgomery County to Comstock Emory Grove, L.C. of Virginia for \$851,000, in fee simple (Liber 17985/Folio 76, attached). The remaining County owned property is 2.9 acres ("Remnant Property"). The Remnant Property is unimproved.

The Remnant Property and other properties in the immediate area are included in a redevelopment proposal by the Housing Opportunities Commission (HOC). The proposal includes new rental and for sale mixed-income housing and conservation areas.

In order to facilitate the ultimate transfer of this property and in accordance with the provisions of 11B.45.02, within 60 days of this request the Planning Board must submit to Council a statement that the school will not be needed for will not be needed for park uses.

Accordingly, I respectfully request that the Planning Board submit this statement. If you have any additional questions, please contact Greg Ossont, Deputy Director of General Services at 240-777-6192.

Enclosures: *Liber 6085/Folio 251*
 Liber 17985/Folio 76

cc: David Dise, Director, Department of General Services
 Greg Ossont, Deputy Director, Department of General Services
 Jennifer Bryant, Director, Office of Management and Budget
 Michael Coveyou, Director, Department of Finance
 Greg Wims, UpCounty Regional Director, Community Engagement Cluster

CLERK'S OFFICE
MONTGOMERY COUNTY, MD

EMORY GROVE ELEMENTARY SCHOOL
Tax Account Nos.

Being the property conveyed by George W. Frazier, Jr., and Ruth E. Frazier to the Board of Education by deed dated December 17, 1969 and recorded in Liber 3931 at Folio 525 among the Land Records of Montgomery County, Maryland, and being more particularly described as follows:

Beginning for the same at a point in the first or South 72° East 65 1/2 perch line of the property described in Liber 180 at Folio 40, said point being on the Easterly right-of-way line of the Gaithersburg to Laytonsville Road and running thence with part of the said first line

1. South 75° 21' 00" East, 1054.79 feet to a stone found at the end of the aforesaid first line, thence running with the second and part of the third line of the aforesaid deed
2. South 34° 18' 14" West, 591.67 feet to a stone found, thence
3. North 81° 59' 50" West, 1014.98 feet to a point in the aforesaid Easterly right-of-way line of Gaithersburg to Laytonsville Road and running with the Easterly lines of the said road
4. North 39° 44' 21" East, 49.91 feet to a point; thence running
5. North 33° 31' 03" East, 215.73 feet to a point; thence running
6. North 27° 25' 52" East, 160.66 feet to a point; thence running
7. North 20° 22' 18" East, 240.21 feet to a point; thence running
8. North 18° 24' 53" East, 29.71 feet to the point of beginning containing 14.0009 Acres of Land.

TOGETHER with the improvements thereon erected and any and all of the rights, alleys, ways, waters, privileges and appurtenances in anywise appertaining thereunto.

SUBJECT to all restrictions, covenants and easements of record.

TO HAVE AND TO HOLD the said lot of ground and premises above described and mentioned unto and to the proper use and benefit of the said Montgomery County, Maryland, its successors and assigns, in fee simple.

WITNESS the hand and seal of the said Grantor.

WITNESS:

BOARD OF EDUCATION OF
MONTGOMERY COUNTY, MARYLAND

William H. Hilder

By *Edward Andrews* (SEAL)

STATE OF MARYLAND)
COUNTY OF MONTGOMERY)

SS:

I HEREBY CERTIFY that on this 13th day of MAY, 1983, before me, the subscriber, a Notary Public of the aforesaid State and County, personally appeared EDWARD ANDREWS, who acknowledged himself to be the SECRETARY of the Board of Education of Montgomery County, Maryland, and, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing in my presence the name of the Board of Education of Montgomery County, Maryland.

Edward S. Hunsack
Notary Public

My Commission Expires:

July 1, 1986



I hereby certify that I am an attorney duly admitted to practice before the Court of Appeals of Maryland and that the within instrument was prepared under my supervision.

James P. Rob 5/6/83

1-ASSER TO GOVERNMENTAL, RELIGIOUS, OR CHARITABLE ORGANIZATION
HEREBY CERTIFY THAT PROPERTY HAS BEEN DULY TRANSFERRED TO THE MONTGOMERY COUNTY ASSESSMENT AND REVENUE DEPARTMENT
James P. Rob
3791

TAX EXEMPT

9-1-76 7943

MAY 25 1983

DEED

00022
1 of 4

THIS DEED, Made this 31st day of March, 2000, by and between Montgomery County, Maryland, party of the first part and Comstock Emory Grove, L.C., a Virginia limited liability company, party of the second part.

WITNESSETH, that for and in consideration of the sum of EIGHT HUNDRED FIFTY ONE THOUSAND and NO/100'S DOLLARS (\$851,000.00), the said party of the first part does grant and convey unto the said party of the second part in fee simple, the following described land and premises, together with the improvements, easements, and appurtenances thereto belonging, situate, lying, and being in the County of Montgomery, State of Maryland, and being more particularly described as follows:

All that piece, parcel or tract of land situate, lying and being in the 9th Election District of Montgomery County, Maryland, and being more fully and particularly described in Schedule "A" attached hereto and made a part hereof.

BEING part of that property conveyed by the Board of Education of Montgomery County, Maryland to Montgomery County, Maryland in a Deed dated May 13, 1983, and recorded among the Land Records of Montgomery County, Maryland in Liber 6085 at Folio 251.

TO HAVE AND TO HOLD the same unto and to the use of the said party hereto of the second part, in fee simple

AND the said party of the first part does hereby covenant to warrant specially the property hereby conveyed, and to execute such further assurances of said land as may be requisite.

(Execution Follows On Page 2)

IMP FD SURE \$	5.00
RECORDING FEE	20.00
RECORDATION T	3,744.40
TR TAX STATE	4,255.00
TOTAL	8,024.40
Res# MOBB	Rcf# \$ 37796
MOR BDH	Blk # 1296
Apr 04, 2000	04:13 PM

AGRICULTURE TRANSFER TAX IN THE

AMOUNT OF \$ n/a
SIGNATURE [Signature]

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Montgomery County

174981

744.40
255.00
20
\$

FILED
MONTGOMERY CO. MD
CLERK'S OFFICE

00 APR -4 P 4:12 PM

WITNESS its hand and seal on the day and year first thereinbefore written.

Montgomery County, Maryland

TEST: Patricia C. Cook BY: Douglas M. Duncan
Douglas M. Duncan, County Executive

STATE OF MARYLAND

} To Wit:

COUNTY OF MONTGOMERY

On this 31st day of March, 2000, before me,
the undersigned officer, personally appeared Douglas M. Duncan
known to me (or satisfactorily proven) to be the person whose name subscribed to the within
instrument and acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

JoAnne Poore
Notary Public

My commission expires: June 1, 2002

To Anne Poore

THIS IS TO CERTIFY that the within instrument was prepared by or under the
supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals
of Maryland.

Gail Libby Curtis
Attorney Gail Libby Curtis

Approved as to form and legality.
Office of County Attorney

By: Ernest A. Ciofalo by gac
Date: 3/30/00

APPROVED FOR TRANSFER
BY [Signature] MONT., CO., MD

APR 4 2000

\$ 8,510.00 TRANSFER TAX PAID

DESCRIPTION OF THE R-60 ZONING PARCEL

17985 078

SCHEDULE "A"**DESCRIPTION OF
R-60 ZONING PARCEL****BEING PART OF THE LANDS OF
MONTGOMERY COUNTY, MARYLAND
LIBER 6085 FOLIO 251****GAITHERSBURG (NO. 9) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND**

Being a tract or parcel of land, lying within the Gaithersburg (No. 9) Election District, Montgomery County, Maryland, hereinafter, described in, through, over and across the lands conveyed by BOARD OF EDUCATION OF MONTGOMERY COUNTY, MARYLAND to MONTGOMERY COUNTY, MARYLAND a deed dated May 13, 1983, and recorded among the Land Records of Montgomery County, Maryland in Liber 6085 at Folio 251; and being more particularly described as follows;

Beginning for the same at a point distant 24.31 feet west of the northeasterly most corner of Parcel F, Block D, as shown on a plat of subdivision entitled, "PLAT SIX, LOTS 1 – 31, BLOCK D & PARCEL 'F', MINERAL SPRINGS VILLAGE," recorded, among said Land Records in Plat Book 151 at Plat No. 17250, said point lying on the southerly outline of the aforementioned conveyance; thence crossing said aforementioned conveyance with the division line of the C-1 and R-60 Zoning for the following (2) two courses

1. North 31° 24' 32" East, 309.52 feet to a point;
2. North 58° 35' 28" West, 342.11 feet to a point on the westerly outline of the aforementioned conveyance, said point lying on the easterly side of Washington Grove Lane, Maryland Route 124, formerly Gaithersburg-Laytonsville Road, having a variable width right of way; thence with the outline of the aforementioned conveyance, along the easterly side of said Washington Grove Road, for the following two (2) courses,
3. North 20° 23' 36" East, 208.24 feet to a point;
4. North 18° 26' 09" East, 29.72 feet to a point on the common line of the aforementioned conveyance and Parcel A, as shown on a plat of subdivision entitled, "PARCEL A, EMORY GROVE PARK," recorded among said Land Records in Plat Book 88 at Plat No. 9338; thence with said common line,

DESCRIPTION OF THE R-60 ZONING PARCEL**17985 079**

5. South 75° 19' 42" East, 1054.79 feet to a point on the westerly line of Outlot A, Block Z, as shown a plat of subdivision entitled "PLAT 16, PART OF BLOCKS Q, X, Y, & Z, MILL CREEK TOWNE," recorded among said Land Records in Plat Book 82 at Plat No. 8447, said point also being the southeasterly most corner of said Parcel A, and being the northeasterly most corner of the aforementioned conveyance; thence with the common line of said Outlot A, Block Z and the aforementioned conveyance,
6. South 34° 19' 32" West, 591.67 feet to the Concrete Monument Found with a Nail, marking the common corner of the aforementioned conveyance, Outlot A, Block Z, and Parcel E, Block G, as shown on a plat of subdivision entitled "PLAT EIGHT, LOTS 17-22, BLOCK G, LOTS 30-61, BLOCK G, PARCEL D, MINERAL SPRINGS VILLAGE," recorded among said Land Records in Plat Book 152 at Plat No. 17321; thence with the common line of said Parcel E, Block G and aforementioned conveyance,
7. North 81° 58' 32" West, 644.35 feet to a point of beginning.

CONTAINING a total of 483,767 square feet or 11.1058 acres of land.

Subject to any and all Easements, Rights of Way, and Covenants of record.

TAX ACCOUNT TABULATION

PARCEL ID.	ACCOUNT No.	ADDRESS
P315 (GT22)	09-001-00767943	LAYTONSVILLE ROAD

Title insurer: Lawyers Title Ins. Corp.

I hereby certify that this description have been prepared under my supervision and based upon a boundary survey performed by Greenhorne & O'Mara, Inc., dated November, 1999.

[Signature] 3/27/2000
 Eric F. Beattie
 Registered Property Line Surveyor
 Maryland Registration No. 478
 For Greenhorne & O'Mara, Inc-Corp#20

