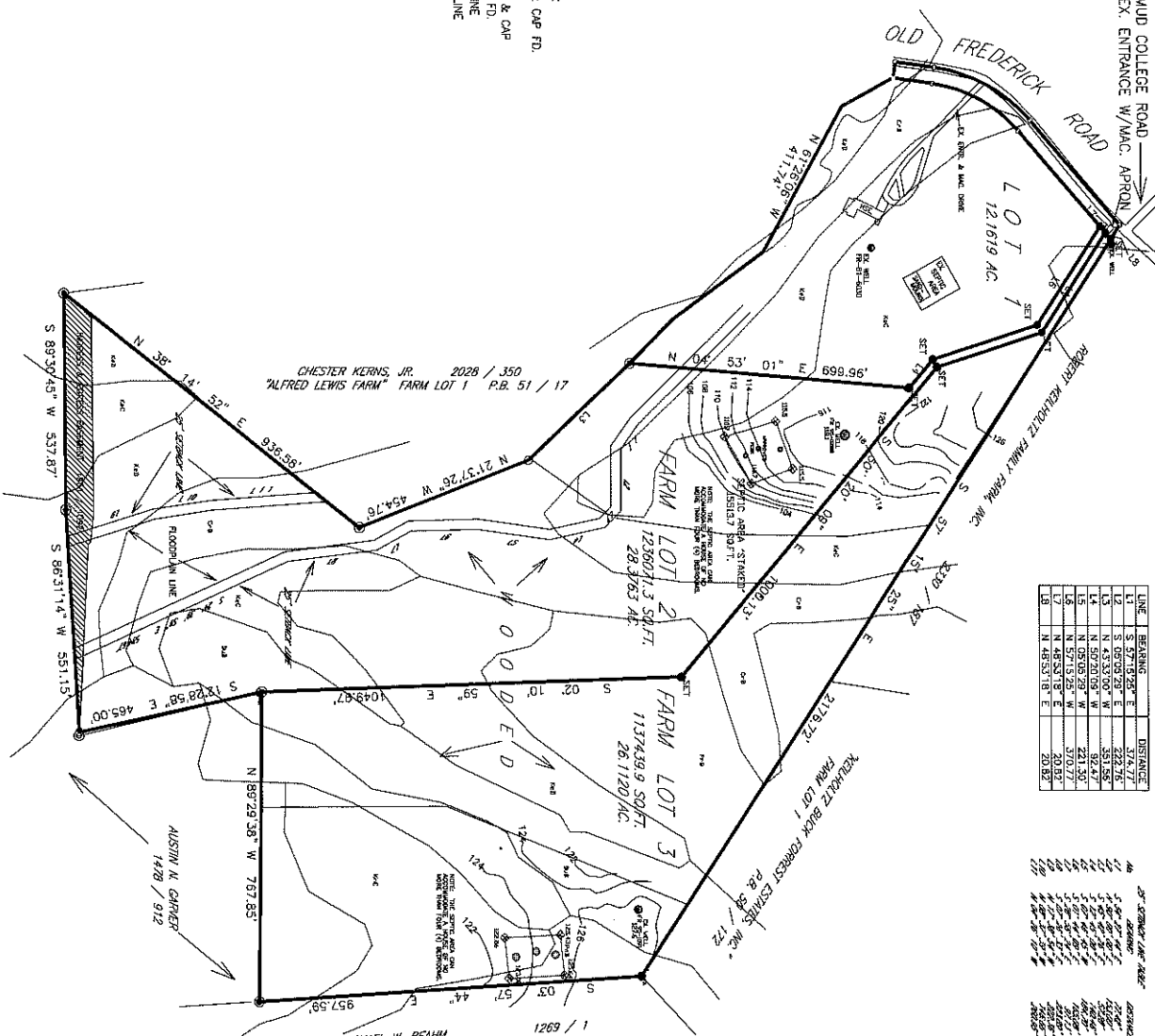


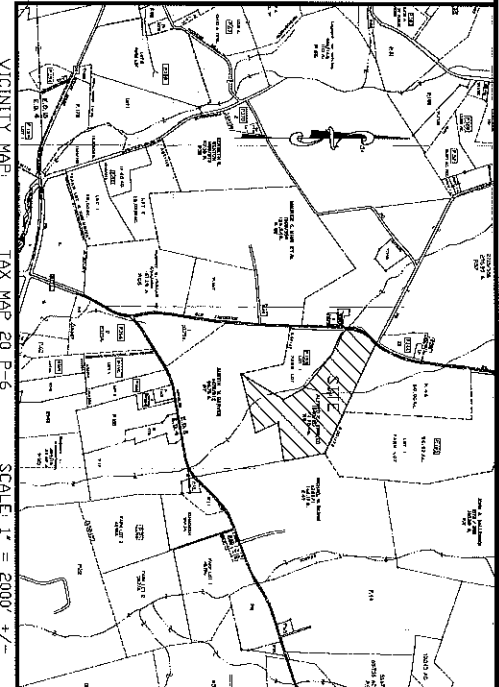
- SYMBOLS:**
- ⊙ = PREP & CAP FLD.
 - ⊙ = POST
 - ⊙ = REBAR & CAP
 - ⊙ = STONE FLD.
 - = FENCELINE
 - = WOODSLINE



LINE	BEARING	DISTANCE
1	S 87°18'28" E	374.72
2	S 69°08'28" E	228.76
3	N 43°33'00" W	551.58
4	N 50°21'09" W	92.47
5	N 52°13'28" W	510.77
6	N 48°53'18" E	20.87
7	N 48°53'18" E	20.87

30" GRADE-ABLE ROAD

1	120.00
2	120.00
3	120.00
4	120.00
5	120.00
6	120.00
7	120.00
8	120.00
9	120.00
10	120.00
11	120.00
12	120.00
13	120.00
14	120.00
15	120.00
16	120.00
17	120.00
18	120.00
19	120.00
20	120.00
21	120.00
22	120.00
23	120.00
24	120.00
25	120.00
26	120.00
27	120.00
28	120.00
29	120.00
30	120.00



NOTE: THESE LOTS ARE APPROVED FOR A SAND MOUND TYPE SEPTIC SYSTEM. ANY DISTURBANCE OF THE GROUND WITHIN THE SEPTIC AREA MAY NEGATE HEALTH DEPARTMENT APPROVAL. SAND MOUNDS CAN ONLY BE INSTALLED DURING DRY WEATHER (MAY 1 - OCTOBER 31).

ALL SEPTIC AREAS "STAKED"

SOIL TYPES - DUFIELD AND RYDER (NON-RESTRICTED) MAP #20
ZONING - "A" AGRICULTURAL
VERTICAL DATUM ASSUMED / FIELD RUN
VERTICAL INTERVALS : 2'

NO WELLS OR SEPTICS WITHIN 100' OF LOT LINES, EXCEPT AS SHOWN

DATE: JAMES E. GAUSS P.L.S. # 446

SITE PLAN
FOR LOTS OF RECORD PERKS ON
FARM LOTS 2 & 3
WYNDCREST DIVISION

REV. 3/17/06
 REV. 7/5/06 LOT 3 SEPTIC
 REV. 08/26/05
 REV. 12/17/07
 REV. 05/06/08
 REV. 09/18/09

SITUATED ON OLD FREDERICK ROAD
 EMMITSBURG ELECTION DISTRICT # 5
 FREDERICK COUNTY, MARYLAND
 DATE: 12 DEC. 2002
 SCALE: 1" = 200'
 PLAT NO. 20 P-65P

SURVEY & PLAT BY
R. F. GAUSS & ASSOC., INC.
 PROFESSIONAL LAND SURVEYORS
 EMMIT HOUSE HOTEL
 601 W. MAIN ST., P.O. BOX 128
 EMMITSBURG, MD. 21727
 FAX 301-447-3158

OWNERS:
 JOHN H. & S. JOAN TREADAWAY
 1409 OLD FREDERICK ROAD
 ROCKY RIDGE, MD. 21178
 301-271-7897



VACANT LAND INFORMATION SHEET

Property Address: 14413 Old Frederick Road, Rocky Ridge, MD, 21778

Lot# 2 Parcel# 6 Tax Map Pg. 20 Acres: 28.37 County: Frederick

ADC Map Location: _____ Subdivision Name: Wynocrest

Buildable? Yes No Unknown Recorded?: Yes No Unknown

Current Zoning: Agricultural Access to Lot?: Yes No

Road Frontage?: Yes No Approx. Feet: 20 Soil Type: UNKNOWN

Plat Available?: Yes No

Well on Site?: Yes No If no, responsibility of who?: Seller Buyer Negotiable

Septic Approved?: Yes No Type: Sand Mound #BR's: 4

Health Dept. Record Available: Yes No Utilities at Site?: Yes No
(List): Electric ON ~~at~~ OLD Frederick Road AT Present time

Topography: Trees/Wooded: Yes No If so, %: 40
Cleared: Yes No If so, %: 60
Stream(s): Yes No If so, #: Wet weather stream - in several areas

Is Property Sub-dividable? Yes No Unknown If so, how many lots?: _____

If so, comment: _____

Any Conservation(s)?: Yes No If yes, explain: _____

Any other important information?: Well installed approximately 10 BPM

Seller Acknowledgment of above information:

Buyer Acknowledgment of above information:

[Signature] 10-22-09
Seller Date
[Signature] 10/22/09
Seller Date

Buyer Date

Buyer Date



Frederick County Disclosure

LEGAL REQUIREMENT. All Contracts of Sale for real property in the State of Maryland are required to be in writing to be enforceable. You have the right to have legal counsel review all documents and represent you. The Broker/agent is required to submit all written offers to the seller. An offer to purchase is not a contract until all terms and conditions have been agreed to in writing by the Buyer and Seller. The terms of a Contract of Sale cannot be altered after it has been accepted by all parties unless mutually agreed upon in writing by the Buyer and Seller. Therefore, the Buyer is advised that any contingencies or conditions of the sale should be a part of the original offer. The accepted Contract of Sale is a legally binding and enforceable document.

EQUAL HOUSING. The Property is offered in compliance with Title VIII of the Civil Rights Act of 1968 (as amended by the Fair Housing Amendments of 1988) and applicable Maryland and local laws with respect to race, color, sex, religion, national origin, physical and mental handicaps, familial status, age, sexual orientation, marital status and such other protected classes.

AIRPORTS, AIRSTRIPS & HELIPADS. Buyer acknowledges that there are properties located within a three (3) mile radius of airports, airstrips, heliports or helipads and it is the Buyers' responsibility to review any appropriate maps, plans or other information which they deem appropriate prior to entering into a Contract of Sale. The Frederick Municipal airport is located at 111 Airport Dr. E., Frederick, MD.

CITY OF FREDERICK SALE OF REAL PROPERTY ORDINANCE. The City of Frederick Disclosure upon Sale of Real Property Ordinance (the City of Frederick Code Section #12.5-3) requires the inclusion of the City of Frederick Disclosure Statement as a part of all Contracts of Sale for real property located within the City of Frederick limits.

FREDERICK COUNTY RIGHT TO FARM ORDINANCE. The Frederick County Right to Farm Ordinance (Frederick County Ordinance #96-23-175) requires the inclusion of the Right to Farm Disclosure Statement as a part of all Contracts of Sale for real property within Frederick County.



HAZARDOUS MATERIALS. There are many hazardous materials (i.e., asbestos, radon, underground storage tanks, etc.) that could affect any property. The Brokers and their agents will generally have no knowledge of these hazardous materials and do not have the technical expertise to ascertain or advise you of their presence or significance. It is the Buyer's responsibility to consult any experts they deem appropriate prior to entering into a Contract of Sale.

HOME WARRANTIES. A limited warranty may be available for purchase on the Property. Such limited warranty may provide some financial reimbursement in the event certain named components and or appliances become inoperable or fail during an agreed upon period of time (usually one year from settlement).

SETTLEMENT. All persons to be in title and/or responsible where a mortgage is to be created should be present at the time of settlement and will be required to provide photo identification. A lender usually requires, prior to settlement, a fully paid insurance policy, termite and other certifications when improved property is being purchased. The Buyer should have wired funds, bank check, or certified check for payment of estimated settlement costs and balance due under the Contract of Sale. If uncertain of the amount, Buyer should contact the settlement company 24-48 hours before settlement. Buyer should establish utilities in Buyer's name commencing with the day of settlement or occupancy.

MASTER PLANS AND ZONING ORDINANCES. Buyers have the right to review any applicable master plans, zoning ordinances, or other maps and information relating to planned land uses, roads, highways and the location of parks and other public facilities affecting the property. In addition the Buyer should check historic district guidelines and disclosures, if applicable. This information may be found at most local, county or state offices such as the Parks and Recreations, Planning and Zoning, etc.

CONDOMINIUM ASSOCIATION APPROVAL. If a sale is subject to the approval or right of first refusal of the Council Unit Owners or Board of Directors of a Condominium, the Seller must immediately present the Contract of Sale to such Council or Board for its action or consideration. In the event the sale is not allowed by the appropriate Council or Board, the Contract of Sale shall be null and void.

COMMUNITY DEVELOPMENT AUTHORITY DISTRICTS. In Fredrick County, the vendor of a property that is subject to a tax or fee of a Special Taxing District as authorized in Article 23A, §44A(B) of the Code or by a Community Development Authority as authorized in § 2-7-125(B) of the Public Local Laws of Frederick County may not enforce a contract for the sale of the property unless within 20 calendar days after entering into the contract, the Purchaser of the property is provided the following information in writing.

This sale is subject to a tax or fee of a Special Taxing District or Community Development Authority. State law requires that the Seller disclose to you at or before the time the contract is entered into, or within 20 calendar days after entering into the contract, certain information concerning the property you are purchasing. The content of the information to be disclosed is set forth in § 10-704 of the Real Property Article of the Maryland Annotated Code and includes the amount of the current annual tax or fee of the Special Taxing District or Community Development Authority, and a statement of whether any tax or fee of the Special Taxing District or Community Development Authority against the property is delinquent.



Real Estate Transfer Disclosure Statement



THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY LOCATED IN THE COUNTY OF FREDERICK, STATE OF MARYLAND, DESCRIBED AS Farm Lot 2, 14413 Old Frederick Rd, Rocky Ridge, MD 21778

THIS STATEMENT IS A DISCLOSURE OF THE EXISTENCE OF THE FREDERICK COUNTY RIGHT TO FARM ORDINANCE IN COMPLIANCE WITH FREDERICK COUNTY ORDINANCE NO. 96-23-175 (THE FREDERICK COUNTY RIGHT TO FARM ORDINANCE)

SELLER'S INFORMATION

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

FREDERICK COUNTY ALLOWS AGRICULTURAL OPERATIONS (as defined in the Frederick County Right to Farm Ordinance) WITHIN THE COUNTY. You may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, fumes, dust, flies, the operation of machinery of any kind during any 24-hour period (including aircraft), vibration, the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, and pesticides. Frederick County has determined that inconveniences or discomforts associated with such agricultural operations shall not be considered to be an interference with reasonable use and enjoyment of land, if such operations are conducted in accordance with generally accepted agricultural management practices. Frederick County has established a reconciliation committee to assist in the resolution of disputes which might arise between persons in this County regarding whether agricultural operations conducted on agricultural lands are causing an interference with the reasonable use and enjoyment of land or personal well being and whether those operations are being conducted in accordance with generally accepted agricultural practices. If you have any questions concerning this policy or the reconciliation committee, please contact the Frederick County Planning Department for additional information.

Seller *John H. Treadway*
John H. Treadway

Date October 22, 2009

Seller *S. Joan Treadway*
S. Joan Treadway

Date October 22, 2009

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT:

Buyer _____

Date _____

Buyer _____

Date _____

IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

Real Estate Teams 50 Citizens Way, Suite 400 Frederick, MD 21701

Phone: (301) 644 - 2681

Fax: (301) 695 - 3138

JB POWELL

Farm Lot 2 144