

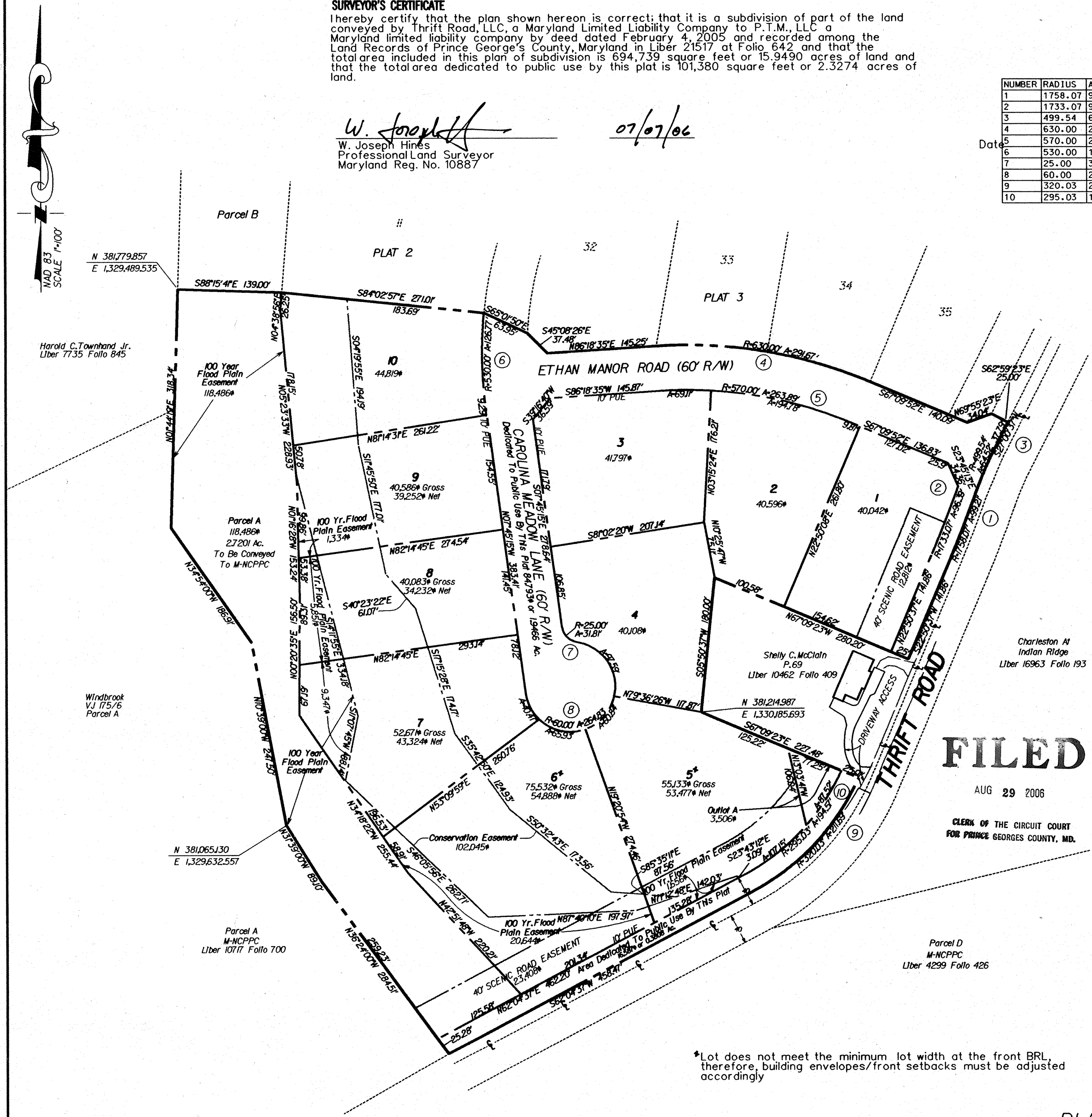
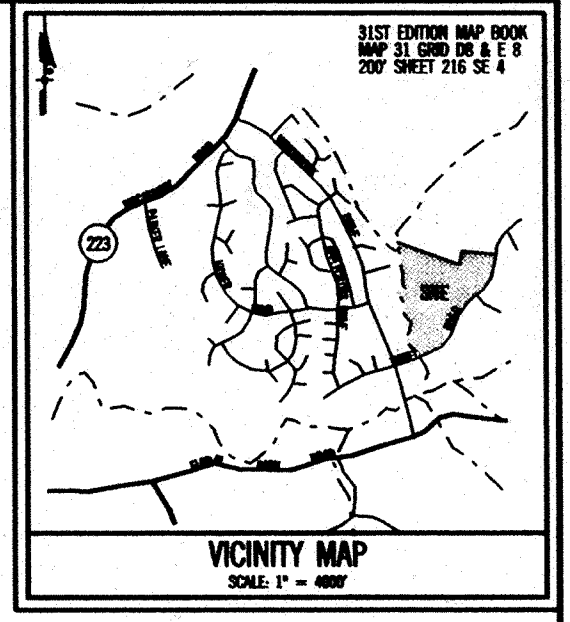
**SURVEYOR'S CERTIFICATE**

I hereby certify that the plan shown hereon is correct; that it is a subdivision of part of the land conveyed by Thrift Road, LLC, a Maryland Limited Liability Company to P.T.M., LLC a Maryland limited liability company by deed dated February 4, 2005 and recorded among the Land Records of Prince George's County, Maryland in Liber 21517 at Folio 642 and that the total area included in this plan of subdivision is 694,739 square feet or 15.9490 acres of land and that the total area dedicated to public use by this plat is 101,380 square feet or 2.3274 acres of land.

*W. Joseph Hines*  
W. Joseph Hines  
Professional Land Surveyor  
Maryland Reg. No. 10887

07/07/06

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
1	1758.07	99.21	03°14'00"	N 21°13'37" E	99.20
2	1733.07	96.39	03°11'12"	N 21°15'01" E	96.38
3	499.54	64.52	07°24'00"	S 23°18'37" W	64.47
4	630.00	291.67	26°31'34"	N 80°25'38" W	289.07
5	570.00	263.89	26°31'34"	N 80°25'38" W	261.54
6	530.00	126.77	13°42'18"	S 00°54'06" E	126.47
7	25.00	31.81	72°53'43"	S 44°12'06" E	29.70
8	60.00	264.83	252°53'43"	N 45°47'54" E	96.53
9	320.03	211.69	37°53'57"	N 43°07'39" E	207.85
10	295.03	194.57	37°47'10"	N 43°11'02" E	191.06



**OWNER'S DEDICATION**

We, P.T.M., LLC, a Maryland limited liability company, owner of the property shown and described hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines, dedicate the streets to public use, establish ten (10) foot wide utility easements adjacent contiguous, parallel and concentric to all dedicated streets as shown hereon, subject to the provisions of a document entitled "Declaration of Terms and Provisions of Public Utility Easements," recorded among the Land Records of Prince George's County, Maryland in Liber 3703 at Folio 748, and also establish a forty (40) foot wide scenic easement adjacent, parallel, concentric and contiguous to the 10' PUE along Thrift Road, as shown; and also establish the conservation easement, as shown hereon and also establish and grant to Prince George's County, Maryland the 100 year flood plain easement as shown hereon. Property markers will be placed in accordance with Section 24-120(b)(6)(F)(ii) of the Prince George's County Code. There are no suits, action at law, leases, liens, mortgages or trust affecting the property included in this plan of subdivision except a certain deed of trust and all parties in interest thereto have below indicated there assent to this plan of subdivision.

*W. Joseph Hines* 7/10/06  
Witness Date

P.T.M., LLC  
*W. Charles Rogers, III* 7/10/06  
Witness Date

We hereby assent to this plan of subdivision

*William C. Rogers, Jr.* 7/11/06  
William C. Rogers, Jr. Trustee Date

*W. Charles Rogers, III*  
W. Charles Rogers, III Trustee

**NOTES**

- 1) Approval of this plat is based upon a reasonable expectation that public water and sewer service will be available when needed and is conditioned on fulfilling all of the Washington Suburban Sanitary Commission project/authorization #DA3884Z04 commitments.
- 2) Development of this subdivision shall be in compliance with the approved Type I Tree Conservation Plan (TCPI 4/04), or as modified by the Type II Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation Tree Preservation Policy. The Type II Tree Conservation Plan may allow for the minimal use of an off-site easement for any necessary adjustments to woodland conservation areas not in a conservation easement or scenic easement and where the adjustment provides 40 feet of unencumbered rear yard area.
- 3) Direct vehicular access is not permitted from the lots fronting on Thrift Road.
- 4) Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the MNCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.
- 5) Scenic easements described on this plat are areas where the installation of structures and removal of vegetation are prohibited without prior written consent from the M-NCPCC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is permitted.
- 6) Development of this site shall be in conformance with the approved stormwater concept plan #40595-2003-00 or any approved revision thereto.
- 7) Prior to issuance of building permits, the applicant shall provide a fee to Prince George's County that shall serve as a fair share contribution toward the construction of the proposed Brandywine Station and acquisition of an ambulance and a paramedic vehicle in accordance with Condition 11 of PGCPB Resolution No. 04-77.
- 8) Prior to the issuance of any building permits within the subject property, the applicant shall submit an acceptable traffic signal warrant study to SHA and DPW&T for a possible signal at the intersection of MD 223 and Windbrook Drive in accordance with Condition 14 of PGCPB Resolution No. 04-77.
- 9) Prior to the issuance of any permits which impact jurisdictional wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

**FILED**

AUG 29 2006

CLERK OF THE CIRCUIT COURT  
FOR PRINCE GEORGES COUNTY, MD.

\*Lot does not meet the minimum lot width at the front BRL, therefore, building envelopes/front setbacks must be adjusted accordingly

For Public Water and Sewer Systems Only.

The Maryland National Capital Park and Planning Commission  
Prince George's County Planning Board

APPROVED *July 13, 2006*  
*Samuel S. Parker, Jr.* Chairman  
*Francisco J. Huertan* Assistant Secretary

M.N.C.P. & P.C. Record File No. 5-06139

Department of Environmental Resources  
Prince George's County, Maryland

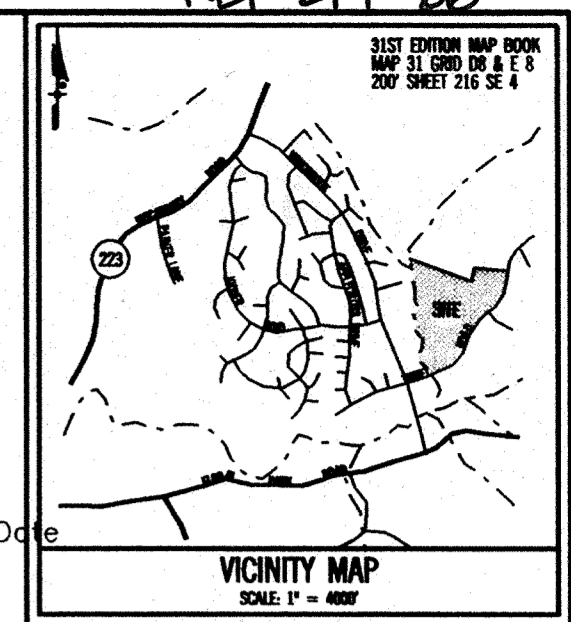
APPROVED *July 11, 2006*  
*Dawn Hawkins-Nixon* Director or Designee

4-03137  
216SE04  
R-E

RECORDED: *8.29.06*  
PLAT BOOK: *REF 214*  
PLAT NO. *65*

PLAT 1  
Lots 1-10, Parcel A and Outlot A  
THRIFT MANOR  
Piscataway (5th) Election District  
Prince George's County, Maryland  
Scale 1"=100' May, 2005

GREENHORNE & O'MARA, INC.  
Engineers - Architects - Planners - Surveyors  
9001 Edmonston Road  
Greenbelt, Maryland 20770



NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
1	470.00	614.47	74°54'25"	S 53°43'49" W	571.63
2	530.00	262.24	28°20'58"	S 73°52'33" W	259.57
3	25.00	21.68	49°40'47"	S 14°48'01" E	21.00
4	60.00	292.54	279°21'34"	S 50°21'35" W	77.65
5	25.00	21.68	49°40'47"	N 64°28'48" W	21.00
6	530.00	296.26	32°01'36"	S 32°17'24" W	292.41
7	530.00	95.52	10°19'33"	S 11°06'50" W	95.39
8	470.00	105.55	12°52'03"	S 09°50'35" W	105.33

**SURVEYOR'S CERTIFICATE**

I hereby certify that the plan shown hereon is correct; that it is a subdivision of part of the land conveyed by Thrift Road, LLC, a Maryland Limited Liability Company to P.T.M., LLC a Maryland limited liability company by deed dated February 4, 2005 and recorded among the Land Records of Prince George's County, Maryland in Liber 21517 at Folio 642 and that the total area included in this plan of subdivision is 808,898 square feet or 18.5697 acres of land and that the total area dedicated to public use by this plat is 81,482 square feet or 1.8706 acres of land.

*W. Joseph Hines*  
W. Joseph Hines  
Professional Land Surveyor  
Maryland Reg. No. 10887

07/07/06

Date

Samuel S. Bevard Jr. & Franklin B. Bevard  
Liber 7391 Folio 869

**OWNER'S DEDICATION**

We, P.T.M., LLC, a Maryland limited liability company, owner of the property shown and described hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines, dedicate the streets to public use, establish ten (10) foot wide utility easements adjacent contiguous, parallel and concentric to all dedicated streets as shown hereon, subject to the provisions of a document entitled "Declaration of Terms and Provisions of Public Utility Easements," recorded among the Land Records of Prince George's County, Maryland in Liber 3703 at Folio 748, and also establish the conservation easement, as shown hereon and also establish and grant to Prince George's County, Maryland the 100 year flood plain easement as shown hereon. Property markers will be placed in accordance with Section 24-120(b)(6)(F)(ii) of the Prince George's County Code. There are no suits, action at law, leases, liens, mortgages or trust affecting the property included in this plan of subdivision, except a certain deed of trust and all parties in interest thereto have below indicated their assent to this plan of subdivision.

*[Signature]* 7/10/06  
Witness Date

P.T.M., LLC  
*[Signature]* 7/10/06  
Witness Date

We hereby assent to this plan of subdivision

*William C. Rogers, Jr.* 7/11/06  
William C. Rogers, Jr. Trustee Date

*W. Charles Rogers III*  
W. Charles Rogers, III, Trustee

**NOTES**

- 1) Approval of this plat is based upon a reasonable expectation that public water and sewer service will be available when needed and is conditioned on fulfilling all of the Washington Suburban Sanitary Commission project/authorization #DA3884Z04 commitments.
- 2) Development of this subdivision shall be in compliance with the approved Type I Tree Conservation Plan (TCPI 4/04), or as modified by the Type II Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation Tree Preservation Policy. The Type II Tree Conservation Plan may allow for the minimal use of an off-site easement for any necessary adjustments to woodland conservation areas not in a conservation easement or scenic easement and where the adjustment provides 40 feet of unencumbered rear yard area.
- 3) Direct vehicular access is not permitted from the lots fronting on Thrift Road.
- 4) Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the MNCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.
- 5) Scenic easements described on this plat are areas where the installation of structures and removal of vegetation are prohibited without prior written consent from the MNCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is permitted.
- 6) Development of this site shall be in conformance with the approved stormwater concept plan #40595-2003-00, or any approved revision thereto.
- 7) Prior to issuance of building permits, the applicant shall provide a fee to Prince George's County that shall serve as a fair share contribution toward the construction of the proposed Brandywine Station and acquisition of an ambulance and a paramedic vehicle in accordance with Condition 11 of PGCPB Resolution No. 04-77.
- 8) Prior to the issuance of any building permits within the subject property, the applicant shall submit an acceptable traffic signal warrant study to SHA and DPW&T for a possible signal at the intersection of MD 223 and Windbrook Drive in accordance with Condition 14 of PGCPB Resolution No. 04-77.
- 9) Prior to the issuance of any permits which impact jurisdictional wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

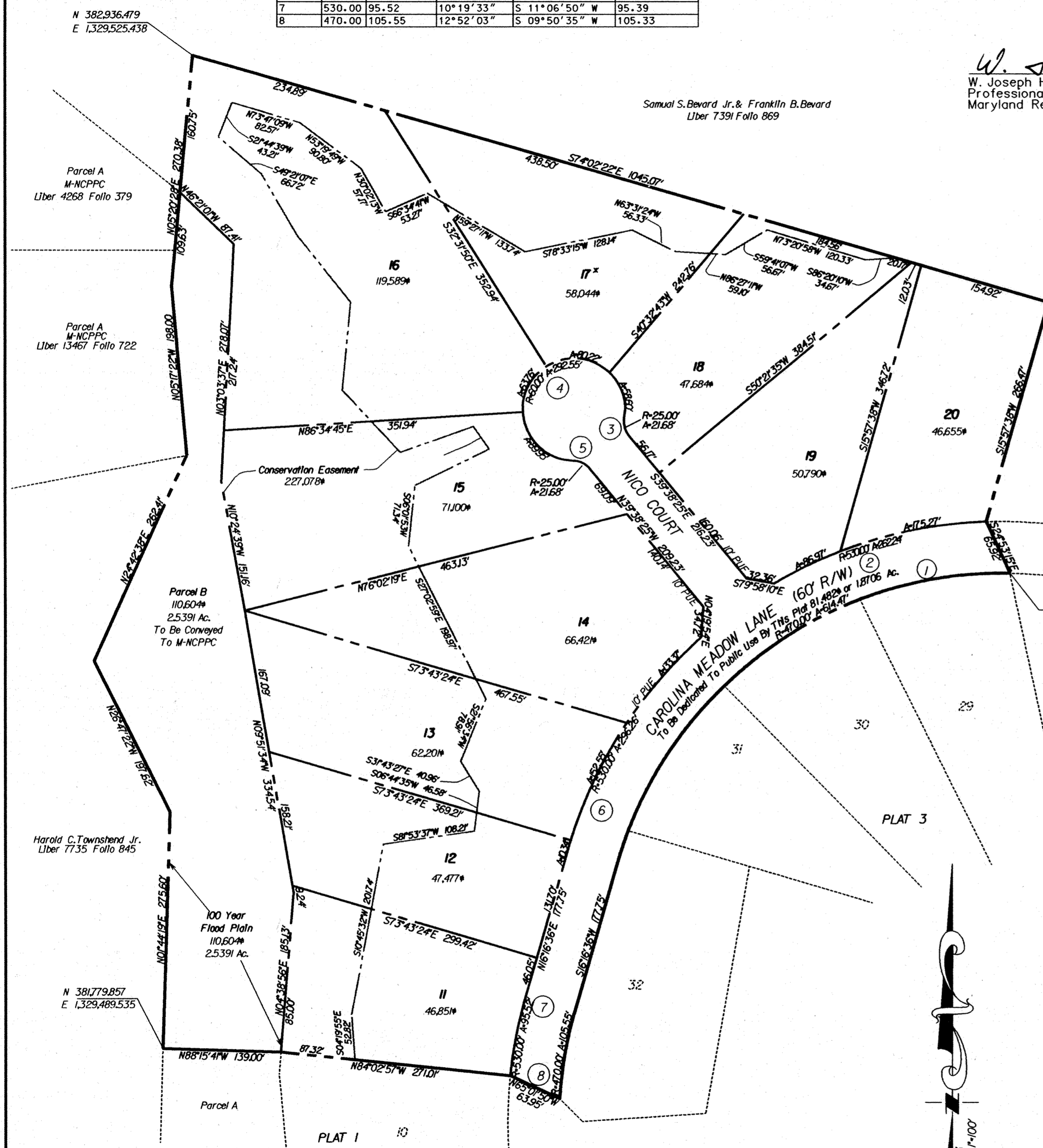
\* Lot does not meet the minimum lot width at the front BRL, therefore, building envelopes/front setbacks must be adjusted accordingly

**FILED**  
AUG 29 2006

CLERK OF THE CIRCUIT COURT  
FOR PRINCE GEORGES COUNTY, MD.

**PLAT 2**  
Lots 11-20 & Parcel B  
**THRIFT MANOR**  
Piscataway (5th) Election District  
Prince George's County, Maryland  
Scale 1"=100' May, 2005

**GREENHORNE & O'MARA, INC.**  
Engineers - Architects - Planners - Surveyors  
9001 Edmonston Road  
Greenbelt, Maryland 20770



For Public Water and Sewer Systems Only.

The Maryland National Capital Park and Planning Commission  
Prince George's County Planning Board  
APPROVED *[Signature]* July 13, 2006  
*[Signature]* Assistant Secretary  
M.N.C.P & P.C. Record File No. 5-06140

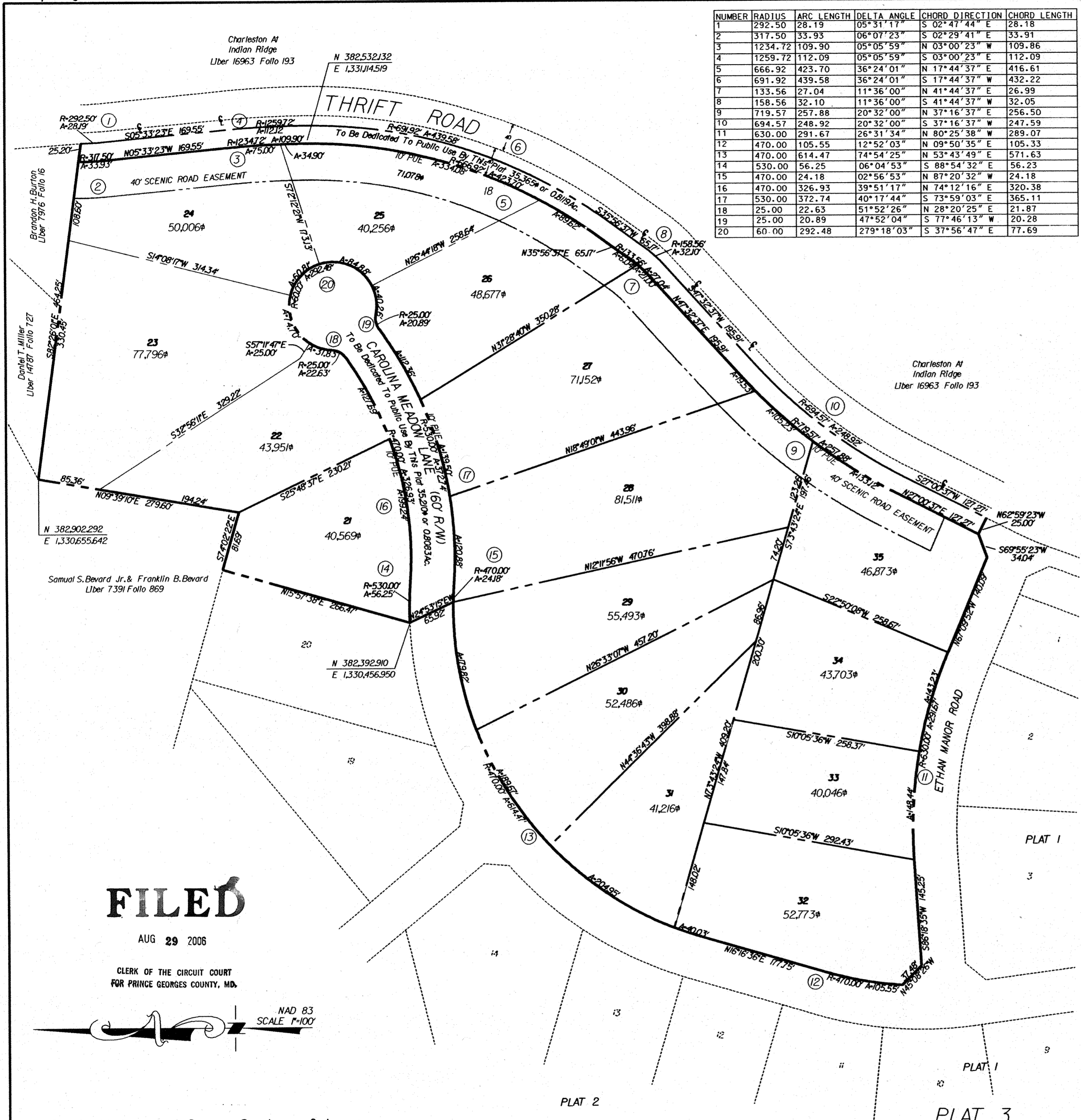
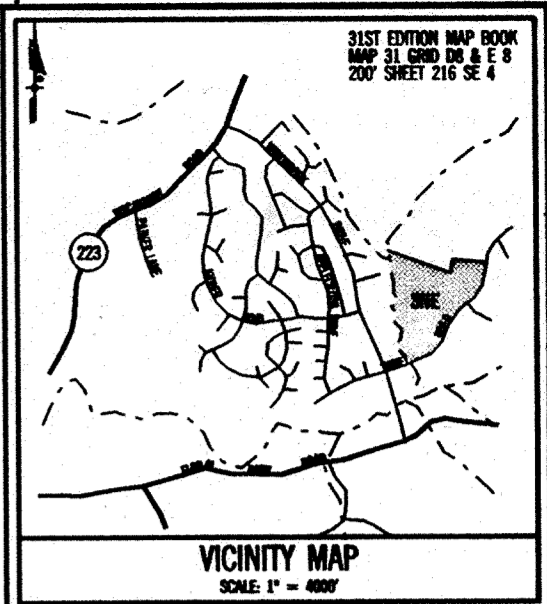
Department of Environmental Resources  
Prince George's County, Maryland  
APPROVED *[Signature]* July 11, 2006  
*[Signature]* Director or Designee

4-0317  
216SE04  
R-E

RECORDED: 8-29-06  
PLAT BOOK: REP214  
PLAT NO. 66

REP 214-67

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
1	292.50	28.19	05°31'17"	S 02°47'44" E	28.18
2	317.50	33.93	06°07'23"	S 02°29'41" E	33.91
3	1234.72	109.90	05°05'59"	N 03°00'23" W	109.86
4	1259.72	112.09	05°05'59"	S 03°00'23" E	112.09
5	666.92	423.70	36°24'01"	N 17°44'37" E	416.61
6	691.92	439.58	36°24'01"	S 17°44'37" W	432.22
7	133.56	27.04	11°36'00"	N 41°44'37" E	26.99
8	158.56	32.10	11°36'00"	S 41°44'37" W	32.05
9	719.57	257.88	20°32'00"	N 37°16'37" E	256.50
10	694.57	248.92	20°32'00"	S 37°16'37" W	247.59
11	630.00	291.67	26°31'34"	N 80°25'38" W	289.07
12	470.00	105.55	12°52'03"	N 09°50'35" E	105.33
13	470.00	614.47	74°54'25"	N 53°43'49" E	571.63
14	530.00	56.25	06°04'53"	S 88°54'32" E	56.23
15	470.00	24.18	02°56'53"	N 87°20'32" W	24.18
16	470.00	326.93	39°51'17"	N 74°12'16" E	320.38
17	530.00	372.74	40°17'44"	S 73°59'03" E	365.11
18	25.00	22.63	51°52'26"	N 28°20'25" E	21.87
19	25.00	20.89	47°52'04"	S 77°46'13" W	20.28
20	60.00	292.48	279°18'03"	S 37°56'47" E	77.69



**SURVEYOR'S CERTIFICATE**

I hereby certify that the plan shown hereon is correct; that it is a subdivision of part of the land conveyed by Thrift Road, LLC, a Maryland Limited Liability Company to P.T.M., LLC a Maryland limited liability company by deed dated February 4, 2005 and recorded among the Land Records of Prince George's County, Maryland in Liber 21517 at Folio 642 and that the total area included in this plan of subdivision is 857,083 square feet or 19.6759 acres of land and that the total area dedicated to public use by this plat is 70,575 square feet or 1.620 acres of land.

03/21/06  
Date

*W. Joseph Hines*  
W. Joseph Hines  
Professional Land Surveyor  
MD Reg. No. 10887

**OWNER'S DEDICATION**

We, P.T.M., LLC, a Maryland limited liability company, owner of the property shown and described hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines, dedicate the streets to public use, establish ten (10) foot wide utility easements adjacent contiguous, parallel and concentric to all dedicated streets as shown hereon, subject to the provisions of a document entitled "Declaration of Terms and Provisions of Public Utility Easements," recorded among the Land Records of Prince George's County, Maryland in Liber 3703 at Folio 748, and also establish a forty (40) foot wide scenic easement adjacent, parallel, concentric and contiguous to the 10' PUE along Thrift Road, as shown. Property markers will be placed in accordance with Section 24-120(b)(6)(F)(ii) of the Prince George's County Code. There are no suits, action at law, leases, liens, mortgages or trust affecting the property included in this plan of subdivision, except a certain deed of trust and all parties in interest thereto have below indicated their assent to this plan of subdivision.

*C. Wayne Caples* 4/22/06  
Witness Date

*P.T.M., LLC*  
P.T.M., LLC

We hereby assent to this plan of subdivision  
*William C. Rogers, Jr.* 5/1/06  
William C. Rogers, Jr. Trustee Date

*W. Charles Rogers, III*  
W. Charles Rogers, III, Trustee

**NOTES**

- Approval of this plat is based upon a reasonable expectation that public water and sewer service will be available when needed and is conditioned on fulfilling all of the Washington Suburban Sanitary Commission project/authorization #DA3884Z04 commitments.
- Development of this subdivision shall be in compliance with the approved Type I Tree Conservation Plan (TCPI 4/04), or as modified by the Type II Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation Tree Preservation Policy. The Type II Tree Conservation Plan may allow for the minimal use of an off-site easement for any necessary adjustments to woodland conservation areas not in a conservation easement or scenic easement and where the adjustment provides 40 feet of unencumbered rear yard area.
- Direct vehicular access is not permitted from the lots fronting on Thrift Road.
- Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the MNCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.
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- Development of this site shall be in conformance with the approved stormwater concept plan #40595-2003-00, or any approved revision thereto.
- Prior to issuance of building permits, the applicant shall provide a fee to Prince George's County that shall serve as a fair share contribution toward the construction of the proposed Brandywine Station and acquisition of an ambulance and a paramedic vehicle in accordance with Condition 11 of PGCPB Resolution No. 04-77.
- Prior to the issuance of any building permits within the subject property, the applicant shall submit an acceptable traffic signal warrant study to SHA and DPW&T for a possible signal at the intersection of MD 223 and Windbrook Drive in accordance with Condition 14 of PGCPB Resolution No. 04-77.
- Prior to the issuance of any permits which impact jurisdictional wetlands, wetland buffers, streams or waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

**FILED**

AUG 29 2006

CLERK OF THE CIRCUIT COURT  
FOR PRINCE GEORGES COUNTY, MD.

NAD 83  
SCALE 1"=100'

For Public Water and Sewer Systems Only.

The Maryland National Capital Park and Planning Commission  
Prince George's County Planning Board

APPROVED *July 13, 2006*  
*Samuel S. Parker, Jr.* Chairman  
*Frances G. Austin* Assistant Secretary

M.N.C.P. & P.C. Record File No. 5-06141

Department of Environmental Resources  
Prince George's County, Maryland

APPROVED *May 4, 2006*  
*Dawn Hawkins-Nixon* Director or Designee

4-03137  
216SE04  
R-E

RECORDED: 8.29.06  
PLAT BOOK: REP 214  
PLAT NO. 67

PLAT 3  
Lots 21-35  
THRIFT MANOR  
Piscataway (5th) Election District  
Prince George's County, Maryland  
Scale 1"=100' May, 2005

GREENHORNE & O'MARA, INC.  
Engineers - Architects - Planners - Surveyors  
9001 Edmonston Road  
Greenbelt, Maryland 20770

TAX MAP 133 GRID C-4,D-4

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