

**Exhibit B  
Clark Farm  
Parcel B  
Septic Easement**

**BEING** a part of the property which was conveyed from James Clark, Jr. to James Clark, Jr. by deed dated August 30, 1995 and recorded in the Land Records of Howard County in Liber 3560 at Folio 592 and being more completely described as follows:

**BEGINNING** at a point on and 1,326.00 feet from the end of the First or North 81 degrees 17 minutes 28 seconds West 2,114 foot line of the aforementioned deed, thence leaving said line and running on, through, over and across the aforementioned property the following four courses and distances, with bearings as now established on the Maryland State Grid NAD 83;

1. North 14 degrees 27 minutes 05 seconds West 21.49 feet to a point, thence;
2. North 13 degrees 18 minutes 20 seconds East 74.30 feet to a point, thence;
3. South 53 degrees 56 minutes 56 seconds East 66.19 feet to a point, thence;
4. South 12 degrees 27 minutes 00 seconds East 66.32 feet to a point on and 677.78 feet from the beginning of the aforesaid First Line, thence running with and binding on part of said line;
5. North 82 degrees 24 minutes 16 seconds West 80.25 feet to the place of beginning.

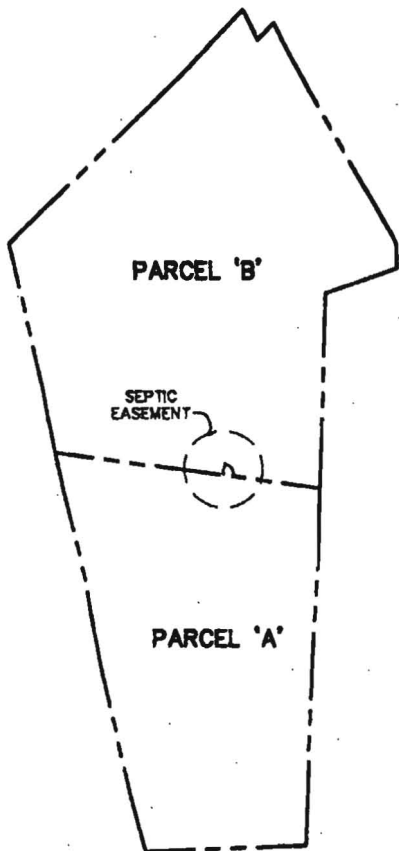
**CONTAINING** 5,592 square feet or 0.1284 acres of land, more or less.

P:\project\15265\1-1\Survey\General\Exhibit B Septic Easement Description.doc



*A. Botterill*

01/26/09

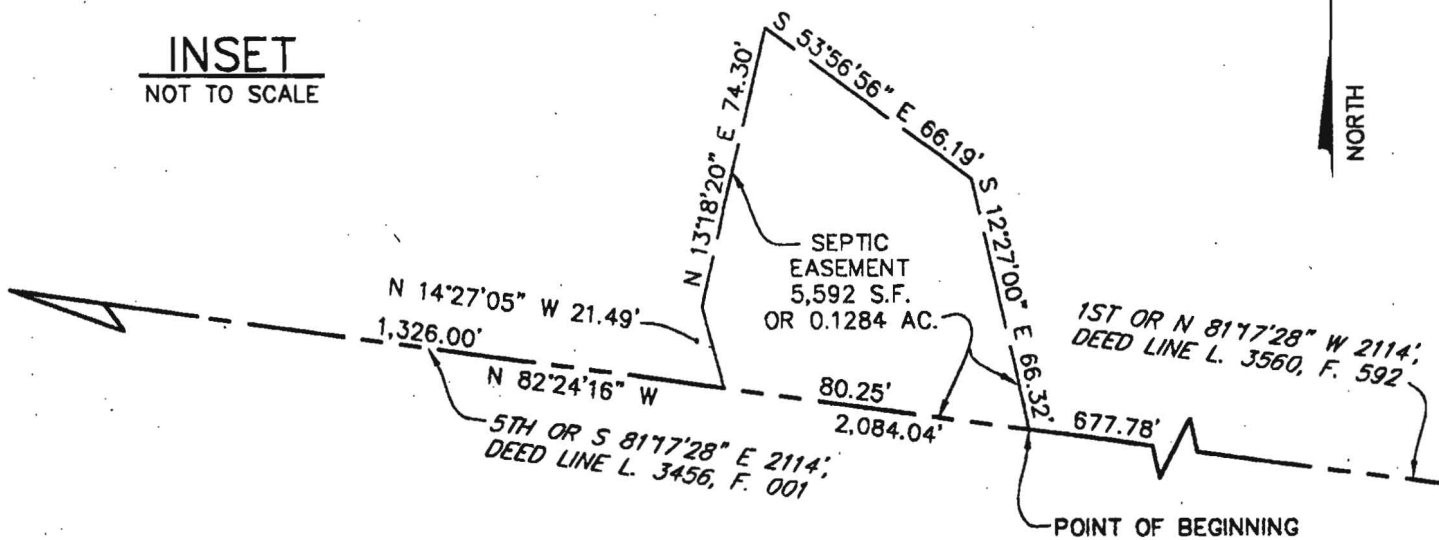


MARYLAND ROUTE 108  
(CLARKSVILLE PIKE)

**INSET**  
NOT TO SCALE

PROPERTY OF  
JAMES CLARK, JR.  
L. 3560, F. 592

PARCEL 'B'



PROPERTY OF  
CLARK FARM CORPORATION  
L. 3456, F. 001

PARCEL 'A'

### GENERAL NOTES

1. NO TITLE REPORT FURNISHED: THIS SURVEY IS NOT A COMPREHENSIVE RECORD OF APPURTENANCES OR ENCUMBRANCES OF RECORD OR IN USE.
2. THE BEARINGS SHOWN ON THIS SURVEY ARE IN THE MARYLAND COORDINATE SYSTEM NAD 83/91 BASED ON HOWARD COUNTY, MARYLAND SURVEY CONTROL STATIONS 29CA AND 30DC.
3. THIS SURVEY IS BASED ON A FIELD RUN BOUNDARY SURVEY BY PATTON HARRIS RUST & ASSOCIATES ON MAY 02, 2007.



STATE OF MARYLAND, COUNTY OF Frederick, to wit:

I HEREBY CERTIFY That on this 17<sup>th</sup> day of March, 2009, before me, the subscriber, a Notary Public, in and for the State and County aforesaid, personally appeared Martha A. Clark, who acknowledged herself to be the Co-Personal Representative/Co-Trustee of the respective Grantees and that she as such Co-Personal Representative/Co-Trustee, executed the foregoing instrument for the purposes herein.

WITNESS my hand and Notarial Seal:

Kristin A. Kaffer  
Notary Public



My Commission Expires: 9-10-12

STATE OF ~~MARYLAND~~ Florida, COUNTY OF Gadsden, to wit:

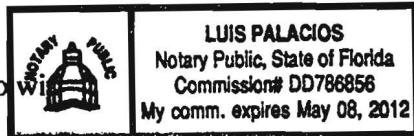
I HEREBY CERTIFY That on this ~~03~~<sup>02</sup> day of 3rd, 2009, before me, the subscriber, a Notary Public, in and for the State and County aforesaid, personally appeared Mark T. Clark, who acknowledged himself to be the Co-Personal Representative/Co-Trustee of the respective Grantees and that he as such Co-Personal Representative/Co-Trustee, executed the foregoing instrument for the purposes herein.

WITNESS my hand and Notarial Seal:

Luis Palacios  
Notary Public

My Commission Expires: 05/08/12

STATE OF MARYLAND, COUNTY OF Frederick, to



I HEREBY CERTIFY That on this 23<sup>rd</sup> day of March, 2009, before me, a Notary Public of the State and County aforesaid, personally appeared James H. Clark who acknowledged himself/herself to be the President of Clark Farm Corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing in my presence, by himself/herself as such President.

WITNESS my hand and Notarial Seal:

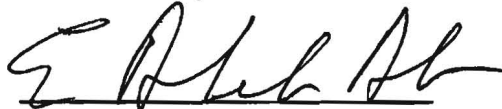
Kristin A. Kaffer  
Notary Public



My Commission Expires: 4/10/12

ATTORNEY CERTIFICATION

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an Attorney in good standing and admitted to practice before the Court of Appeals of the State of Maryland.



E. ALEXANDER ADAMS

MAIL TO:  
ADAMS & ADAMS  
5300 Dorsey Hall Drive, Suite 200 A  
Ellicott City, Maryland 21042

N:\Transferred Docs\RP\Clark-septic easement.corrective.wpd

NO TITLE EXAMINATION  
NO CONSIDERATION

**CORRECTIVE ENCROACHMENT AND SEPTIC EASEMENT AGREEMENT**

This **CORRECTIVE ENCROACHMENT AND SEPTIC EASEMENT AGREEMENT** dated this 2nd day of March, 2009, by and between *The Estate of James Clark, Jr., by Martha A. Clark and Mark T. Clark, Personal Representatives, and the James H. Clark Trust, by Martha A. Clark and Mark T. Clark, Trustees* (collectively "Grantor") and *Clark Farm Corporation* ("Grantee") witnesseth that:

**WHEREAS**, the purpose of this Corrective Encroachment and Septic Easement Agreement is to correct an incorrect parcel/ID number for Grantor's property in the original Encroachment and Septic Easement Agreement dated January 19, 2009, and recorded among the Land Records of Howard County, Maryland in Liber 11512, folio 056; and

**WHEREAS**, Grantor is the owner of Parcel 3, Tax Map 29, (Tax ID. 02-200902) lying in the 2nd Election District of Howard County, State of Maryland; and

**WHEREAS**, Grantee is the owner of Parcel 337, Tax Map 29, (Tax ID. 02-285037) lying in the 2nd Election District of Howard County, State of Maryland; and

**WHEREAS**, the Grantor agrees to grant Grantee an easement to maintain the wall/pool encroachments described in Exhibit A. Grantee may repair but not enlarge the encroachments; and

**WHEREAS**, Grantor agrees to grant Grantee an easement to continue discharging into the 'septic drain field' described in Exhibit B. Grantee may reasonable maintain such "septic drain field" but may not "repair" such field except as approved in writing by the Howard County Health Department.

**WHEREAS**, Grantee and Grantor wish to secure/memorialize the above referenced easements.

**NOW THEREFORE**, Grantor hereby grants and conveys unto Grantee, its successors and assigns, as easements running as appurtenances to the Grantee's property as follows:

(1) A perpetual easement running with the land for the purposes of maintaining the wall/pool encroachments described in Exhibit A herein, for the benefit of Grantee's property, through Grantor's property. Grantee may repair but not enlarge the encroachments, and any damage to any boundary fence shall be repaired by Grantee.

TIP FID STATE \$  
RECORDING FEE  
TOTAL  
REG# H002  
MAR 26, 2009  
RCP# 13886  
DLX \$6.95  
MAR 26, 2009

(2) An easement for the purposes of continuing to discharge residential sewerage into the "septic drain field" described in Exhibit B. Grantee may reasonably maintain such "septic drain field" but may not "repair" such field except as approved in writing by the Howard County Health Department. This easement shall be only for the duration of permitted discharge into the "septic drain field" as determined by the Howard County Health Department, or such other appropriate agency, and upon the termination of any such approval, said easement shall terminate without action by any party.

(3) Grantor further covenants not to obstruct said easements or any portion of them or to permit the construction of any improvement over or near the easements in any manner that would interfere with said easements for the purposes herein set forth.

(4) Grantor agrees to execute and deliver such other and further easements as may be reasonable requested in furtherance of the purposes herein set forth.

And the parties, for themselves, their successors and assigns covenant to execute and deliver in recordable form, such other and further assurances as may be requisite to give effect to the within provisions.

WHEREFORE, the parties hereto have set their hands and seals the day herein above written.

Witness

Kristen O'Keefe →

Mark T. Clark →

GRANTOR:

Martha A. Clark (SEAL)  
Martha A. Clark; as Personal Representative of the Estate of James Clark, Jr., and as Trustee of the James H. Clark Trust

Mark T. Clark (SEAL)  
Mark T. Clark, as Personal Representative of the Estate of James Clark, Jr., and as Trustee of the James H. Clark Trust

GRANTEE:

Clark Farm Corporation

Kristen O'Keefe

By: James H. Clark (SEAL)  
Name:  
Title:



**Exhibit A  
Clark Farm  
Parcel B  
Encroachment Easement**

**BEING** a part of the property which was conveyed from James Clark, Jr. to James Clark, Jr. by deed dated August 30, 1995 and recorded in the Land Records of Howard County in Liber 3560 at Folio 592 and being more completely described as follows:

**BEGINNING** at a point on and 1,213.07 feet from the end of the First or North 81 degrees 17 minutes 28 seconds West 2,114 foot line of the aforementioned deed, thence leaving said line and running on, through, over and across the aforementioned property the following three courses and distances, with bearings as now established on the Maryland State Grid NAD 83;

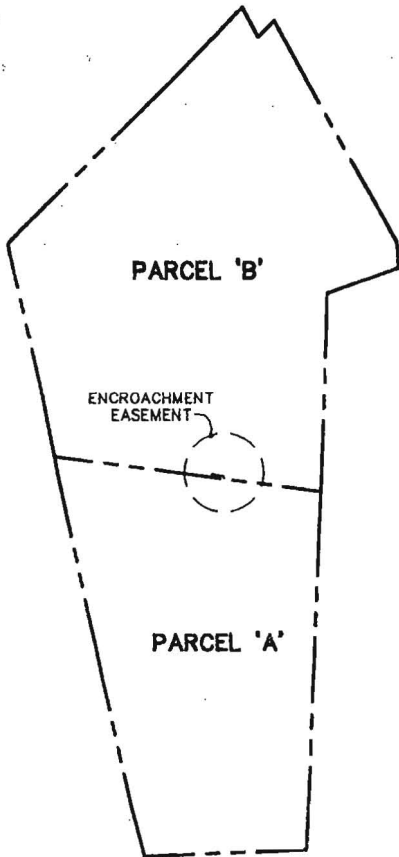
1. North 43 degrees 12 minutes 50 seconds East 30.94 feet to a point, thence;
2. South 78 degrees 53 minutes 27 seconds East 97.11 feet to a point, thence;
3. South 14 degrees 27 minutes 05 seconds East 21.49 feet to a point on and 758.03 feet from the beginning of the aforesaid First Line, thence running with and binding on part of said line;
4. North 82 degrees 24 minutes 16 seconds West 112.94 feet to the place of beginning.

**CONTAINING** 2,270 square feet or 0.0521 acres of land, more or less.

P:\project\15265\1-1\Survey\General\Exhibit A Encroachment Easement Description.doc



*A. Botterill*  
01/26/09

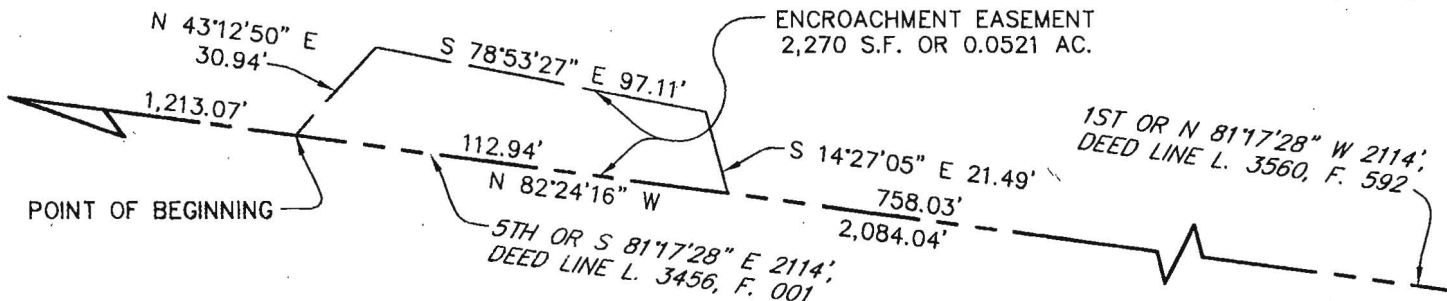


MARYLAND ROUTE 108  
(CLARKSVILLE PIKE)

INSET  
NOT TO SCALE

PROPERTY OF  
JAMES CLARK, JR.  
L. 3560, F. 592

PARCEL 'B'



PROPERTY OF  
CLARK FARM CORPORATION  
L. 3456, F. 001

PARCEL 'A'

GENERAL NOTES

1. NO TITLE REPORT FURNISHED: THIS SURVEY IS NOT A COMPREHENSIVE RECORD OF APPURTENANCES OR ENCUMBRANCES OF RECORD OR IN USE.
2. THE BEARINGS SHOWN ON THIS SURVEY ARE IN THE MARYLAND COORDINATE SYSTEM NAD 83/91 BASED ON HOWARD COUNTY, MARYLAND SURVEY CONTROL STATIONS 29CA AND 30DC.
3. THIS SURVEY IS BASED ON A FIELD RUN BOUNDARY SURVEY BY PATTON HARRIS RUST & ASSOCIATES ON MAY 02, 2007.



*Arthur M. Botterill*

ARTHUR M. BOTTERILL  
PROFESSIONAL LAND SURVEYOR  
MD REGISTRATION No. 10886

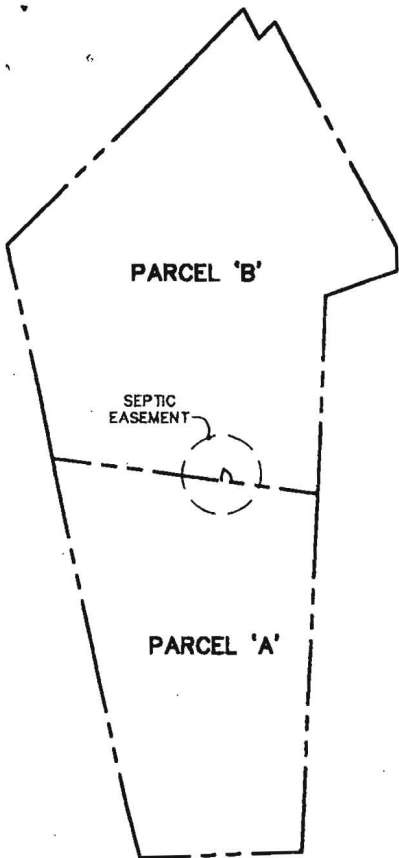
01/26/09  
DATE



Patton Harris Rust  
& Associates, pc  
8818 Centre Park Drive,  
Columbia, MD 21045  
T 410.997.8900 F 410.997.9282

EXHIBIT 'A'  
CLARK FARM  
PARCEL 'B'  
ENCROACHMENT  
EASEMENT

DRAWN: H.J.M.  
CHECKED: A.M.B.  
DATE: 01-16-09  
SCALE: 1" = 50'  
SHEET 1 OF 1  
FILE NO: 15265-1-1

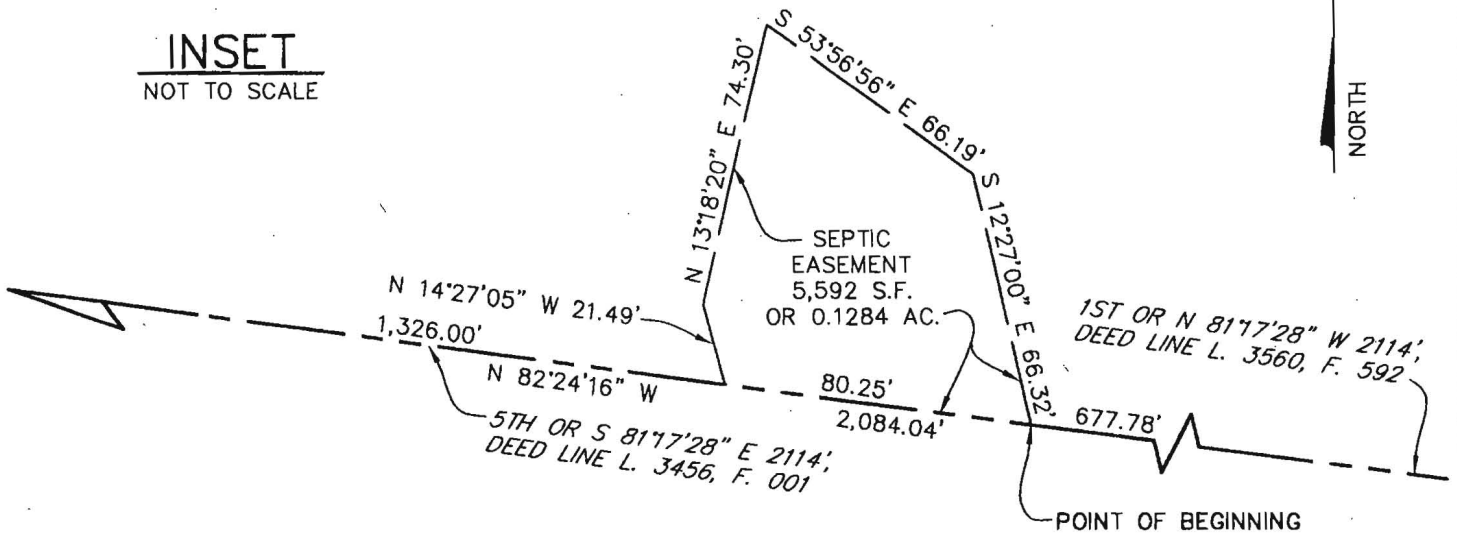


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*Arthur M. Botterill*  
ARTHUR M. BOTTERILL  
PROFESSIONAL LAND SURVEYOR  
MD REGISTRATION No. 10886

*01/26/09*  
DATE



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& Associates, pc  
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Columbia, MD 21045  
T 410.997.8900 F 410.997.9282

EXHIBIT 'B'  
CLARK FARM  
PARCEL 'B'  
SEPTIC EASEMENT

DRAWN: H.J.M.  
CHECKED: A.M.B.  
DATE: 01-16-09  
SCALE: 1" = 50'  
SHEET 1 OF 1  
FILE NO: 15265-1-1

A revised one no by mt

07:31 12/12/10