

Tax # 06-399770
Old Columbia Road

ENVIRONMENTAL SITE ASSESSMENT

THE SHANKO PROPERTY

TAX MAP 46, GRID 9, PARCEL 358 AND 205
OLD COLUMBIA ROAD
SCAGGSVILLE, HOWARD COUNTY, MARYLAND

PREPARED BY

ECO SENSE, INC.

8354 CHESTNUT FARM LANE

ELLCOTT CITY, MARYLAND 21043

APRIL 1, 2008

2008 AP 22 AM 10:57



Post-it® Fax Note	7671	Date	4/29/08	# of pages	1
To	MIKE DAVIS	From	RS BSHEESLEY		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #	312 2698	Fax #			

(For your files)

April 18, 2008

Mr. Michael Davis
 Water and Sewer Program
 Bureau of Environmental Health
 7178 Columbia Gateway Drive
 Columbia, Maryland 21046

Dear Mike,

On behalf of Mr. and Mrs. Simon Shanko, of 15500 Thompson Road, Silver Spring, Maryland, I am forwarding to you this report that I prepared as part of a site evaluation of the property they own, located on Old Columbia Road, in Scaggsville. I had previously discussed this property with you regarding my first visit to the site, which revealed many constraints effecting building on the property.

The report addresses the physical conditions on their property on Old Columbia Road related to the potential to build on the site. The report will cover the soil evaluations conducted on the vacant lot, and the conditions related to the improved lot they own, at the same location.

I would appreciate your review of the report to determine if you agree with my findings that vacant lot would not meet Howard County standards for siting a septic system. Also, I would request a determination on whether you agree that, based on the evaluation, the improved lot would not be approved by your office for subdivision into another building lot.

Thank you for your consideration in this matter. Please contact me if you wish to discuss.

Best regards,

Robert W. Sheesley

cc. Simon Shanko

Introduction

Eco Sense, Inc. was requested by Mr. and Mrs. Simon Shanko, 15500 Thompson Road, Silver Spring, Maryland 20905-3954, to conduct an environmental site assessment of the property they own, located on Old Columbia Road, in the Scaggsville section of Howard County, Maryland. The nature of the site assessment was to determine if the property they own at this location could support the use of an onsite sewage disposal system for the purpose of creating a building lot. The community is not served by public water or sewage systems.

Property Descriptions

The property in question is identified as Parcel 2 of 3, Parcel 358 and 205, Tax map 46, Grid 9. The lot is 0.541 acres in size, and is presently unimproved. The lot is bounded on the west by Old Columbia Road, Maryland Route 29 on the east, a single-family residence to the south, and Lot 1 of 3, Parcel 358 and 205 to the north. These properties and their respective locations can be seen on the Deed Plot, in Exhibit I., of this report. A copy of the Real Property Data Search, Maryland Department of Assessments and Taxation, Howard County is also found with the deed plot, in the exhibit. Parcel 1, and 2 consists of 1.331 acres of Parcel 358. The remaining land that is subject to this report is part of Parcel 358, and Parcel 205. The remaining part of Parcel 358 is .683 acres. Parcel 205 is .9882 acres in size. Refer to the deed plat in Exhibit I. and the copy of the tax account sheet for the properties found in Exhibit II.

Parcel 2 of 3, Parcel 358 and 205, the subject property, is a vacant lot, 0.541 acres in size. The lot has been mostly cleared of vegetation except for a small section to the rear of the property that contains several trees and brush. A small stream is located at the rear of the lot. Refer to the photographs of the site, in Exhibit III.

Parcel 1 of 3, Parcel 358, and 205 contains a small, single family house, garage, and a wood frame outbuilding. The rear of the lot is partially wooded. The stream is a continuation of the stream located at the rear of Parcel 2 of 3. According to the property owners, the house is served by a septic system and drilled well. The Parcel is 0.79 acres in size. Refer to the photographs of the site, in Exhibit III.

The remains of Parcel 3 of 3, Parcel 358 and 205 is essentially a vacant strip of land that contains the driveway to Parcel 1 of 3, and a stream and forested floodplain located on the eastern section of the parcel. The size of the Parcel is 1,6712 acres. Refer to the photographs of the site, in Exhibit III.

Site Evaluations

The evaluation of the subject property, Parcel 2 of 3, Parcel 358 involved the excavation of test pits to determine the soil profiles to a depth of at least twelve feet, if possible. The evaluation would include the characterization of the soil horizons, texture, structure, and the presence of mottling, ground water, or rock. The owner of the property, Mr. Simon Shanko indicated the he had previously covered the site with fill material. Approximately two-thirds of the 0.541 acres was filled with earthen fill, concrete, wood, and stone. Mr. Shanko believed that the depth of fill varied from five feet or more across the site.

Two test pits were excavated on the site. The first excavation was approximately 75' feet from the stream located at the rear of the lot. There was also a small tributary located along the north lot line separating Parcels 1 of 3 and the subject Parcel 2 of 3, Parcel 358. Most of the tributary had been piped. Refer to the photograph in Exhibit III. The photographs show the extent of the lot, the streams, and depth of fill on the side slopes. The soils in the test pit were characterized by heavy clay content with some silt. The soil structure was massive, but also contained areas of more friable material. There was significant mottling, rock, and some wood. Ground water, most likely perched water, was observed throughout the profile to a depth of 9' feet. The excavation was terminated because to the influence of the fill material to that depth. The photographs, in Exhibit III reflect the conditions in the excavation. There wasn't any evidence of a standard soil profile with soil horizons differentiated.

The second test pit located uphill towards the center of the lot was similar in content to the first excavation. The soil profiles could not be distinguished. The soil was a mix of clay and silt fill. The fill contained significant rock, and debris including wood, macadam, and some trash. There wasn't evidence of significant mottling or perched water flow. Again, pronounced soil horizons could not be determined. Refer to the photographs in Exhibit III.

With respect to Parcel 1 of 3, the house is a one story, wood frame structure. There is a garage and wood shed also located on the site. The property owner indicated that the sewage disposal system was located to the rear of the house on the south side of the wood shed. There wasn't any evidence of any sewage discharge to the ground surface. However, the owner indicated only one person resided in the dwelling. Also, the location of the system was only approximately 100' feet, and 3' in elevation above the invert of the stream at the perimeter of the property. The area was adjacent to the floodplain. Also, a photograph of the water well servicing the dwelling is found in Exhibit II.

A view of Parcel 3 of 3, Parcel 358 and 205 is found in the photographs in Exhibit III. The driveway access to Parcel 1 of 3 bisects Parcel 3 of 3. The owner of the property informed me that he had also filled most of this lot in the past. The fill extends from Old Columbia Road to the east towards the floodplain of the stream. The stream, and associated floodplain, located along the eastern perimeter of this lot is within 75' of the fill slope.

Discussion

Based on the Deed Plot, Tax Map 46, Grid 9, Parcel 358 and 205, Old Columbia Road, with assistance from the Account of the Tax Records, Parcels 1 of 3 and 2 of 3 are represented as separate parcels. However, they are actually deeded and taxed as one overall parcel consisting of 1.331 acres. Parcel 3 of 3 appears to be a combination of the remainder of Parcel 358 and 205. Parcel 1 and 2 are small in size being less than 8 tenths of an acre. As result of the size of the lots, they could not meet the requirements for sewage reserve areas of 10,000 square feet. The sewage reserve area would provide enough area to construct one initial septic system and two reserve systems, for the future, if additional building were possible. This area would need to be located at least 100' feet from a stream or tributary. There is a stream located along the eastern perimeter of all of the parcels discussed in this report. There is also a small tributary located between Parcels 1 and 2. Most of the tributary is piped and can be seen in the photographs of those parcels. Positioning a house and water well on the parcel could not be accomplished and still maintain a 100'foot distance from a sewage reserve area, if one could be constructed. The soil evaluations conducted of this parcel have already ruled out the site having suitable soils necessary for an approved sewage disposal system. Therefore, a sewage reserve area cannot be located on Parcel 2 of 3.

As indicated in the beginning of this report, there is already a dwelling located on Parcel 1 of 3. The septic system used for this property is suspect since it appears to be located directly adjacent to the tributary, and just uphill of the stream. The area located downhill from the septic system is a combination of wetland and floodplain. There does not appear to be any additional area on the parcel for a replacement septic system. Also, the water well that provides drinking water to the dwelling is located on Parcel 3 of 3, not the parcel containing the dwelling.

Parcel 3 of 3, Parcel 358 and 205 is 1.67 acres in size. According to the owner, he also filled a large section of this site. The driveway access to the dwelling on the adjoining parcel is also located on this parcel. The extent of the fill can be seen in the photographs of this parcel, in Exhibit III. A stream courses the border of the parcel on the north and eastern sides. The area that is not filled is partially floodplain, and within 100' feet of the stream.

The area that is filled at the north section of the parcel is within 100'feet of the stream. The area that contains fill and the driveway is within 100' feet of the water well. If the well was abandoned, a new well could not be located on this parcel without identifying a location for the septic system and house site that would be proposed. Due to these regulatory constraints a septic system would not be permitted in these areas.

Conclusion

The location of the subject parcels of land that were evaluated is adjacent to a stream and tributary of the stream. The relative location of the stream and floodplain system to the parcels creates difficulty in siting sewage disposal systems. The parcels appear to have been lower in elevation than they are at the time of the evaluation. The surrounding landscape is downhill from Old Columbia Road. However, the property was filled and has been raised at least five feet or more creating an artificial terrace in the center of the parcels. Then the grade drops off immediately to the floodplain and stream system.

The configuration and size of the parcels evaluated for this report are either irregular shape, or rectangular, consisting of limited acreage. The combination of Parcels 2, and 1 is 1.33 acres in size. Before a building permit can be approved for Parcel 2, the unimproved parcel, the parcels would have to be subdivided. In order to subdivide these parcels, a new septic system and water well would have to be provided on Parcel 1. This requirement appears unlikely to be met due to presence of the stream and floodplain system, wetlands, and poor soil conditions. According to the Howard County Soil Survey, published by the Soil Conservation Service, U.S. Department of Agriculture, July 1968, the indication is that the predominant soils in the area of the subject property are Baile Soils. Baile Soils are characterized as poorly drained, dominantly gray soils of the Piedmont Plateau. The subsoil is sticky and plastic, gray mottled, silty clay loam. These soils have poor permeability, and a seasonally high water table. These soils will not support the use of a subsurface sewage disposal system.

Approximately one-half of Parcel 3 of 3 has been filled to a depth of 5' feet or more. The driveway access to dwelling on Parcel 1 of 3 bisects the Parcel. The site is within 100'feet of the stream and wetland system. The predominant soil adjacent to this system is Baile Soils according to the Soils Survey. As a result of these regulatory setbacks, and negative physical features there, does not appear to be any possibility of developing this Parcel.

EXHIBIT I
DEED PLOT
OF
TAX MAP 46, GRID 9, PARCEL 358 AND 205
OLD COLUMBIA ROAD

EXHIBIT II


TAX ACCOUNT SHEETS

FOR

PARCELS 358 AND 205

OLD COLUMBIA ROAD

[Click here for a plain text ADA compliant screen.](#)

 Maryland Department of Assessments and Taxation HOWARD COUNTY Real Property Data Search	Go Back
	View Map
	New Search
	Ground Rent

Account Identifier: District - 06 Account Number - 399770

Owner Information

Owner Name:	SHANKO SIMON FELIX SHANKO FLORENCE F	Use:	RESIDENTIAL
Mailing Address:	15500 THOMPSON RD SILVER SPRING MD 20905-3954	Principal Residence:	NO
	301-384-9204	Deed Reference:	1) / 1206/ 714 2)

Location & Structure Information

Premises Address	Legal Description
OLD COLUMBIA RD LAUREL 20723	1.331 AR OLD COLUMBIA RD SCAGGSVILLE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
46	9	358						81	Plat Ref:

Special Tax Areas	Town Ad Valorem Tax Class	A/V, METRO FIRE TAX
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Primary Structure Built	Enclosed Area	Property Land Area	County Use
1950	440 SF	1.33 AC	

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Phase-in Assessments		
		Value As Of 01/01/2005	As Of 07/01/2004	As Of 07/01/2005
Land:	104,950	233,300		
Improvements:	18,880	21,190		
Total:	123,830	254,490	123,830	167,383
Preferential Land:	0	0	0	0

Transfer Information

Seller: DUSTIN JR WILLIAM J & WF	Date: 11/09/1983	Price: \$64,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 1206/ 714	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

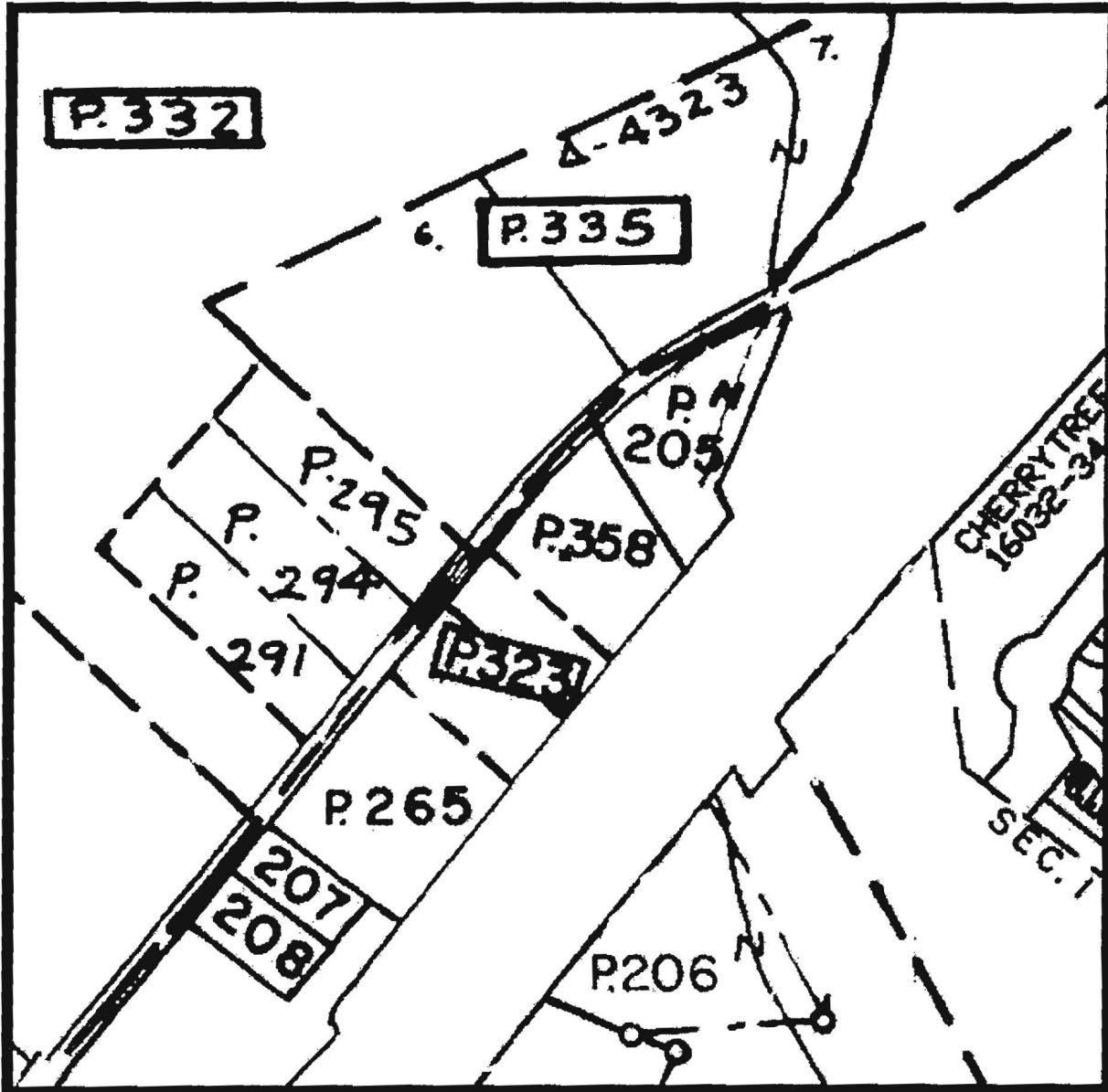
Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO **Special Tax Recapture:**



District - 06 Account Number - 399770



Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning
web site at www.mdp.state.md.us/webcom/index.html

NTY	DIST.	MAP	GRID	PARCEL	TOWN	SUB. DIV.	PLAT	SECTION	BLOCK	LOT	EXEMPT	ZONING	MAZI	DATE PRINTED
R6	107362	11	046	0205	p/c	240						R	H	04/03/80
OWNER'S NAME		ADDRESS								LIBER	FOLIO	TRANSFER DATE	CONSIDERATION HOW CONVEYED	
STIN JR WILLIAM G & WF		1925 KREE HILL RD SYKEVILLE MD 21784								0522	199			
ANNIS, Thomas A. & Joyce B., wf.		525 KREE HILL Rd., Sykesville, Md. 21784								1059	685	6/30/81	53,500 c	
SHANKO, Simon Felix & Florence F., wf.		15500 Thompson Rd. Silver Spring, Md. 20904										11/9/83	64,000 c (2)	
										1206	714	Trans. #002465		

331 AR & IMP		PREMISE STREET ADDRESS				50 STRUCTURE CODE		PROPERTY FACTORS							
D COLUMBIA RD		NUMBER	S	DIR	NAME	TYPE	X 2 11-110101-14		UTILITIES		LOCATION				
AGGSVILLE							TOTAL SQUARE FEET		Water	PU	PR				
		CITY			ZIP		440		Sewer						
ASSESSMENT SUMMARY		19	DP	1981	DP	1984	DP	1987	DP	1990	DP	19	DP	19	DP
Land	8,650	19,220	24540	26540	32540	52540									
Buildings	3,600	8,000	10720	14030	18410	19420									
TOTAL	12,250	27,220	35260	40570	50950	71960									
Assessed By		1421		1421		144		144							
Date		9/80		5-27-83		4/7/86		5/25/87							
Interviewed															
Date of Notice															
Protested															
Date of Hearing															
Final Notice															
Property Tax Appeal Bd.															
Higher Appeal															
Copy of Worksheet Mailed															
New Property Pick-up															

LAND VALUATION		1981	1984	1987	1990	19	19	19	REMARKS:	
Area / 331 A.	Rate	Value	Rate	Value	Rate	Value	Rate	Value	Rate	Value
1	20000	20000	22000	28000	48000					
2	83560	5890	5890	5890	5890					
3	331 A	5000	1655	1655	1655					
4		27545	29545	35545	55545					
5	Less No. Leases	-3000	-3000	-3000	-3000					
Eff. Width	Eff. Depth									
Depth Factor:										
Agency:										
TOTAL		24545	26545	32545	52545					

6

2

D.L.M.

D.L.M.

12/8/86

D.L.M.

See reverse-

SUMMARY OF VALUATION

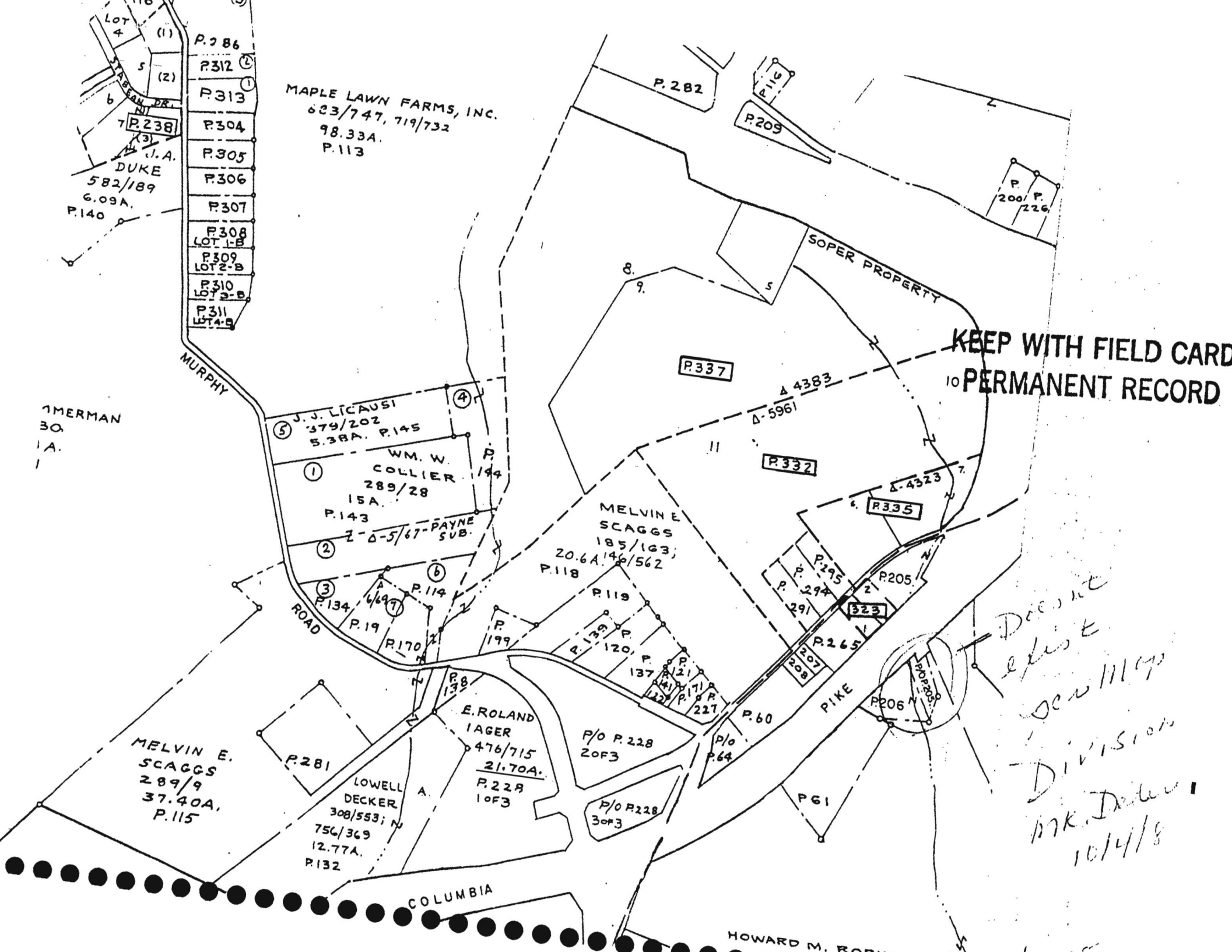
ACCESSORY BLDGS. DIMENSIONS	SQ. FT.	BUILDING DATA	PAGE	RATE	BASE VAL.	OTH. CHGS.	BASE TOTAL	INDEX	REP. COST	DEPR.	TOTAL	M.V.I.	VALUE	ASS'MT	—
		MAIN DWELLING	SEE INSERT		7129	264	7393	2.418	17876	30+10 absol	10725	—	10725		
		84			7786	965	8751								
		87			7786	1965	9751	3.331	32480	46	17539	1.05	18416		
		90						3.65	35591	49	18151	1.07	19422		

BUILDING DATA	INDEX	REP. COST	DEPR.	TOTAL	M.V.I.	VALUE	ASS'MT	—	INDEX	REP. COST	DEPR.	TOTAL	M.V.I.	VALUE	ASS'MT	—
MAIN DWELLING																
	8751	2962	25920	43	14774	.95	14035									

BUILDING DATA	INDEX	REP. COST	DEPR.	TOTAL	M.V.I.	VALUE	ASS'MT	—	INDEX	REP. COST	DEPR.	TOTAL	M.V.I.	VALUE	ASS'MT	—
MAIN DWELLING																

BUILDING DATA	INDEX	REP. COST	DEPR.	TOTAL	M.V.I.	VALUE	ASS'MT	—	INDEX	REP. COST	DEPR.	TOTAL	M.V.I.	VALUE	ASS'MT	—
MAIN DWELLING																

REMARKS: 10/4/89: Acreage for this account is 1.331 A. new parcel number assigned P. 358 Per Mr. Dederder-also see Parcel#205 Map 46 for account 06-44804-6 correct acreage is .9882 A. Per Map Division Map 46 p/o Par 205 on SES of Rt. 29 does not exist. Correct Acreage for account 06-399770 Map 46 P. 358 is 1.331 A and correct acreage for account 06-44804-6 Map 46 P. 205 is .9882 A. . ajm



MAPLE LAWN FARMS, INC.
 623/747, 719/732
 98.33A.
 P.113

P.286
 P.312
 P.313
 P.304
 P.305
 P.306
 P.307
 P.308
 LOT 1-B
 P.309
 LOT 2-B
 P.310
 LOT 3-B
 P.311
 LOT 4-B

J. J. LICAUSI
 379/202
 5.38A. P.145

WM. W. COLLIER
 289/28
 15A.
 P.143
 2-0-5/67-PAYNE SUB.

MELVINE SCAGGS
 185/163;
 20.6A. 146/562
 P.118

E. ROLAND IAGER
 476/715
 21.70A.
 P.228
 10F3

MELVIN E. SCAGGS
 289/9
 37.40A.
 P.115

LOWELL DECKER
 308/553; N
 756/369
 12.77A.
 P.132

**KEEP WITH FIELD CARD
 IN PERMANENT RECORD**

*Does not exist
 Dec 11/1937
 Division
 MK Decker
 10/4/18*

HOWARD M. RO...

1761

11/9/83 Mary B. Shanks
Agricultural Transfer Tax in the amount of \$

D E E D

THIS DEED made this 1st day of November, 1983, by and between

THOMAS A. JOHANNES and JOYCE B. JOHANNES, his wife, parties of the first part; and,

SIMON FELIX SHANKO and FLORENCE F. SHANKO, his wife, parties of the second part;

JOHANNESSETH, that in consideration of \$64,000.00 the said parties of the first part do grant and convey unto SIMON FELIX SHANKO and FLORENCE F. SHANKO, his wife, parties of the second part, their heirs and assigns, in fee simple, as Tenants by the Entirety, all those pieces or parcels of land situate, lying and being in the 6th Election District of Howard County, Maryland, described as follows to wit:

RECD FEE 20.
RCRD TAX 281.
CMY TAX 640.
STAT TAX 320.

PARCEL ONE:

Beginning at a small willow tree on the West side of a branch at the end of the fifth line of a deed being given by Howard M. Robinson, et al, to William J. Dustin, Junior., and wife, for 6.99 acres, and running with the branch

(1) North 19.25° East 144 feet to a point one foot beyond a maple tree and intersecting the 112 perches line of the secondly described lot in the original tract as described in a deed from William W. Cissel, Trustee, to Laurence Robinson, dated March 22, 1923, and recorded in Liber H.B.N. No. 117, folio 251, etc., one of the Howard County Land Records, and running with a part of this line,

(2) North 24° 25' West 281 feet to the center of the County road and the end of the 112 perches line, then with the center of the road, which is the original boundary,

(3) South 51° West 99 feet,

(4) South 47° 25' West 28 feet to the end of the sixth line of the 6.99 acre lot above mentioned, and with this line reversed,

(5) South 27.25° East 350 feet to the place of beginning, containing .79 of an acre of land, more or less.

DEED 59
#52094 0940 R02 TC
HOLL

SAVING AND EXCEPTING THEREFROM, viz:

(a) so much as contained in Deed dated June 25, 1951, and recorded among the Land Records of Howard County, Maryland, in Liber 225, folio 298, between William J. Dustin, Sr., and Anna M. Dustin and State Roads Commission of Maryland, acting for and on behalf of the State of Maryland, and SRC Plat No. 9164.

(b) so much as contained in Deed dated August 5, 1966, and recorded among aforesaid Land Records in Liber 458, folio 177, between Anna M. Dustin and State Roads Commission of Maryland, acting for and on behalf of the State of Maryland, and SRC Plat No. 28327.

For title see the following:

Deed dated November 20, 1969, and recorded among the aforesaid Land Records in Liber 522, folio 199, between Anna M. Dustin, widow, to William J. Dusin, Jr., and Ethel L. Dustin, his wife.

After recording please return to:
Mr. and Mrs. Simon Felix Shanko
15500 Thompson Road
Silver Spring, Maryland 20904

20.00
41.00
40.00
320.00

8.20
7.20

Deed dated April 6, 1977, and recorded among the aforesaid Land Records in Liber 817, folio 216, between William J. Dustin, Jr., and Ethel L. Dustin, his wife, and William J. Dustin, Jr., and Ethel L. Dustin, his wife.

PARCEL TWO:

Beginning for the same in the center of a County road known as Old Columbia Road at a point at the end of the sixth or North $0^{\circ} 15'$ West 350.00 foot line of that parcel of land which, by Deed dated February 8, 1937, and recorded the aforesaid Land Records in Liber B.M., Jr., 156, folio 147, was granted and conveyed by Howard M. Robinson and Martha E. Robinson, his wife, to William J. Dustin, Jr., and Ethel L. Dustin, his wife, said point also being at the beginning of the fifth or South $27^{\circ} 15'$ East 350.00 foot line of that parcel of land which, by Deed dated November 20, 1969, and recorded among the aforesaid Land Records in Liber C.M.P. No. 522, folio 199 was granted and conveyed by Anna M. Dustin, widow, to William J. Dustin, Jr., and Ethel L. Dustin, his wife, thence running with and binding reversely in part on the said sixth line,

(1) South $35^{\circ} 34' 12''$ East 256.40 feet to a point in the Westerly margin of the right-of-way for US Route 29 as shown on the Maryland State Highway Administration Plat No. 28327, dated March 5, 1965; thence running with the Westerly margin of said right-of-way,

(2) South $38^{\circ} 06' 25''$ West 61.67 feet to a point, thence leaving said right-of-way and crossing the William J. Dustin, Jr., tract for a new line of division,

(3) North $50^{\circ} 39' 12''$ West 248.90 feet to a point in, and 128.38 feet from the beginning of, the last or South $47^{\circ} 25'$ West 594.5 foot line of the Robinson to Dustin, Jr.; conveyance, said point also being in the center of the aforementioned County road, thence running with and binding reversely on part of said last line,

(4) North $39^{\circ} 20' 48''$ East 128.38 feet to the place of beginning, containing 0.541 acres of land, more or less.

Being the second described lot of ground in Deed dated April 6, 1977, and recorded among the aforesaid Land Records in Liber 817, folio 216, which was granted and conveyed by William J. Dustin, Jr., and Ethel L. Dustin, his wife, to William J. Dustin, Jr., and Ethel L. Dustin, his wife.

PARCEL THREE:

Beginning for the same at a point in the centerline of Old Columbia Pike at the end of the tenth or South $61^{\circ} 39'$ West 181.5 feet line of the Deed dated June 4, 1958, and recorded among the Land Records of Howard County in Liber C.M.P. No. 488, folio 673, between Preston E. Musgrove and Nellie E. Musgrove, his wife, and Cherrytree Farm, Inc., and running thence with the centerline of said Pike,

- (1) North $45^{\circ} 47' 05''$ East 22.51 feet to a point,
- (2) North $53^{\circ} 15' 21''$ East 102.95 feet to a point,
- (3) North $62^{\circ} 30' 00''$ East 105.09 feet to a point,

(4) North 65° 41' 06" East 115.85 feet to a point; thence leaving the said centerline,

(5) South 24° 32' 36" East 20.00 feet to a pipe (set) on the Southeasterly right-of-way line of Old Columbia Pike as shown on State Roads Commission Plat No. 9163; thence with said right-of-way line,

(6) North 65° 27' 24" East 152.55 feet to a pipe (set) at the intersection of the right-of-way opposite Station 703 of New Columbia Pike, US Route 29, as shown on Plat No. 28326,

(7) South 51° 52' 36" East 14.99 feet to a pipe (set) on the Northwesterly right-of-way line of New Columbia Pike as shown on Plat No. 28327; thence with the said Northwesterly line,

(8) South 38° 07' 24" West 535.65 feet to a pipe (set) at the intersection with the eleventh or South 27° 51' East 1892 feet line of said Deed to Preston E. Musgrove, et ux., thence reversely with part of the said eleventh line,

(9) North 30° 38' 55" West 246.37 feet to the point of beginning, containing 1.6712 acres of land, more or less.

SAVING AND EXCEPTING THEREFROM, HOWEVER, all that land shown as Parcel No. 2 on State Roads Commission Plat No. 39896, more particularly referred to in a Deed from Cherrytree Farm, Inc., to the State of Maryland, to the use of the State Roads Commission of Maryland dated July 16, 1971, and recorded among the aforesaid Land Records in Liber C.M.P. No. 565, folio 258, etc., leaving 0.9882 acres of land, more or less.

Being the same lot of ground described in Deed dated October 14, 1971, and recorded among the Land Records of Howard County, Maryland, in Liber 850 at folio 143, which was granted and conveyed by Cherrytree Farm, Inc., to William Jonn Dustin, Jr., and Ethel L. Dustin, his wife.

AS TO ALL OF THE AFORESAID THREE (3) PARCELS:

Being all and the same parcels conveyed to Thomas A. Johannes, et ux, by Deed dated and recorded June 30, 1981, in Liber 1059 at folio 685, among the aforesaid Land Records.

SUBJECT to the Mortgage secured on the aforesaid property dated and recorded June 30, 1981, in Liber 1059 at folio 589 among the aforesaid Land Records, which the parties of the second part assume; and subject to restrictions, easements, rights of way and agreements of record.

AND the said parties of the first part covenant that they will warrant specially the property hereby conveyed, and that they will execute such further assurances of said land as may be requisite.

WITNESS their hands and seals.

 (SEAL)
THOMAS A. JOHANNES

 (SEAL)
JOYCE B. JOHANNES

11-9-83
06-448046
06-399770
3

LIBER 1206 FOLIO 717

STATE OF Maryland
COUNTY OF Prince George's ss:

On this 1st day of November, 1983, before me, Robert W. Bateman, the undersigned officer, personally appeared THOMAS A. JOHANNES and JOYCE B. JOHANNES known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained,

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Robert W. Bateman
ROBERT W. BATEMAN, Notary Public

My commission expires:
July 1, 1986

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

Robert W. Bateman
ROBERT W. BATEMAN, Attorney

After recording please return to:
Grantees: Mr. and Mrs. Simon Felix Shanko
15500 Thompson Road
Silver Spring, Maryland 20904

EXHIBIT III

PHOTOGRAPHS OF PARCEL 2 OF 3, PARCEL 358

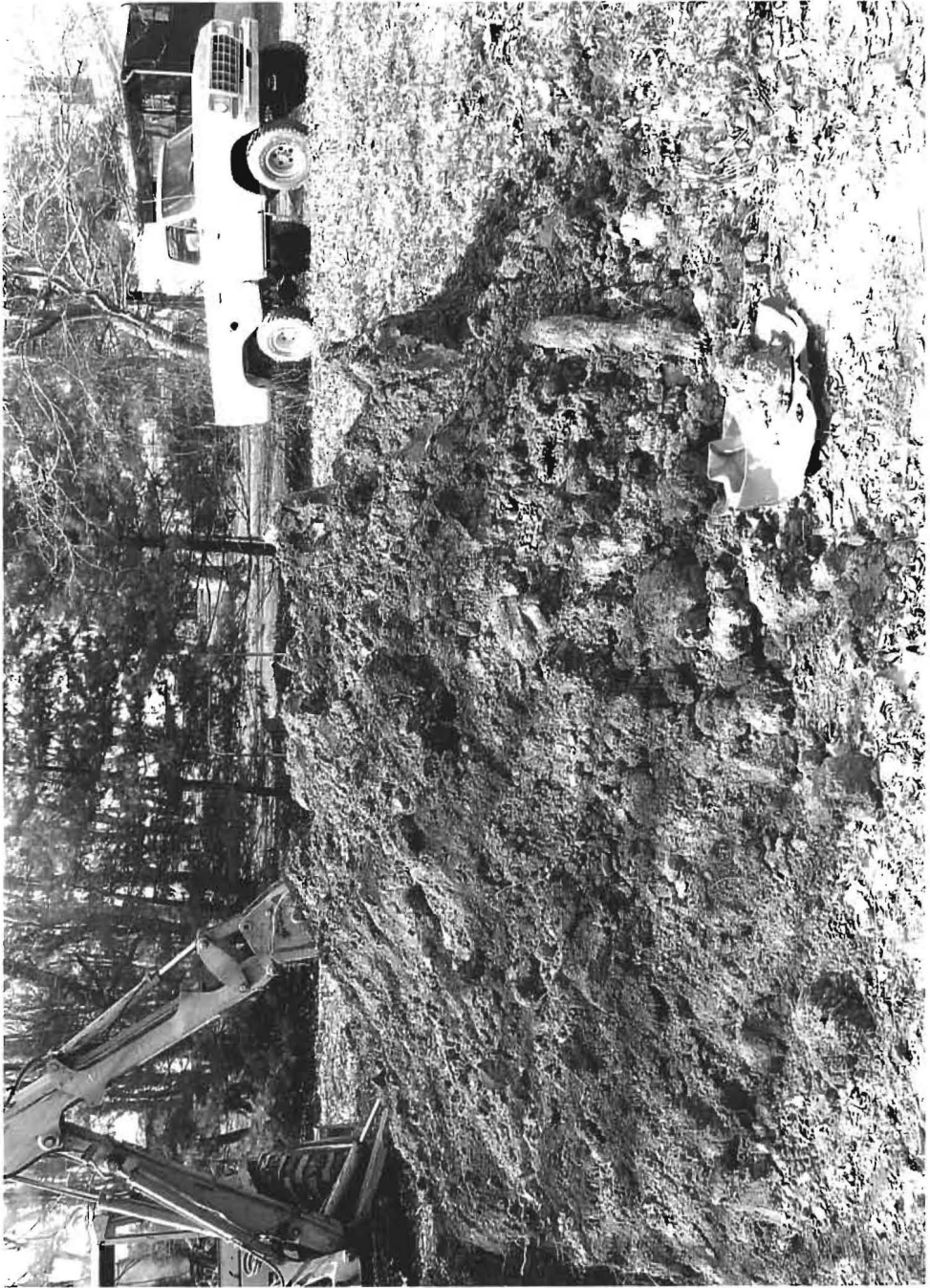
AND

TEST PIT EXCAVATIONS









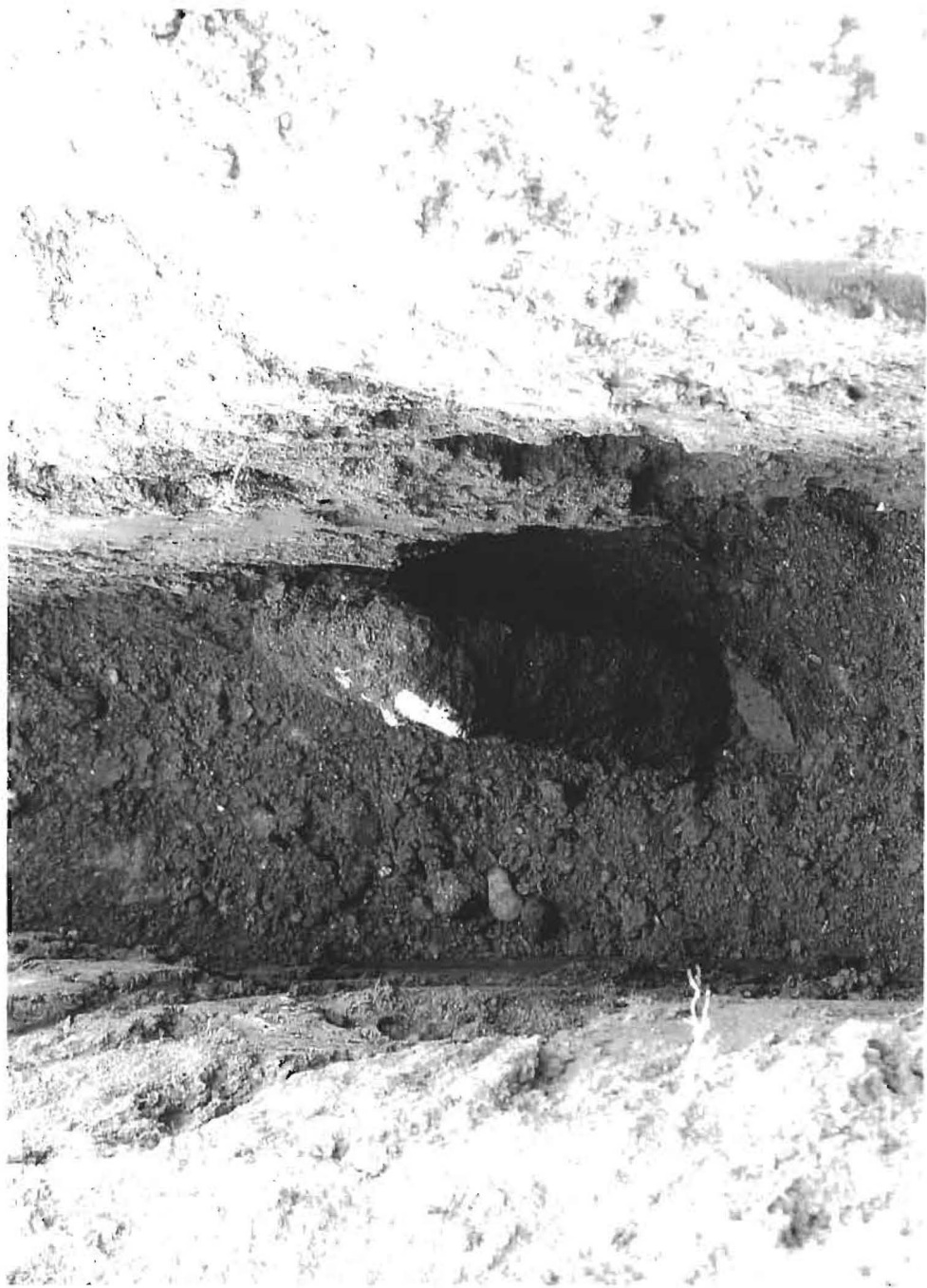


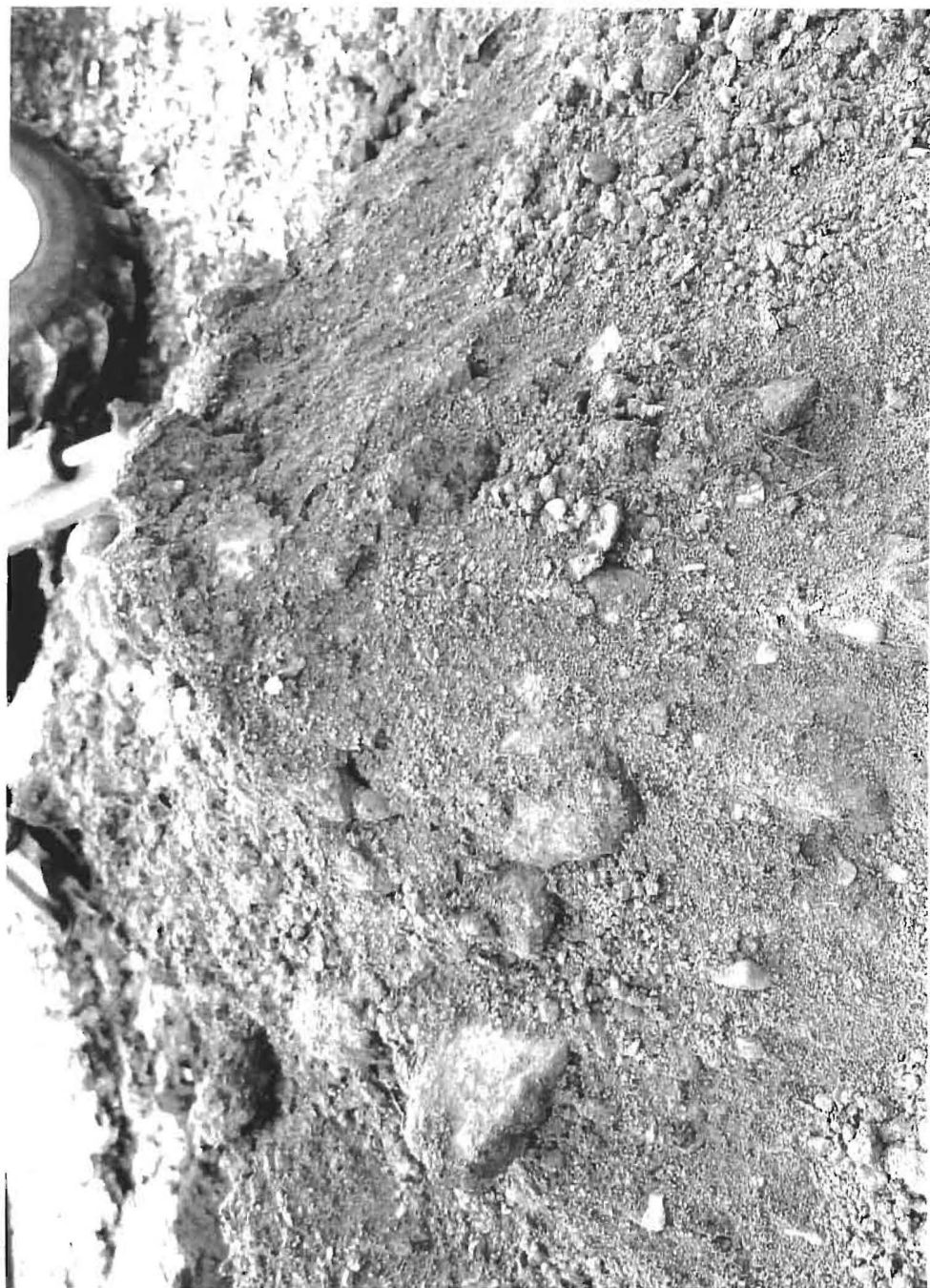




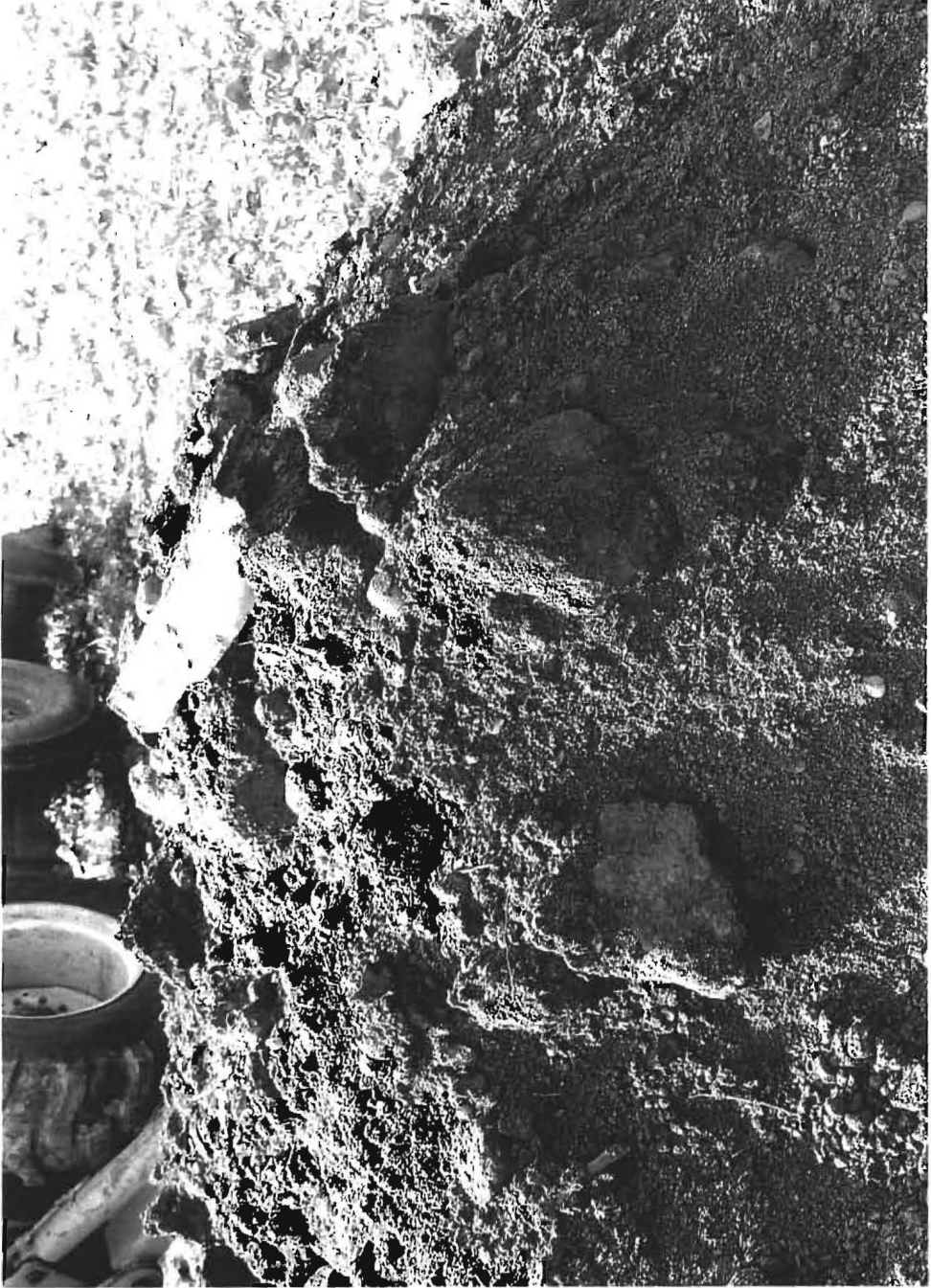












PHOTOGRAPHS OF PARCEL 1 OF 3, PARCEL 358















PHOTOGRAPHS OF PARCEL 3 OF 3, PARCEL 358 AND 205



