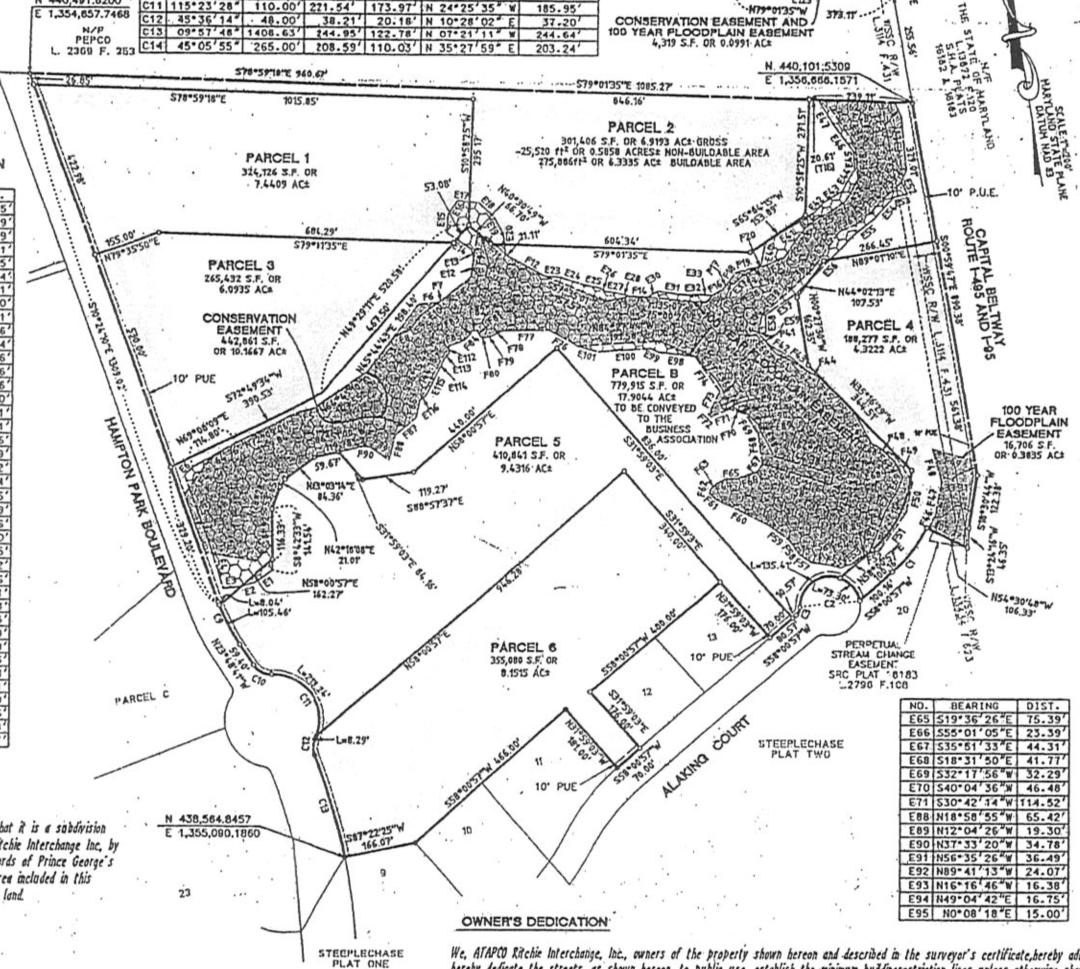
2/25/05



CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
C1	22°31'45"	335.00'	131.72'	66.72'	S 46°45'04" W	130.88'
C2	170°50'00"	70.00'	208.71'	∞	N 87°24'03" W	139.55'
C3	50°50'00"	25.00'	22.18'	11.88'	S 32°35'57" W	21.46'
C9	13°24'31"	485.00'	113.50'	57.01'	N 17°06'25" W	113.24'
C10	58°18'38"	48.00'	48.85'	26.78'	N 52°58'00" W	46.77'
C11	115°23'28"	110.00'	221.54'	173.97'	N 24°25'35" W	185.95'
C12	45°36'14"	48.00'	38.21'	20.18'	N 10°28'02" E	37.20'
C13	09°57'48"	1408.63'	244.95'	122.78'	N 07°21'11" W	244.64'
C14	45°05'55"	265.00'	208.59'	110.03'	N 35°27'59" E	203.24'

100 YEAR FLOODPLAIN EASEMENT DATA

NO.	BEARING	DIST.
F1	S54°07'48"W	53.25'
F2	N71°39'54"W	118.79'
F3	N10°24'10"W	142.19'
F4	N45°00'00"E	107.26'
F5	N86°55'30"E	39.67'
F6	S86°49'13"E	47.07'
F7	N62°45'25"E	10.39'
F8	N59°16'11"E	85.81'
F9	N16°53'27"E	94.99'
F10	S85°21'52"E	22.47'
F11	S38°39'35"E	71.40'
F12	S52°37'17"E	93.67'
F13	N87°11'45"E	57.13'
F14	S79°30'11"E	40.31'
F15	N50°22'49"E	22.40'
F16	N68°45'07"E	28.44'
F17	N45°34'29"E	23.84'
F18	N42°26'41"E	26.30'
F19	N82°14'05"E	35.64'
F20	S88°32'59"E	31.19'
F21	N74°20'30"E	54.11'
F22	N41°43'09"E	43.89'
F23	N47°17'26"E	34.61'
F24	N57°50'52"E	38.97'
F25	N72°59'13"E	33.96'
F26	N61°57'58"E	42.73'
F27	N38°22'03"E	62.97'
F28	N 4°32'28"E	81.66'
F29	N26°00'03"W	123.61'
F30	S15°44'28"E	38.73'
F31	S 3°53'07"W	120.54'
F32	S29°24'41"W	31.85'
F33	S57°06'48"W	47.14'
F34	S49°45'49"W	52.83'
F35	S59°03'46"W	47.64'
F36	S76°14'22"W	39.97'
F37	S44°41'13"W	107.55'
F38	S53°43'34"W	6?.42'
F39	S56°35'28"W	[illegible]
F40	S18°33'20"W	42.35'
F41	S30°18'17"E	32.59'
F42	S50°14'53"E	62.57'
F43	S41°15'58"W	49.47'
F44	S48°39'57"E	39.71'
F45	S38°36'11"E	57.71'
F46	S31°27'18"E	54.48'
F47	S19°36'26"E	75.39'
F48	S55°01'05"E	59.39'
F49	S23°51'37"E	75.65'
F50	S20°59'06"W	70.64'

100 YEAR FLOODPLAIN EASEMENT DATA

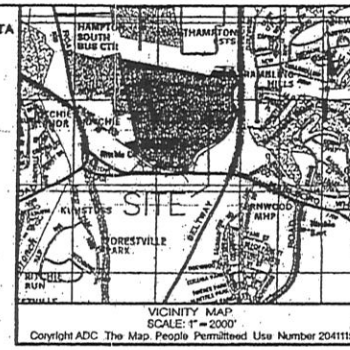
NO.	BEARING	DIST.
F51	S44°31'50"W	106.85'
F52	S79°28'15"W	45.59'
F53	S62°31'32"W	25.19'
F54	S77°44'07"W	28.61'
F55	N66°15'02"W	33.05'
F56	N73°28'35"W	35.14'
F57	N48°21'59"W	33.41'
F58	N26°33'54"W	38.40'
F59	N43°49'51"W	62.11'
F60	N54°33'50"W	138.36'
F61	N38°09'26"W	17.54'
F62	N20°33'22"W	9.46'
F63	N55°29'29"E	18.46'
F64	N73°44'23"E	23.26'
F65	S84°28'21"E	28.20'
F66	N79°33'45"E	48.01'
F67	N43°01'30"E	21.81'
F68	N 0°53'46"E	71.66'
F69	N24°26'38"W	54.49'
F70	N64°21'32"W	37.52'
F71	S77°28'16"W	45.74'
F72	N38°39'35"W	8.15'
F73	N35°25'01"E	58.59'
F74	N26°36'51"W	100.46'
F75	N56°02'22"W	89.10'
F76	N50°22'28"W	75.85'
F77	N81°33'42"W	111.02'
F78	S69°47'22"W	24.56'
F79	S82°38'40"W	19.91'
F80	N66°49'33"W	10.23'
F81	N16°50'14"W	18.15'
F82	S89°40'15"W	13.69'
F83	S33°35'22"W	11.29'
F84	S53°48'09"W	18.25'
F85	S79°56'52"W	37.04'
F86	S20°54'58"W	39.81'
F87	S58°56'31"W	63.09'
F88	S22°47'32"W	60.66'
F89	N45°22'23"W	52.18'
F90	N74°52'34"W	15.17'

CONSERVATION EASEMENT DATA

NO.	BEARING	DIST.
E1	S64°30'53"W	48.67'
E2	S82°52'30"W	34.25'
E3	N87°01'01"W	40.35'
E4	N8°48'20"W	106.25'
E5	N10°34'46"W	168.77'
E6	N55°23'40"E	26.72'
E8	N76°03'31"E	36.69'
E9	N45°39'04"E	40.03'
E10	N62°45'25"E	65.81'
E12	N16°53'27"E	43.84'
E13	N3°55'17"W	24.71'
E14	N47°43'36"W	68.62'
E15	N13°05'31"E	42.60'
E16	N40°45'49"E	41.71'
E17	S72°58'46"E	50.15'
E18	S35°22'49"E	51.58'
E19	S19°08'53"E	43.45'
E20	S1°52'47"W	45.89'
E23	S74°53'54"E	37.99'
E24	S62°36'06"E	57.54'
E25	S68°15'29"E	39.42'
E26	S48°41'24"E	15.36'
E27	S72°41'03"E	28.49'
E28	S65°52'20"E	29.54'
E30	N69°13'00"E	27.70'
E31	S72°44'28"E	67.00'
E32	S84°48'27"E	27.97'
E33	S74°55'32"E	31.07'
E36	S48°37'06"E	11.61'
E37	N53°40'25"E	28.39'
E38	N73°12'32"E	20.23'
E39	N62°51'38"E	33.48'
E40	N18°13'43"E	50.86'
E41	N67°37'04"E	134.25'
E42	N49°22'43"E	32.96'
E43	N64°24'18"E	53.94'
E44	N38°22'10"E	57.21'
E45	N3°59'29"E	43.57'
E46	N28°31'14"W	75.71'
E47	N23°05'55"W	65.72'
E48	S79°01'35"E	177.71'
E52	S18°33'37"E	30.05'
E53	S86°17'32"W	31.91'
E54	S48°57'16"W	71.93'
E55	S60°49'03"W	60.17'
E56	S52°47'13"W	192.31'
E57	S63°34'43"W	87.27'
E58	S7°43'20"W	39.45'
E59	S85°23'40"W	17.14'
E60	S30°18'17"E	65.19'
E61	S56°28'56"E	41.34'
E62	S48°39'57"E	79.42'

NO.	BEARING	DIST.
E65	S19°36'26"E	75.39'
E66	S55°01'05"E	23.39'
E67	S35°51'33"E	44.31'
E68	S18°31'50"E	41.77'
E69	S32°17'56"W	32.29'
E70	S40°04'36"W	46.48'
E71	S30°42'14"W	114.52'
E88	N18°58'55"W	65.42'
E89	N12°04'26"W	19.30'
E90	N37°33'20"W	34.78'
E91	N56°35'26"W	36.49'
E92	N89°41'13"W	24.07'
E93	N16°16'46"W	16.38'
E94	N49°04'42"E	16.75'
E95	N0°08'18"E	15.00'

E96	N23°42'14"W	30.94'
E97	N33°33'43"W	72.76'
E98	N72°52'03"W	85.20'
E99	N56°30'09"W	19.94'
E100	N84°50'49"W	120.78'
E101	N65°15'51"W	50.92'
E112	S3°59'34"W	17.80'
E113	S47°20'11"W	19.22'
E114	S34°59'58"W	31.28'
E115	S34°58'44"W	63.39'
E116	S63°09'24"W	17.51'
E122	S 9°18'58"W	43.46'
E123	N79°01'35"W	154.44'
E124	N52°45'55"E	22.62'
E125	S89°54'58"E	140.64'


VICINITY MAP
SCALE: 1"=2000'
Copyright ADC The Map People Permitted Use Number 20411157

NOTES

1. This plat is subject to a Declaration of Covenants and Restrictions recorded in Liber 20656 at folio 88.

2. Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/34/00), or as modified by the Type II Tree Conservation Plan, which preclude 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.

3. 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 commitments contained in the Washington Suburban Sanitary Commission project/authorization # DA3893Z04.

4. Building permits may not be issued until the planned water and sewer facilities are completed and adequate to serve the proposed development.

5. Development of this property must conform to the Preliminary Plan 4-03113 approved March 11, 2004.

6. Issuance of building permits is subject to traffic conditions specified in Prince George's County Planning Board Resolution No. 04-49.

7. Prior to the approval of a building permit for lot 4, a limited detailed site plan shall be approved per condition No. 11.

8. Conservation areas described by limits shown on this plat preclude disturbance to plant materials greater than two (2) inches in caliper or any installation of structures within said area without proper written consent from the M-NCPPC Planning Director or her designee. The removal of any dead material (ie. branches, limbs or trunks) is allowed.

9. Development of this property shall be in conformance to the approved Stormwater Management Concept Plan #8004290-2000-00

10. An automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.

SURVEYOR'S AND ENGINEER'S CERTIFICATE

I hereby certify that the information shown hereon is correct, that it is a subdivision of part of the land conveyed by Interchange Corp. unto ATAPCO Ritchie Interchange Inc, by deed dated September 22, 2003, and recorded among the Land Records of Prince George's County, Maryland in Liber 18126 at folio 690, and that the total area included in this plat of subdivision is 2,637,944 square feet or 60.5589 acres of land.

As to the establishment or reestablishment of property lines.

2-8-05
John W. Kostic, Property Line Surveyor, MD Reg. no. — Date

As to the horizontal location of the right-of-way lines.

7-8-05
Donald B. Mitchell, Professional Engineer, MD Reg. no. 23363 — Date

LEGEND

100 YEAR FLOODPLAIN EASEMENT AREA

CONSERVATION EASEMENT AREA

OWNER'S DEDICATION

We, ATAPCO Ritchie Interchange, Inc., owners of the property shown hereon and described in the surveyor's certificate, hereby adopt this plan of subdivision, hereby dedicate the streets, as shown hereon, to public use, establish the minimum building restriction lines unless otherwise shown, establish Conservation Easements as shown, and grant to Prince George's County, Maryland the 100 year Floodplain Easement as shown hereon.

Further, we grant to the parties and to their successors and assigns, named in and in accordance with the terms and provisions of a grant being set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easement" and recorded among the Land Records of Prince George's County, Maryland in Liber 3703 at folio 748, a 10 foot wide public utility easement, in, through, over and across the land identified hereon as "10' P.U.E.". Said terms and provisions being incorporated herein by this reference.

Property markers will be placed in accordance with Section 24-120 (b) (6) (F) (ii) of the Subdivision Regulations of the Prince George's County Code.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property included in this plan of subdivision.

ATAPCO Ritchie Interchange, Inc.
Kevin McAndrews, Vice President (Seal) 2-8-05 Date

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING BOARD
APPROVED March 31, 2005
CHAIRMAN — ASSISTANT SECRETARY
M.N.C.P. & P.C. RECORD FILE NO. 5-05055

DEPT. OF ENVIRONMENTAL RESOURCES PRINCE GEORGE'S COUNTY, MD.
APPROVED ON Feb. 18, 2005
DIRECTOR OR DESIGNEE

RECORDED 4-5-05
PLAT BOOK REP 205
PLAT NO. 96

PREL. NO. 4-03113

PLAT FOUR
PARCELS 1-6, "B" AND OUTPARCEL "A"

STEEPLECHASE BUSINESS PARK

KENT (13th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
SCALE 1"= 200' DECEMBER, 2004

Loiederman Soltesz Associates, Inc.
LANHAM OFFICE
4266 Forbes Boulevard Lanham, MD 20706 t.301.794.7555 f.301.794.7656
Engineering Planning Surveying Environmental Sciences www.LSAssociates.net

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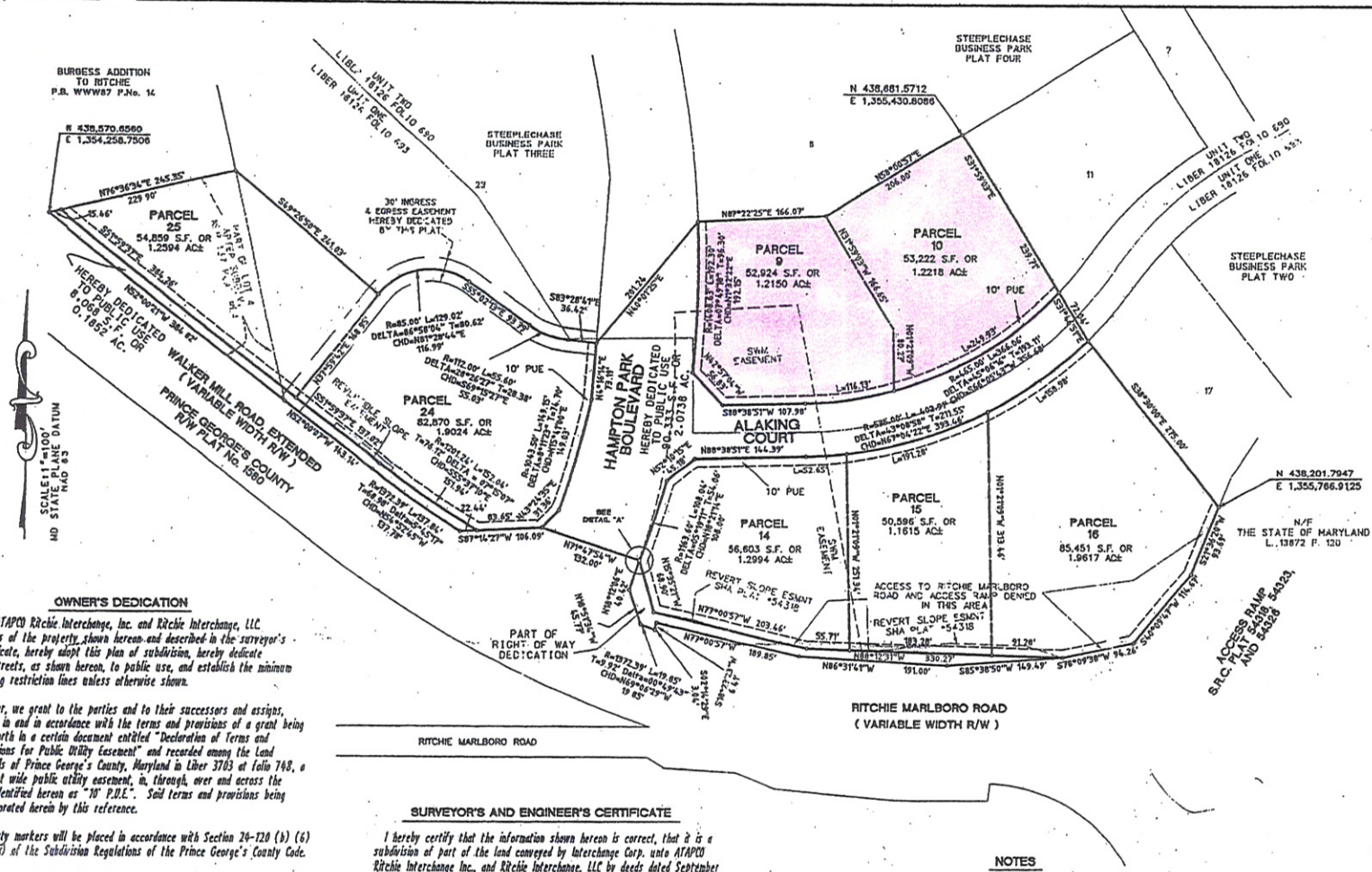
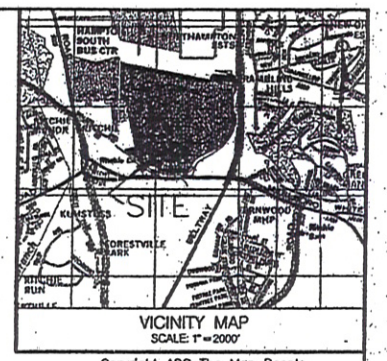
STEEPLECHASE 95 SITE
PROPOSED MODIFICATION

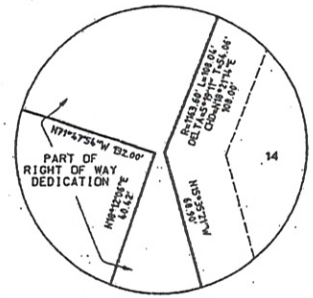
2/28/05





VICINITY MAP
SCALE: 1"=2000'

Coryright ADC The Map People
Permitted Use Number 20411157



DETAIL "A"
NOT TO SCALE

OWNER'S DEDICATION

We, ATAPCO Ritchie Interchange, Inc. and Ritchie Interchange, LLC owners of the property shown hereon and described in the surveyor's certificate, hereby adopt this plan of subdivision, hereby dedicate the streets, as shown hereon, to public use, and establish the minimum building restriction lines unless otherwise shown.

Further, we grant to the parties and to their successors and assigns, named in and in accordance with the terms and provisions of a grant being set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easement" and recorded among the Land Records of Prince George's County, Maryland in Liber 3703 at folio 748, a 10 foot wide public utility easement, in, through, over and across the land identified hereon as "10' P.U.E". Said terms and provisions being incorporated herein by this reference.

Property markers will be placed in accordance with Section 24-120 (b) (6) (F) (ii) of the Subdivision Regulations of the Prince George's County Code.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property included in this plan of subdivision.

ATAPCO Ritchie Interchange, Inc.

Kevin Mc[illegible] Vice President (Seal) *2-8-05* Date

Ritchie Interchange, LLC (Seal)
by ATAPCO Properties, Inc., Manager

Kevin Mc[illegible] Vice President (Seal) *2-8-05* Date

SURVEYOR'S AND ENGINEER'S CERTIFICATE

I hereby certify that the information shown hereon is correct, that it is a subdivision of part of the land conveyed by Interchange Corp. unto ATAPCO Ritchie Interchange Inc., and Ritchie Interchange, LLC by deeds dated September 22, 2003, and recorded among the Land Records of Prince George's County, Maryland in Liber 18126 at folios 690 and 693, respectively, that it is a resubdivision of part of Lot 4, as shown on a plat of resubdivision entitled "Lot 4, Apter Subdivision", recorded among said Land Records in Plat Book 137 at page 64, and that the total area included in this plat of subdivision is 534,926 square feet or 12.2802 acres of land of which 98,400 square feet or 2.2590 acres are dedicated to public use.

As to the establishment or reestablishment of property lines.

John W. Kostic *2-8-05* Date
Property Line Surveyor
MD Reg. no. 473

As to the horizontal location of the right-of-way lines.

Donald R. Mitchell *2-8-05* Date
Professional Engineer
MD Reg. no. 18863

NOTES

1. *This plat is subject to a Declaration of Covenants and Restrictions recorded in Liber 20656 at folio 88.*
2. *Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/34/00), or as modified by the Type II Tree Conservation Plan, which preclude 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.*
3. *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 commitments contained in the Washington Suburban Sanitary Commission project/authorization # DA3893204.*
4. *Building permits may not be issued until the planned water and sewer facilities are completed and adequate to serve the proposed development.*
5. *Development of this property must conform to the Preliminary Plan 4-03113, approved March 11, 2004.*
6. *Issuance of building permits is subject to traffic conditions specified in Prince George's County Planning Board Resolution No. 04-49.*
7. *Development of this property shall be in conformance to the approved Stormwater Management Concept Plan # 8004290-2000-00*
8. *An automatic fire suppression fire system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.*

PLAT ONE
PARCELS 9, 10, 14-16, 24, & 25

STEEPLECHASE BUSINESS PARK

AND
A RESUBDIVISION OF PART OF LOT 4
"APTER SUBDIVISION"
PLAT BOOK NLP 137 PLAT No. 64
KENT (13th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
SCALE 1" = 100' DECEMBER, 2004

PROPOSED MODIFICATION

STEEPLECHASE 95 STA

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING BOARD
APPROVED: *March 31, 2005*
CHAIRMAN — ASSISTANT SECRETARY
M.N.C.P. & P.C. RECORD FILE NO. 5-05052

DEPT. OF ENVIRONMENTAL RESOURCES
PRINCE GEORGE'S COUNTY, MD.
APPROVED ON *Feb. 18, 2005*
DIRECTOR OR DESIGNEE

RECORDED *4-5-05*
PLAT BOOK *REP 205*
PLAT NO. *93*

PREL. NO. 4-03113

Loiederman Soltesz Associates, Inc.
LANHAM OFFICE
4266 Forbes Boulevard Lanham, MD 20706 t.301.794.7555 f.301.794.7656
Engineering Planning Surveying Environmental Sciences www.LSAssociates.net

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2/25/05

OWNER'S DEDICATION

We: AIAPCO Ritchie Interchange, Inc. and Ritchie Interchange, LLC owners of the property shown hereon and described in the surveyor's certificate, hereby adopt this plan of subdivision, hereby dedicate the streets, as shown hereon, to public use, establish the minimum building restriction lines unless otherwise shown, and grant to Prince George's County, Maryland the 100 Year Floodplain Easement as shown hereon.

Further, we grant to the parties and to their successors and assigns, named in and in accordance with the terms and provisions of a grant being set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easement" and recorded among the Land Records of Prince George's County, Maryland in Liber 3703 at folio 748, a 10 foot wide public utility easement, in, through, over and across the land identified hereon as "10' P.U.E.". Said terms and provisions being incorporated herein by this reference.

Property markers will be placed in accordance with Section 24-120 (b) (6) (f) (ii) of the Subdivision Regulations of the Prince George's County Code.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property included in this plan of subdivision.

AIAPCO Ritchie Interchange, Inc.

Kevin McAndrews (Seal) 2-8-05
Kevin McAndrews, Vice President Date

Ritchie Interchange, LLC
by AIAPCO Properties, Inc., Manager

Kevin McAndrews (Seal) 2-8-05
Kevin McAndrews, Vice President Date

NOTES

1. This plat is subject to a Declaration of Covenants and Restrictions recorded in Liber 20656 at Folio 88.
2. Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/34/00), or as modified by the Type II Tree Conservation Plan, which preclude 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.
3. 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 commitments contained in the Washington Suburban Sanitary Commission project/authorization # DA3893200.
4. Building permits may not be issued until the planned water and sewer facilities are completed and adequate to serve the proposed development.
5. Development of this property must conform to the Preliminary Plan 4-03113, approved March 11, 2004.
6. Issuance of building permits is subject to traffic conditions specified in Prince George's County Planning Board Resolution No. 04-49.
7. Development of this property shall be in conformance to the approved Stormwater Management Concept Plan #8004290-2000-00
8. An automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.

SURVEYOR'S AND ENGINEER'S CERTIFICATE

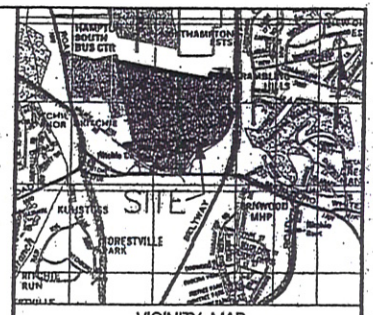
I hereby certify that the information shown hereon is correct, that it is a subdivision of part of the land conveyed by Interchange Corp. onto AIAPCO Ritchie Interchange Inc., and Ritchie Interchange, LLC by deed dateds September 22, 2003, and recorded among the Land Records of Prince George's County, Maryland in Liber 18126 at folios 690 and 693, respectively, and that the total area included in this plat of subdivision is 477,247 square feet or 10.9560 acres of land of which 73,247 square feet or 1.6815 acres are dedicated to public use.

As to the establishment or reestablishment of property lines.

John W. Kostic 2-8-05
Property Line Surveyor Date
MD Reg. no. 473

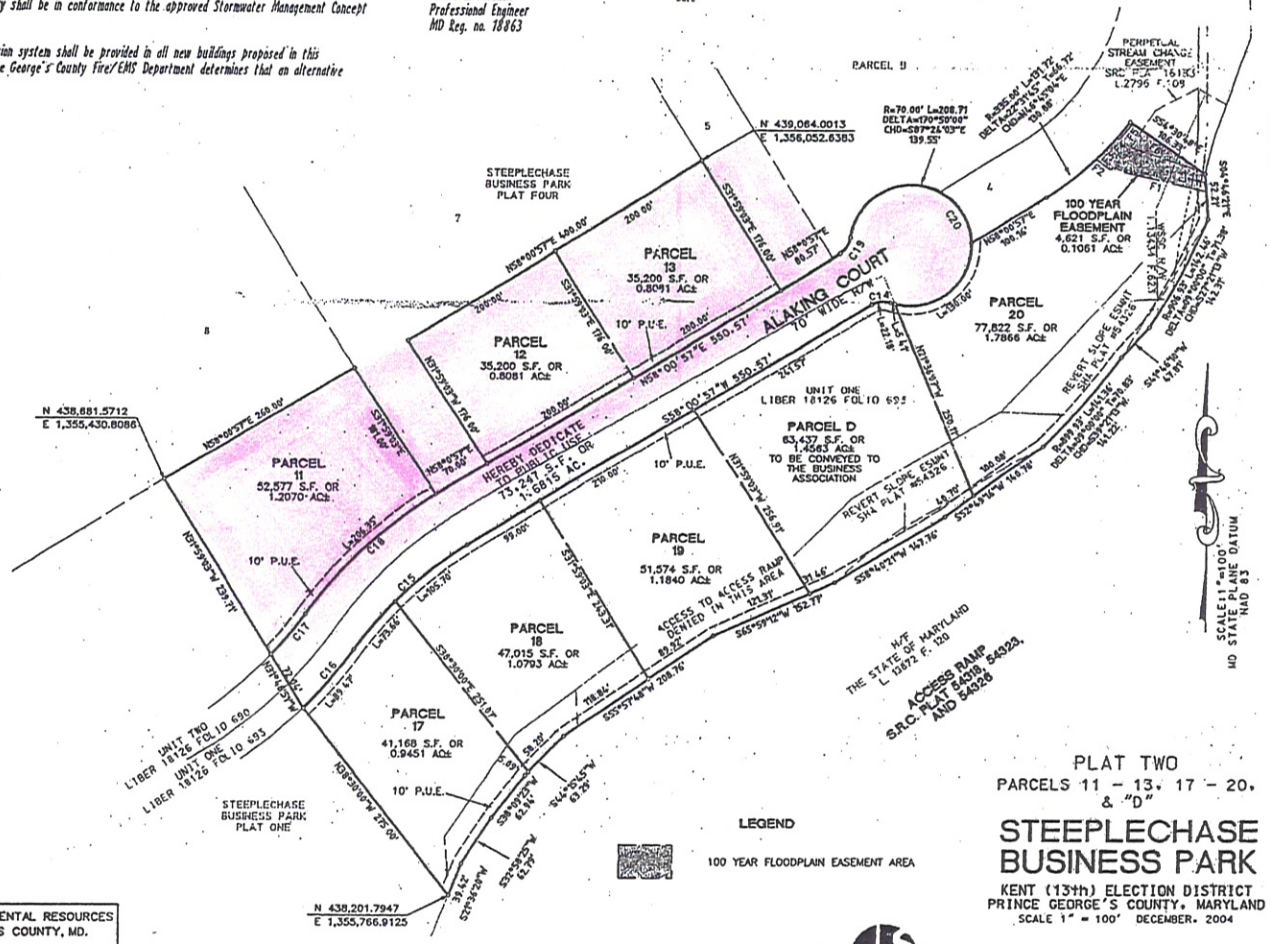
As to the horizontal location of the right-of-way lines.

Donald R. Mitchell 2-8-05
Professional Engineer Date
MD Reg. no. 18863



VICINITY MAP
SCALE: 1" = 2000'

Coryright ADC The Map People
Permitted Use Number 20411157



100 YEAR FLOODPLAIN EASEMENT DATA		
NO.	BEARING	DIST.
F1	N77°07'30"W	114.71'
F2	N54°21'37"W	18.37'
F3	N46°27'01"E	16.36'
F4	N47°08'00"E	23.54'
F5	N37°34'44"E	20.18'
F6	S54°30'48"E	102.77'
F7	S4°46'21"E	19.95'

CURVE DATA						
No.	Delta	Tangent	Arc	Radius	Chord	Chord Bearing
C14	50°50'00"	11.88	22.18	25.00	21.46	S 83°25'57" W
C15	22°05'58"	90.81	179.35	465.00	178.24	S 46°57'58" W
C16	9°34'53"	44.84	89.47	535.00	89.36	S 40°42'26" W
C17	7°37'35"	30.99	61.89	465.00	61.85	N 39°43'47" E
C18	22°05'58"	104.47	206.35	535.00	205.08	N 46°57'58" E
C19	50°50'00"	11.88	22.18	25.00	21.46	N 32°35'57" E
C20	281°40'00"	∞	344.12	70.00	88.42	S 31°59'03" E

LEGEND

100 YEAR FLOODPLAIN EASEMENT AREA

PLAT TWO
PARCELS 11 - 13, 17 - 20, & "D"

STEEPLECHASE BUSINESS PARK

KENT (13th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
SCALE 1" = 100' DECEMBER, 2004

STEEPLECHASE 95 SITE – PROPOSED MODIFICATION

49

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING BOARD

APPROVED- March 31, 2005

CHAIRMAN ASSISTANT SECRETARY

M.N.C.P. & P.C. RECORD FILE NO. 5-05053

DEPT. OF ENVIRONMENTAL RESOURCES
PRINCE GEORGE'S COUNTY, MD.

APPROVED ON Feb. 18, 2004

DIRECTOR OR DESIGNEE

RECORDED 4-5-05
PLAT BOOK REP 205
PLAT NO. 94

PREL. NO. 4-03113

Lotedermann Soltesz Associates, Inc.
LANHAM OFFICE
4266 Forbes Boulevard Lanham, MD 20706 t.301.794.7555 f.301.794.7656
Engineering Planning Surveying Environmental Sciences www.LSAsociates.net

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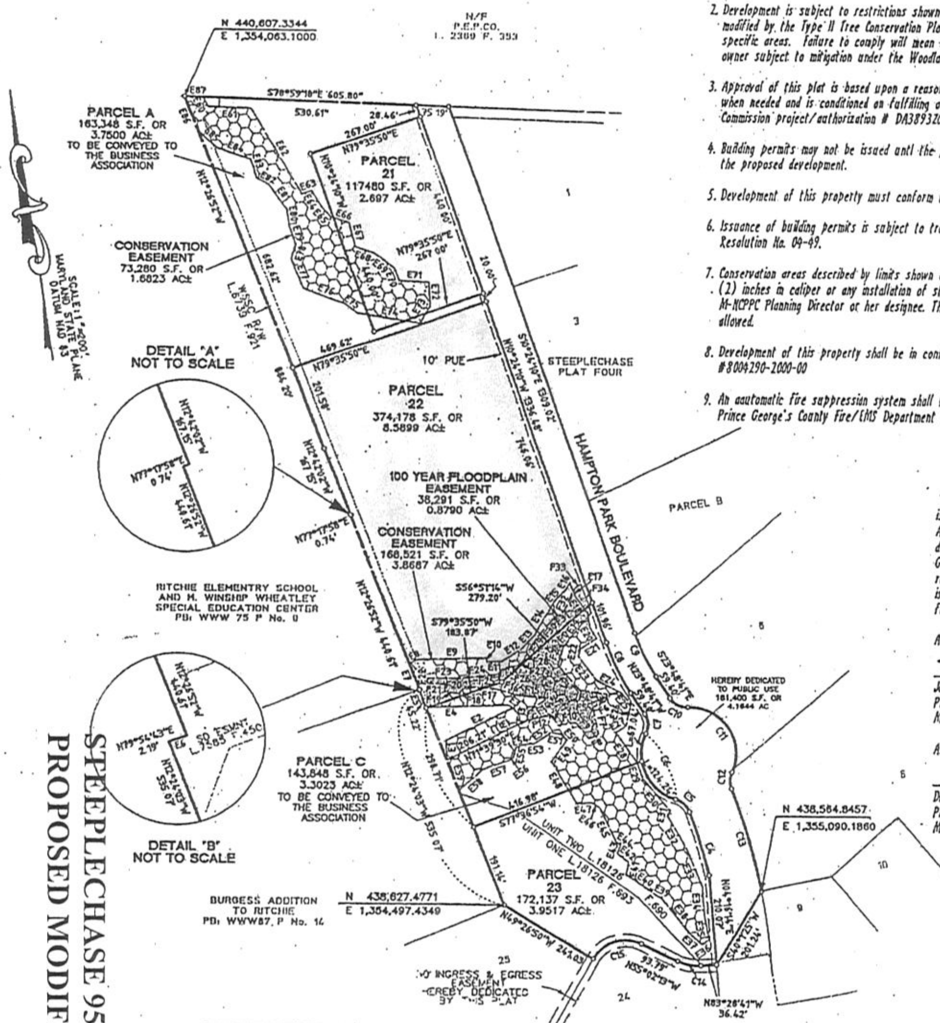

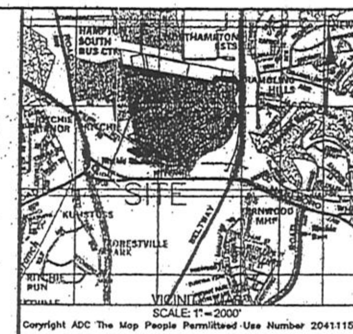

NOTES

1. This plat is subject to a Declaration of Covenants and Restrictions recorded in Liber 20656 at Folio 88.

2. Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/34/00), 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.

3. 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 commitments contained in the Washington Suburban Sanitary Commission project/authorization # DA3893Z04

4. Building permits may not be issued until the planned water and sewer facilities are completed and adequate to serve the proposed development.

5. Development of this property must conform to the Preliminary Plan 4-03113 approved March 11, 2004.

6. Issuance of building permits is subject to traffic conditions specified in Prince George's County Planning Board Resolution No. 04-49.

7. Conservation areas described by limits shown on this plat preclude disturbance to plant materials greater than two (2) inches in caliper or any installation of structures within said area without proper written consent from the M-NCPPC Planning Director or her designee. The removal of any dead material (ie. branches, limbs or trunks) is allowed.

8. Development of this property shall be in conformance to the approved Stormwater Management Concept Plan #8004290-2000-00

9. An automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.

SURVEYOR'S AND ENGINEER'S CERTIFICATE

I hereby certify that the information shown hereon is correct, that it is a subdivision of part of the land conveyed by Interchange Corp. unto ATAPCO Ritchie Interchange Inc, and Ritchie Interchange, LLC by deeds dated September 22, 2003, and recorded among the Land Records of Prince George's County, Maryland in Liber 18126 at folios 690 and 693, respectively, and that the total area included in this plat of subdivision is 1,152,392 square feet or 26.4553 acres of land of which 181,400 square feet or 4.1644 acres are dedicated to public use.

As to the establishment or reestablishment of property lines.

[signature] 2-8-05
John W. Kostic
Property Line Surveyor
MD Reg. no. 473
Date

As to the horizontal location of the right-of-way lines.

[signature] 2-8-05
Donald R. Mitchell
Professional Engineer
MD Reg. no. 18863
Date

CONSERVATION EASEMENT DATA

NO.	BEARING	DIST.
E1	N 7°01'47"E	47.51'
E2	N72°35'57"E	171.14'
E3	N47°00'37"W	12.92'
E4	N82°50'21"W	189.92'
E5	N12°24'03"W	44.02'
E6	N79°54'43"E	2.19'
E7	N12°26'52"W	64.66'
E8	N70°34'38"E	21.02'
E9	S82°35'11"E	156.38'
E10	S 1°39'30"E	9.03'
E11	S81°54'11"E	33.82'
E12	N66°41'15"E	53.17'
E13	N52°02'35"E	42.83'
E14	N37°57'53"E	93.65'
E15	N53°16'08"E	39.67'
E16	N36°28'02"E	20.09'
E17	S11°36'35"E	35.56'
E18	S26°36'49"E	46.88'
E19	S 3°17'05"E	38.27'
E20	S19°56'46"E	30.38'
E21	S66°08'39"W	45.41'
E22	S19°17'24"W	16.87'
E23	S28°09'22"E	68.62'
E24	S53°37'54"E	63.84'
E25	S34°52'31"E	34.47'
E26	S21°28'36"W	55.80'
E27	S66°48'05"W	27.29'
E28	S25°36'49"E	83.26'
E29	S11°57'24"E	44.06'
E30	S31°48'47"E	95.71'
E31	S25°16'40"W	15.68'
E32	S21°22'10"E	85.96'
E33	S13°07'52"E	93.27'
E34	S 5°03'17"W	63.73'
E35	S 2°24'32"E	59.84'
E36	S64°30'59"W	20.08'
E37	N38°18'17"W	38.58'
E38	N29°40'47"W	105.42'
E39	N55°06'33"W	12.85'
E40	N46°14'10"W	85.34'
E41	N20°16'22"E	29.51'
E42	N43°34'47"W	32.76'
E43	N29°08'53"E	20.60'
E44	N46°15'03"W	13.14'
E45	N16°25'50"W	85.37'
E46	N47°57'11"W	22.62'
E47	N86°44'34"W	33.43'
E48	N22°18'34"W	114.62'
E49	N43°53'28"E	62.30'
E50	N35°13'44"W	18.71'
E51	N69°43'35"W	23.23'
E52	S64°23'31"W	47.28'
E53	N87°46'30"W	23.94'
E54	S80°50'32"W	19.91'
E55	S22°12'10"W	25.04'
E56	S64°23'31"W	9.52'
E57	S78°48'12"W	66.14'
E58	S57°40'26"W	72.91'
E59	N12°24'03"W	75.76'
E60	S17°36'42"E	25.06'
E61	S78°59'18"E	98.83'
E62	S20°46'12"E	233.06'
E63	N79°35'08"E	24.18'
E64	S21°05'32"E	44.18'
E65	S33°41'24"E	30.52'
E66	S63°15'38"E	44.05'
E67	S 7°55'18"E	58.45'
E68	S61°33'27"E	45.88'
E69	S43°29'20"E	58.24'
E70	S 9°36'19"E	31.47'
E71	S78°06'41"E	67.31'
E72	S 5°11'40"W	53.84'
E73	S39°18'49"W	46.36'
E74	N72°08'55"W	144.60'
E75	N45°00'00"W	36.98'
E76	N60°26'59"W	101.08'
E77	N12°31'44"W	74.17'
E78	N26°05'44"E	35.09'
E79	N10°54'40"W	47.69'
E80	N 1°52'40"E	36.11'
E81	N26°25'19"W	70.72'
E82	N51°45'58"W	31.70'
E83	N 8°38'14"W	47.98'
E84	N61°37'00"W	81.77'
E85	N37°49'22"W	58.81'
E86	N12°26'52"W	86.43'
E87	S78°59'18"E	42.68'

100 YEAR FLOODPLAIN EASEMENT DATA

NO.	BEARING	DIST.
F1	S46°59'14"W	103.67'
F2	S24°52'03"W	43.11'
F3	S32°04'36"E	77.69'
F4	S72°41'29"E	62.14'
F5	S 2°13'29"W	12.37'
F6	S68°64'07"W	39.01'
F7	S 3°05'39"E	65.16'
F8	S74°37'45"W	24.37'
F9	N30°04'07"W	50.22'
F10	S89°09'04"W	39.97'
F11	N25°29'21"W	28.63'
F12	S86°55'04"W	57.06'
F13	N18°41'14"E	21.01'
F14	N62°21'14"E	54.42'
F15	N75°45'31"W	74.00'
F16	N63°39'28"W	45.20'
F17	N76°39'54"W	70.78'
F18	S56°49'17"W	23.77'
F19	N72°08'59"W	31.62'
F20	N10°40'11"E	17.91'
F21	N79°45'37"W	40.18'
F22	N 8°44'46"E	12.21'
F23	S80°50'16"E	70.98'
F24	S86°51'57"E	88.64'
F25	N59°25'15"E	26.07'
F26	N89°29'02"E	28.31'
F27	N57°36'01"E	15.71'
F28	N37°09'52"E	39.69'
F29	N42°00'01"E	28.44'
F30	N49°13'07"E	51.28'
F31	N63°57'44"E	29.27'
F32	N34°24'38"E	66.43'
F33	N66°25'47"E	14.82'
F34	S10°24'10"E	73.64'

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
C4	06°43'12"	1298.63'	152.31'	76.24'	N 08°22'52" W	152.22'
C5	53°23'34"	48.00'	44.73'	24.14'	N 38°26'15" W	43.13'
C6	99°37'59"	110.00'	191.28'	130.24'	N 15°19'03" W	168.08'
C7	58°18'38"	48.00'	48.85'	26.78'	N 05°20'38" E	46.77'
C8	13°24'31"	555.00'	129.88'	65.24'	N 17°06'25" W	129.59'
C9	13°24'31"	485.00'	113.50'	57.01'	S 17°08'25" E	113.24'
C10	58°18'38"	48.00'	48.85'	26.78'	S 56°58'00" E	46.77'
C11	115°23'28"	110.00'	221.54'	173.97'	S 24°25'35" E	185.95'
C12	45°36'14"	48.00'	38.21'	20.18'	S 10°28'02" W	37.20'
C13	09°57'48"	1408.63'	244.95'	122.78'	S 07°21'11" E	244.64'
C14	28°26'27"	112.00'	55.60'	28.38'	N 69°15'27" W	55.03'
C15	86°58'04"	85.00'	129.02'	80.62'	S 81°28'44" W	116.99'

LEGEND

100 YEAR FLOODPLAIN EASEMENT AREA

CONSERVATION EASEMENT AREA

OWNER'S DEDICATION

We, ATAPCO Ritchie Interchange, Inc. and Ritchie Interchange, LLC owners of the property shown hereon and described in the surveyor's certificate, hereby adopt this plan of subdivision, and hereby dedicate the streets, as shown hereon, to public use, establish the minimum building restriction lines unless otherwise shown, establish Conservation Easements as shown, and grant to Prince George's County, Maryland the 100 year Floodplain Easement as shown hereon.

Further, we grant to the parties and to their successors and assigns, named in and in accordance with the terms and provisions of a grant being set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easement" and recorded among the Land Records of Prince George's County, Maryland in Liber 3703 at folio 748, a 10 foot wide public utility easement, in, through, over and across the land identified hereon as "10' P.U.E.". Said terms and provisions being incorporated herein by this reference.

Property markers will be placed in accordance with Section 24-120 (b) (6) (F) (ii) of the Subdivision Regulations of the Prince George's County Code.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property included in this plan of subdivision.

ATAPCO Ritchie Interchange, Inc.

[signature] (Seal) 2-8-05
Kevin McAndrews, Vice President
Date

Ritchie Interchange, LLC
by ATAPCO Properties, Inc., Manager

[signature] (Seal) 2-8-05
Kevin McAndrews, Vice President
Date

PLAT THREE
PARCELS 21-23, "A. & C"

STEEPLECHASE BUSINESS PARK

KENT (13th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
SCALE 1" = 200' DECEMBER, 2004

Loiederman Soltesz Associates, Inc.
LANHAM OFFICE
4266 Forbes Boulevard Lanham, MD 20706 t.301.794.7555 f.301.794.7656
Engineering Planning Surveying Environmental Sciences www.LSAssociates.net

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING BOARD

APPROVED- March 31, 2005
[signature] CHAIRMAN [signature] ASSISTANT SECRETARY

M.N.C.P. & P.C. RECORD FILE NO. 5-05054

DEPT. OF ENVIRONMENTAL RESOURCES
PRINCE GEORGE'S COUNTY, MD.

APPROVED ON Feb. 18, 2005
[signature] DIRECTOR OR DESIGNEE

RECORDED 4-5-05
PLAT BOOK REP 205
PLAT NO. 95

PREL. NO. 4-03113

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STEEPLECHASE 95 SITE – PROPOSED MODIFICATION