

TITLE NOTES:

5. DECLARATION OF COVENANTS AND RESTRICTIONS DATED FEBRUARY 3, 1993, MADE BY AND BETWEEN PRUDENTIAL GEORGE CENTER, INC., A MARYLAND CORPORATION AND JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, A MASSACHUSETTS CORPORATION, AND RECORDED ON MARCH 5, 1993 AMONG THE LAND RECORDS OF PRUDENTIAL GEORGE'S COUNTY, MARYLAND IN LIBER 8676, FOLIO 331; MAY AFFECT SUBJECT PROPERTY, NO RECORDING DOCUMENT PROVIDED SHOWING EXTINGUISHMENT OF SAID RIGHTS OF INGRESS/EGRESS.

6. DECLARATION OF COVENANTS FOR STORM AND SURFACE WATER FACILITY AND SYSTEM MAINTENANCE. DATED MAY 16, 2001, MADE BY AND BETWEEN PRINCE GEORGE'S CENTER II LTD PARTNERSHIP AND PRINCE GEORGE'S COUNTY, MARYLAND AND ITS SUCCESSORS AND ASSIGNS, AND RECORDED ON JULY 12, 2001 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 14815, FOLIO 613. MAY AFFECT SUBSEQUENT ESTATE. PROPERTY, VAGUE AND INSUFFICIENT INFORMATION IN RECORD DOCUMENT. REFERENCED STORM DRAIN, POND AND BIORETENTION PLAN NOT PROVIDED.

7. DECLARATION OF EASEMENT AND COVENANT DATED DECEMBER 19, 2002, MADE BY PRINCE GEORGE CENTRAL LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, AND RECORDED ON JANUARY 13, 2003 AMONG LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 16693, FOLIO 721; AFFECTS SUB PROPERTY, INGRESS/EGRESS EASEMENT IS SHOWN. EASEMENT BENEFITS PARCELS TO THE SOUTH VEHICULAR AND PEDESTRIAN ACCESS. THE BURDEN OF THE EASEMENT SHALL RUN WITH AND BE BINDING TO THE TITLE TO THE SUBJECT PROPERTY.

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR UNIVERSITY TOWN CENTER
DATED OCTOBER 31, 2006, MADE BY AND AMONG PRINCE GEORGE CENTER II, LLC, A DELAWARE LIMITED LIABILITY
COMPANY, PRINCE GEORGE CENTER II, L.P., A DELAWARE LIMITED PARTNERSHIP, PRINCE GEORGE CENTER II
ON NOVEMBER 13, 2006 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBERTY
FOLIO 132 AND SPECIAL LIMITED POWER OF ATTORNEY (VOTING PROXY) DATED DECEMBER 14, 2012, MADE BY
PRINCE GEORGE CENTER II, L.P., A DELAWARE LIMITED PARTNERSHIP, BY AND THROUGH ITS GENERAL PARTNER,
LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND RECORDED ON JANUARY 2, 2013 AMONG THE LAND RECORDS
OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBERTY FOLIO 132, AND THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR UNIVERSITY TOWN CENTER DATED MARCH 13,
2006, MADE BY UNIVERSITY TOWN CENTER OWNERS' ASSOCIATION, INC., A MARYLAND NONSTOCK CORPORATION,
AND THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR UNIVERSITY TOWN CENTER, MARYLAND
36786, FOLIO 540; AFFECT SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.

10. DECLARATION OF EASEMENT UNIVERSITY TOWN CENTER DATED JUNE 3, 2004, MADE BY AND AMONG PR
GEORGE CENTER I, INC., A EASYLAND CORPORATION ET AL AND UNIVERSITY TOWN CENTER, LLC, A MARY
LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AND RECORDED ON JULY 14, 2004 AMONG THE
RECORDS OF PRINCE GEORGES COUNTY, MARYLAND IN LIBER 19827, FOLIO 468 AND RE-RECORDED IN LIBER 2
FOLIO 539; AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.

11. DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS DATED FEBRUARY 18, 1969, I
AMONG POTOMAC ELECTRIC POWER COMPANY ET AL, AND RECORDED ON APRIL 2, 1969 AMONG THE LAND REC
OF PRINCE GEORGES COUNTY, MARYLAND IN LIBER 3703, FOLIO 748; AFFECT SUBJECT PROPERTY, SHOWN

11. DEED DATED NOVEMBER 14, 1950, MADE BY AND AMONG ANITA H. ECKLES AND CHARLES E. ECKLES, HUSBAND ET AL AND PRINCE GEORGE'S GAS CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND RECORDED FEBRUARY 15, 1951 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 1328, F. 253; MAY AFFECT SUBJECT PROPERTY, VAGUE AND INSUFFICIENT INFORMATION IN RECORD DOCUMENT.

12. DEED AND AGREEMENT FOR THE TRANSFER OF ON-SITE WATER AND SEWER FACILITIES DATED DECEMBER 2005, MADE BY AND BETWEEN WASHINGTON SUBURBAN SANITARY COMMISSION AND PRINCE GEORGE'S CENT LLC, LIMITED PARTNERSHIP, AND RECORDED ON DECEMBER 14, 2005 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 23720, FOLIO 465, DOES NOT AFFECT SUBJECT PROPERTY, EASEMENT TO THE SOUTH ADJACENT TO EAST-WEST HIGHWAY.

13. RIGHT OF WAY DATED MARCH 23, 2005, MADE BY AND BETWEEN UTC PARKING I, LLC, A LIMITED COMPANY ORGANIZED UNDER THE LAWS OF THE STATE OF MARYLAND AND WASHINGTON SUBURBAN SANITARY COMMISSION, A PUBLIC CORPORATION OF THE STATE OF MARYLAND, AND RECORDED ON JUNE 30, 2005 AMONG THE RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 22380, FOLIO 605; AFFECTS SUBJECT PROPERTY SHOWN.

14. RIGHT OF WAY DATED JULY 15, 1970, MADE BY AND BETWEEN SPRUELL DEVELOPMENT CORPORATION AND WASHINGTON SUBURBAN SANITARY COMMISSION, A PUBLIC CORPORATION OF THE STATE OF MARYLAND, RECORDED ON JULY 22, 1970 AMONG THE LAND RECORDS OF PRINCE GEORGES COUNTY, MARYLAND IN LIBER FOLIO 480 AND PARTIAL RELEASE OF RIGHT OF WAY DATED JANUARY 28, 2002, MADE BY AND BETWEEN WASHINGTON SUBURBAN SANITARY COMMISSION, A PUBLIC AGENCY OF THE STATE OF MARYLAND AND PRINCE GEORGES COUNTY, MARYLAND, RECORDED ON JANUARY 28, 2002 AMONG THE LAND RECORDS OF PRINCE GEORGES COUNTY, MARYLAND IN LIBER 15453, FOLIO 442; DOES NOT AFFECT SUBJ. PROPERTY, EASEMENT CARRIED IN LIBER 3851 FOLIO 480 IS RELEASED IN ITS ENTIRETY ACROSS SUBJECT PLOT IN LIBER 15453 FOLIO 442.

15. SUBJECT TO NOTES, NOTATIONS, RIGHTS OF WAY, EASEMENTS, SETBACKS, RESERVATIONS, BUILT-UP RESTRICTION LINES AND RESTRICTIONS AS SET FORTH UPON A PLAT ENTITLED "PARCELS C, D AND E, PRINCE GEORGE CENTER" AND RECORDED IN PLAT BOOK 163, PAGE 19, DOES NOT AFFECT SUBJECT PROPERTY, NO EASEMENTS ARE CREATED WITH THIS PLAT.PROPERTY HAS SINCE BEEN RE-PLATTED IN PLAT BOOK 196 PAGE 2

16. SUBJECT TO NOTES, NOTATIONS, RIGHTS OF WAY, EASEMENTS, SETBACKS, RESERVATIONS, BUILT-UP RESTRICTION LINES AND RESTRICTIONS AS SET FORTH UPON A PLAT ENTITLED "PARCELS F, G AND OUTLOT A (B) A RESUBDIVISION OF PARCEL D) PRINCE GEORGE CENTER" AND RECORDED IN PLAT BOOK 192, PAGE 19; AND ALL OTHERS AFFECTING THE SUBJECT PROPERTY, 15' P.U.E. SHOWN.

17. SUBJECT TO NOTES, NOTATIONS, RIGHTS OF WAY, EASEMENTS, SETBACKS, RESERVATIONS, BUILT-UP RESTRICTION LINES AND RESTRICTIONS AS SET FORTH UPON A PLAT ENTITLED "PARCEL H, BEING A RESUBDIVISION OF PART OF PARCEL E AND OUTLOT A, PRINCE GEORGE CENTER" AND RECORDED IN PLAT BOOK 196, PAGE 196, THIS PLAT MAY AFFECT SUBJECT PROPERTY, PLOTTABLE ITEMS SHOWN.

18. PARKING EASEMENT AGREEMENT - METRO II DATED OCTOBER 11, 2017, MADE BY AND BETWEEN NEW T PARKING, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND 3700 EASTWEST, LLC, A MARYLAND LIMITED LIABILITY COMPANY, AND RECORDED ON OCTOBER 13, 2017 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 40112, FOLIO 368; AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.

<u>LEGEND</u>	
STEEP SLOPES 15 - 25%	

STEEP SLOPES > 25%	

100 YEAR FLOODPLAIN	— 100 YR — 100 YR — 100 YR —

SAWCUT	-----
LCD	=====LCD=====

PRIMARY MANAGEMENT AREA (OFFSET FROM FP LINE BY 1' FOR CLARITY)	
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1"= 30'

REVISIONS

011

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PROJECT:

PRELIMINARY

FOR

3325 TOLEDO ROAD
HYATTSVILLE, MD 20782

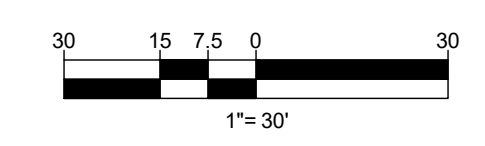
BOHLER //

MD@BohlerEng.com

PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 00563 10/14/2022
PROFESSIONAL CERTIFICATION
I, NICHOLAS J. SWEACH, HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER

DEMOLITION

C-201



LEGEND

REVISIONS



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PROJECT No: MR212102

PROJECT:

PRELIMINARY

FOR

LOCATION OF SITE

ROLL UP



SHEET TITLE:

SITE PLAN

SHEET NUMBER: _____

REVISION 1 - 10/13/22