

DEED

THIS DEED made this 9th day of January, 1989, by and between ELIZABETH B. BANKS, ROLAND L. BANKS, JR., AND BEULAH F. NEWELL, Grantors, party of the first part, and THE JOHNS HOPKINS UNIVERSITY, a not for profit institution of higher education organized under the laws of the State of Maryland, the Grantee, party of the second part.

WITNESSETH that in consideration of the sum of Five Million Dollars (\$5,000,000.00), said parties of the first part do grant and convey unto THE JOHNS HOPKINS UNIVERSITY, party of the second part, in fee simple, all of that parcel or parcels, land, lying and being in Montgomery County, Maryland and more particularly described on Exhibit A attached hereto and made a part hereof;

TOGETHER WITH the buildings and improvements thereon erected and all and every rights, alleys, ways, waters, privileges, appurtenances to the same belonging or in anywise appertaining;

SUBJECT, HOWEVER, to the following restriction upon ABSENT TAXES
For a period of not less than the shorter of (a) 24 years or (b) 40.00 years from the date that that portion of the land designated as Parcel B is transferred to Grantee, or (b) twenty-one (21) years from the death of the last to survive of the now living grandchildren of each of Roland L. Banks, Jr., and Beulah F. Newell, the Grantee shall not dispose of its fee simple interest in that portion of the land consisting of 108.7645

4% CIRCUITRY TRANSFER TAX IN THE AMOUNT OF \$ 233,155.00
SIGNATURE

RTX 0 #
STT TRANS 25000.00
ABSENT TAXES 40.00
SUSTOTAL 47045.00
#10110 104 713.5
01/10/89

05:1 14 01 1117 6381

AFTER RECORDING, MAIL TO:
BOM SETTLEMENTS, LTD.
8701 DEMOCRACY BLVD, SUITE 600
BETHESDA, MARYLAND 20817
bom-4011

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Montgomery County
Deal 1/13/89

APPROVED
ASSESSMENTS DEPT
DRAFTING SECT. *GLB* JAN. 10, 1989

acres, more or less, known as "Parcel B" as described in Exhibit A. Grantee shall further limit its use of such portion of Parcel B, if any use thereof is made, for agricultural, academic, research and development, delivery of health and medical care and services, or related purposes only, which uses may specifically include but not be limited to the development of a research campus in affiliation with one or more of the divisions of the Grantee. The Grantee agrees that it shall maintain Parcel B in a well-kept and attractive fashion and shall preserve on Parcel A a wooded buffer between Parcel A and Parcel B. Parcel B shall be known as the "Belward Campus of The Johns Hopkins University." The restrictions upon use hereinbefore set forth shall not preclude the Grantee from placing mortgages or deeds of trust to construct improvements on Parcel B, to be used for the purposes permitted by this covenant. The restrictions herein contained relate to Parcel B only, and shall constitute a covenant running with the land for the benefit of the Grantors and their descendants, however a violation of this covenant shall not result in a forfeiture or reversion of the fee simple title to the land. There shall be no covenant or use restriction with respect to Parcel A hereinbefore described and described on Exhibit A.

The Grantors shall warrant specially the property here intended to be conveyed and do further covenant and agree that they will execute such further deeds and assurances of said land as may be requisite.

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WITNESS our hands and seals

GRANTORS:

Ther. W. Cadwell J.

Elizabeth B. Banks
ELIZABETH B. BANKS

Th. W. Cadwell J.

Roland L. Banks, Jr.
ROLAND L. BANKS, JR.

Th. W. Cadwell J.

Beulah F. Newell
BEULAH F. NEWELL

STATE OF Maryland
COUNTY OF Montgomery

On this 9th day of January, 1989, before me, the undersigned officer, personally appeared ELIZABETH B. BANKS, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

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

Hollie Fruchtberger
Notary Public **HOLLIE FRUCHTENBERGER**

My Commission Expires: 7/1/90

9-1-767-282
JAN 10 1989

All Taxes or assessments certified to the Collector of Taxes for Montgomery County Md. by 1/10/89 have been paid Dept. of Finance, Montgomery County, Md. This statement is for the purpose of permitting recordation and is not assurance against further taxation even for prior periods, nor does it guarantee satisfaction of outstanding tax sales.

\$50,000.00 TRANSFER TAX PAID
MONTGOMERY COUNTY, MARYLAND
BY [Signature]

Douglas D. Lewis

FARM TAX PAID JAN 10 1989

STATE AGRIC TRANSFER
TAX PAID 233,155.00

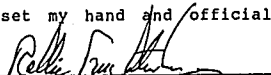
CLIENT'S NOTICE
Document recorded for
information only. This
instrument is not a
guarantee of title and
does not constitute a
warranty of any kind.
See page 1 for more
information.

CLERK'S OFFICE
Notarist admitted for record
in a condition not possible
to reproduce

STATE OF Maryland
COUNTY OF Montgomery

On this 9th day of January, 1989, before me, the undersigned officer, personally appeared ROLAND L. BANKS, JR., known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

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

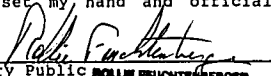

Notary Public **ROLFE FEUCHTENBERGER**

My Commission Expires: 7/1/90

STATE OF Maryland
COUNTY OF Montgomery

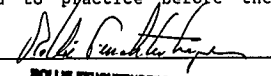
On this 9th day of January, 1989, before me, the undersigned officer, personally appeared BEULAH F. NEWELL, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

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


Notary Public **ROLFE FEUCHTENBERGER**

My Commission Expires: 7/1/90

I HEREBY CERTIFY that the within Deed was prepared under the supervision of an attorney admitted to practice before the Maryland Court of Appeals.


ROLFE FEUCHTENBERGER

Tax I.D. No.: 9-1-767282
Property Address: 10515 Darnestown Road, Rockville, Maryland 20850
Title Insurer: Chicago Title Insurance Company of Maryland

CLAIM OF EXEMPTION
Document submitted for record
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recording.



LIBER 8649 FOLIO 28

EXHIBIT A

Greenhorne & O'Mara, Inc.

15020 SHADY GROVE ROAD • SUITE 300 • ROCKVILLE, MARYLAND 20850 • (301) 738-3890

ENGINEERS ARCHITECTS PLANNERS SCIENTISTS SURVEYORS PHOTOGRAMMETRISTS

January 4, 1989

DESCRIPTION ELIZABETH B. BANKS PARCEL "A"

Being a piece or parcel of land situate, lying and being in the (6th) Election District of Montgomery County, Maryland and being a part of the same tract of land known as parcel three of a conveyance to Elizabeth B. Banks by deed dated April 26, 1984 and recorded in Liber 6379 at Folio 288 being filed among the Land Records of Montgomery County, Maryland and also being a part of the same property described in a deed dated February 15, 1883 in Liber EBP 28 at Folio 160 being filed among said Land Records and being more particularly described as follows:

Beginning at a point along the northerly right of way line of Key West Avenue (150 feet wide) 75 feet from the centerline thereof at a point 169.89 feet from the end of the 6th line or the South 54°00'00" East, 1831.50 foot line of said conveyance in Liber EBP 28 at Folio 160; thence leaving the 6th line of the said conveyance and running with the said northerly right of way line for Key West Avenue the two (2) following courses and distances:

1. South 63°37'13" West, 1568.26 feet to a point; thence
2. North 52°34'07" West, 144.10 feet to a point; thence

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FAIRFAX, VA • GREENBELT, MD • LEESBURG, VA • MANASSAS, VA • ORLANDO, FL • RALEIGH, NC
ROCKVILLE, MD • TAMPA, FL • WEST PALM BEACH, FL

GREENHORNE & O'MARA, INC.

3. North $03^{\circ}09'52''$ East, 672.35 feet to a twin white oak tree; thence
4. North $08^{\circ}03'13''$ East, 908.08 feet to a point; thence
5. North $74^{\circ}31'22''$ East, 119.81 feet to a point; thence
6. South $33^{\circ}54'32''$ West, 85.46 feet to a point; thence
7. South $54^{\circ}22'47''$ East, 1583.55 feet to the point of beginning containing 1,279,934.26 square feet or 29.3833 acres of land more or less.

THIS IS A PRELIMINARY
STATEMENT SUBMITTED FOR RECORD
IN A CONDITION THAT MAKES NO
WARRANTY OF ANY KIND.



Greenhorne & O'Mara, Inc.
 15020 SHADY GROVE ROAD • SUITE 300 • ROCKVILLE, MARYLAND 20850 • (301) 738-3880

ENGINEERS ARCHITECTS PLANNERS SCIENTISTS SURVEYORS PHOTOGRAMMETRISTS

January 4, 1989

DESCRIPTION

ELIZABETH B. BANKS

PARCEL "B"

Being a piece or parcel of land situate, lying and being in the (6th) Election District of Montgomery County, Maryland and being a part of the same tract of land known as parcel three of a conveyance to Elizabeth B. Banks by deed dated April 26, 1984 and recorded in Liber 6379 at Folio 288 being filed among the Land Records of Montgomery County, Maryland and also being a part of the same property described in a deed dated February 15, 1883 in Liber EBP 28 at Folio 160 being filed among said Land Records and being more particularly described as follows:

Beginning at a point at the northerly corner of a plat of subdivision entitled Parcel "A" CENTRAL BAPTIST CHURCH" as recorded in Plat Book 90 at Plat No. 9692 among said Land Records of Montgomery County, Maryland and running the following courses and distances:

1. South 40°17'16" West, 325.90 feet to a point along the northerly right-of-way line of Key West Avenue and Maryland State Route 28, 90 feet wide; thence running along northerly right-of-way line of Maryland State Route 28 the seven (7) following courses and distances

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 FAIRFAX, VA • GREENBELT, MD • LEESBURG, VA • MANASSAS, VA • ORLANDO, FL • RALEIGH, NC
 ROCKVILLE, MD • TAMPA, FL • WEST PALM BEACH, FL

GREEN'S INQUIRY
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GREENHORNE & O'MARA, INC.

2. 101.01 feet along the arc of a curve to the right having a radius of 764.80 feet and a chord bearing and length of South $68^{\circ}48'09''$ West, 100.94 feet; thence
3. North $52^{\circ}37'22''$ West, 13.79 feet to a point; thence
4. South $25^{\circ}21'27''$ West, 15.05 feet to a point; thence
5. 536.39 feet along the arc of a curve to the right having a radius of 764.80 feet and a chord bearing and length of North $85^{\circ}57'38''$ West, 525.46 feet to a point; thence
6. North $65^{\circ}52'06''$ West, 1336.93 feet to a point; thence
7. 252.89 feet along the arc of a curve to the left having a radius of 4327.18 feet and a chord bearing and length of North $67^{\circ}32'33''$ West, 252.85 feet to a point; thence
8. North $25^{\circ}11'49''$ West, 34.75 feet to a point along the easterly right-of-way line of Muddy Branch Road (120 feet wide) 60 feet from the centerline thereof; thence running with said road
9. North $18^{\circ}49'22''$ East, 1408.68 feet to a point; thence
10. 334.78 feet along the arc of a curve to the right having a radius of 5669.58 feet and a chord bearing and length of North $20^{\circ}30'51''$ East, 334.73 feet to a point; thence

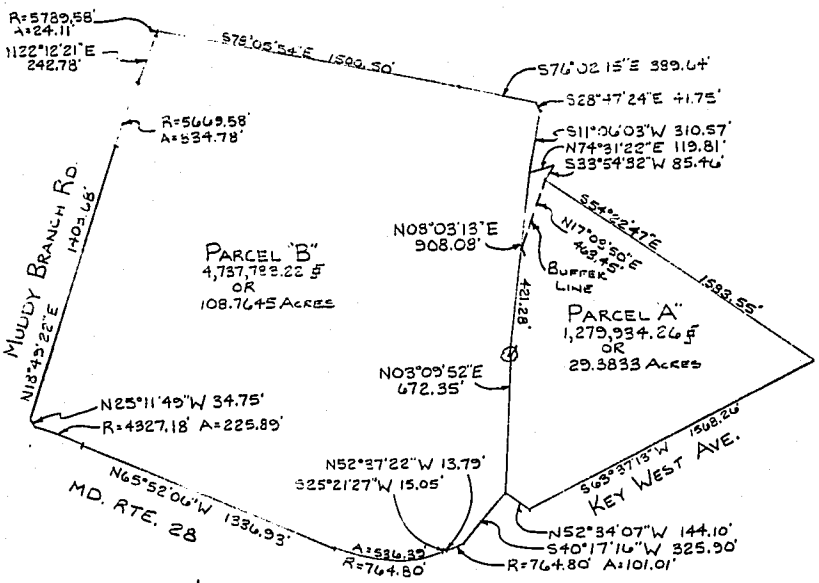
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GREENHORNE & O'MARA, INC.

11. North $22^{\circ}12'21''$ East, 242.78 feet to a point; thence
12. 24.11 feet along the arc of a curve to the left having a radius of 5789.58 feet and a chord bearing and length of North $22^{\circ}05'12''$ East, 24.11 feet to a point; thence leaving said Muddy Branch Road
13. South $78^{\circ}05'54''$ East, 1500.50 feet to a point; thence
14. South $76^{\circ}02'15''$ East, 389.64 feet to a point; thence
15. South $28^{\circ}47'24''$ East, 41.75 feet to a point; thence
16. South $11^{\circ}06'03''$ West, 310.57 feet to a point; thence
17. South $08^{\circ}03'13''$ West, 908.08 feet to a twin white oak tree; thence
18. South $03^{\circ}09'52''$ West, 672.35 feet to the point of beginning containing 4,737,783.22 square feet or 108.7645 acres of land more or less.

GREENHORNE & O'MARA, INC.
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or changes.

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accurate transcription
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"SKETCH OF ..
 BANK PROPERTY"
 PARCELS A & B
 ELECTION DISTRICT No. 3
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=500'
 1-6-89

ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS
 SURVEYORS • PHOTOGRAMMETRISTS

Greenhorne & O'Mara, Inc.
 15020 SHADY GROVE ROAD • SUITE 300 • ROCKVILLE, MD 20850