

August 15, 2007

Mr. Steven Kanstoroom
1014 Ashton Road
Ashton, MD 20861

Re: Sandy Spring Farm Road;
Private Easements and Rights-of-Way

Dear Mr. Kanstoroom:

At your request I have reviewed the deeds related to properties that reference the Farm Road located in Sandy Spring, Maryland. I have also prepared an exhibit which is attached hereto. Based on field observations and my review of the deeds, the access point to the Farm Road is located on Brooke Road, at the eastern border of the Slave Museum.

In each case, the deeds for property located adjacent to or near the Farm Road, shaded in blue on the attached drawing, refer to the Farm Road and/or access to it. The deeds were recorded between the years of 1892 and 1935.

I also reviewed the Montgomery County tax maps for the same area. I found that the tax maps also previously depicted the Farm Road. In addition, I reviewed the current Maryland National Capitol Park and Planning Commission ("MNCPPC") Topographical Map for the same area, dated 1996, and confirmed that portions of the Farm Road shown on the tax map also appear on their topographic map.

It is important to note that tax map #27 from 1966 shows that the Farm Road traveled from Brooke Road through to Goldmine Road on the northern edge of what was historically known as the Gilpin Farm.

MNCPPC approved record plat # 21707 for the Dellabrooke Subdivision on August 3, 2000. The plat was prepared by Macris, Hendricks and Glascock, P. A. The plat did not include or recognize the Farm Road and related rights-of-way. The plat included a newly created conservation easement over parts of the Farm Road. This conservation easement places an encumbrance on the right of way thereby impacting the ingress and egress of the properties located to the north and northeast.

The deeds for the properties shaded in blue, and the historic deeds for the properties shaded in blue stripes, green stripes and green; refer to the Farm Road as its boundary or right-of-way. Without the Farm Road access, the properties shaded in blue on the attached drawing, have no recorded right-of-way.

The deed for property number 1, prior to the Dellabrooke Subdivision, included an easement over part of the Farm Road. Property number 15 also included an easement along part of the outline of the Gilpin Tract, per Liber 602 Folio 203.

In addition, the deed for each property numbered 2 – 15 reference the Farm Road as its western or eastern boundary as the case may be, with the exception of parcel 2 which refers to the road as bifurcating the parcel, and parcel 15 which includes access to the Farm Road through a right of way.

Parcel 456, Parcel 509, Parcel 512, Parcel 563 and Parcel 566 were deeded out of the original Gilpin Property with no access to any road right-of-way or easement for ingress and egress. The original deed from Gilpin for P509, P512, P563 and P566 was one parcel. This was later divided between family members with no access to a recorded existing right-of-way.

Please let me know if you have any questions or if you can be of further assistance.

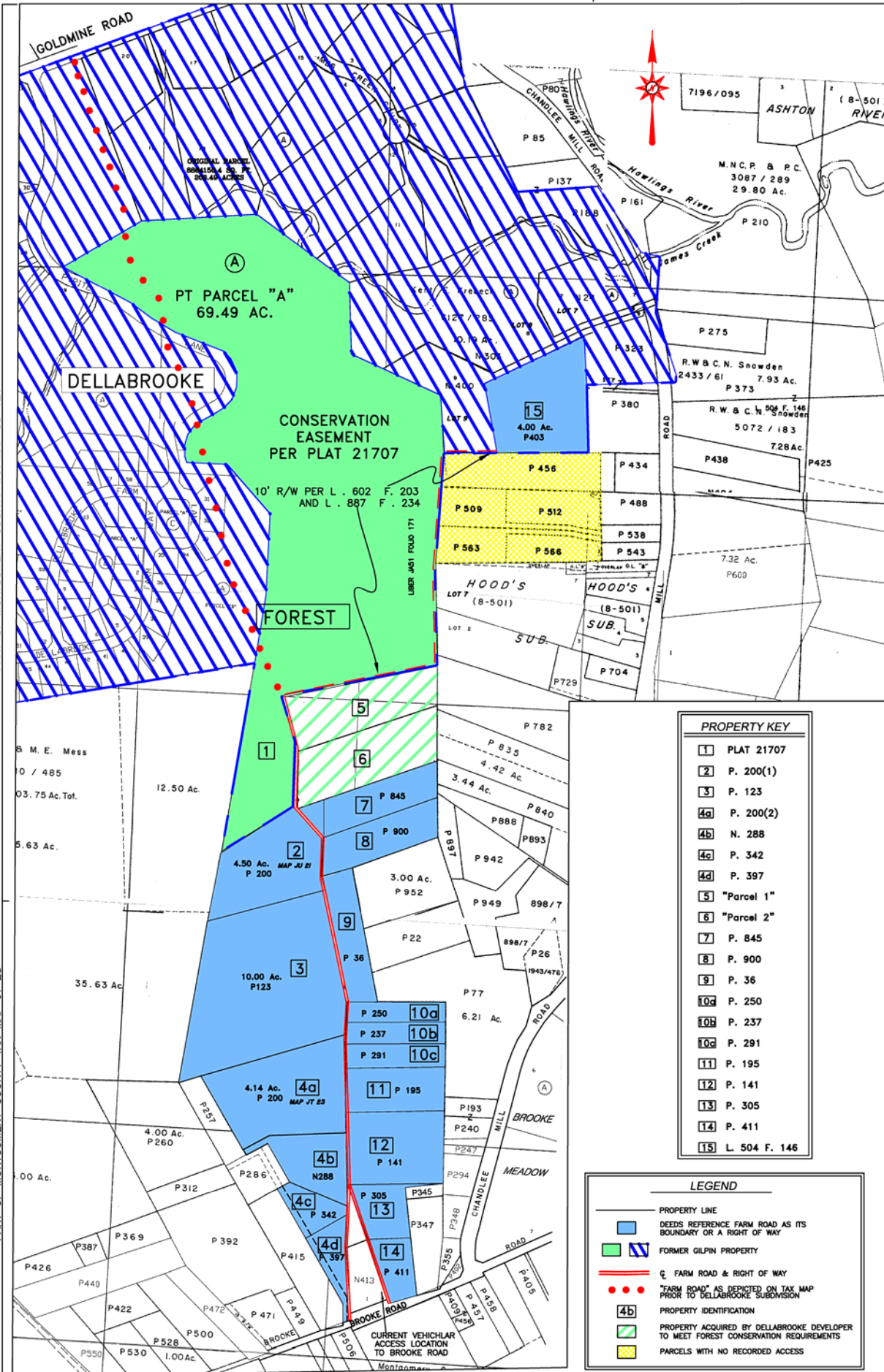
Very Truly Yours,



Jefferson D. Lawrence
Registered Professional Land Surveyor

PART OF MONTGOMERY COUNTY TAX MAP JU 121

PART OF MONTGOMERY COUNTY TAX MAP JT 23



PROPERTY KEY	
1	PLAT 21707
2	P. 200(1)
3	P. 123
4a	P. 200(2)
4b	N. 288
4c	P. 342
4d	P. 397
5	"Parcel 1"
6	"Parcel 2"
7	P. 845
8	P. 900
9	P. 36
10a	P. 250
10b	P. 237
10c	P. 291
11	P. 195
12	P. 141
13	P. 305
14	P. 411
15	L. 504 F. 146

LEGEND	
	PROPERTY LINE
	DEEDS REFERENCE FARM ROAD AS ITS BOUNDARY OR A RIGHT OF WAY
	FORMER GILPIN PROPERTY
	FARM ROAD & RIGHT OF WAY
	"FARM ROAD" AS DEPICTED ON TAX MAP PRIOR TO DELLABROOKE SUBDIVISION
	PROPERTY IDENTIFICATION
	PROPERTY ACQUIRED BY DELLABROOKE DEVELOPER TO MEET FOREST CONSERVATION REQUIREMENTS
	PARCELS WITH NO RECORDED ACCESS

O'C & L
 O'Connell & Lawrence, Inc.
 Construction Consultants, Engineers, Surveyors
 17904 Georgia Avenue, Suite 302
 Olney, Maryland 20832
 Tel: (301) 924-4570 * Fax: (301) 924-5872

Date 08/15/07 Scale 1"=500' Job No. 007-038

SANDY SPRING FARM ROAD & RIGHT OF WAY
 MAP GRIDS JU121, JT23, JU31
 (8TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND