

THIS EASEMENT AGREEMENT dated this 18th day of December in the year one thousand nine hundred and ninety-two by and between AURELIA LEFFLER LOVEMAN, Guardian of Joseph H. Loveman, part of the first part; CATONVILLE NURSING HOME, INC., a Maryland Corporation, party of the second part; and MAPLE WOODS LIMITED PARTNERSHIP, a Maryland Limited Partnership, party of the third part.

WHEREAS, the party of the third part is the contract purchaser of a portion of certain land located in the First Election District of Baltimore County, Maryland (the "Property") pursuant to a Contract of Sale owned by the party of the first part; and

WHEREAS, the party of the second part is the Lessee of a portion of the Property from the party of the first part; and

WHEREAS, prior to closing for the transfer of the Property, the party of the third part desires to construct certain entry monuments on a portion of the Property and has requested that the party of the first part and the party of the second part grant an easement over, upon and across the Property for that purpose.

NOW, THEREFORE, WITNESSETH, That in consideration of the premises and the sum of One Dollar (\$1.00) in hand paid by the party of the third part unto the parties of the first and second parts, and other good and valuable considerations, the said Aurelia Leffler Loveman, Guardian of Joseph H. Loveman and Catonsville Nursing Home, Inc. do, according to their respective interest in the Property, hereby grant unto the said Maple Woods Limited Partnership, its successors and assigns, an easement for ingress and egress and for the purposes of constructing and maintaining in perpetuity Entry Monuments over, upon and across those two parcels of ground situate, lying and being in Baltimore County, State of Maryland, and described as follows, that is to say:

FOR DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AND DESCRIBED BY SURVEY MADE BY W. DUVALL & ASSOCIATES, INC., ENGINEERS, SURVEYORS AND LAND PLANNERS.

The Easements granted hereby shall inure to and be binding upon the parties hereto, their respective successors, personal representatives and assigns.

RECEIVED FOR TRANSFER  
State Department of  
Assessments & Taxation  
for Baltimore County.

179 2-12-93  
by Date

AGRICULTURAL TRANSFER TAX  
NOT APPLICABLE

SIGNATURE [Signature] DATE 2-12-93

WITNESS the hands and seals of the parties hereto, the day and year first above written.

WITNESS:

Belinda J. Dulan

Aurelia Leffler Loveman (SEAL)  
Aurelia Leffler Loveman  
Guardian of Joseph H. Loveman

ATTEST:

CATONSVILLE NURSING HOME, INC.

Belinda J. Dulan

BY: Lois A. McGovern (SEAL)  
LOIS A. MCGOVERN, PRES.

WITNESS:

MARLE WOODS LIMITED PARTNERSHIP

Ronald Schaffel

BY: Ronald Schaffel (SEAL)  
Ronald Schaffel, General Partner

STATE OF MARYLAND, Baltimore <sup>CITY</sup> County, to wit:

I HEREBY CERTIFY that on this 15th day of December, 1992, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared AURELIA LEFFLER LOVEMAN, Guardian of Joseph H. Loveman, 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.

My commission expires: March 1, 1995

Belinda J. Dulan  
Notary Public

STATE OF MARYLAND, Baltimore <sup>CITY</sup> County, to wit:

I HEREBY CERTIFY that on this 18th day of December, 1992, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared LOIS A. MCGOVERN, who acknowledged himself to be the PRESIDENT of Catonsville Nursing Home, Inc., a Maryland Corporation, and that she as such PRESIDENT being authorized so to do executed the foregoing instrument for the purposes therein contained, by signing in my presence, the name of the Corporation by himself as such

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

My commission expires: March 1, 1995

Belinda J. Dulan  
Notary Public

STATE OF MARYLAND, Baltimore County, <sup>City</sup> to wit:

I HEREBY CERTIFY that on this 12th day of Decemben 1992, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared RONALD SCHAFFTEL, who acknowledged himself to be the General Partner of Maple Wood Limited Partnership, a Maryland Limited Partnership, and that he as such General Partner being authorized so to do executed the foregoing instrument for the purposes therein contained, by signing in my presence, the name of the General Partnership by himself as such General Partner.

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

Belinda J. Tubman  
Notary Public

My commission expires March 1, 1995.

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT HAS BEEN PREPARED BY OR UNDER THE SUPERVISION OF THE UNDERSIGNED MARYLAND ATTORNEY.

David H. Fishman  
~~Jerry S. Gopher~~ David H. Fishman

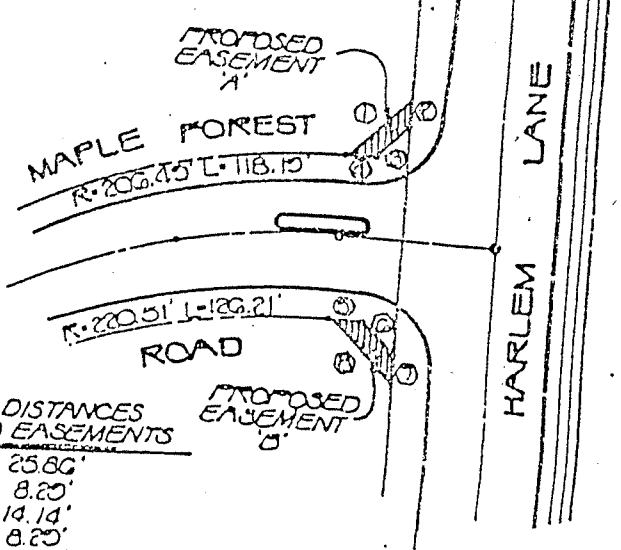
JSS:av/5464V

RETURN COPY TO:  
RONALD O. SCHAFFTEL  
22 W ALLEGHENY AVE  
SUITE 210  
TOWSON, MARYLAND 21284

BALTIMORE COUNTY GRID NORTH

54,250  
W 31,000

54,250  
W 30,750



BEARINGS AND DISTANCES  
OF PROPOSED EASEMENTS

N 47° 00' 59" E	25.80'
S 02° 00' 59" W	8.20'
S 47° 00' 59" W	14.14'
N 87° 59' 01" W	8.20'
S 87° 59' 01" E	8.20'
S 42° 59' 01" E	14.14'
S 02° 00' 59" W	8.20'
N 47° 59' 01" W	25.80'

54,500  
W 30,750



TOTAL EASEMENT AREA  
 A - 117 SQ. FT. OR 0.0027 AC.±  
 B - 117 SQ. FT. OR 0.0027 AC.±

PRIVATE INGRESS, EGRESS &  
 MAINTENANCE EASEMENT  
**"MAPLE WOODS"**  
 1ST. ELEC. DIST.  
 SCALE 1" = 50'  
 BALTO CO. 1.11"  
 JUNE 22, 1991



LLL & ASSOCIATES, INC.  
 SURVEYORS & LAND PLANNERS  
 330 EAST JOPPA ROAD  
 OWSON, MARYLAND 21204  
 (301) 583-8371

**W. DUVALL & ASSOCIATES, INC.**

Engineers • Surveyors • Land Planners

DESCRIPTION

PRIVATE INGRESS, EGRESS & MAINTENANCE EASEMENTS  
 "MAPLE WOODS" 1ST ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

EASEMENT 'A'

BEGINNING for the first at the intersection of the westernmost right-of-way line of Harlem Lane, 60 feet wide, with the northernmost proposed right-of-way line of Maple Forest Road, variable width, said point also being designated as coordinate point no. 428, all as shown on a plat intended to be recorded among the Land Records of Baltimore County entitled "Plat One Maple Woods" dated November 25, 1992; thence running across the lands of the herein Grantor, the following four courses and distances, viz:

1. Binding on said Maple Forest Road South 47 degrees 00 minutes 59 seconds west 14.14 feet; thence
2. North 87 degrees 59 minutes 01 seconds West 8.29 feet; thence leaving said road
3. North 47 degrees 00 minutes 59 seconds East 25.86 feet to intersect the aforesaid right-of-way line of Harlem Road; thence binding thereon
4. South 02 degrees 00 minutes 59 seconds West 8.29 feet to the point of beginning.

CONTAINING 117 square feet or 0.0027 acres of land, more or less.

EASEMENT 'B'

BEGINNING for the second at the intersection of the westernmost right-of-way line of Harlem Lane, 60 feet wide, with the southernmost proposed right-of-way line of Maple Forest Road, variable width, said point also being designated as coordinate point no. 429, all as shown on a plat intended to be recorded among the Land Records of Baltimore County entitled "Plat One Maple Woods" dated November 25, 1991; thence running across the lands of the herein grantor, the following four courses and distances, viz:

1. Binding on said Harlem Lane South 02 degrees 00 minutes 59 seconds West 8.29 feet; thence leaving said lane
2. North 42 degrees 59 minutes 01 seconds West 25.86 feet; to intersect the aforesaid right-of-way line of Maple Forest Road; thence binding thereon
3. South 87 degrees 59 minutes 01 seconds East 8.29 feet; thence
4. South 42 degrees 59 minutes 01 seconds East 14.14 feet to the point of beginning.

CONTAINING 117 square feet or 0.0027 acres of land, more or less.



530 East Joppa Road/Towson, Maryland 21204/(410) 583-9571