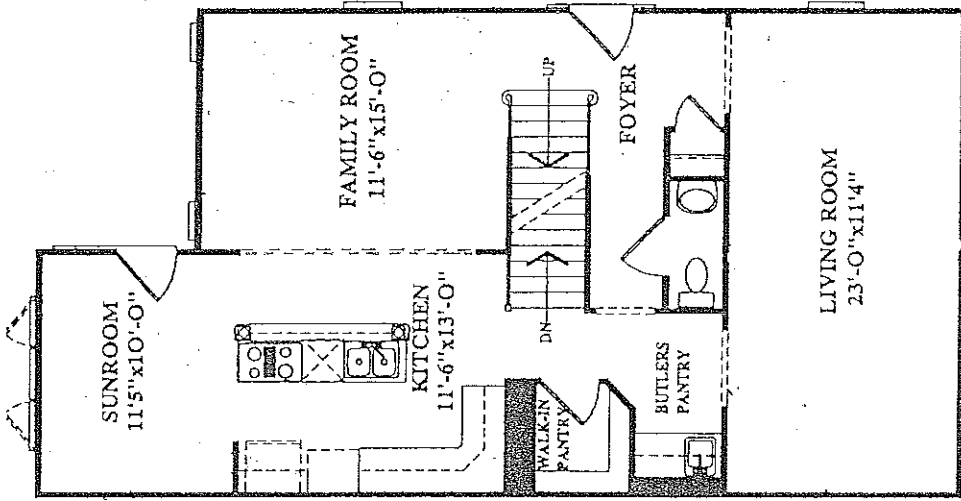
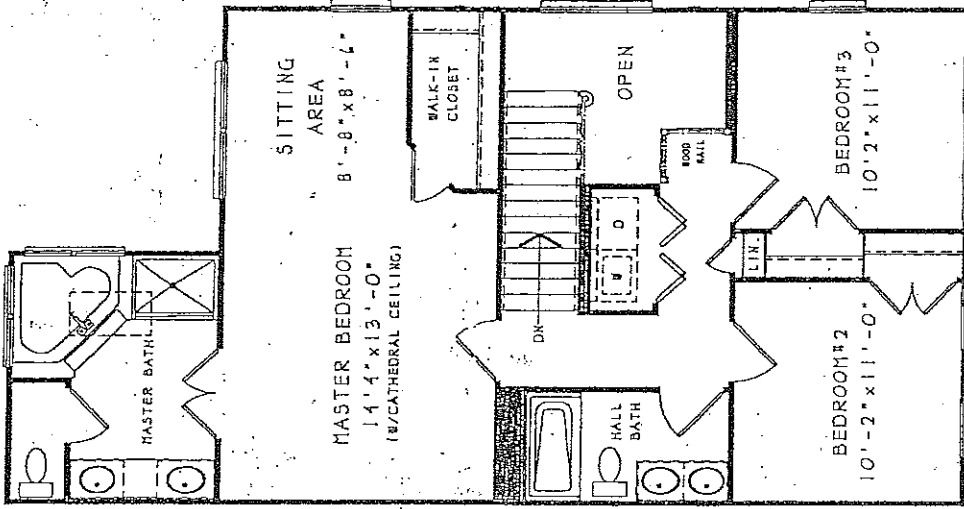


LOWER LEVEL GARAGE
W/OPT.#9340-C



FIRST FLOOR "L"
#9101-L W/OPT.#9340



SECOND FLOOR PLAN
W/OPT.#0202-A

OFFICIAL DECLARATION

We, the undersigned, owner of the property described herein, hereby adopt this plan of subdivision, dedicate the streets to public use, establish the minimum building restriction lines and grant to the City of Rockville, MD, slope easements 25 feet wide across all lots and parcels adjacent, contiguous and parallel to all street right of way lines. Said slope easements shall be extinguished at such time as the public improvements on the abutting rights-of-way have been completed and accepted for maintenance by the City of Rockville, MD.

Further, we grant to Potomac Electric Power Company and to Chesapeake and Potomac Telephone Co. of MD, and to their respective successors and assigns, an easement, in and over the land so shown hereon and described as Public Utility Easement, designated herein as "P.U.E.", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, MD, in Liber 3832 at Folio 457. Said terms and provisions being incorporated herein by this reference.

Further, we grant to the City of Rockville, MD, easements designated herein as "Water & Sewer Easement" for the construction, reconstruction, maintenance and operation of water mains, sanitary sewers and/or appurtenances.

Further, we grant to the City of Rockville, MD, easements designated herein as "City Storm Drain Easement" for the construction, reconstruction, maintenance and operation of storm drains and/or appurtenances.

Further, we grant to the City of Rockville, MD, a Maintenance Easement 12 feet wide across of Lots and Parcels adjacent, contiguous and parallel to all street right of way lines for the construction, reconstruction, maintenance and operation of sidewalks, street trees, traffic control devices, storm drains, driveway aprons, fire hydrants, street lights and water and sewer house connections within said easement. Maintenance by the City of Rockville of the water and sewer house connections will be from the main up to and including the water meters and sewer cleanouts only. Public utility easements shall be subordinate to the City Maintenance Easement.

There are no recorded suits, actions at law, liens, leases, mortgages or trusts affecting the property included in this plan of subdivision, except certain deeds of trusts, and all parties in interest, therein, have below indicated their assent.

Falls Road with LIMITED PARTNERSHIP, a Maryland limited partnership, Kenneth S. Karant, Kenneth S. Karant, Secretary

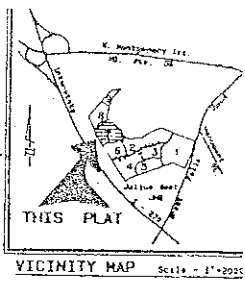
Witness: Dorothy J. Montgomerie, Richard Guber, President

Witness: Mark Robert Hughes, Richard Guber, Trustee

Witness: Mark Robert Hughes, Richard Guber, Trustee

Witness: Mark Robert Hughes, Richard Guber, Trustee

Witness: Mark Robert Hughes, Richard Guber, Trustee

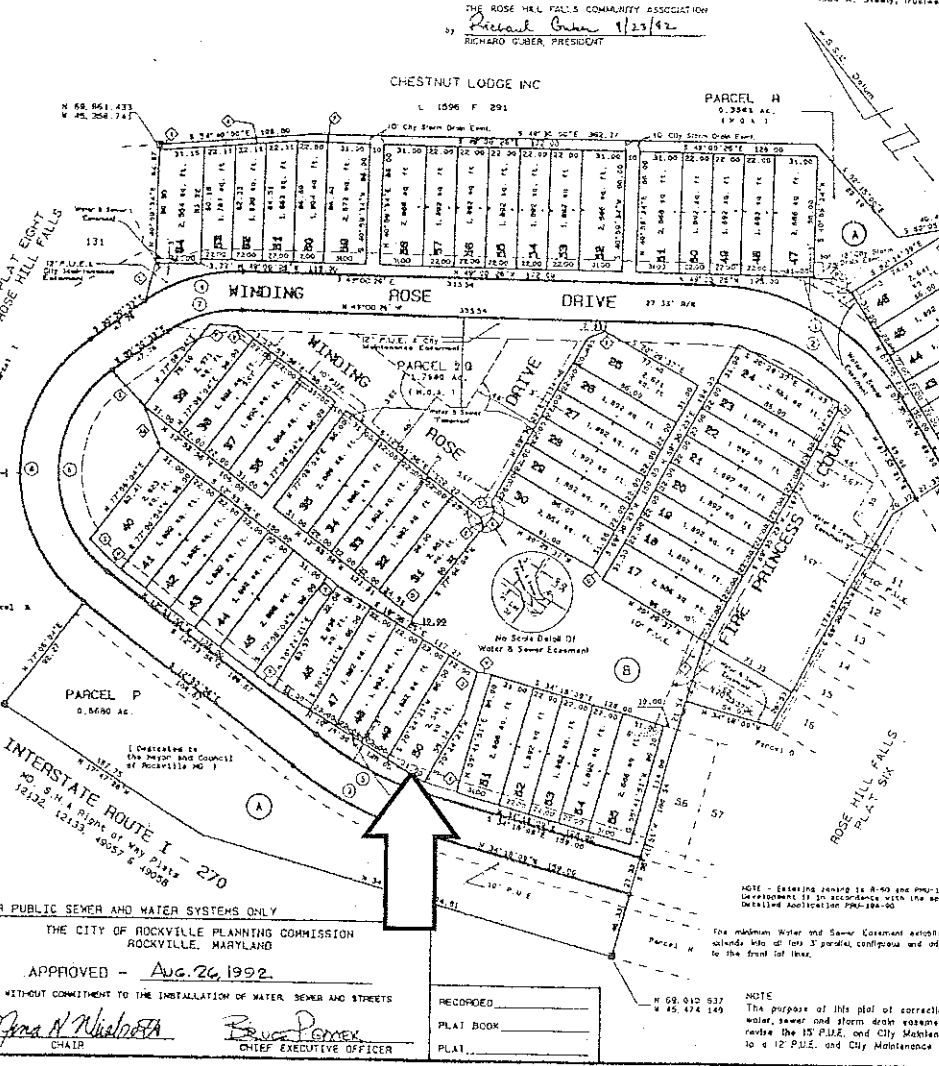


SURVEYOR'S CERTIFICATE

I hereby certify that the information herein is true to the best of my knowledge and belief, that it is a subdivision of part of the land conveyed by Fall Line Company, a Maryland corporation, Dexter M. Bullard Jr. and Anne M. Bullard, trustees to Falls Road WM Limited Partnership, a Maryland Limited Partnership by deed dated July 9, 1930 and recorded among the Land Records of Montgomery County, Maryland in Liber 2953 at Folio 545; and that all property corner markers will be set in accordance with Chapter 50, Section 24 (E)-(I) of the Montgomery County Code.

The total STREET DEDICATION by this plat is 0.8169 acres and the TOTAL AREA of this plat which includes 63 LOTS is 6.7232 Acres.

Date: July 6, 1992
 Donald F. Remmers
 Professional Land Surveyor MD, No. 1988B



LINE DATA

BEARING	DISTANCE
A	1.501571174
B	1.717181367
C	1.242362277
D	1.873602979
E	1.242362277
F	1.442581079
G	1.127332670
H	1.127332670
I	1.127332670
J	1.127332670
K	1.127332670
L	1.127332670
M	1.127332670
N	1.127332670
O	1.127332670
P	1.127332670
Q	1.127332670

CURVE DATA

CHORD BEARING	CHORD DIST.	ARC DIST.
1	1.501571174	1.501571174
2	1.717181367	1.717181367
3	1.242362277	1.242362277
4	1.873602979	1.873602979
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63	1.127332670	1.127332670

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY

THE CITY OF ROCKVILLE PLANNING COMMISSION
 ROCKVILLE, MARYLAND

APPROVED - Aug. 26, 1992

WITHOUT COMMITMENT TO THE INSTALLATION OF WATER SEWER AND STREETS

Anna N. Nicholson
 CHAIR

Richard Guber
 CHIEF EXECUTIVE OFFICER

PLAT OF CORRECTION
 LOTS 41 thru 64, PARCELS P & R - BLOCK A
 LOTS 17 thru 55 & PARCEL Q - BLOCK B
 PLAT SEVEN
ROSE HILL FALLS
 Rockville (4th) Election District
 Montgomery County, Maryland
 Scale - 1"=50' June, 1992

LOEDERMAN ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS
 13200 Shady Grove Road
 Rockville, Maryland 20850
 (301) 948-2750

WHY ROSE HILL FALLS?

(Views gathered from various neighbors, including myself, over the last 11 years of living and selling in Rose Hill Falls.)

- Situated among the landmarks and attractions that have given the area the reputation as a cultural hub of Montgomery County, Rose Hill Falls has deftly blended the appeal of historic Rockville's past with the allure of its future. Rose Hill Falls features homes built by **The Magruder Companies** and **Winchester Homes**, well-respected quality builders. Houses are sited on non-through, wide, mature tree-lined streets & cul-de-sac lots, so the only traffic coming and going are the ones serving the 219 rooftops in the neighborhood. In addition, each detached house has their own private asphalt playground out front, which promotes old-fashioned, neighborly get-togethers.
- Without leaving the neighborhood, there are over a mile of bucolic walking/bike paths, forested conservation areas, sidewalks, two tot lots, a private tennis court, and basketball court. Adjacent to the development, sits the **City of Rockville's Bullard Park** at the end of Blue Hosta Way and all of the sports fields, track and tennis courts of Julius West Middle School on the other side of the neighborhood. It is a safe and quiet neighborhood and is always clean and neat. Many neighbors walk with their children or dogs (even at night) providing ample opportunities to meet and greet them out and about.
- Rose Hill Falls is sited right next to Julius West Middle School and less than a mile from the highly rated Richard Montgomery High School, both of which host the county's International Baccalaureate World School program. Over the past several years, the high school has been featured in *Newsweek* magazine as one the top 100 schools in the nation, **as low as #11 and most recently #27**. Beall Elementary School is also less than a mile away and has recently received over 95% approval ratings from the parents on most categories including academic environment, school atmosphere, social environment, school safety & discipline, and overall satisfaction.
- Rose Hill Falls is centrally located 12 miles northwest of the nation's capital sitting conveniently off the Falls Road/Exit 5 of the I-270 Technology Corridor. Only two quick right hand turns and you are: 15 minutes from the downtown Bethesda, the DC line, or Tysons' Corner; 25 minutes from Regan National Airport, 35 minutes from Dulles Airport and 45 minutes from BWI Airport. Unlike other neighborhoods that are miles away from I-270, and past Exit 5 where the bottle necks begin, commuters from Rose Hill Falls have much easier travel times to and from work and the nightlife of the other cities. Many of the residents work in DC and Northern Virginia as well as downtown Bethesda.
- In the 2006 edition of *Money Magazine's* "Best Places to Live" in the US, Rockville was rated a very impressive #26. Rockville is the fifth largest city in Maryland and is the county seat of Montgomery County. Therefore, most of the county-wide festivities are hosted in the downtown area, which is a short walk (less than a mile) from Rose Hill Falls. These events include: Memorial Day Weekend Hometown Holidays, the Independence Day Celebration, Family Arts Night in the summer evenings, Rockville Music Festival & Chili Cook-off in the fall, Out to Lunch Wednesdays during the summer featuring live music & food, and various other civic events.
- Also within walking distance is **The Rockville Metro** station (Red Line with parking) and the newly designed, exciting **Rockville Town Center** featuring shopping, fine restaurants, sidewalk cafes, the new Rockville Regional Library, **Regal Cinemas** and other entertainment and cultural facilities. Phase I of Rockville Town Center is the first step in developing a new downtown Rockville. It spans about 15 acres and could eventually expand to more than 60 acres.
- **Rockville Town Square** is the eagerly awaited community of shops, restaurants, residences and offices that comprise Phase I of **Rockville Town Center**. In addition to being Montgomery County's newest address for entertainment, condominiums and a public plaza, the new streetscape serves as an attractive gathering place.

The focal point of Rockville Town Square is an open-air plaza that serves as a meeting place and as a host to community events and concerts. The wide sidewalks make outside dining available throughout the development and helps to create an urban atmosphere not far from Rockville's continuing roots as a big small town.

- The **Rockville Regional Library**, which anchors **Rockville Town Square**, opened in late fall 2006 and is like a Barnes & Noble Bookstore on steroids. It is the largest library in the Montgomery County system boasting 71,500 square feet, plus 12,700 square feet for library administration and another 14,700 square feet of office space for other county agencies. The library includes a great variety of programs and services, state-of-the-art technology, numerous seating areas for reading and researching. The **Rockville Arts and Innovation Center** contains the Metropolitan Center for the Visual Arts at Rockville (formerly Rockville Arts Place) and a new business incubator.
- The new **Rockville Town Square** is the vibrant downtown the City had envisioned for decades. This is indicated by the more than 40 service businesses, dining establishments and retail tenants residing there thus far, including:

RESTAURANTS

- Austin Grill
- Berrycup
- Bobby's Crabcakes
- Buffalo Wild Wings
- Carbon Peruvian Chicken
- Cosi
- First Watch Restaurant
- Five Guys Burgers & Fries
- Fractured Prune
- Gifford's Ice Cream & Candy
- Gordon Biersch
- Jerry's Subs & Pizza
- La Canela
- La Tasca

- Lebanese Taverna
- Noodles & Co.
- Oro Pomodoro
- Primo Italiano
- Robeks Fruit Smoothies
- Spice Xing Indian Cuisine
- Starbucks Coffee
- Sushi Damo
- Taste of Saigon
- Thai Pavilion

SHOPPING & SERVICES

- Acqua Nails
- Ame Beauty Boutique
- Capitol One
- Cloud 9 Clothing

- The Cottage Monet
- CVS Pharmacy
- Gold's Gym
- Hair Cuttery
- HSBC
- Jouvence Aveda Spa
- The Papery
- Pomegranate & Co.
- Potomac River Running Store
- Rockville Town Square Cleaners
- Ten Thousand Villages
- Town Square Jewelers
- Toy Kingdom
- Verizon Wireless
- The Waygoose

- The Award Winning **Rockville Municipal Swim Center** is a little over a mile away and features an indoor facility with two pools, a large 15-person spa, health & exercise rooms, and locker rooms with sauna. The outdoor facilities feature a 50-meter pool with diving boards, a large free-form recreation pool with waterslide and beach, a special tot pool with fountains, and even a new interactive "Sprayground," and snack bar. **Welsh Park** is adjacent to the Swim Center and offers softball and soccer fields, basketball and tennis courts, picnic areas, and best of all: a little peace and quiet. The **City of Rockville Skate Park** is a 10,300 square foot skating area adjacent to the swim center for in-line skaters, skateboarders, and free style bikers.
- The City of Rockville has a long and rich history as the political, cultural, and economic center of Montgomery County. With more than 250 years of growth as a community, Rockville is home to many historically and culturally significant sites & homes. **Peerless Rockville** is an award-winning nonprofit, community-based organization that is responsible for returning Rockville's historic landmarks to productive use by helping to preserve buildings, objects and information important to Rockville's heritage.
- Less than 2 miles away is the **F. Scott Fitzgerald Theatre**, named for the celebrated author who spent his later years in Rockville and is buried in the St. Mary's cemetery at the corner of Rockville Pike and Route 28. It is a 450-seat facility for the performing arts is used by both community theatrical groups and professional touring companies. Besides stage performances, the theater and its Social Hall are available for conferences, seminars, and other large meetings. **Glenview Mansion**, a pillared, neoclassical, 19th century home, is nestled in the 153-acre **Rockville Civic Center Park**. The house can accommodate a variety of activities and may be rented for business meetings, conferences, and private social events, such as weddings and receptions.