

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (this "Agreement"), made this 13th day of ~~February~~, 2004, between the UNITED STATES OF AMERICA, acting by and through the Administrator of General Services, which is located at U.S. General Services Administration, The Strawbridge Building, 20 North Eighth Street, Philadelphia, PA (hereinafter referred to as "Grantor"), and the DISTRICT CHILLED WATER GENERAL PARTNERSHIP t/a "Comfort Link" which is located at 6 South Frederick Street, Baltimore, MD (hereinafter referred to as "Grantee").

WITNESSETH:

WHEREAS, Grantor is the owner of that certain real property and improvements thereon known as the Appraiser's Store, which is further described on Exhibit "A" attached hereto and incorporated by reference (the "Property"); and

WHEREAS, Grantee is desirous of obtaining an easement over the Property for the purposes stated below and Grantor is willing to grant such an easement over that portion of the Property which is further described below.

NOW, THEREFORE, in consideration of the foregoing, which is hereby made a substantive part of this Agreement, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereby agree as follows:

1. Grant of Perpetual Easement.

Grantor hereby conveys unto the Grantee, its successors and assigns, a perpetual easement, license, right and privilege of passage and use upon and over that portion of the Property shown and described herein as the Easement Area (including but not limited to the right to penetrate the improvements on such property as more specifically set forth in Section 4 below), said grant and conveyance being for the benefit of Grantee and its successors and assigns and being subject to and in strict accordance with the terms and conditions contained herein.

2. Use of Easement Area.

The Easement area shall be used solely for the following purposes:

- (a) the installation, construction, operation, maintenance, replacement and repair of pipelines, related equipment, and appurtenant facilities for the carrying and transmission of chilled water for use in air conditioning and other related and similar purposes; and/or
- (b) the installation, construction, operation, maintenance, replacement and repair of fiber optic cable (or other medium that is used for communication, information, and/or related purposes), equipment and appurtenant facilities by Grantee and for the lease or license of such by Grantee to third parties for their use and/or for their installation, construction, operation, maintenance, replacement, and repair of such cables, equipment, and appurtenant facilities.

3. Easement Area.

The easement area shall be that portion of the Property shown and more particularly described on Exhibit "A" attached hereto and incorporated by reference (the "Easement Area")

*Diff. 2/1/04
MP 2/13/04
MP 2/17/04*

4. "As Is" Condition.

The Grantor makes no warranties and/or representations that the Easement Area is suitable for Grantee's use. Grantee accepts the easement Area in "as is" condition, it being specifically agreed that Grantor shall have no obligation to perform any work or do any other thing to prepare the Easement Area for use by the Grantee.

5. Construction and Installation.

Prior to the commencement of any construction, either initially or from time to time while this agreement is in effect, Grantee shall, at its cost and expense, prepare and deliver to Grantor, working drawings, plans and specifications (the "Plans") detailing the location and size of the pipes and appurtenant facilities to be placed within the Easement Area

and specifically describing the proposed construction and work and location of all penetrations into the improvements located on the Property. Grantor's consent to and/or approval of the Plans (which shall not be unreasonable be withheld, delayed, or conditioned) shall create no responsibility or liability on the part of the Grantor for their completeness or compliance with applicable federal, state, or local laws, codes, rules, regulations, or ordinances. Grantor shall respond in writing to Grantee's submission of the Plans (i.e. either approving or denying) within ten (10) days from the date of submission. If Grantor responds by denying approval of the Plans, it shall state its reason for such denial in a written response. Subject to all governmental laws, codes, ordinances, rules and regulations, Grantee shall: (a) perform all construction in a safe manner consistent with generally accepted construction standards and in a neat, responsible and workmanlike manner; (b) perform all construction, and work in such a way as to reasonably minimize interference with the operation of the improvements on the Property and any occupants or tenants situated therein; (c) obtain, prior to the commencement of any construction and work, all necessary federal, state and municipal permits, licenses and approvals; (d) restore, at its own expense, any portions of or improvements to the Property which are disturbed by Grantee's entry into the Property and/or installation of its equipment therein to its condition immediately prior to Grantee's entry or commencement of its work; and (e) furnish Grantor with as-built drawings of all improvements constructed in the Easement Area pursuant to this Agreement. All installation, maintenance and operation concerning the chilled water pipes, fiber optics or other similar cables, and appurtenant facilities shall be at Grantee's sole risk, cost and expense. Grantor shall not be liable for damages relating to the pipes, wiring, cabling an/or appurtenant facilities placed within the Easement Area, unless caused by Grantor's negligence or intentional act.

6. Ownership and Removal.

All pipes, cables, equipment, and appurtenant facilities installed within the Easement Area by Grantee shall be and remain throughout the term of this Agreement the property of the Grantee, regardless of whether or not such property is considered to have been affixed to the Property. Grantee may, but shall not be obligated, to remove such at the termination of the Agreement pursuant to Section 15 below.

7. Access to Improvements within Easement Area.

Grantee, and its authorized representatives, agents, successors and assigns, shall, pursuant to the following terms and conditions, have access to that portion of the Easement Area that is located with the improvements on the Property. Grantee shall have a right to enter any improvements located within the Easement Area twenty-four hours a day, seven days a week, 365 days per year, throughout the term of this Agreement, for the purposes of carrying out the intention of this Agreement. Grantee shall endeavor to give Grantor forty-eight hours notice of its intention to enter such improvements. Grantee shall comply with any of Grantor's security policies then in effect, provided that such are provided to Grantee within twenty-four hours of Grantee's entry into such improvements. The parties agree that only authorized engineers, employees, contractors, subcontractors, and other similar agents of Grantee or persons under Grantee's direct supervision and control will be permitted to enter the improvements and only upon the terms and conditions set forth above.

8. No Interference.

Grantee's use of the Easement Area will not substantially interfere with (1) the general use of the improvements by Grantor or its tenants; or (2) the operation of other utility, communication, or other similar systems within the improvements. If any such interference occurs, Grantor shall give Grantee immediate notice thereof and Grantee shall cure such interference within a reasonable amount of time thereafter.

9. Maintenance.

Grantee agrees to maintain the pipes, cabling, wiring, and appurtenant facilities placed by it within the Easement Area in a safe condition and in good working order.

10. Insurance.

Grantee agrees to take out and keep in force during the term hereof, at Grantee's expense, comprehensive public liability and property damage insurance with commercially reasonable limits, to protect Grantor against any liability to persons or property incident to Grantee's use of or resulting from any accident occurring in or about the improvements on the Property which shall be due to, arise out of, result from, or be in any way connected to Grantee's use of the Easement Area. The liability under such insurance shall be in any event no

less than One Million Dollars (\$1,000,000) for personal injury(including death) per occurrence and One Million Dollars (\$1,000,000) for property damage. Such policy shall be primary and non-contributory, and shall name Grantor as an additional insured. Grantee and its contractors shall procure and maintain for their respective employees, before commencing any installation and/or maintenance work in the Easement Area, workers compensation insurance through a responsible company reasonably acceptable to the Grantor, providing for the payment of compensation in accordance with the laws of Maryland, for all employees of Grantee, and further insuring Grantor against any and all liability for personal injury(including death) of such workmen and/or employees. Grantee shall, through the term of this Agreement when reasonably requested to do so by Grantor, provide Grantor with current certificates of insurance evidencing that such insurance is in full force and effect and that such insurance shall not be cancelled or not renewed without first giving thirty days written notice(or ten days for non-payment) of such to Grantor.

11. Indemnity.

Grantee shall defend, indemnify and hold harmless Grantor from and against any and all losses, damages, liability and expense (including court costs and reasonable attorneys' fees) resulting from injury to or death of persons, or from loss to or damage of property, for which Grantor becomes liable caused by or arising out of (i) the fault or negligent acts or omissions, whether active or passive, of Grantee or anyone employed by Grantee in connection with activities undertaken in accordance with this Agreement; (ii) the construction, installation, repair, maintenance, replacement or removal of any equipment placed within the Easement Area by Grantee or anyone employed by grantee, (iii) the presence of any equipment placed within the Easement Area by Grantee or anyone employed by Grantee, and/or (iv) the exercise or use, passive or active, of the Easement Area by the Grantee, its agents or invitees, except that Grantee shall not indemnify Grantor for any losses, damages, liability, and/or expenses that are incurred as the result of the fault or negligent acts or omissions, whether active or passive, of Grantor or anyone under the direct control of Grantor. The provisions of this section shall survive termination of this Agreement.

12. Destruction of the Improvements on the Property.

~~REDACTED~~

In the event the improvements on the Property in which the Easement Area is located are destroyed and/or impaired (partially or totally) by a casualty or calamity of any nature to such an extent that Grantee cannot exercise its rights of use as herein granted and Grantor shall elect and notify Grantee within a reasonable time after the date of such casualty that it will not restore the improvements to a state such that Grantee's rights of use as herein granted may continue to be exercised, Grantee shall have the option (but not the obligation) to restore such portion of the improvements as would allow Grantee to continue to exercise its rights of use as granted hereunder. In the event neither Grantor nor Grantee elect to restore the improvements after such a calamity, then Grantee may, at its option, continue this Agreement with respect to any pipes, cabling, equipment, or other appurtenant facilities that may have been constructed or installed outside of such destroyed improvements (the "Remaining Equipment"). In the event that Grantee elects not to continue this Agreement with respect to the Remaining Equipment, this Agreement shall be deemed terminated and null and void and neither party shall have any further rights or obligations hereunder (except for the indemnity provisions set forth above). In such event Grantee shall be permitted (but not obligated) to remove the Remaining Equipment.

13. Condemnation of the Property.

In the event of a condemnation or taking of the Property by any governmental entity such that Grantee cannot exercise its rights of use as granted herein then Grantor shall give written notice of such to Grantee (the "Condemnation Notice"). Grantee shall have the right, but not the obligation, to remove any or all of the pipes, cabling, equipment, and/or appurtenant facilities that Grantee may have installed within the easement Area within a reasonable time after the date of the notice of such condemnation. In the event Grantee desires to remove any pipes, cabling, equipment, and/or appurtenant facilities, Grantee shall notify Grantor of such intent and shall state in such notice the last date upon which the removal shall be accomplished ("the Removal Notice"). This Agreement shall terminate and be of no further force and effect as of the date of the Condemnation Notice, in the event Grantee is not removing any pipes, cabling, or appurtenant facilities, or on the last date stated for such removal in the Removal Notice.

LIBR 5044 PAGE 396

14. Hazardous Materials.

Under no circumstances shall Grantee install or place or cause to be installed or placed any hazardous substance or material (as those terms are generally understood) on the Property or within the Easement Area. If such an event occurs, the Grantee shall promptly remove any such hazardous substances or materials, at the Grantee's sole cost and expense. Grantee shall indemnify, defend and hold harmless the Grantor and its partners, tenants, contractors, and subcontractors to the fullest extent permitted by law with respect to any liability, cost, damage, or expense of whatever nature incurred as a result of the Grantee causing any hazardous substances or materials to be brought on the Property or within the Easement Area. In the event Grantee shall in its use of the Easement Area discover any existing hazardous material within the Property it shall immediately notify Grantor of such and cease all work in the area of such hazardous material. Grantee has supplied Grantor, prior to the execution of this agreement, with a description of those materials and substances that will be used by Grantee in connection with this Agreement. Grantor and Grantee agree, for the purposes of this Easement, that none of such materials and substances are considered hazardous materials and/or hazardous substances as of the date of this Agreement.

15. Termination.

Except as expressly stated herein, this Agreement, and the easement granted hereunder shall be perpetual and continuing in duration. This Agreement, and the easement rights granted to Grantee by Grantor hereunder may only be terminated (except as may be expressly set forth elsewhere in this Agreement) by a written agreement executed by both parties.

16. Grantee Inspections.

No less than twice per year throughout the term of this Agreement Grantee shall visually inspect the piping and equipment that was installed hereunder. In the event any problem is discovered by Grantee during the course of inspection, corrective action shall be taken by Grantee at its sole cost and expense, absent those problems resulting from the fault or negligent act or omission of the Grantee.

17. Grantee to Assume Responsibility for Water Leakage.

Grantee shall take full responsibility for ground water leakage at the points of entry and exit of the piping from the improvements located on the Property.

18. Notices.

All notices, demands, requests or other communications which are required to be given or sent by one party to the other pursuant to this Agreement shall be in writing, and shall be mailed, postage prepaid, by registered or certified mail, or by a reliable overnight courier service with delivery verification, addressed as follows:

If to Grantor: Buildings Manager
U.S. General Services Administration
31 Hopkins Plaza
Baltimore, Maryland 21201

With Copy to: Office of Regional Counsel
U.S. General Services Administration
The Strawbridge Building
20 North Eighth Street
Philadelphia, Pennsylvania 19107

If to Grantee: Comfort Link
4530 Hollins Ferry Road
Baltimore, Maryland 21227
Attn: A. Stanley Gent, P. Eng.,
President

With Copy to: Shapiro Sher & Guinot
2000 Charles Center South
36 South Charles Street
Baltimore, Maryland 21201
Attn: Carmella L. Bell, Esquire

Each notice, demand, request, or communication which is mailed or delivered in the manner described above shall be sufficiently given, served, sent or received for all purposes at such time it is delivered to the addressee first named above for each party (with the return receipt verification of delivery being deemed conclusive evidence of such notice), or at such time as delivery is refused by addressee upon presentation. Either party may designate by

notice in writing a new address and/or individual to whom any notice, demand, request, or communication made thereafter shall be so given, served or sent.

19. Miscellaneous.

(a). Force Majeure. Whenever a period of time is herein prescribed for the taking of any action by either party, that party shall not be liable or responsible for, and there shall be excluded from the computation of any period of time, any delays due to strikes, riots, acts of God, shortages of labor or material, war, governmental laws, regulations or restrictions, or any other comparable cause whatsoever beyond the reasonable control of the party required to act.

(b). Severability. If any term or provision of this Agreement, or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby; and each term and provision of this Agreement shall be valid and shall be enforced to the fullest extent permitted by law.

(c). Governing Law. This Agreement and the rights and obligations of the parties hereto shall be interpreted, construed, and enforced by the laws of the United States of America and the State of Maryland, as may be applicable.

(d). Modification. Any modification of this Agreement or any additional obligations assumed by either party in connection with this Agreement shall be binding only if evidenced in writing and signed by each party.

(e). Successors and Assigns. The rights, privileges, duties and obligations contained in this Agreement shall inure to the benefit of and bind the respective successors and assigns of the parties hereto.

(f). Authority. The parties represent and warrant to each other that this Agreement has been properly authorized and executed by the person whose name appears below and that

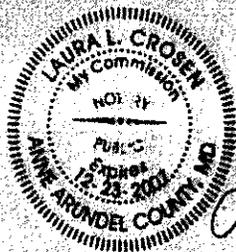
this Agreement is binding upon each in accordance with its terms.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Easement Agreement in accordance with the terms and conditions set forth herein, under their respective seals as of the day and year first above written.

WITNESS: _____

DISTRICT CHILLED WATER
GENERAL PARTNERSHIP D/B/A
"COMFORT LINK"

BY: BALTIMORE GAS AND
ELECTRIC COMPANY, General
Partner



BY: *Gregory S. Proinski*
Name: Gregory S. Proinski
Title: President - CES

BY: MONUMENTAL INVESTMENT
CORPORATION, General
Partner

BY: *D. A. Sch*
Name: D. A. Sch
Title: V.P. Treasurer

UNITED STATES OF AMERICA,
ACTING BY AND THROUGH THE
ADMINISTRATOR OF GENERAL
SERVICES

BY: *Mark Pugnetti*
Mark Pugnetti
Contracting Officer

STATE OF MARYLAND, CITY/COUNTY OF Anne Arundel :

BEFORE ME, a Notary Public of the State of Maryland, in and for the City/County aforesaid, personally appeared Gregory S. Jarenski, known to me or satisfactorily proven to be the individual whose name is subscribed above, who acknowledged himself/herself to be the President - CES of BALTIMORE GAS AND ELECTRIC COMPANY, acting in its capacity as general partner of DISTRICT CHILLED WATER GENERAL PARTNERSHIP, a Maryland general partnership, and further acknowledged the foregoing Easement Agreement to the act and deed of said general partner.

WITNESS my hand and notarial seal this 19 day of February, 2004.

My Commission Expires: 12-23-07

[Signature]
Notary Public



STATE OF MARYLAND, CITY/COUNTY OF Anne Arundel

BEFORE ME, a Notary Public of the State of Maryland, in and for the City/County aforesaid, personally appeared David M. Selzer known to me or satisfactorily proven to be the individual whose name is subscribed above, who acknowledged himself/herself to be the V.P./Treas of MONUMENTAL INVESTMENT CORPORATION, acting in its capacity as general partner of DISTRICT CHILLED WATER GENERAL PARTNERSHIP, a Maryland general partnership, and further acknowledged the foregoing Easement Agreement to the act and deed of said general partner.

WITNESS my hand and notarial seal this 12 day of February, 2004.

Jo Anne Laverdiere, Notary Public
Anne Arundel County
State of Maryland

My Commission Expires: My Commission Expires Feb. 1, 2009

[Signature]
Notary Public

COMMONWEALTH OF PENNSYLVANIA

CITY OF _____

COUNTY OF _____

BEFORE ME, a Notary Public of the Commonwealth of Pennsylvania, in and for the City of PHILADELPHIA and County of PHILADELPHIA aforesaid, personally appeared Mark Pugnetti, known to me or satisfactorily proven to be a Contracting Officer of the United States of America, acting by and through the Administrator of General Services, and further acknowledges that as such Contracting Officer being authorized to do so, executed the foregoing Easement Agreement on behalf of said United States of America, acting by and through the Administrator of General Services, as a duly authorized Contracting Officer of said United States of America, acting by and through the Administrator of General Services by signing the name of said Government as such Contracting Officer.

WITNESS my hand and notarial seal this 11th day of FEB, 2004.

My Commission Expires:

Jeanne M. Atwell 2/11/04
Notary Public

NOTARIAL SEAL
JEANNE M. ATWELL Notary Public
City of Philadelphia, Phila. County
My Commission Expires May 13, 2005

Exhibit "A" to Easement Agreement

Description of Easement Area

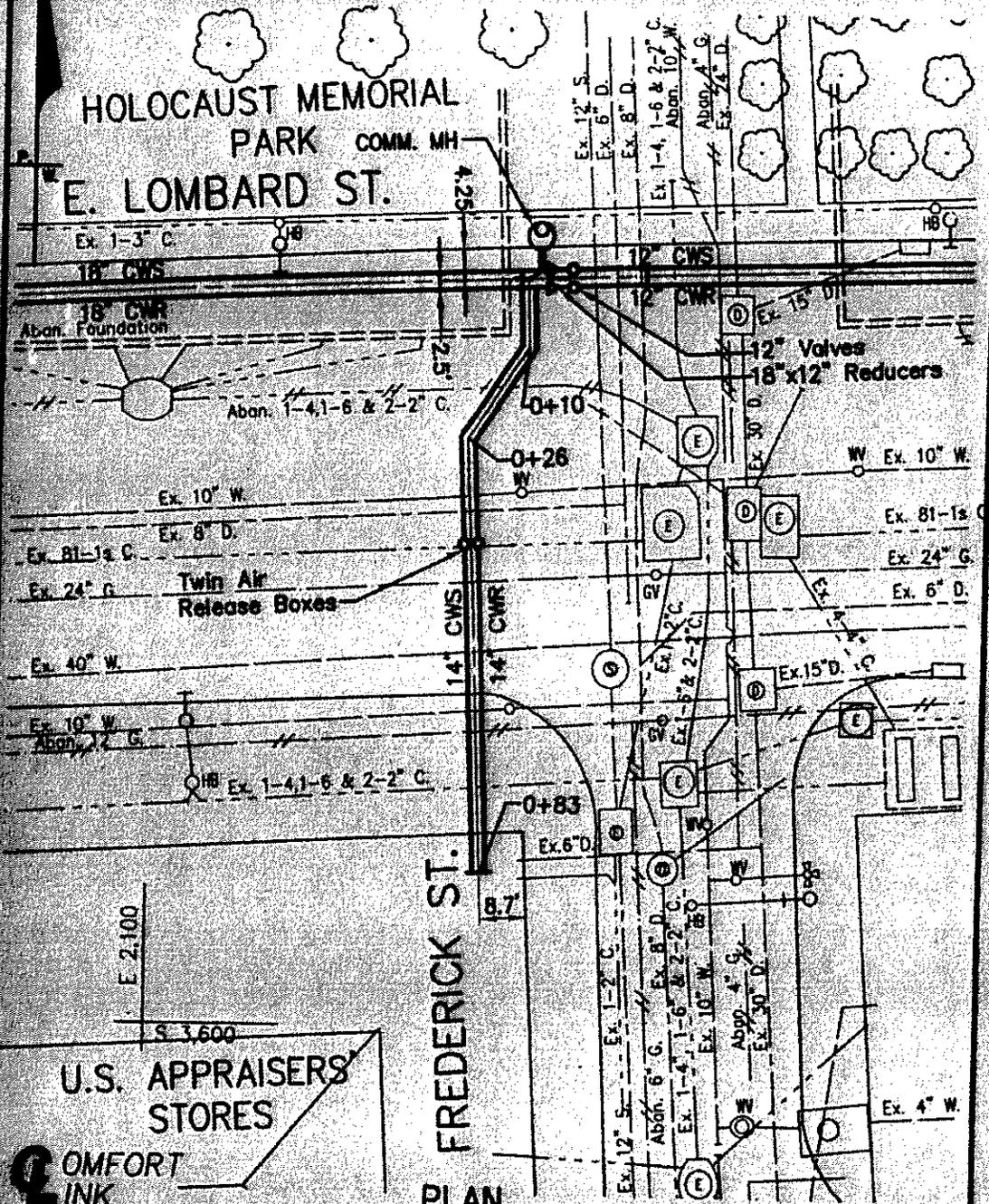
Easement Path	Shown on:	Described on:
From entrance onto property along south sidewalk of Lombard Street to inside face of north building wall.	Page A-1, A-2	Page A-3
Through building located on property	Page A-4, A-5	Page A-6
From inside face of south building wall to exit from property along east sidewalk of Gay Street.	Page A-7, A-8	Page A-9
From inside face of south building wall to exit east along Frederick Street.	Page A-10, A-11	Page A-12

WHICH EASEMENT IS LOCATED ON OR NEAR THE PROPERTY KNOWN AS 103 S. GAY STREET WHICH IS DESCRIBED AS FOLLOWS:

B384
 BEGINNING for the same at the corner formed by the intersection of the south side of Lombard Street and the west side of Frederick Street running thence south bounding on the west side of Frederick Street one hundred feet to an alley twenty feet wide thence west bounding on the north side of said alley eighty four feet more or less to a lot of ground belonging to the Government of The United States of America on which has been erected a store house known by the name of the Public Store house thence north bounding on said lot one hundred feet to the south side of Lombard Street and thence east bounding on the south side of Lombard Street eighty four feet more or less to the place of beginning.

BEING the same lot of ground which by deed dated July 15, 1932 and recorded among the land records of Baltimore City in Liber SCL 5312, Folio 584 was conveyed by The Johns Hopkins Hospital to The United States of America.

Exhibit A - Description of Equipment Area: From Entrance onto Property along sidewalk of Lombard Street to inside face of north building wall.



U.S. APPRAISERS STORES

COMFORT LINK

Not Energy Link into the 2nd Embury

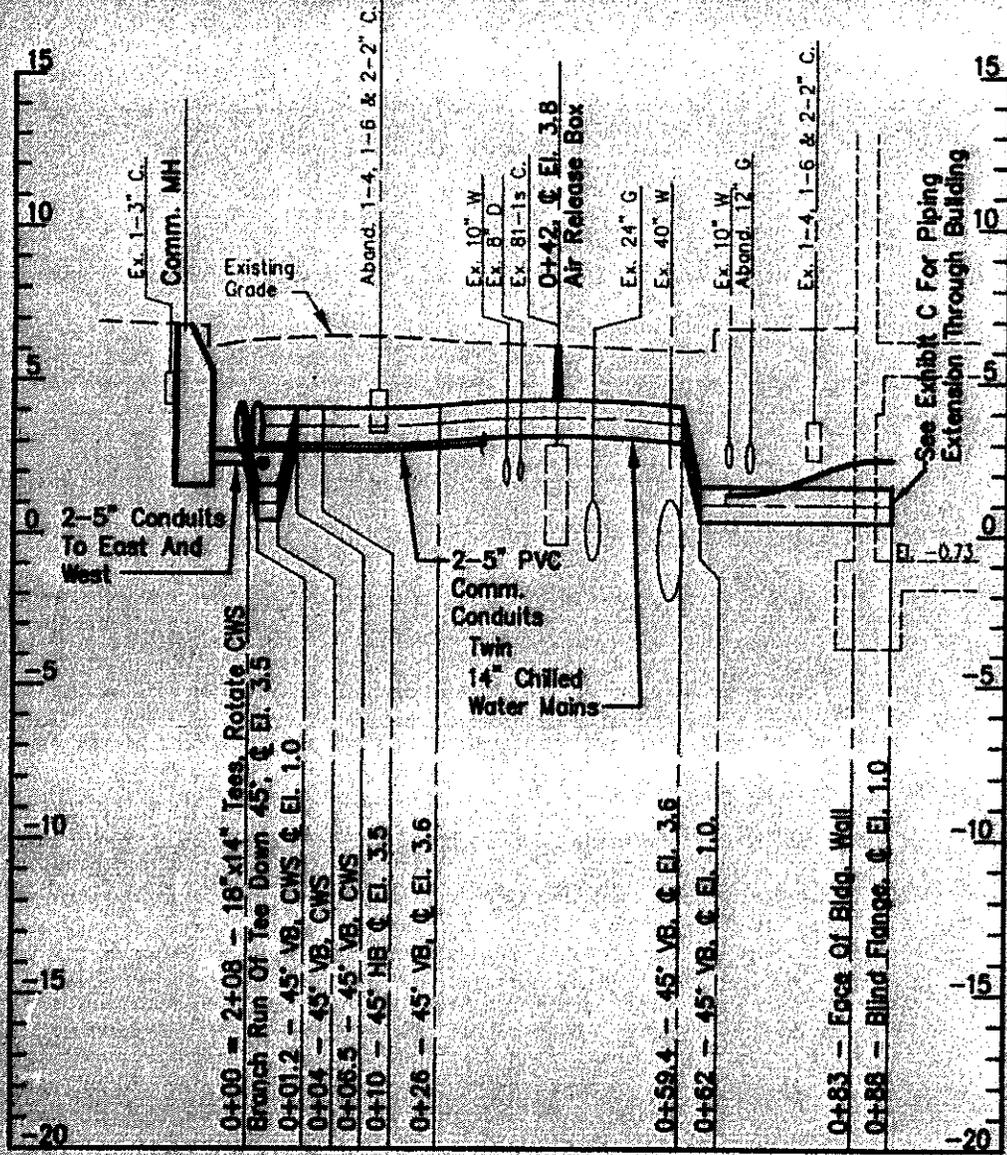
PLAN

Scale: 1"=20'

Comfort Link
6 South Frederick Street
Baltimore, Maryland 21202
(410) 783-1880

1. 1/2" = 10' (PLAN)
 2. 1/4" = 5' (SECTION)
 3. 1/8" = 2.5' (SECTION)
 4. 1/16" = 1.25' (SECTION)

Exhibit A - Description of Easement Area: From Entrance onto Property along sidewalk of Lombard Street to inside face of north building wall.



U.S. APPRAISERS' STORES SERVICE CONNECTION

PROFILE

Scale: Horiz. 1"=20'
Vert. 1"=5'



Your Energy Link Into The 21st Century

Comfort Link
6 South Frederick Street
Baltimore, Maryland 21202
(410) 783-1880

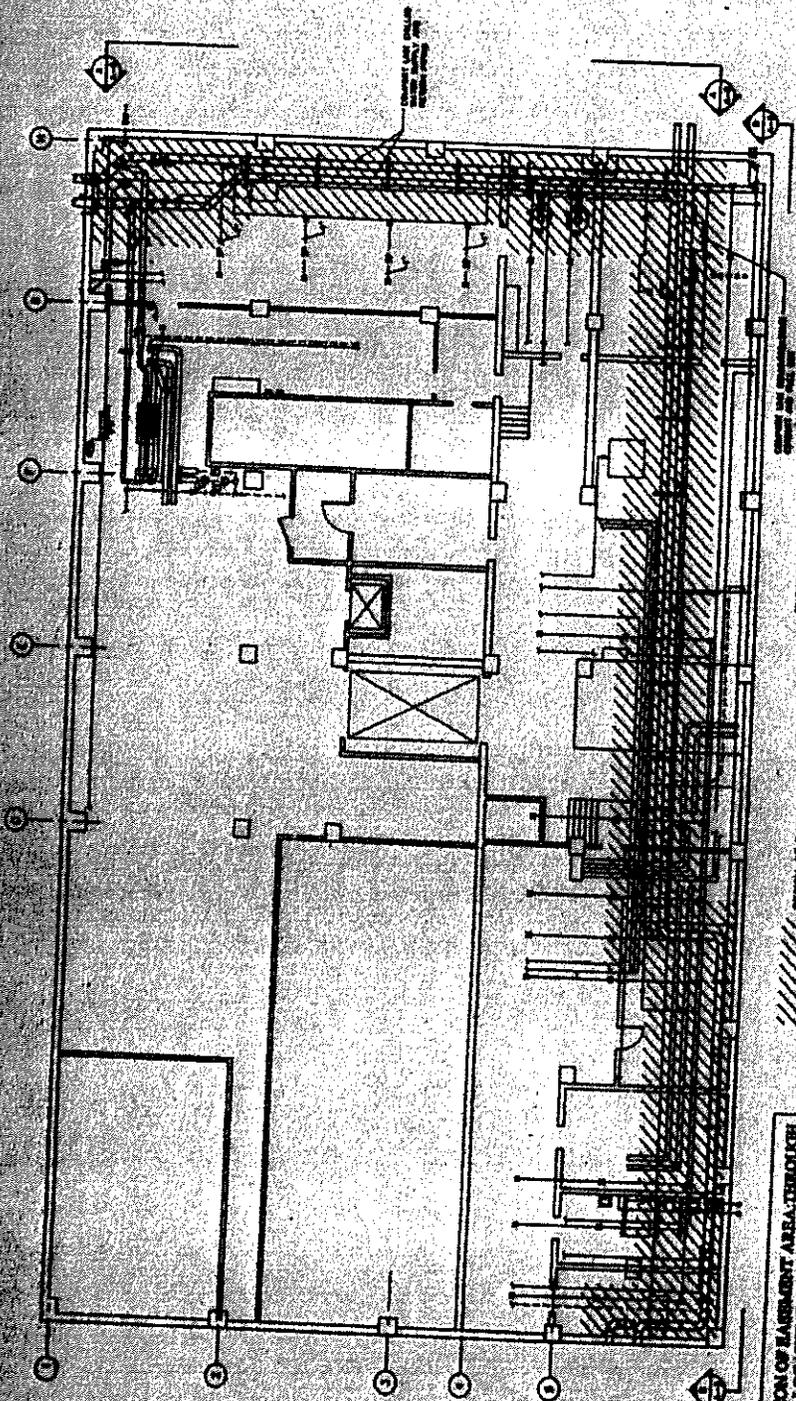
A general partnership between BGE and Environmental Investment Corp.

PRINTED IN THE UNITED STATES OF AMERICA
 01/25/02 14:36 00000 1"=5' PLOT SCALE: 1"=5'

EXHIBIT "A" – Description of Easement Area: From Entrance onto property along south sidewalk of Lombard Street to inside face of north building wall

Being a 15-foot wide easement in the south sidewalk of Lombard Street from the US Appraisers Stores' property line to the US Appraisers Stores' Building line. The centerline of said easement shall be approximately 8.7 feet west of the northwest corner of the US Appraisers Stores' building as shown in plan on Exhibit "A" Sheet A-1. Said easement shall contain two 14-inch diameter chilled water mains and two 5-inch diameter telecommunication conduits as shown in Exhibit "A" Sheets 1&2. The approximate centerline location of the chilled water main is at elevation 1.0 as referenced to the Baltimore City datum as shown in profile on Exhibit "A" Sheet 2. The approximate finished grade of the sidewalk is at elevation 6.7 as referenced to the Baltimore City datum as shown in profile on Exhibit "A" Sheet 2.

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BOUNDARY OF EASEMENT

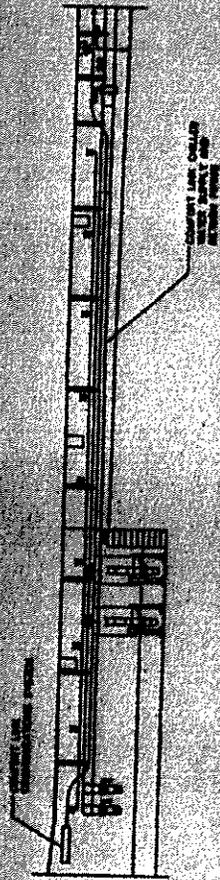
MECHANICAL AND ELECTRICAL

BASEMENT FLOOR PLAN - EASEMENT - MECHANICAL/ELECTRICAL

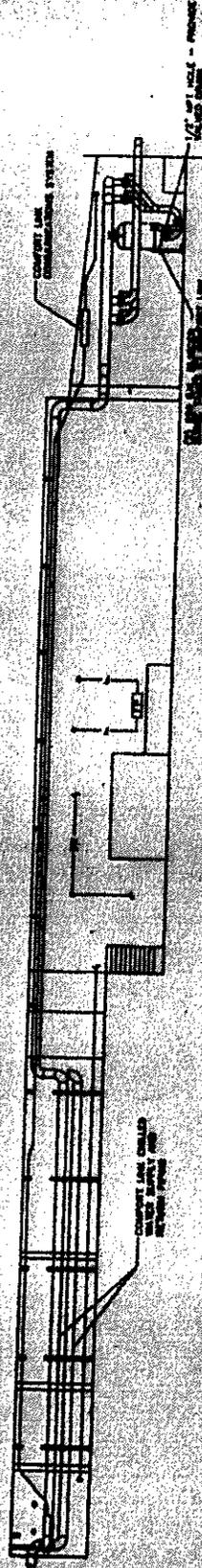
EXHIBIT 'A' - DESCRIPTION OF EASEMENT AREA THROUGH BUILDING LOCATED ON PROPERTY

CONCRETE LINE 8/4/83

PAGE A-4



SECTION A EAST ELEVATION OF APPRAISER STORE BASEMENT



SECTION B SOUTH ELEVATION OF APPRAISER STORE BASEMENT



EXHIBIT "A" - DESCRIPTION OF EASEMENT AREA THROUGH BUILDING LOCATED ON PROPERTY

COMFORT LINK #203

PAGE A-5

EXHIBIT "A" - Description of Easement Area: Through Building located on property

Description of the Utility Easement Area provided to Comfort Link within the Appraisers Building. This utility easement provides space for Comfort Link chilled water piping, communication conduit and other supporting equipment including distribution system surge tanks.

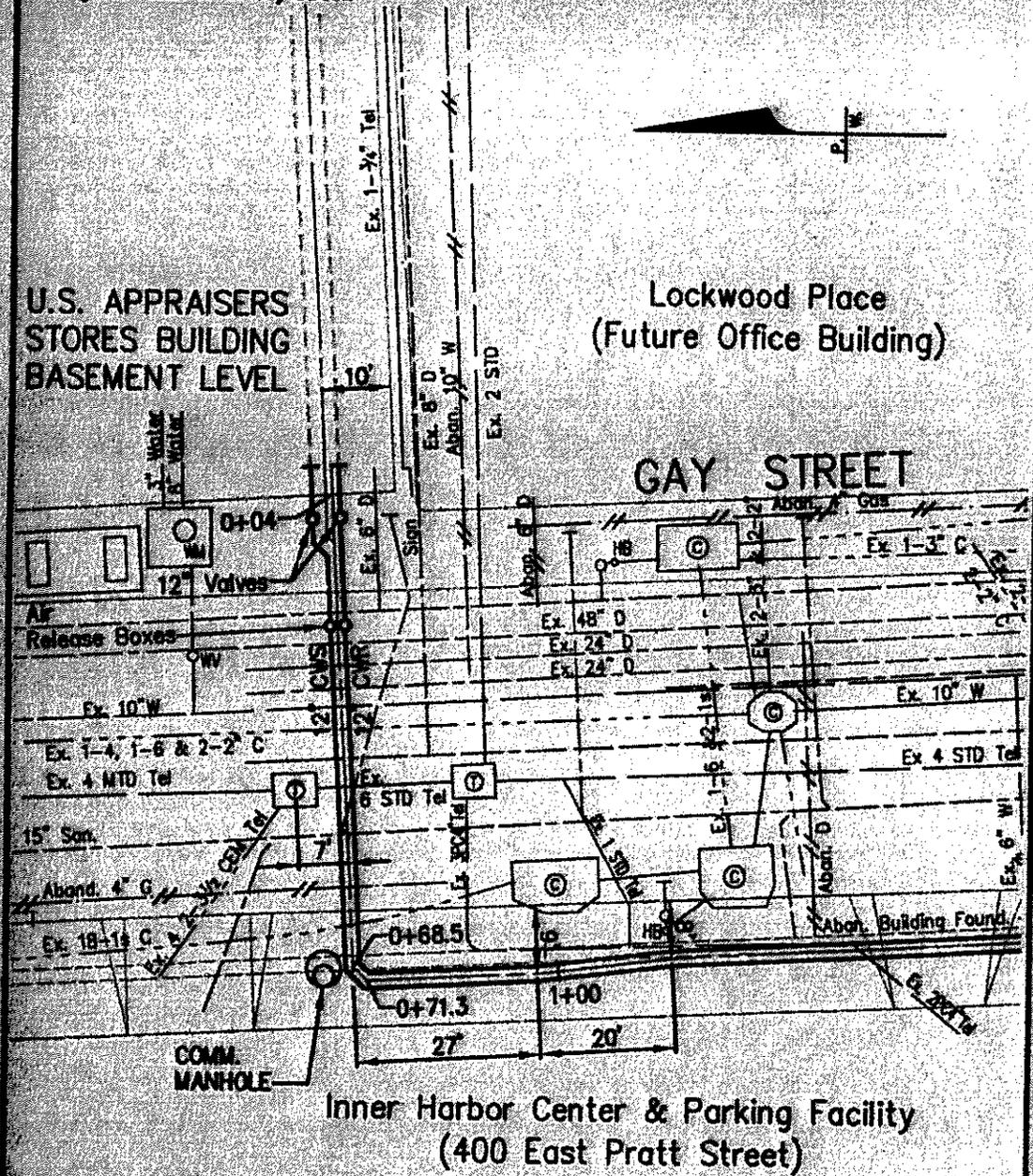
In-Building Easement Area: The easement area within the Appraisers Building begins at the Northeast Corner of US Appraisers Stores' property line as shown on, Exhibit "A" Sheets A-1&2 and described on Sheet A-3. The easement area terminates at the Southwest Corner of the US Appraisers Stores as shown on Exhibit "A" Sheets A-7&8 and described on Sheet A-9. The in-building easement area is shown by cross hatching on the plan drawing on Exhibit "A" Sheet A-4. The cross hatching indicates the area in which our equipment is installed and the required area for access, maintenance, and repair. The easement area as shown extends 5'-0" beyond the Comfort Link equipment to allow for safe access. The elevation of the pipes are shown graphically on the section elevation drawings on Sheet A-5.

Chilled Water Lines: The Comfort Link Chilled Water lines are 14" welded steel supply and return pipes for the main piping with a set (supply and return) of 10" branch pipes that exit the east wall between column lines 5 and 6. The lines are insulated and jacketed.

Communications Lines and Pull Boxes: The communication lines run approximately parallel the chilled water lines. Two 5" conduits enter the building on the Northeast corner of the building and run to the communication pull box located on column line 2 between G&H. One 2" conduit run from this pull box south to a second pull box between column lines G&H and 5&6. The 2" conduit then leaves the pull box heading to a third pull box roughly along column line A and between column lines 5&6. At this point two 5" conduits leave the building at the southwest corner. Space has been left to run additional 2" conduits parallel to the single installed line in the event additional communication capacity is needed. Two 2" conduits exit the east wall between column lines 5 and 6 and run parallel with the 10" chilled water lines.

Surge Suppression: In addition, Comfort Link has installed two surge suppression tanks within the area bounded by columns 4&5 and G&H.

EXHIBIT A - Description of Easement Area: From inside face of west building wall to east from property along east sidewalk of Gay Street.



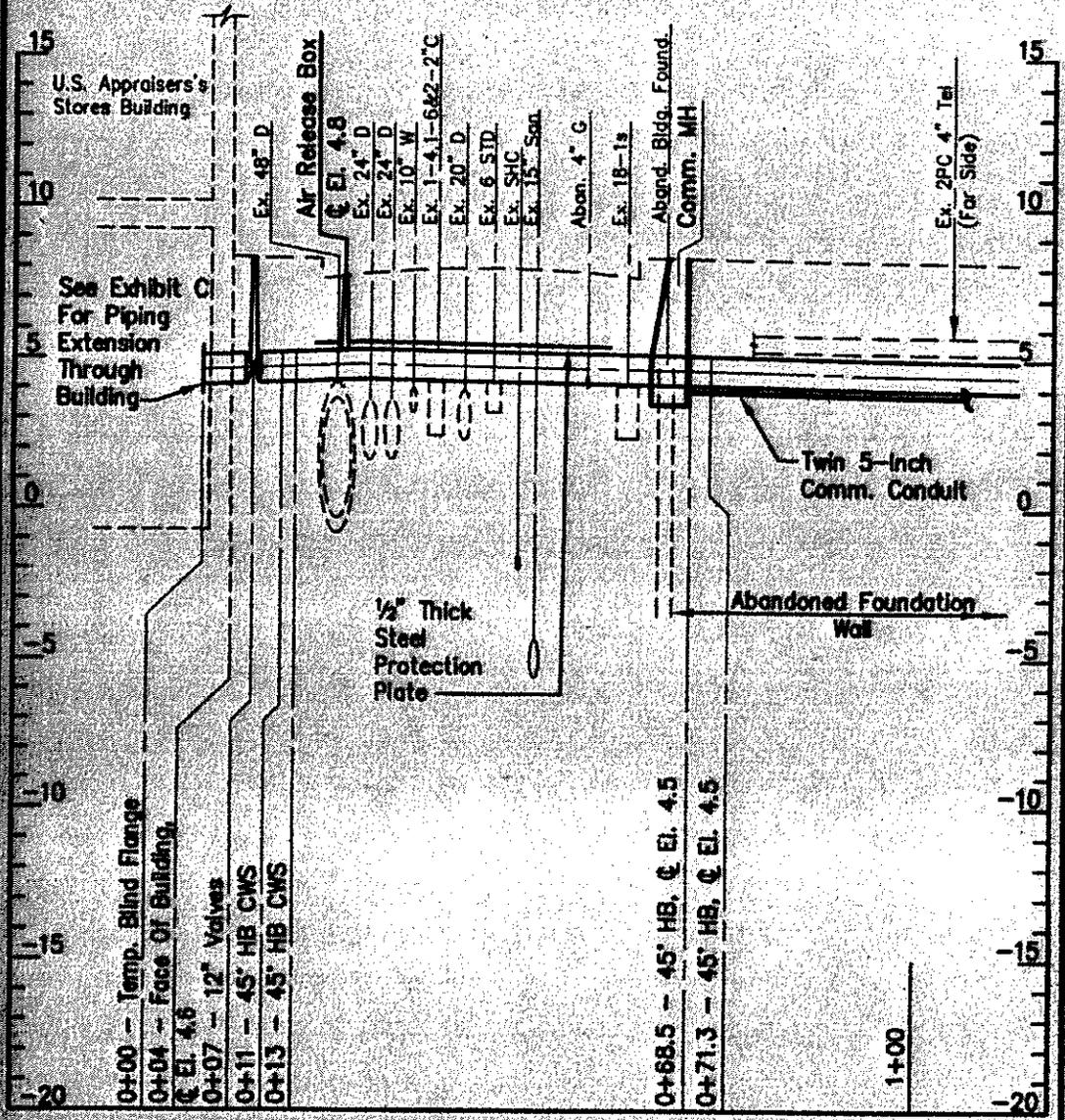
COMFORT LINK
 New Energy Link into The 21st Century

PLAN
 Scale: 1"=20'

Comfort Link
 6 South Frederick Street
 Baltimore, Maryland 21202
 (410) 783-1880

10013 504 - 10 (revised) 10/10/01 10013 504 - 10 (revised) 10/10/01 10013 504 - 10 (revised) 10/10/01

Exhibit A - Description of Easement Area: From inside face of west building wall to exit from property along east sidewalk of Gay Street.



PROFILE

Scale: Horiz. 1"=20'
Vert. 1"=5'



Your Energy Link Into The 21st Century

Comfort Link
8 South Frederick Street
Baltimore, Maryland 21202
(410) 783-1880

A general partnership between BGE and Stoneham Investment Corp.

10/12/02 - A. Williams, Project Manager
 10/13/02 - J. Williams, Project Engineer
 10/14/02 - J. Williams, Project Engineer
 10/15/02 - J. Williams, Project Engineer
 10/16/02 - J. Williams, Project Engineer
 10/17/02 - J. Williams, Project Engineer
 10/18/02 - J. Williams, Project Engineer
 10/19/02 - J. Williams, Project Engineer
 10/20/02 - J. Williams, Project Engineer
 10/21/02 - J. Williams, Project Engineer
 10/22/02 - J. Williams, Project Engineer
 10/23/02 - J. Williams, Project Engineer
 10/24/02 - J. Williams, Project Engineer
 10/25/02 - J. Williams, Project Engineer
 10/26/02 - J. Williams, Project Engineer
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 10/30/02 - J. Williams, Project Engineer
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 11/24/02 - J. Williams, Project Engineer
 11/25/02 - J. Williams, Project Engineer
 11/26/02 - J. Williams, Project Engineer
 11/27/02 - J. Williams, Project Engineer
 11/28/02 - J. Williams, Project Engineer
 11/29/02 - J. Williams, Project Engineer
 11/30/02 - J. Williams, Project Engineer
 12/01/02 - J. Williams, Project Engineer
 12/02/02 - J. Williams, Project Engineer
 12/03/02 - J. Williams, Project Engineer
 12/04/02 - J. Williams, Project Engineer
 12/05/02 - J. Williams, Project Engineer
 12/06/02 - J. Williams, Project Engineer
 12/07/02 - J. Williams, Project Engineer
 12/08/02 - J. Williams, Project Engineer
 12/09/02 - J. Williams, Project Engineer
 12/10/02 - J. Williams, Project Engineer
 12/11/02 - J. Williams, Project Engineer
 12/12/02 - J. Williams, Project Engineer
 12/13/02 - J. Williams, Project Engineer
 12/14/02 - J. Williams, Project Engineer
 12/15/02 - J. Williams, Project Engineer
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 12/22/02 - J. Williams, Project Engineer
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 12/24/02 - J. Williams, Project Engineer
 12/25/02 - J. Williams, Project Engineer
 12/26/02 - J. Williams, Project Engineer
 12/27/02 - J. Williams, Project Engineer
 12/28/02 - J. Williams, Project Engineer
 12/29/02 - J. Williams, Project Engineer
 12/30/02 - J. Williams, Project Engineer
 12/31/02 - J. Williams, Project Engineer

EXHIBIT "A" – Description of Easement Area: From inside face of west building wall to exit from property along east sidewalk of Gay Street.

Being a 15-foot wide easement in the east sidewalk of Gay Street from the US Appraisers Stores' property line to the US Appraisers Stores building line. The centerline of said easement shall be approximately 10 feet north of the southwest corner of the US Appraisers Stores' Building as shown in plan on Exhibit "A" Sheet A-7. Said easement shall contain two 14-inch diameter chilled water mains and two 5-inch diameter telecommunication conduits as shown in Exhibit "A" Sheets A-7&8. The approximate centerline location of the chilled water mains is at elevation 4.6 as referenced to the Baltimore City datum as shown in profile on Exhibit "A" Sheet A-8. The approximate finished grade of the sidewalk is at elevation 7.8 as referenced to the Baltimore City datum as shown in profile on Exhibit "A" Sheet A-8.

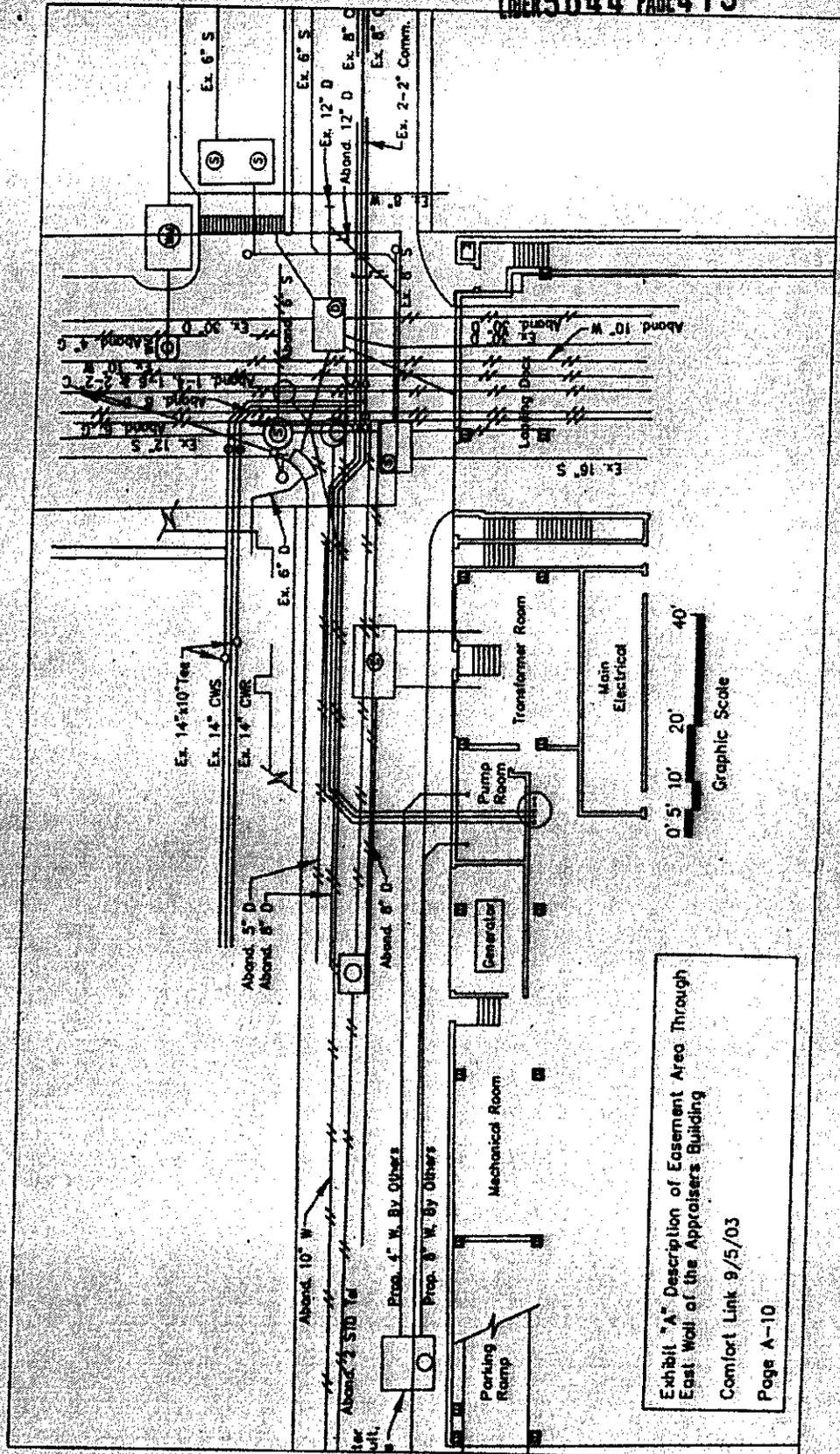


Exhibit "A" Description of Easement Area Through East Wall of the Appraisers Building
 Comfort Link 9/5/03
 Page A-10

0' 5" 10' 20' 40'
 Graphic Scale

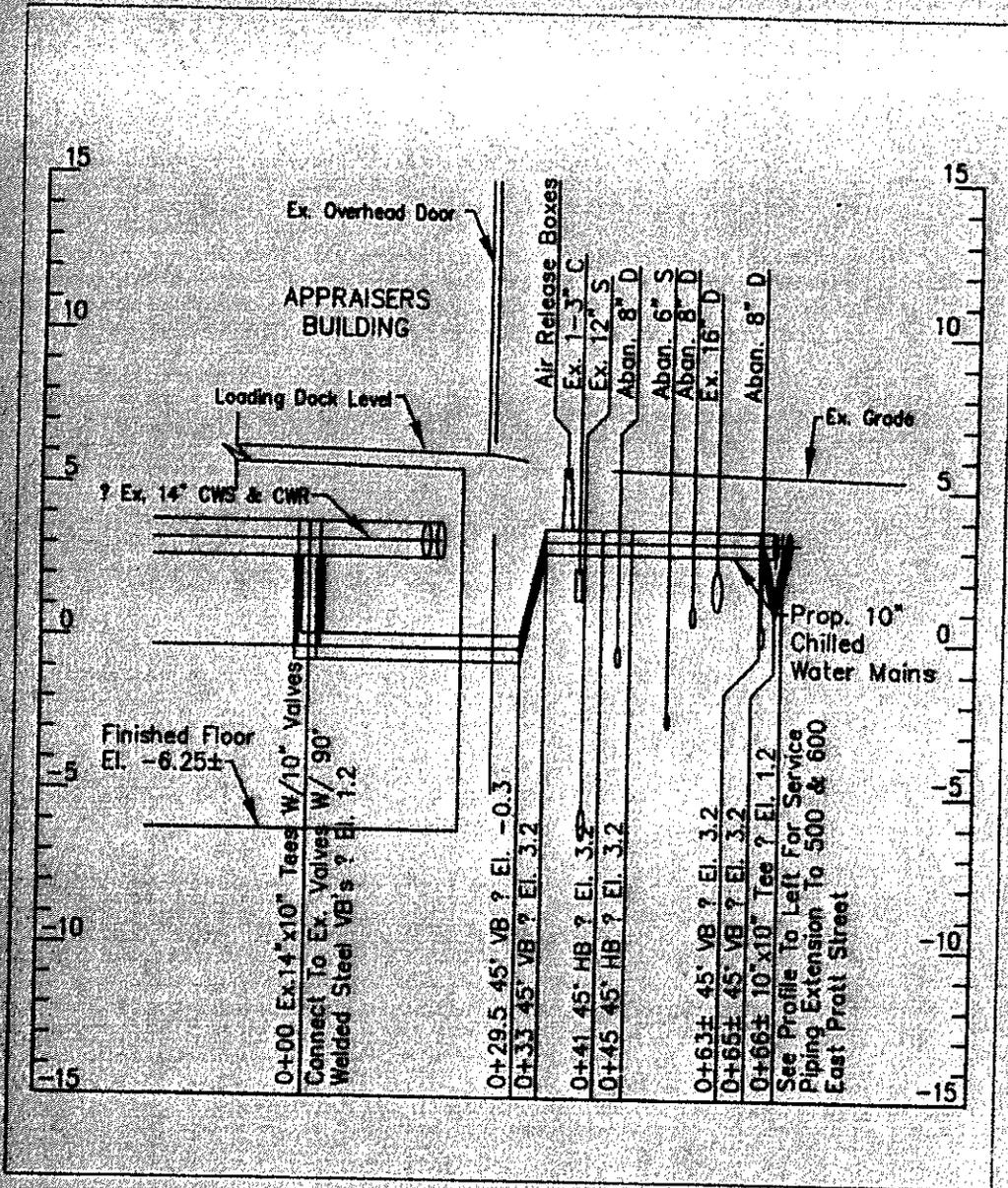


Exhibit "A" Description of Easement Area Through Appraisers East Building Wall
 Comfort Link 9/5/03
 Page A-11

EXHIBIT "A" – Description of Easement Area: From inside face of south building wall to exit from property along east side of building to Frederick Street.

The following is a description of the Comfort Link utilities leaving the Appraisers' Stores building on the east side of the property line to Frederick Street.

Being a 15-foot wide easement along the south and east wall of the US Appraisers Stores building. The centerline of said easement shall be approximately 11 feet north of the south wall of the US Appraisers Stores building as shown in plan on Exhibit A-4 "In-building" and A-10, site drawing. Said easement shall contain two 14" chilled water mains with two 10" branch piping takeoffs and two 2" communications conduits that exit the building at the east wall between column lines 5 and 6, (exhibits A-10 & A-11).

The approximate centerline location of the chilled water main is at elevation 3.0 as referenced to the Baltimore City datum as shown in profile on Exhibit A-5 "In-building" and A-11, site drawing. The approximate finished grade at the exterior building line is at elevation -0.5 as referenced to the Baltimore City datum as shown in profile on Exhibit A-11.

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DAVID FR

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