

Resolution No.: 19-07
Introduced: April 16, 2019
Adopted: April 16, 2019

**COUNTY COUNCIL
FOR FREDERICK COUNTY, MARYLAND**

By County Council

SUBJECT: Amending Resolution No. 97-15 adopted by the Board of County Commissioners of Frederick County on September 23, 1997 to add property to the Urbana Community Development Authority

R E C I T A L S

Under the provisions of Chapter 517 of the Laws of Maryland of 1997 codified as Section 2-7-125 of “Article VI. Community Development Authorities” in Chapter 2-7 of the Public Local Laws of Frederick County as amended (the “Act”), Frederick County, Maryland, a body politic and corporate and a political subdivision of the State of Maryland (the “County”) may create community development authorities, levy ad valorem or special taxes and borrow money by issuing and selling bonds for the purpose of financing the cost of the design, construction, establishment, extension, alteration, or acquisition of adequate storm drainage systems, sewers, water systems, roads, bridges, culverts, tunnels, streets, sidewalks, lighting, parking, parks and recreation facilities, facilities for indoor and outdoor recreational and cultural uses, entrance areas, security facilities, guard houses, fencing, landscaping improvements, curbs and gutters, museums and cultural facilities, dams, flood mitigation uses, libraries, transit facilities, solid waste facilities, and other infrastructure improvements as necessary, whether situated within the community development authorities or outside the community development authorities. The bonds authorized by the Act are special obligations of the County payable from a special fund created by the County for the purpose of paying the debt service on the bonds and from other assets or revenues pledged by the County for that purpose (the “Bonds”).

Pursuant to Resolution No. 97-15 adopted on September 23, 1997, following a public hearing held pursuant to notice published in the *Frederick News Post* on September 12, 1997 (the “Designation Resolution”), the County created a community development authority in order to encourage and promote the development of a mixed use commercial/residential community within Frederick County to be known as the “Urbana Community Development Authority (the “Urbana CDA”) which geographic area is more particularly described in the Designation Resolution. The County further determined to apply the special tax revenues and the proceeds of any Bonds issued under the Act to provide improvements for the benefit of the property within the Urbana CDA.

Pursuant to Resolution No. 97-20 adopted on December 11, 1997, following a public hearing held pursuant to notice published in the *Frederick News Post* on November 29th and December 5th, 1997 (the “Authorizing Resolution”), the County (i) levied and imposed a tax on all property in the Urbana CDA, (ii) implemented the authority conferred upon it by the Act to issue Bonds to finance improvements in the Urbana CDA, (iii) authorized the execution and delivery of such documents as shall be necessary to be delivered in connection with the issuance of the Bonds and the financing of the Project (as defined in the Authorizing Resolution), and (iv) specified certain other matters relating to the Bonds and the Project, including the time period in which Bonds must be issued. On November 19, 1998 the County issued its \$30,000,000 Frederick County Maryland Special Obligation Bonds (Urbana Community Development Authority) Series 1998.

Pursuant to Resolution No. 04-05, adopted on March 16, 2004 following a public hearing held pursuant to notice published in the *Frederick News-Post* on March 6 and March 13, 2004, the County issued its \$32,974,000 Frederick County Maryland Special Obligation Bonds (Urbana Community Development Authority) Series 2004.

Pursuant to Resolution No. 06-42 adopted on October 24, 2006 following a public hearing held pursuant to notice published in the *Frederick News-Post* on October 14 and October 21, 2006, the County held a public hearing on the addition of property to the Urbana CDA, the modification of the Urbana CDA boundaries, and authorized the issuance of Bonds in an amount not to exceed \$100,000,000 at an interest rate not to exceed 6.25% (the “2006 Authorizing Resolution”). The 2006 Authorizing Resolution provided that in the event no Bonds were issued by December 31, 2007, the 2006 Authorizing Resolution would automatically be revoked.

Pursuant to Amending Resolution No. 07-57 adopted by the Board on November 27, 2007, the time for issuance of the Bonds was extended until December 31, 2008. Due to turmoil in the bond insurer and general credit markets the issuance of the Bonds did not occur prior to December 31, 2008.

Pursuant to Amending Resolution No. 08-30 adopted by the Board on December 2, 2008, the time for issuance of the Bonds was extended until December 31, 2010.

Pursuant to Amending Resolution No. 10-20 adopted by the Board on August 3, 2010, certain provisions relating to the issuance of the Bonds were amended to clarify the interpretations thereof.

On September 23, 2010, the County issued the Bonds.

On October 28, 2013, the County received an Application to Add Property To Urbana Community Development Authority from Monocacy Land Company, LLC, Urbana Corporate Center, LLC and Natelli Holdings Three, LLC (collectively, the “Developer”) to add certain properties to the Urbana CDA. Pursuant to Amending Resolution No. 14-07 adopted by the Board on March 6, 2014, such properties were added to the Urbana CDA.

On October 5, 2018, the County received a Request to Annex Property To the Urbana CDA (the “Request”) from Natelli Communities (the “Developer”) to add certain properties to the Urbana CDA. All such properties are owned by the Developer or its wholly-controlled subsidiaries.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND:

SECTION 1. BE IT RESOLVED, that the Urbana CDA is hereby expanded by the addition of the properties listed on Exhibit A attached hereto and made a part hereof.

SECTION 2. BE IT FURTHER RESOLVED, that notwithstanding any provision of this Resolution to the contrary, this Resolution does not in and of itself authorize the issuance of any bonds. Any issuance of bonds beyond the issuance of the Bonds in 2010 shall be subject to further authorization by the County in compliance with all applicable laws and regulations.

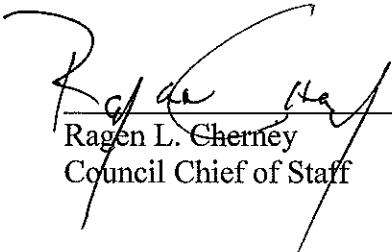
SECTION 3. BE IT FURTHER RESOLVED, that all other terms and provisions of the Designation Resolution, the Authorizing Resolution, the 2006 Authorizing Resolution and all other resolutions amendatory thereof or supplemental thereto remain in full force and effect unchanged by this Resolution.

SECTION 4. BE IT FURTHER RESOLVED, that this Resolution shall take effect from the date of its adoption.

Adopted this 16th day of April, 2019.

The undersigned hereby certifies that this Resolution was approved and adopted on the 16th day of April, 2019.

ATTEST:


Ragen L. Cherney
Council Chief of Staff

COUNTY COUNCIL OF
FREDERICK COUNTY, MARYLAND

By:

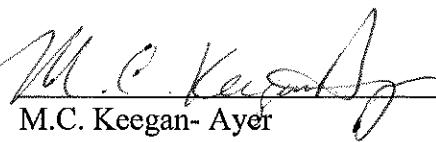

M.C. Keegan-Ayer
President

Exhibit A

PROPERTY DESCRIPTION

**Description of Property to be Annexed into the
URBANA COMMUNITY DEVELOPMENT AUTHORITY
The Property of
URBANA ACTIVE ADULT, LLC
Urbana (No. 7) Election District
Frederick County, Maryland**

Being all of the property acquired by Urbana Active Adult, LLC, a Maryland limited liability company, from Raystock, LLC, a Maryland limited liability company, by a deed dated January 3, 2018, and recorded among the Land Records of Frederick County, Maryland, in Liber 12222 at folio 298, and being more particularly described as follows:

Beginning for the same at stone found at the beginning of the 1st or North 26° 11' 44" East, 487.90 foot line as described in the aforesaid deed recorded in Liber 12222 at folio 298; thence running with all of the 1st through 3rd lines of said deed and binding on the southeasterly plat outline as shown on a plat entitled "Dedication Plat, 70' Access Right-of-Way, Knowledge Farms Partners, LLC" and recorded among the aforesaid Land Records in Plat Book 77 at Page 20, the following 3 courses and distances:

1. North 26° 11' 44" East, 487.90 feet to a rebar and cap ("P&AC 339") found; thence
2. North 34° 17' 10" East, 428.94 feet to an iron pipe found; thence
3. North 09° 15' 57" East, 251.28 feet, passing over a rebar and cap found ("P&AC 339") at 185.89 feet, to a point of nontangent curvature at the beginning of the 4th line as described in the aforesaid deed; thence running with all of the 4th and 5th lines of said deed, also running with part of the northeasterly right of way line of Urbana Pike, Maryland Route 355 (40 foot wide right of way) as shown on Maryland State Roads Commission Plats BJF and BJB (no record of right of way acquisition by the State Roads Commission) and binding on the 5th and 6th lines of Parcel Two as described in a deed from William M. Moore and Joseph D. O'Connell, Co-Personal Representatives of the Estate of Blake D. Merson, to the Montgomery County Humane Society, Inc., and the Frederick County Humane Society, Inc., dated October 9, 1989, and recorded among the aforementioned Land Records in Liber 1607 at folio 885, the following 2 courses and distances:

4. 245.99 feet along the arc of a curve deflecting to the right, having a radius of 1810.00 feet (chord: South 39° 08' 39" East, 245.80 feet) to a point of tangency; thence
5. South 35° 15' 02" East, 601.12 feet to a point of curvature at the beginning of the 6th line as described in the aforesaid deed recorded in Liber 12222 at folio 298; thence running with all of said deed line, also running with part of the northeasterly right of way line of Urbana Pike, Maryland Route 355 (40 foot wide right of way), and binding on the 5th line of said Parcel Two recorded in Liber 1607 at folio 885, and on the 2nd line of Parcel Three as described in said deed recorded in Liber 1607 at folio 885, the following course and distance
6. 277.88 feet along the arc of a curve deflecting to the left, having a radius of 2990.00 feet (chord: South 37° 54' 47" East, 277.78 feet) to a point of nontangency at the beginning of the 7th line as described in the aforesaid deed recorded in Liber 12222 at folio 298; thence leaving said northeasterly right of way line and running with all of said 7th deed line, and binding on the 5th or North 52° 00' 00" East, 3925.28 foot line as described in a deed from The Maryland Title Guarantee Company, to Baltimore Gas and Electric Company, dated November 3, 1971, and recorded among the aforementioned Land Records in Liber 862 at folio 639, the following course and distance
7. South 52° 00' 16" West, 3981.68 feet, passing over a rebar found at 50.84 feet, to a point at the beginning of the 8th line as described in the aforesaid deed recorded in Liber 12222 at folio 298; thence running with all of the 8th through 10th lines of said deed and binding on the 14th through 16th lines of Parcel F1, Parcel A, Parcel No. 1 as described in a corrective deed from Fairview Properties, LLC, and Monocacy Land Company, LLC, to Urbana Corporate Center, LLC, dated October 30, 2003, and recorded among the aforementioned Land Records in Liber 4238 at folio 462, the following 3 courses and distances:
8. South 79° 26' 30" West, 75.24 feet, passing over a rebar and cap ("LSA 21103") found at 0.31 feet, to an iron pipe found; thence

9. North $14^{\circ} 58' 46''$ West, 652.92 feet to a stone found; thence
10. North $23^{\circ} 34' 42''$ East, 329.85 feet to a pinched iron pipe found at the beginning of the 11th line as described in the aforesaid deed recorded in Liber 12222 at folio 298; thence running with all of the 11th and 12th lines of said deed and binding on the 2nd through 4th lines of Part 2 – South as described in a deed from Urbana Corporate Center, LLC, to Urbana Active Adult, LLC, dated September 14, 2018, and recorded among the aforesaid Land Records in Liber 12648 at folio 95, the following 2 courses and distances:
 11. North $49^{\circ} 01' 56''$ East, 1053.05 feet to a stone found; thence
 12. North $01^{\circ} 14' 46''$ West, 998.57 feet to a stone found at the beginning of the 13th line as described in the aforesaid deed recorded in Liber 12222 at folio 298; thence running with all of said deed line and binding on the 1st line of Part 2 – South as described in the aforesaid deed recorded in Liber 12648 at folio 95, also binding on the South $31^{\circ} 29' 37''$ West, 44.23 foot plat line as shown on said plat recorded in Plat Book 77 at Page 20, the following course and distance
13. North $31^{\circ} 29' 05''$ East, 990.00 feet, passing over a T-bar found at 945.63 feet, to a point at the beginning of the 14th line as described in the aforesaid deed recorded in Liber 12222 at folio 298; thence running with all of the 14th through 16th lines of said deed and binding on the southwesterly plat outline as shown on said plat recorded in Plat Book 77 at Page 20, the following 3 courses and distances:
 14. South $05^{\circ} 16' 55''$ West, 220.17 feet to a rebar and cap ("P&AC 339") found; thence
 15. South $08^{\circ} 11' 45''$ East, 423.66 feet to a 1/2 inch diameter rebar found; thence
 16. South $56^{\circ} 07' 10''$ East, 900.66 feet to the Point of Beginning; containing 4099602 square feet or 94.11392 acres of land more or less.

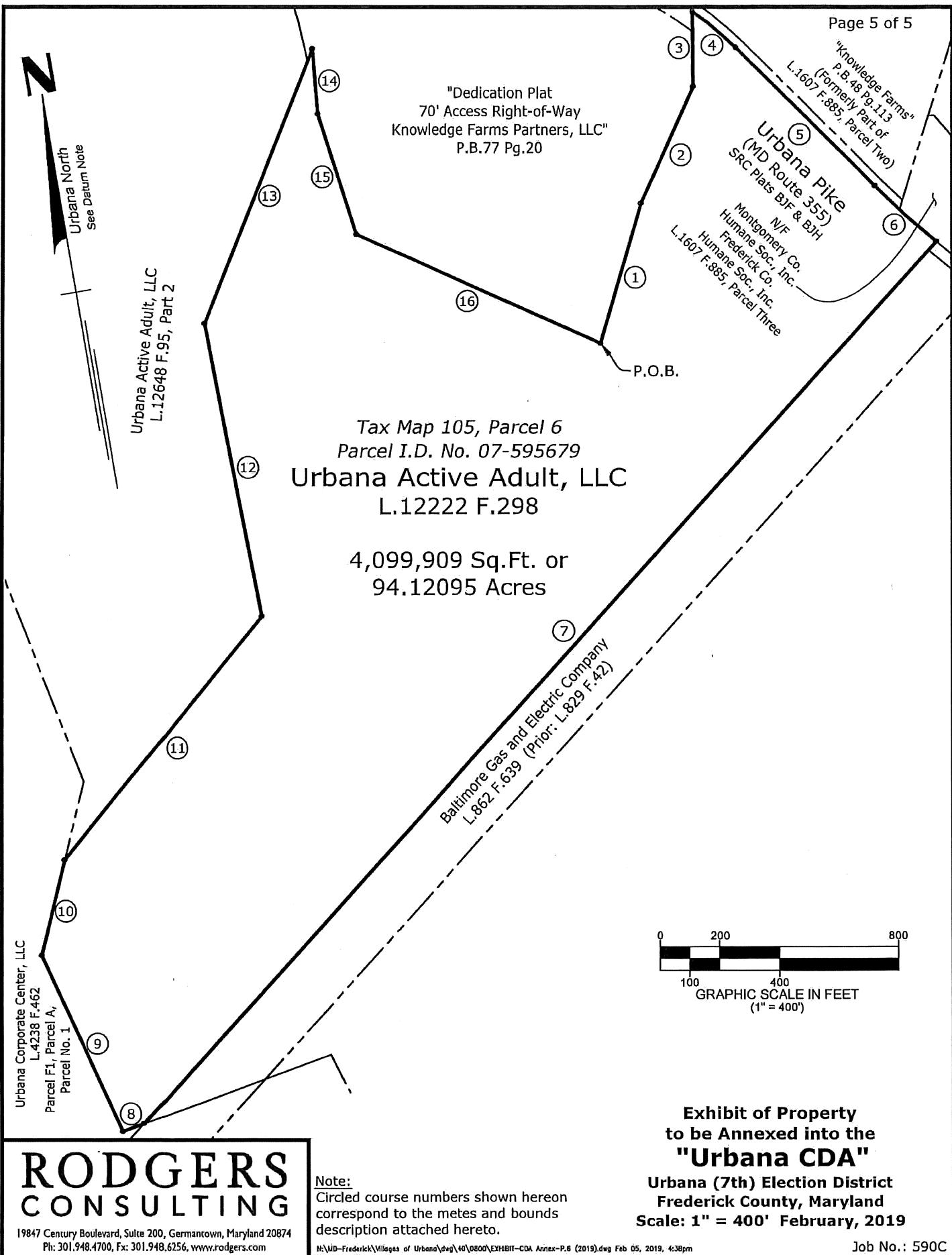
This description was prepared by Rodgers Consulting, Inc., and is in the Maryland Coordinate System (NAD83/91 datum) as established by the National Geodetic Survey. Stations used are Reels with grid coordinates of North 617,655.41 feet, East 1,199,541.10 feet and Hope with grid coordinates of North 612,005.44 feet, East 1,202,159.54 feet. The combined scale factor for this project is 0.99997088 and average project elevation is 395 feet.

The undersigned, being a licensed surveyor, personally prepared or was in responsible charge of the preparation and the survey work reflected in this metes and bounds description, in compliance with the requirements set forth in "COMAR" Title 09, Subtitle 13, Chapter 06, Regulation .12.

2-5-2019


For: Rodgers Consulting, Inc.
By: Aaron Eugene Worley
Maryland Registration No. 21539
License Expiration Date: 12-23-2019





**Description of Property to be Annexed into the
URBANA COMMUNITY DEVELOPMENT AUTHORITY
Now or Formerly Part of the Property of
NATELLI HOLDINGS II, LLC
Urbana (No. 7) Election District
Frederick County, Maryland**

Being part of the property acquired by Natelli Holdings II, LLC, a Maryland limited liability company, from The Kiplinger Washington Editors, Inc., a Delaware corporation, by a deed dated September 30, 2003, and recorded among the Land Records of Frederick County, Maryland, in Liber 4154 at folio 688; being referenced in said deed as KWE Parcel 5 (2); and being more particularly described as follows:

Beginning for the same at a point on the southerly or North 85° 57' 06" East, 57.17 foot line of Lot 1387 as shown on a plat of subdivision entitled "Final Plat, Section M-1A, Lots 1383-1387 and Parcel 1RR, Villages of Urbana" and recorded among the aforesaid Land Records in Plat Book 93 at Page 23, distant 18.01 feet from the westerly end thereof; thence running with part of said lot line and binding on the northerly right of way of Urbana Pike (Maryland Route 355) as shown on State Highway Administration Plat No. 53161 the following course and distance:

1. South 85° 57' 06" West, 18.01 feet to a point at the easterly end of the southerly or North 79° 13' 56" West, 35.43 foot line of said Lot 1387; thence running with all of said lot line, also running with all of the southerly outline of Lot 1388 as shown on a plat of subdivision entitled "Final Plat, Section M-1A, Lot 1388, Villages of Urbana" and recorded among the aforesaid Land Records in Plat Book 93 at Page 123, and binding on the northerly right of way of Urbana Pike (Maryland Route 355) as shown on State Highway Administration Plat No. 53161 the following 2 courses and distances:
2. North 79° 13' 56" West, 100.15 feet to a point; thence
3. North 76° 53' 25" West, 5.40 feet to a point at the southerly end of the westerly line of said Lot 1388; thence running with all of said lot line, also running with all of the North 18° 52' 09" East, 32.06 foot line of Parcel 1DD as shown on a plat of subdivision entitled "Correction Plat, Section M-1F, Lots 1375-1382 and Parcels 1DD and 1EE, Villages of Urbana" and recorded among the

aforesaid Land Records in Plat Book 91 at Page 144, and binding on the easterly outline of New Parcel 157 as shown on an addition plat entitled "Part of the Lands of Natelli Holdings II, LLC to Monocacy Land Company, LLC" and recorded among the aforesaid Land Records in Plat Book 99 at Page 90, the following course and distance

4. North 18° 52' 09" East, 175.36 feet to a point; thence leaving said parcel outline and running across said Parcel 1DD the following course and distance
5. South 78° 02' 50" East, 123.11 feet to a point; thence running across said Parcel 1DD and Lot 1387, the following course and distance
6. South 19° 14' 37" West, 168.52 feet to the Point of Beginning; containing 21164 square feet or 0.48587 acres of land more or less.

This description was prepared by Rodgers Consulting, Inc., and is in the Maryland Coordinate System (NAD83/91 datum) as established by the National Geodetic Survey. Stations used are Reels with grid coordinates of North 617,655.41 feet, East 1,199,541.10 feet and Hope with grid coordinates of North 612,005.44 feet, East 1,202,159.54 feet. The combined scale factor for this project is 0.99997088 and average project elevation is 395 feet.

The undersigned, being a licensed surveyor, personally prepared or was in responsible charge of the preparation and the survey work reflected in this metes and bounds description, in compliance with the requirements set forth in "COMAR" Title 09, Subtitle 13, Chapter 06, Regulation .12.

2-12-2019

AEW

Date

For: Rodgers Consulting, Inc.
By: *Aaron Eugene Worley*
Maryland Registration No. 21539
License Expiration Date: 12-23-2019



n:\proj\docs\590c\survey\property descriptions\cda annex\parcel 158 - natelli holdings ii (2019).docx

Parcel 1D
"Villages of Urbana"
P.B.68 Pg.167

1375

1376

1377

1378

1379

1380

Parcel 1DD

Brien Alley
(Private Street)

"Villages of Urbana"
P.B.91 Pg.144

N

Urbana North
See Datum Note

T.M.96, P.157
Monocacy Land
Company, LLC
L.12155 F.404
New Parcel 157
P.B.99 Pg.90

(5)

Parcel 1DD
"Villages of Urbana"
P.B.91 Pg.144

N/F

Tax Map 96, Parcel 158
Parcel I.D. No. 07-188722
Natelli Holdings II, LLC

L.4154 F.688

KWE Parcel 5 (2)

21,164 Sq.Ft. or
0.48587 Acres

Lot 1388
"Villages of Urbana"
P.B.93 Pg.123

Lot 1387
"Villages of Urbana"
P.B.93 Pg.23

Lot 1386
"Villages of Urbana"
P.B.93 Pg.23

(2)

P.O.B.

(1)

(3)

L.4154 F.688

KWE Parcel 5 (2)

21,164 Sq.Ft. or

0.48587 Acres

Urbana Pike
Public R/W Width Varies
SHA Plat Nos. 53161 & 59951
L.318 F.530 & L.10647 F.289

0 30
15 60
GRAPHIC SCALE IN FEET
(1" = 30')

RODGERS
CONSULTING

19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700, Fx: 301.948.6256, www.rodgers.com

Note:

Circled course numbers shown hereon
correspond to the metes and bounds
description attached hereto.

N:\10\Frederick\Urbana\deg\40\080\EXHIBIT-CDA Annex-Nat Holdings II (2019).dwg Feb 12, 2019, 10:56am

**Exhibit of Property
to be Annexed into the
"Urbana CDA"**

**Urbana (7th) Election District
Frederick County, Maryland**
Scale: 1" = 30' February, 2019

Job No.: 590C

**Description of Property to be Annexed into the
URBANA COMMUNITY DEVELOPMENT AUTHORITY**
Part of the Property of
URBANA ACTIVE ADULT, LLC
Urbana (No. 7) Election District
Frederick County, Maryland

Being part of the property acquired by Urbana Active Adult, LLC, a Maryland limited liability company, from Urbana Corporate Center, LLC, a Maryland limited liability company, by a deed dated September 14, 2018, and recorded among the Land Records of Frederick County, Maryland, in Liber 12648 at folio 95, being part of Part 2 – South as described in said deed, and being more particularly described as follows:

Beginning for the same at stone found at the beginning of the 37th or 52.57 foot long arc of Part 2 – South as described in the aforesaid deed recorded in Liber 12648 at folio 95; thence running with all of the 37th through 42nd lines of said Part 2 - South and binding on the southwesterly right of way of Urbana Pike (Maryland Route 355) as shown on State Highway Administration (SHA) Plat No. 59665, the following 6 courses and distances:

1. 52.57 feet along the arc of a curve deflecting to the right, having a radius of 1340.00 feet (chord: South 42° 00' 46" East, 52.56 feet) to a point of tangency; thence
2. South 40° 53' 20" East, 166.53 feet to a point; thence
3. South 49° 06' 40" West, 40.00 feet to a point; thence
4. South 40° 53' 20" East, 40.00 feet to a point; thence
5. North 49° 06' 40" East, 40.00 feet to a point; thence
6. South 40° 53' 20" East, 72.47 feet to a point on the 2nd or South 43° 49' West, 183.58 foot line as described in a quitclaim deed from AT&T Corp, to Urbana Corporate Center, LLC, dated April 12, 2012, and recorded among the aforesaid Land Records in Liber 8846 at folio 317, distant 168.20 from a concrete monument found at the end thereof; thence running with part of said 2nd line, all of the 3rd through 5th lines, and part of the 6th line as described in said deed recorded in Liber 8846 at folio 317, the following 3 courses and distances:

February 5, 2019

Page 2 of 3

7. South 36° 36' 01" West, 168.20 feet to a concrete monument found; thence
8. North 40° 25' 59" West, 344.69 feet to a concrete monument found; thence
9. North 40° 50' 42" East, 162.11 feet to the Point of Beginning; containing 53409 square feet or 1.22610 acres of land more or less.

This description was prepared by Rodgers Consulting, Inc., and is in the Maryland Coordinate System (NAD83/91 datum) as established by the National Geodetic Survey. Stations used are Reels with grid coordinates of North 617,655.41 feet, East 1,199,541.10 feet and Hope with grid coordinates of North 612,005.44 feet, East 1,202,159.54 feet. The combined scale factor for this project is 0.99997088 and average project elevation is 395 feet.

The undersigned, being a licensed surveyor, personally prepared or was in responsible charge of the preparation and the survey work reflected in this metes and bounds description, in compliance with the requirements set forth in "COMAR" Title 09, Subtitle 13, Chapter 06, Regulation .12.

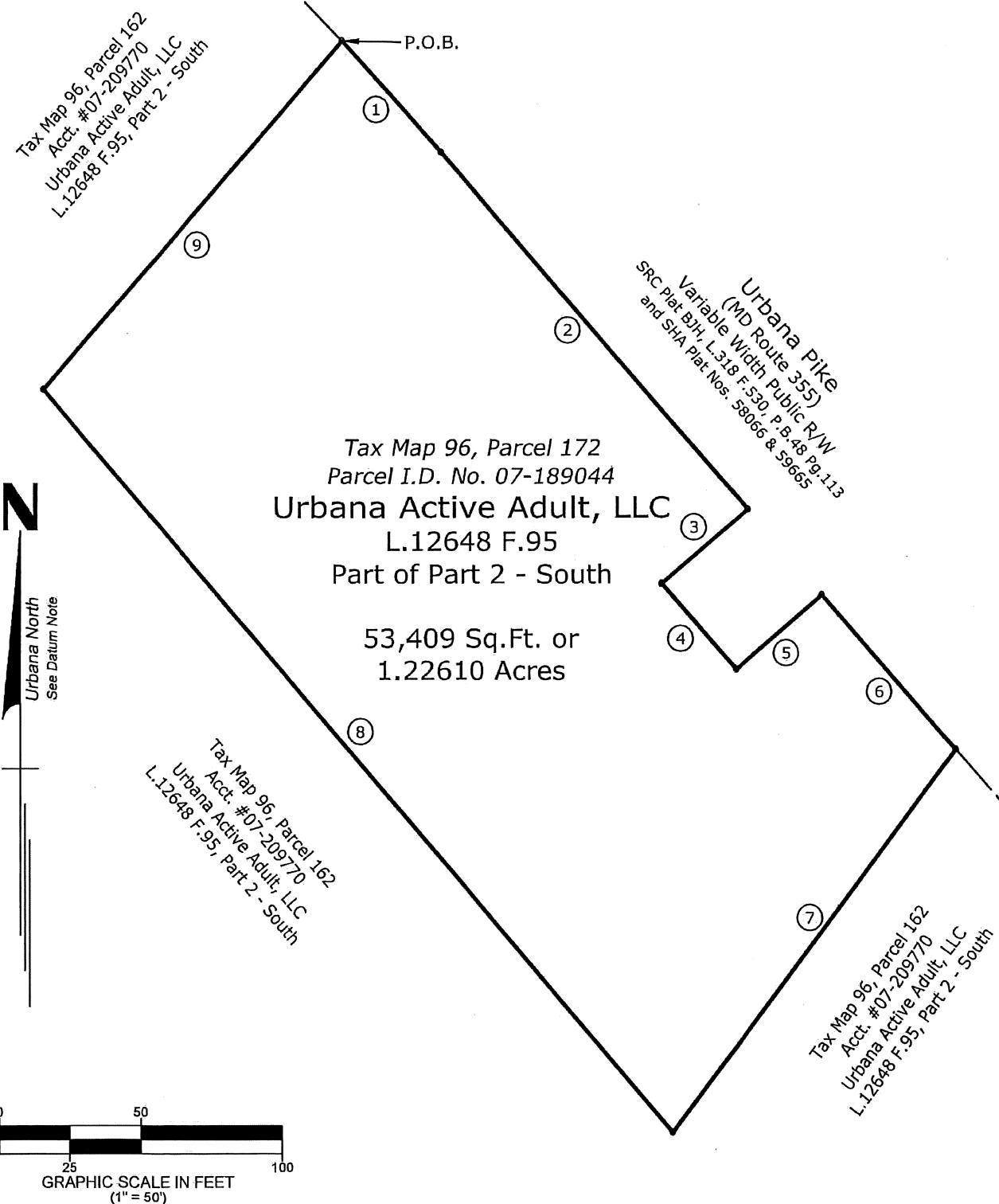
2-5-2019

Date

For: Rodgers Consulting, Inc.
By: Aaron Eugene Worley
Maryland Registration No. 21539
License Expiration Date: 12-23-2019



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**RODGERS
CONSULTING**

19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700, Fx: 301.948.6256, www.rodgers.com

Note:
Circled course numbers shown hereon
correspond to the metes and bounds
description attached hereto.

**Exhibit of Property
to be Annexed into the
"Urbana CDA"**
Urbana (7th) Election District
Frederick County, Maryland
Scale: 1" = 50' February, 2019

Job No.: 590C

**Description of Property to be Annexed into the
URBANA COMMUNITY DEVELOPMENT AUTHORITY
Part of the Property of
MONOCACY LAND COMPANY, LLC
Urbana (No. 7) Election District
Frederick County, Maryland**

Being part of New Parcel 157 as shown on an addition plat entitled "Part of the Lands of Natelli Holdings II, LLC to Monocacy Land Company, LLC" and recorded among the Land Records of Frederick County, Maryland, in Plat Book 99 at Page 90; said New Parcel 157 being all of the property acquired by Monocacy Land Company, LLC, a Maryland limited liability company, from Natelli Holdings II, LLC, a Maryland limited liability company, and Monocacy Land Company, LLC, a Maryland limited liability company, by a deed and confirmatory deed dated November 20, 2017, and recorded among the aforesaid Land Records in Liber 12155 at folio 404, and being more particularly described as follows:

Beginning for the same at a point at the southerly end of the westerly or North $18^{\circ} 38' 49''$ East, 178.54 foot line of New Parcel 157 as shown on the aforesaid plat recorded in Plat Book 99 at Page 90; thence running with all of said plat line and binding on the 2nd or North 20° East, 210 foot line as described in a deed from Edwin L. Wood and Jean H. Wood to Edwin L. Wood and Jean E. Hawkins Wood, Trustees of The Edwin L. wood Revocable Trust Agreement and The Jean E. Hawkins Wood Revocable Trust Agreement, dated November 24, 2003, and recorded among the aforesaid Land Records in Liber 4304 at folio 59, the following course and distance:

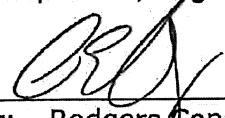
1. North $18^{\circ} 38' 49''$ East, 178.54 feet to a point at the westerly end of the northerly line of said New Parcel 157; thence running with part of said parcel line and binding on the southerly outline of Parcel 1D as shown on a plat of subdivision entitled "Final Plat, Section M-1A, Lots 1001-1006, 1035-1044 and Parcels 1A-1D, Villages of Urbana" and recorded among the aforesaid Land Records in Plat Book 68 at Page 167, the following course and distance
2. South $70^{\circ} 56' 22''$ East, 79.58 feet to a point; thence leaving said parcel line and running across said New Parcel 157 the following course and distance

3. South $18^{\circ} 52' 09''$ West, 179.87 feet to a point on the southerly or North $70^{\circ} 51' 15''$ West, 97.47 foot line of said New Parcel 157, distant 21.37 feet from the westerly end thereof; thence running with part of said parcel line and binding on the northerly right of way of Urbana Pike (Maryland Route 355) as shown on State Highway Administration Plat No. 53161 the following 2 courses and distances:
4. North $70^{\circ} 51' 15''$ West, 21.37 feet to a point of curvature; thence
5. 57.54 feet along the arc of a curve deflecting to the right, having a radius of 1364.76 feet (chord: North $69^{\circ} 38' 47''$ West, 57.54 feet) to the Point of Beginning; containing 14223 square feet or 0.32652 acres of land more or less.

This description was prepared by Rodgers Consulting, Inc., and is in the Maryland Coordinate System (NAD83/91 datum) as established by the National Geodetic Survey. Stations used are Reels with grid coordinates of North 617,655.41 feet, East 1,199,541.10 feet and Hope with grid coordinates of North 612,005.44 feet, East 1,202,159.54 feet. The combined scale factor for this project is 0.99997088 and average project elevation is 395 feet.

The undersigned, being a licensed surveyor, personally prepared or was in responsible charge of the preparation and the survey work reflected in this metes and bounds description, in compliance with the requirements set forth in "COMAR" Title 09, Subtitle 13, Chapter 06, Regulation .12.

2-7-2019



Date

For: Rodgers Consulting, Inc.
By: Aaron Eugene Worley
Maryland Registration No. 21539
License Expiration Date: 12-23-2019



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N

Urbana North
See Datum Note

Edwin L. T.M. 96, P.156
Wood Revocable & Jean E. Hawkins
L.4304 F.59

Brien Alley
(Private Street)

1002

1001

"Villages of Urbana"
P.B.68 Pg.167

Parcel 1D

(2)

Tax Map 96, Part of Parcel 157
Parcel I.D. No. 07-199708

Monocacy Land
Company, LLC
L.12155 F.404

Part of New Parcel 157
P.B.99 Pg.90

14,233 Sq.Ft. or
0.32652 Acres

(3)

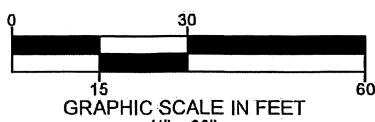
T.M.96, Part of P.157
Monocacy Land Company, LLC
L.12155 F.404
Part of New Parcel 157
P.B.99 Pg.90

P.O.B.

(5)

(4)

Urbana Pike
Public R/W Width Varies
SHA Plat Nos. 53161 & 59951
L.318 F.530 & L.10647 F.289



RODGERS
CONSULTING

19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700, Fx: 301.948.6256, www.rodgers.com

Note:

Circled course numbers shown hereon
correspond to the metes and bounds
description attached hereto.

**Exhibit of Property
to be Annexed into the
"Urbana CDA"**

Urbana (7th) Election District
Frederick County, Maryland
Scale: 1" = 30' February, 2019

Job No.: 590C

LEGEND

112 - 113

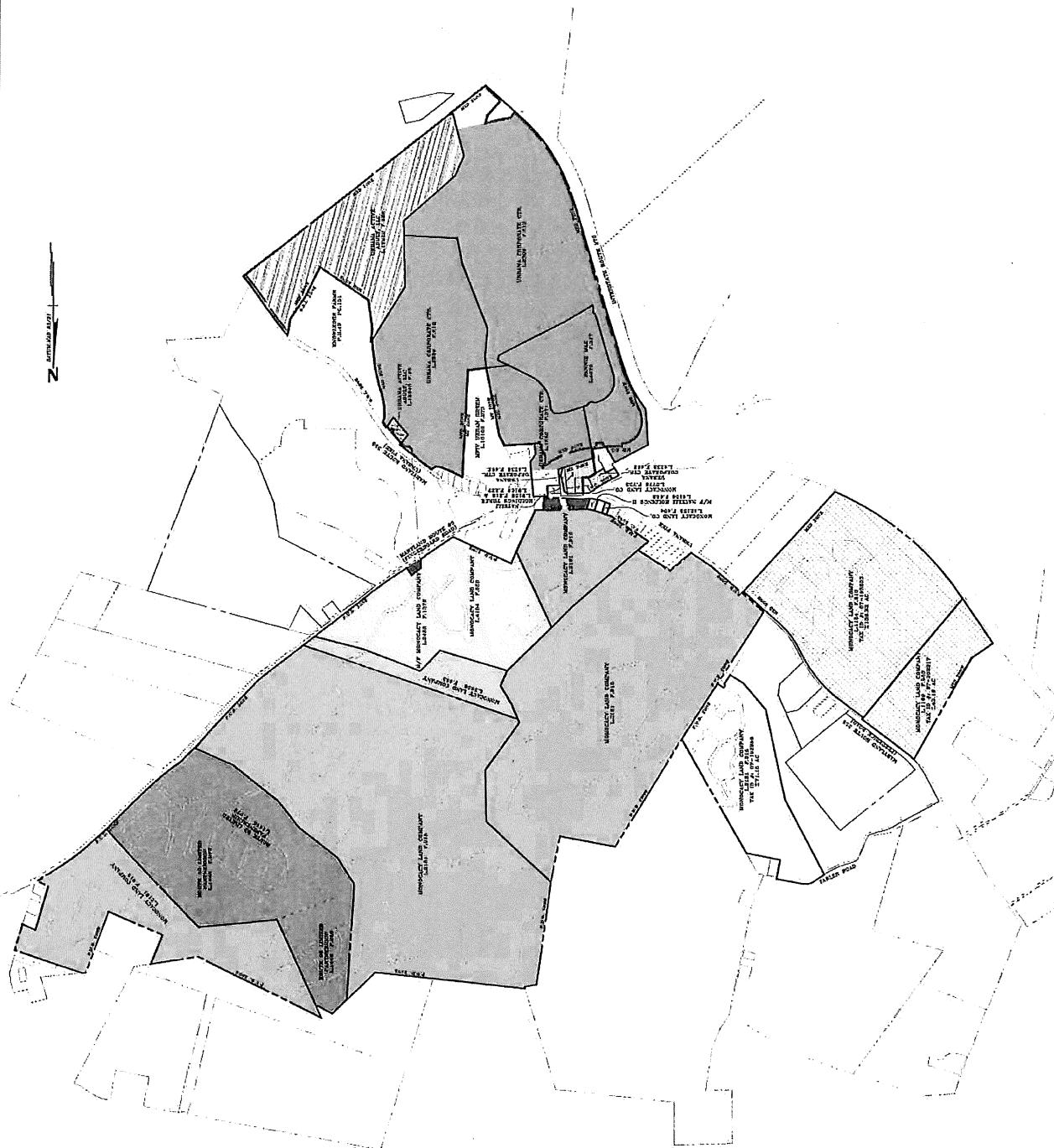
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PROPERTY OF URGOCITY LAND COMPANY # 12724 AC	URGOCITY LAND COMPANY INC	URGOCITY LAND COMPANY INC
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URBANA CITY ANNUAL TAX, 2008	
ZONING	
PROPERTY OF MONOCITY LAND COMPANY 1/2, 16.12 AC	W.D.
PROPERTY OF MONOCITY LAND COMPANY 1/2, 71.12 AC	P.U.D.
TAXES PAID AND CHARGED	
100% PROPERTY TAXES PAID (\leq 1/2 AC)	
TAXES CHARGED (\leq 1/2 AC)	

URBANA CHA AMERICAN, 2013	ZONING PROPERTY OF URBANA CHA AMERICAN, LLC PROPERTY OF URBANA CHA AMERICAN, LLC PROPERTY OF URBANA CHA AMERICAN, LLC PROPERTY OF URBANA CHA AMERICAN, LLC	ZONING PROPERTY OF URBANA CHA AMERICAN, LLC PROPERTY OF URBANA CHA AMERICAN, LLC PROPERTY OF URBANA CHA AMERICAN, LLC PROPERTY OF URBANA CHA AMERICAN, LLC
URBANA CHA AMERICAN, 2013	NC 1-2.5 (45) NC 1-2.5 (45)	NC 1-2.5 (45) NC 1-2.5 (45)

Area Tabulation by Zone				
Zone	Acres	Year		
MX	4,115	2013		
	4,115	Total MX		
MBD	331,411	2006		
	331,411	Total MBD		
MBD	181,421	2006		
	181,421	Total MBD		
	610,559	Total MBD		
P.I.D.	101,614	2006		
	101,614	Total P.I.D.		
V.C.	7,671	2005		
	7,671	Total V.C.		
	114,325	Total V.C.		
	122,995	Total V.C.		
	1,769,551	Total V.C.		



Graphic Scale	Property Identification Plan	C.D.A. Application Exhibit
		Urban No. 71 Eleventh District, Frederick County, Maryland

Attachment 2

Natelli Communities

October 5th, 2018

HAND DELIVERED

The Honorable Jan H. Gardner, County Executive
The Honorable Harold F. "Bud" Otis, President
County Council of Frederick County, Maryland
Winchester Hall
12 East Church Street
Frederick, Maryland 21701

Re: Request to Annex Property to the Urbana CDA

Dear County Executive Gardner, President Otis and Members of the County Council:

Please accept this letter as a request to add additional property to the Urbana Community Development Authority (Urbana CDA). The property to be added consists of four (4) separate parcels, containing a total of 96.16 ± acres of land within the Urbana development. All lands to be added/amended are owned by the applicant, Natelli Communities and its wholly-controlled affiliates (collectively, the Applicant).

All of the lands to be added are zoned for development and have completed the site and preliminary subdivision approval process. These lands will benefit from and be served by the existing major infrastructure (roads, water and sewer) installed by the Applicant to serve the Urbana development. Much of this infrastructure was financed by the issuance of Special Revenue Bonds - Urbana CDA; the bonds are being repaid by special taxes levied on taxpayer property located within the boundary of the Urbana CDA. Addition of the proposed lands will ensure that the owners of these lands pay an equitable share of the cost of the infrastructure that benefits their properties.

With the addition of the lands requested in this application, the Urbana CDA will comprise 1,763.5± acres; all of which benefit directly from the portion of the regional and local infrastructure that has been constructed with proceeds from the issuance of Urbana CDA bonds.



The Honorable Jan H. Gardner, County Executive
The Honorable Harold "Bud" F. Otis, President
County Council of Frederick County, Maryland
Page 2

We would appreciate having this matter placed on the Council's calendar for action and we thank you for your consideration of this request.

Sincerely,

NATELLI COMMUNITIES

By: T. A. Natelli
Thomas A. Natelli
President & CEO

cc: Raymond V. Barnes, Chief Administrative Officer
Lori L. Depies, Director of Finance
John S. Mathias County Attorney
James E. Cumbie, Partner, Venable LLP
Keenan S. Rice, President, MuniCap, Inc.

Attachment 3



FREDERICK COUNTY GOVERNMENT

OFFICE OF THE COUNTY EXECUTIVE *Raymond V. Barnes, Jr., Chief Administrative Officer*

Jan H. Gardner
County Executive

October 16, 2018

Thomas A. Natelli, President and CEO
Natelli Communities
506 Main Street
Gaithersburg, MD 20878

RE: Request to Annex Property to the Urbana CDA

Dear Mr. Natelli:

Thank you for your letter, which I received on October 12, 2018, regarding the Urbana CDA.

I have forwarded your request to expand the CDA to Lori Depies, Director of the Division of Finance. She will review the steps needed to give further consideration of your request. She will be touch with you or your key staff should she need additional information.

Please note that while we will begin to initiate research and accumulate the documents needed as soon as possible, the scheduling of review by the Council may be delayed until the election is complete and a new Council has been assembled.

If you or your staff has any questions, feel free to contact me or Ms. Depies at 301-600-1753 or LDepies@frederickcountymd.gov.

Sincerely,

A handwritten signature in black ink that reads "Jan H. Gardner".

Jan H. Gardner
County Executive

pc: The Honorable Bud Otis, President, Frederick County Council
Raymond V. Barnes Jr., Chief Administrative Officer
Lori Depies, Director, Finance Division
John S. Mathias, County Attorney
James Cumbie, Partner, Venable LLP
Keenan S. Rice, President, MuniCap, Inc.