

RESOLUTION AUTHORIZING EASEMENTS

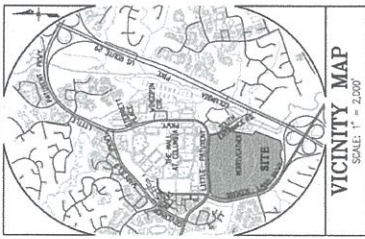
The Columbia Association (“CA”) Board of Directors (the “Board”) has considered whether to grant easements to HRD, utility companies and Howard County relating to Open Space Lots 1 and 8 as shown on the record plat sheets 6, 8, and 9 of 22 titled “Downtown Columbia Merriweather-Symphony Woods Neighborhood Open Space Lot 1 and Non-Buildable Bulk Parcel A” (F-15-106) to be recorded (the “Easements”). The Easements are public easements to Howard County and private easements to HRD and to utility companies for gas, electric, telephone and cable service, as shown on the attached Exhibit. The Board makes the following findings with respect to the Easements:

1. The execution and performance of the Easements is taken exclusively for the promotion of the social welfare of the people of Columbia;
2. The Easements are expected to produce civic betterments or social improvements consisting of development of downtown Columbia and the Crescent Neighborhood; and
3. The Easements produce benefits for the people of Columbia that are necessary incidents to the accomplishment of CA’s purpose to promote the social welfare of the people of Columbia.

Having made these findings, the Board hereby authorizes the execution of the Easements on behalf of CA.

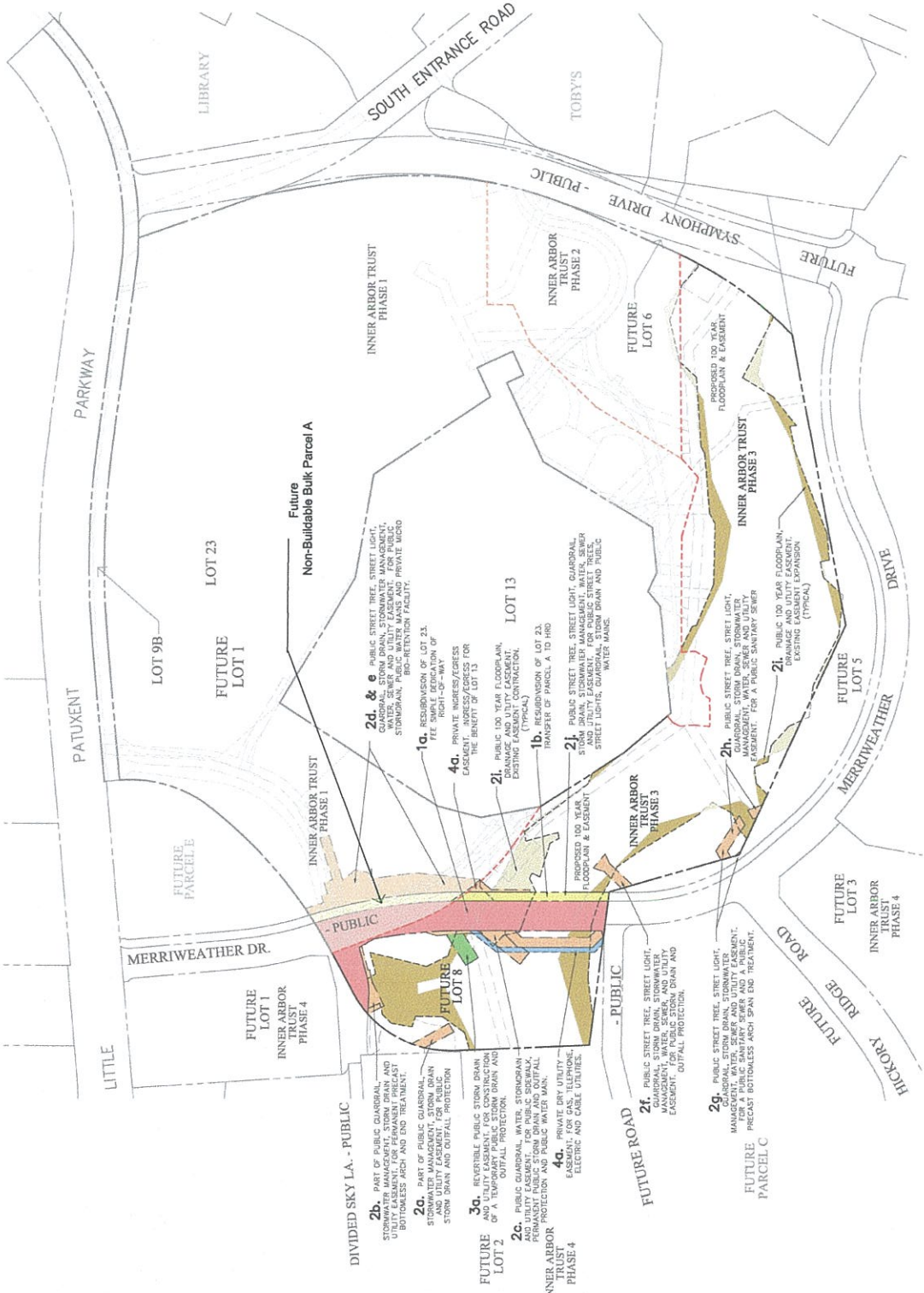
BE IT SO RESOLVED

_____, 2016



VICINITY MAP
SCALE: 1" = 2,000'

- PROPOSED PUBLIC EASEMENTS
- PROPOSED PRIVATE EASEMENTS
- PROPOSED PUBLIC 100 YEAR FLOODPLAIN EASEMENT (EXPANSION FROM EXISTING DOCUMENT)
- PROPOSED PUBLIC 100 YEAR FLOODPLAIN EASEMENT (CONTRACTION FROM EXISTING EASEMENT)
- PROPOSED REVERTIBLE EASEMENTS
- EX. EASEMENTS (PUBLIC AND PRIVATE)
- BOUNDARY BETWEEN INNER ARBOR TRUST PHASES
- Area of Lot 23 to be dedicated to Howard County for Public Roadways
- Area of Lot 23 to be transferred to HRD



EASEMENTS

GLW GUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 800 WASHINGTON BLVD., SUITE 2000 BETHESDA, MARYLAND 20814 TEL: 301-461-4000 FAX: 301-461-4008		PREPARED FOR: HOWARD HUGHES CORPORATION 10480 LITTLE PATENT PARKWAY COLUMBIA, MD 21044 ATTN: LAND SERVICES TEL: 410-994-8440		EASEMENT EXHIBIT B MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD LOT 23 PLAT No. 1333 & 1338 ELECTION DISTRICT No. 5		SCALE 1" = 100'	ZONING HT	G. L. N. FILE No. 11071
DATE OCT. 2016	CHK. [Signature]	DATE OCT. 2016	CHK. [Signature]	DATE OCT. 2016	CHK. [Signature]	SHEET 36 - 1	OF 1	

RESOLUTION AUTHORIZING PROPERTY TRANSFER

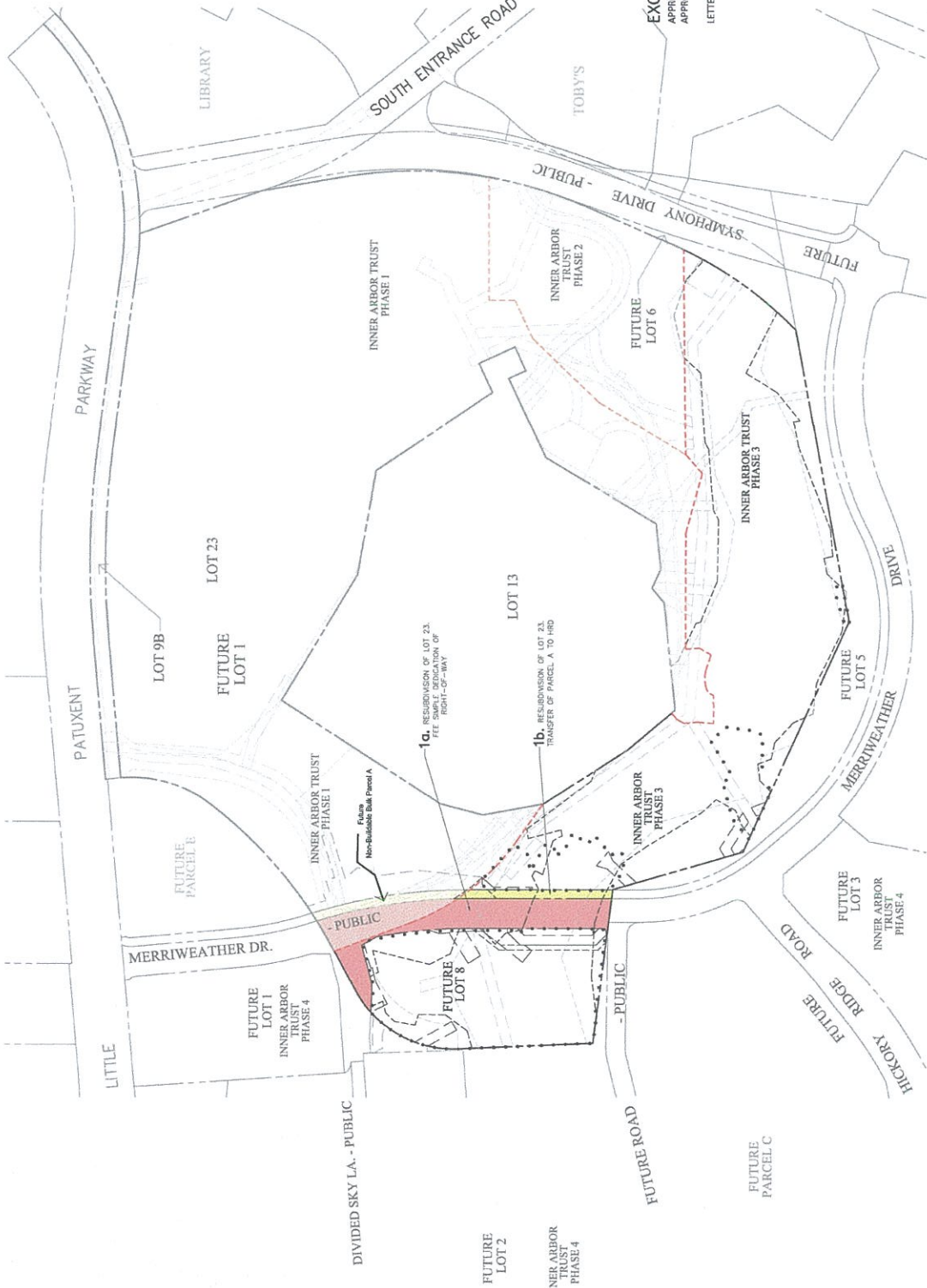
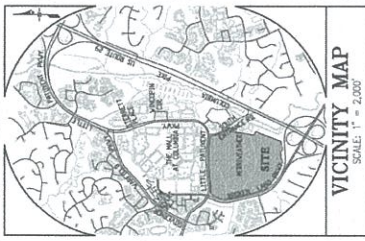
The Columbia Association (“CA”) Board of Directors (the “Board”) has considered whether to authorize a transfer to HRD of the following property: Non-buildable Bulk Parcel A, consisting of 10,947 square feet as shown on record plat sheets 7 and 8 of 22 titled “Downtown Columbia Merriweather Symphony Woods Neighborhood Open Space Lot 1 and Non-buildable Bulk Parcel A” (F-15-106) to be recorded (the “Property Transfer”). The Board makes the following findings with respect to the Property Transfer:

1. The execution of the Property Transfer is taken exclusively for the promotion of the social welfare of the people of Columbia;
2. The Property Transfer is expected to produce civic betterments or social improvements consisting of construction of a portion of the downtown multi-use pathway; and
3. The Property Transfer produces benefits for the people of Columbia that are necessary incidents to the accomplishment of CA’s purpose to promote the social welfare of the people of Columbia.

Having made these findings, the Board hereby authorizes the execution of the Property Transfer on behalf of CA.

BE IT SO RESOLVED

_____, 2016



Area of Lot 23 to be dedicated to Howard County for Public Roadways

Area of Lot 23 to be transferred to HRD

EX. EASEMENTS (PUBLIC AND PRIVATE)

BOUNDARY BETWEEN INNER ARBOR TRUST PHASES

LAND TRANSFER

GLW Gutschick Little & Weber, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3000 W. MARKET STREET, SUITE 200 ANNAPOLIS, MARYLAND 21403 TEL: 410-411-4141 FAX: 410-495-2822	DATE	BY / APPR.	REASON
PREPARED FOR: HOWARD HUGHES CORPORATION 10400 LITTLE PATENT PARKWAY COLUMBIA, MD 21044 ATTN: BOB DENOVIS 410-354-5410	SCALE 1" = 100' DATE MAY, 2016	ZONING NT	C. L. & FILE NO. 11071
EXHIBIT A MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD LOT 23 PLAT NO. 13357 & 13358 ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND	IN MAP - ORD 36 - 1	SHEET 1 OF 1	