
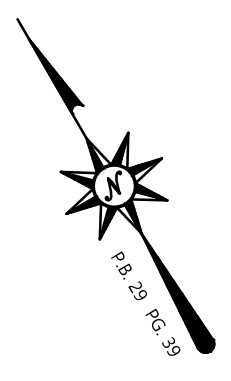
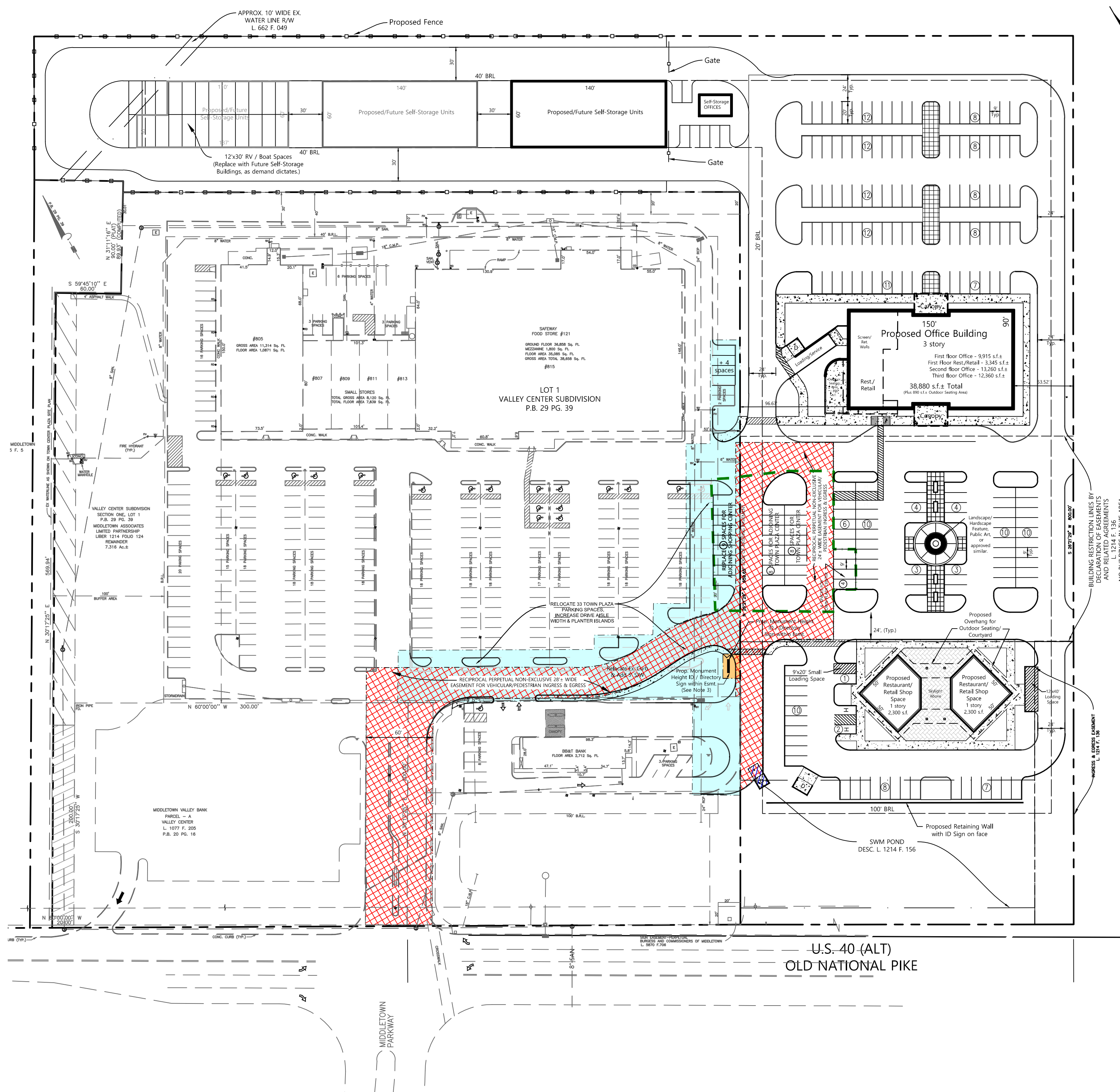
An architectural rendering of a modern professional center building. The building features a prominent gabled roof with a large glass-paned section. The main structure is a long, single-story building with a series of large windows and glass doors. The facade is primarily light-colored with dark window frames and a brown base. In the foreground, a dark asphalt parking lot with white parking lines is visible. A brown banner with white text and a logo is positioned in the lower-left foreground. The background shows a grassy area and a cloudy sky.

 HOLLOW CREEK PROFESSIONAL CENTER





"EXHIBIT A"

RECIPROCAL EASEMENT EXHIBIT

VALLEY CENTER SUBDIVISION, LOTS 1 & 2
(P.B. 29; P. 39)

SITUATED ON U.S. ROUTE 40-ALTERNATE
TOWN OF MIDDLETOWN, MARYLAND

LINGG
PROPERTY CONSULTING

256 West Patrick Street, Suite 2A
Frederick, Maryland 21701
www.LinggPropertyConsulting.com

Land Use Consulting • Land Planning & Design • Project Management • Site Planning
Subdivision Planning • Zoning Entitlement Consulting • Development Rights & Approval Strategies
Civil Engineering & Land Surveying Management

SCALE: 1" = 60'
INITIAL DWG DATE: October, 2020
SHEET: 1 OF 7
LPC PROJECT NO.: 0002-08

NOTES:

- At all times there will be maintained on Lot 2, Valley Center Subdivision, the legally required parking spaces for the buildings constructed on Lot 2.
- In addition to the Office and Self-Storage components, shown on this exhibit is a 1-story Restaurant/Retail Shop pad totaling 4,600 s.f.
- A location for a proposed Signage Easement is shown on this exhibit. This sign will contain signage/logos of tenants within the site, as well as potential directional signage.

- PROPOSED RECIPROCAL PERPETUAL NON-EXCLUSIVE EASEMENT FOR VEHICULAR/PEDESTRIAN INGRESS & EGRESS
- PROPOSED PERPETUAL MONUMENT ID SIGN EASEMENT
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR PARKING SPACE RELOCATIONS
- PROPOSED PARKING EASEMENT FOR TOWN PLAZA CENTER
- PROPOSED DUMPSTER AREA EASEMENT FOR TRUIST BANK

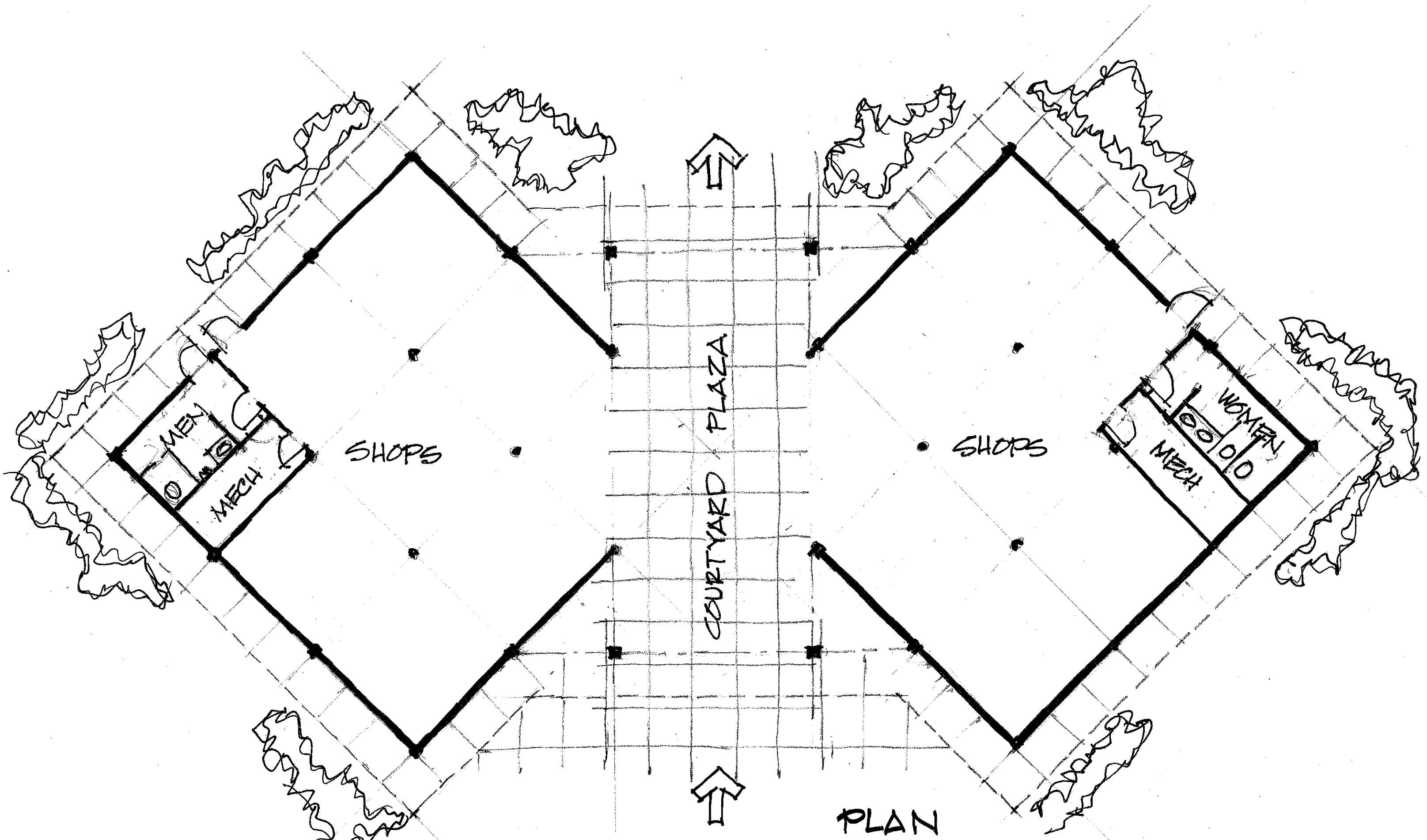
Signature Area

Note: This document provides an overview of the easements proposed within this agreement. The easements shown on this exhibit are illustrative. Please refer to Sheets 2 - 7 of this set for survey-computed individual easement exhibits.

PLAN REVISIONS:	NO.	REVISIONS	BY	DATE

LAND DESIGN BY:	LPC
PRELIMINARY ENGINEERING FEATURES BY:	DMW
DRAFTED BY:	SJ
AUTOCAD VERSION	2016
DRAWING FILE PATH	

DMW
DAFT MCCUNE WALKER INC
8 EAST SECOND STREET, SUITE 201, FREDERICK, MD 21701
P. 301 696 9040 F. 301 696 9041 WWW.DMW.COM



MEN

MECH

SHOPS

COURTYARD PLAZA

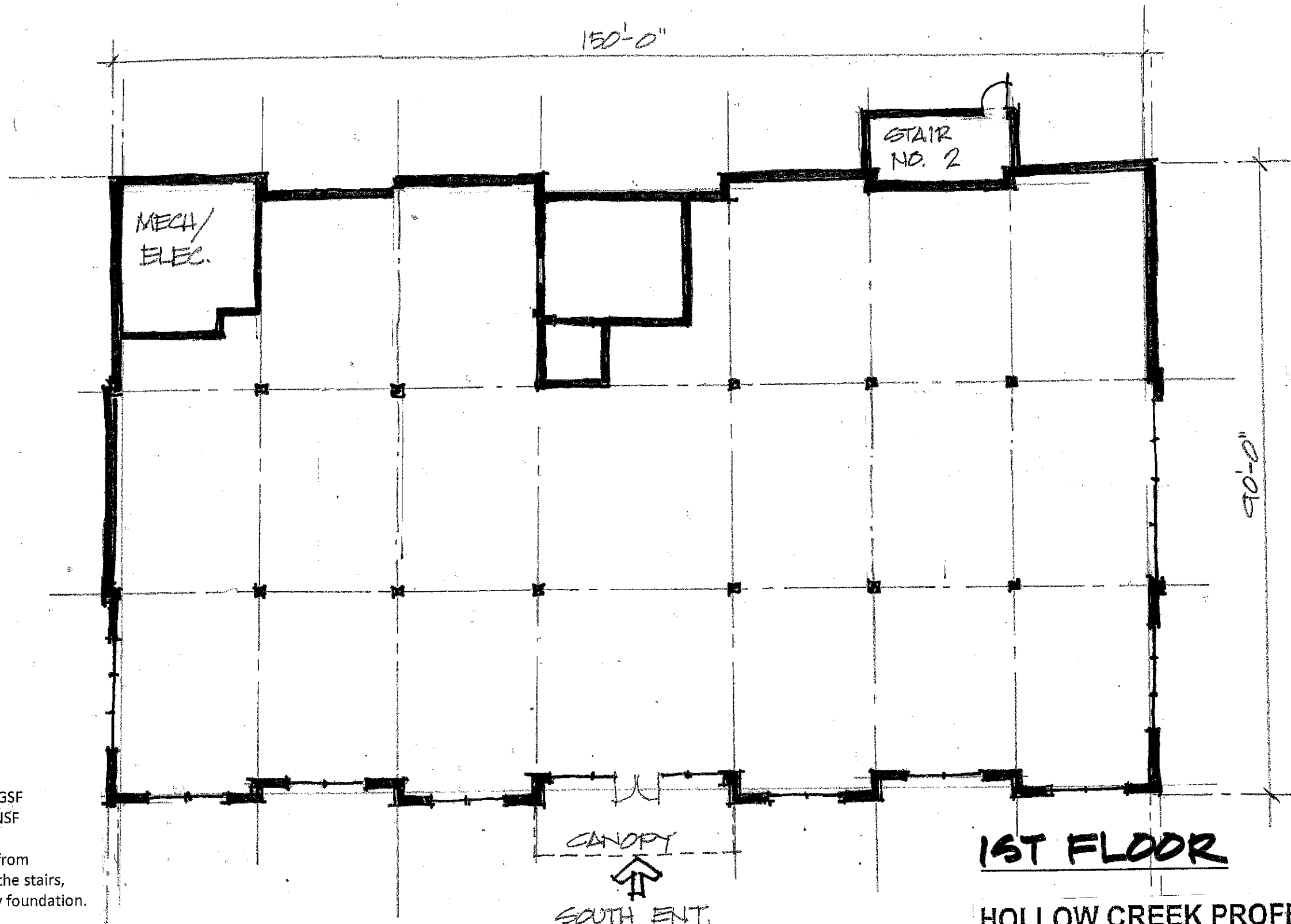
SHOPS

MECH

WOMEN

PLAN





1st Floor Areas
 Gross Building Area-13,000 GSF
 Net Useable Area--12,100 NSF

Note-Net area is measured from
 Interior face of walls minus the stairs,
 Mech./elec. and north lobby foundation.

Thomas H. King, AIA
 Principal

NOELKER AND HULL ASSOCIATES, INC.
 6 North East Street, Suite 300 | Frederick, MD | 21701-5680
 P 301.662.8611 | F 301.662.8632 | NOELKERHULL.COM



LISTEN. ENGAGE. INSPIRE.

1ST FLOOR

HOLLOW CREEK PROFESSIONAL CENTER
 US ROUTE 40- ALTERNATE
 MIDDLETOWN, MARYLAND

MARK LANCASTER PROPERTIES LLC
 MIDDLETOWN, MD

HOLLOW CREEK PROFESSIONAL CENTER



NOELKER AND HULL
ASSOCIATES, INC.
ARCHITECTS

6 NORTH EAST STREET, SUITE 300
FREDERICK, MD | 21701-5680
P: 301.662.8611 | F: 301.662.8632
NOELKERHULL.COM
PENNSYLVANIA
MARYLAND
VIRGINIA

**PROGRESS SET
NOT FOR CONSTRUCTION**

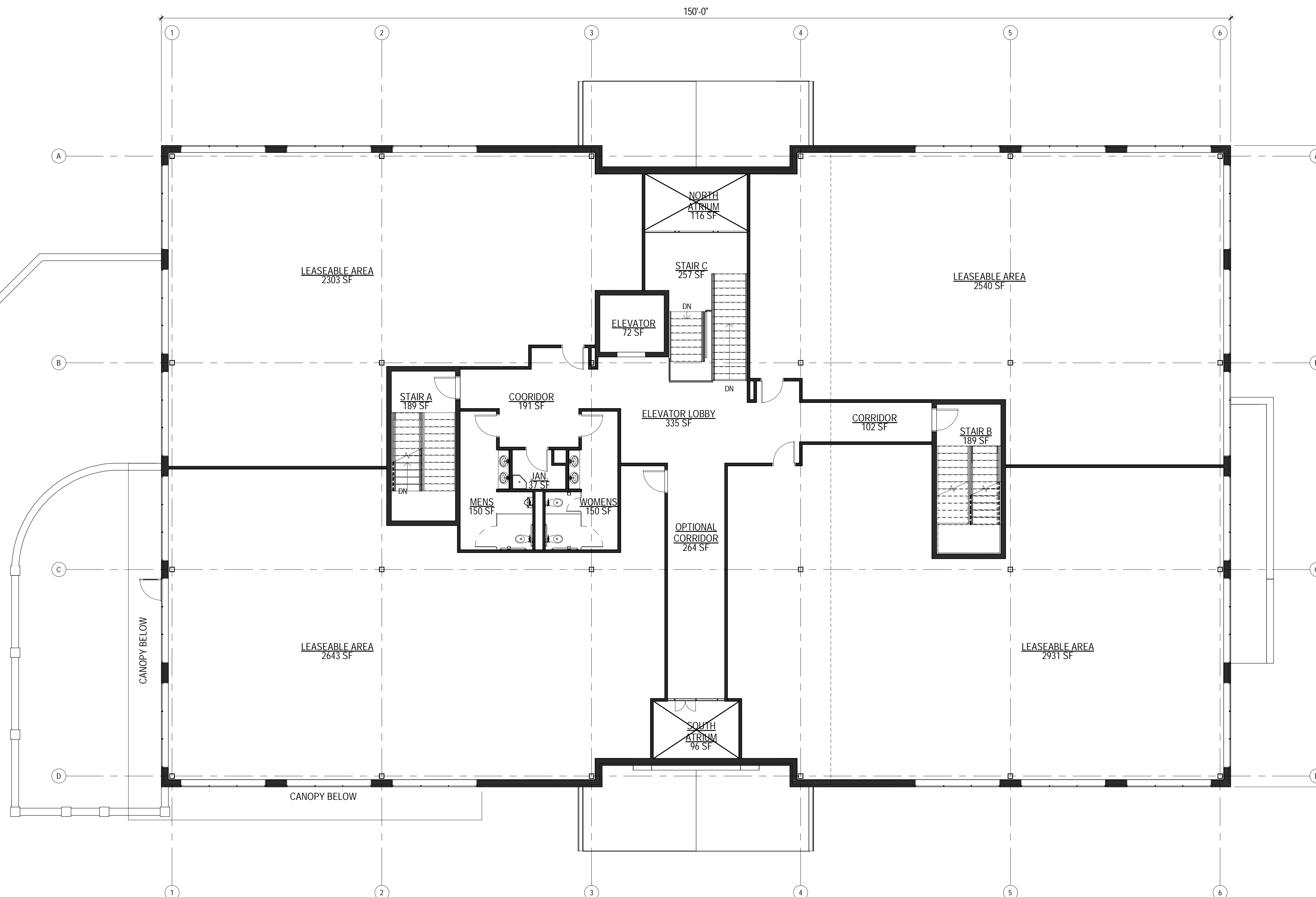
REV. #:	DESCRIPTION:	DATE:

SCHEMATIC DESIGN

JOB NUMBER: PROJ. # 18916
ISSUE DATE: JANUARY 21, 2020
SCALE: 1/8" = 1'-0"

SHEET TITLE:
**HOLLOW CREEK
CORPORATE CENTER
SECOND FLOOR PLAN**

SD-01B



1 2ND FLOOR PLAN
SD-01B 1/8" = 1'-0"

PROJECT INFORMATION

PROJECT TITLE

HOLLOW CREEK PROFESSIONAL CENTER

PROJECT ADDRESS

PROJECT OWNER

PROJECT TEAM

ARCHITECT



NOELKER AND HULL
ASSOCIATES, INC.
ARCHITECTS

6 NORTH EAST STREET, SUITE 300
FREDERICK, MD | 21701-5680
P: 301.662.8611 | F: 301.662.8632
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PENNSYLVANIA
MARYLAND
VIRGINIA

**PROGRESS SET
NOT FOR CONSTRUCTION**

ARCHITECT'S STAMP

SHEET INFORMATION

KEY PLAN

REVISIONS

REV. #:	DESCRIPTION:	DATE:

PROJECT STATUS

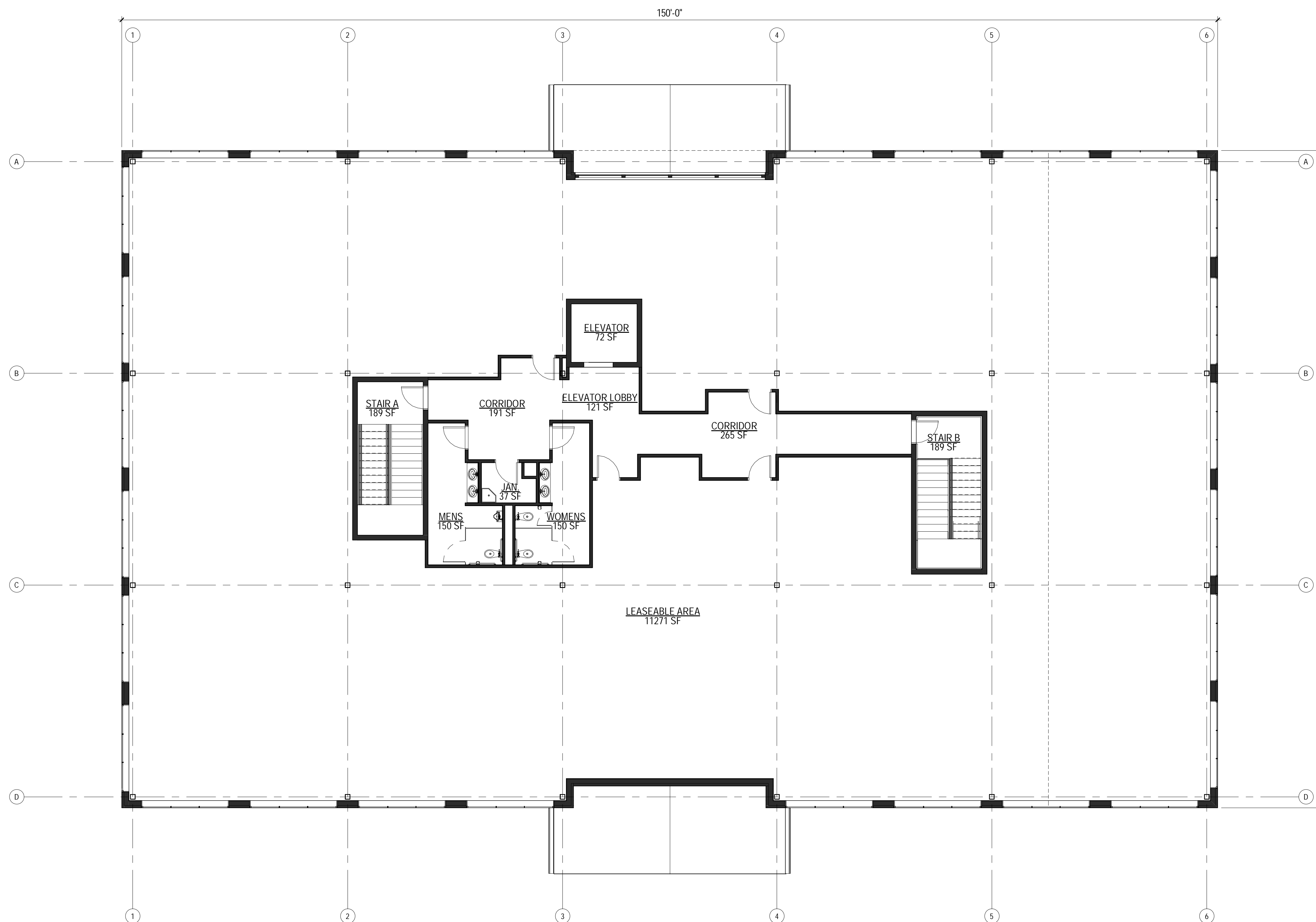
SCHEMATIC DESIGN

JOB NUMBER:	PROJ. # 18916
ISSUE DATE:	JANUARY 21, 2020
SCALE:	1/8" = 1'-0"

SHEET TITLE:
HOLLOW CREEK
CORPORATE CENTER
THIRD FLOOR PLAN

SHEET NUMBER:
SD-01C

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1 3RD FLOOR PLAN
SD-01C 1/8" = 1'-0"