

SUPPLEMENTARY DECLARATION

HARBOR EAST TOWER CONDOMINIUM

THIS SUPPLEMENTARY DECLARATION is made and entered into this 26th day of September, 2017, by HARBOR EAST PARCEL D – RESIDENTIAL, LLC, a Maryland limited liability company (hereinafter, and in the exhibits attached hereto, the “Developer”).

WHEREAS, prior to the recordation hereof, the Developer, as the owner in fee simple, subjected certain real property and all improvements constructed thereon in and appurtenances thereof located in Baltimore City, Maryland, and more particularly described on Exhibit “A-1” attached hereto and made a part hereof (“Property”) to a condominium regime known as Harbor East Tower Condominium (“Condominium”) in accordance with the provisions of the Real Property Article, Title 11, Section 11-101, et seq., of the Annotated Code of Maryland (2003), as amended (the “Act”), by the recordation of a Declaration of Condominium for Harbor East Tower Condominium among the Land Records of Baltimore City, Maryland (“Land Records”) in Book 19425 at Page 180, et seq. (“Declaration”) and the recordation of a certain condominium plat for the Condominium entitled “HARBOR EAST TOWER CONDOMINIUM” (the “Original Plat”), which Plat (consisting of eighteen (18) sheets) is recorded in Plat Book MB at Plat No. 827, et seq.; and

WHEREAS, prior to the recordation hereof, Developer filed for record in the Office of the Clerk of the Circuit Court for Baltimore City, Maryland, a certain amended condominium plat for the Condominium entitled “FIRST AMENDED HARBOR EAST TOWER CONDOMINIUM” (together with the Original Plat, the “Plat”), which Plat (consisting of eighteen (18) sheets) is recorded in Plat Book MB at Plat No. 36, et seq., a copy of which is attached as Exhibit “B” hereto; and

WHEREAS, the Developer retained in the Declaration the absolute right, to be exercised within ten (10) years from the date of recordation of the Declaration, to annex to the Condominium certain real property and improvements constructed therein and all appurtenances thereto or to be constructed thereon (the “Expansion Property”) located in Baltimore City, Maryland described in the Declaration in Exhibit “E”, which Expansion Property includes real property more particularly described on Exhibit “A-2” attached hereto and made a part hereof, said property being owned in fee simple by Developer, thereby submitting such Expansion Property to each and every provision of the Declaration and the Act; and

WHEREAS, the Developer intends by the execution and recordation hereof to exercise the aforesaid right to expand the Condominium as originally established by the Declaration.

NOW, THEREFORE, the Developer hereby grants and declares that all of the Property and Expansion Property and all appurtenances thereto shall be held, conveyed, divided or subdivided, leased, rented and occupied, improved, hypothecated and/or encumbered subject to the covenants, restrictions, uses, limitations, obligations, easements, equitable servitudes, charges and liens hereinafter and in the Declaration set forth, including the provisions of the Bylaws of the Council of Unit Owners of Harbor East Tower Condominium (a copy of which is attached to

the Declaration as Exhibit "B" and by this reference incorporated herein), all of which are declared and agreed to be in aid of a plan for establishing the Property and the Expansion Property as a Condominium, and all of which shall be deemed to run with and bind the land, and shall inure to the benefit of and be enforceable by the Developer and/or any Unit owner in accordance with the Declaration.

ARTICLE I

As of the recordation of this Supplementary Declaration, that portion of the Expansion Property and all improvements thereon and appurtenances thereof as described in Exhibit "A-2" of this Supplementary Declaration are hereby annexed and made a part of the Condominium to the same extent as and if the Expansion Property was fully described in Exhibit "A" of the Declaration.

As of the recordation of this Supplementary Declaration, the common elements and condominium units described on Exhibit "B" attached hereto and made a part hereof are made a part of the Condominium to the same extent as and if they were fully described in the Original Plat attached to the Declaration as Exhibit "C" thereto and such Plat hereby replaces the Original Plat.

As of the recordation of this Supplementary Declaration, each Unit in the Condominium shall have the Phase 1 Par Value, Percentage Interest, Votes, and Alternate Allocation set forth in Exhibit "C" attached hereto and made a part hereof, which hereby replaces Exhibit "D" of the Declaration.

ARTICLE II

Section 1. Severability. Invalidation of any part of this Supplementary Declaration by judgment, decree or order shall in no way affect any other provision hereof; each of which shall remain in full force and effect. The provisions of this Supplementary Declaration shall be liberally construed so as to effect the expansion of the Condominium as contemplated by the Act, the Declaration and this Supplementary Declaration.

Section 2. Captions. The captions contained in this Supplementary Declaration are for convenience only, are not a part of this Supplementary Declaration and are not intended in any way to limit or enlarge the terms and provisions of this Supplementary Declaration.

Section 3. Definitions. Unless specified herein shall have the same meaning as in the Declaration.

[SIGNATURE PAGE FOLLOWS]

* * *

STATE OF MARYLAND *

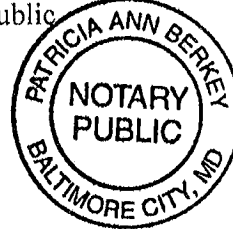
* to wit:

CITY OF BALTIMORE *

I HEREBY CERTIFY that on this 26th day of September, 2017, before me, a Notary Public in and for the State and City aforesaid, personally appeared George Philippou, known to me (or satisfactorily proven) to be the Authorized Person of Harbor East Parcel D – Residential, LLC, a Maryland limited liability company, and that he/she, in such capacity and being authorized to do so, executed the foregoing and annexed instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Patricia Ann Berkey
Notary Public



My Commission Expires: April 14, 2020

[NOTARIAL SEAL]

* * *

ATTORNEY'S CERTIFICATION

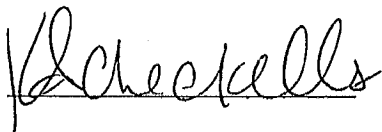
I HEREBY CERTIFY that the foregoing instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

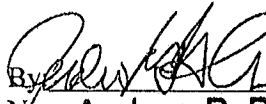
Ashley C. Haun
Ashley C. Haun

JOINDER AND CONSENT OF BENEFICIARY

Manufacturers and Traders Trust Company, as beneficiary, under that certain Indemnity Deed of Trust, Assignment of Rents, Security Agreement and Financing Statement dated May 30, 2012, and recorded among the Land Records of Baltimore City, Maryland in Liber No. 14321, folio 064, *et seq.* (the "Deed of Trust"), hereby joins in the aforesaid Supplementary Declaration – Harbor East Tower Condominium (the "Supplementary Declaration") for the sole purpose of expressing consent thereto and of binding, subjecting and subordinating the Deed of Trust and its interest in the property encumbered by the Deed of Trust to the terms of the aforesaid Supplementary Declaration.

WITNESSETH:

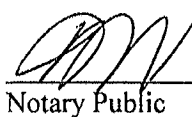

MANUFACTURERS AND TRADERS
TRUST COMPANY

By  (SEAL)
Name: Andrew B. Bolton, III
Title: Vice President

STATE OF MARYLAND, CITY/COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this 20th day of September, 2017, before me, the undersigned Notary Public of the State of Maryland, personally appeared Andrew Bolton known to me (or satisfactorily proven) to be the Vice President of MANUFACTURERS AND TRADERS TRUST COMPANY who executed the foregoing instrument, and acknowledged that he/she executed the same in the capacity and for the purposes therein recited.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.


Notary Public Kara A. Wiskou

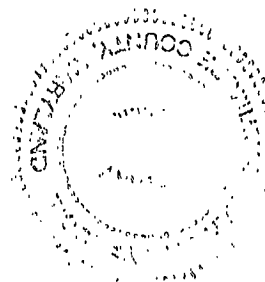
My Commission Expires: 8/21/18

Exhibit "A-1"

(Legal Description -Property)

That portion of the Tower Unit in the Harbor East Parcel D Master Condominium, as such unit is defined in the Harbor East Parcel D Master Condominium Declaration recorded among the Land Records in Liber 9640 at page 458, et seq., as amended and as shown on the Harbor East Parcel D Master Condominium Plats, recorded among the Land Records in Condominium Book FMC at page 694, Plats 1 through 5 inclusive; as amended pursuant to a Condominium Plat filed on November 30, 2009 in Condominium Plat Book FMC No. 756, Plats 1 through 32 inclusive; as amended by deletion of sheet 6 of 32 of the Plat Amendment and replacement of sheet 6 it with an amended sheet 6 of 32 dated December 30, 2011 and recorded among in Condominium Plat Book FMC No. 774; and as further amended by a Third Amended Condominium Plat amending Sheet 26 and adding Sheet 26A to subdivide the Tower Unit to create the Tower Unit and Retail 3 Unit; as further amended by a Fourth Amended Condominium Plat amending Sheets 1 through 5 to subdivide the Garage Unit and create Garage 1 Unit and Garage 2 Unit; and as further amended by a Fifth Amended Condominium Plat recorded in Plat Book No. MB826, sheets 1 through 36, to depict the final completion of the Tower Unit and Retail 3 Unit; said property being further identified as Lot 006, Tax Identification No. 03061800; as such portion of the Tower Unit is depicted on the condominium plat for the Condominium entitled "HARBOR EAST TOWER CONDOMINIUM consisting of 18 sheets, recorded in Plat Book MB at Plat No. 827, et seq.

1922

Exhibit "A-2"

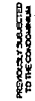
(Legal Description – Expansion Property)

"Unit 2001" together with the additional Common Elements of the Condominium as depicted on Sheet No. 6 of the condominium plat for the Condominium entitled "HARBOR EAST TOWER CONDOMINIUM", consisting of 18 sheets and recorded in Plat Book MB at Plat No. 827, *et seq.*; said condominium being located within the Tower Unit in the Harbor East Parcel D Master Condominium, as such Tower Unit is defined in the Harbor East Parcel D Master Condominium Declaration recorded among the Land Records in Liber 9640 at page 458, *et seq.*, as amended and as shown on the Harbor East Parcel D Master Condominium Plats, recorded among the Land Records in Condominium Book FMC at page 694, Plats 1 through 5 inclusive; as amended pursuant to a Condominium Plat filed on November 30, 2009 in Condominium Plat Book FMC No. 756, Plats 1 through 32 inclusive; as amended by deletion of sheet 6 of 32 of the Plat Amendment and replacement of sheet 6 it with an amended sheet 6 of 32 dated December 30, 2011 and recorded among in Condominium Plat Book FMC No. 774; and as further amended by a Third Amended Condominium Plat amending Sheet 26 and adding Sheet 26A to subdivide the Tower Unit to create the Tower Unit and Retail 3 Unit; as further amended by a Fourth Amended Condominium Plat amending Sheets 1 through 5 to subdivide the Garage Unit and create Garage 1 Unit and Garage 2 Unit; and as further amended by a Fifth Amended Condominium Plat recorded in Plat Book No. MB826, sheets 1 through 36, to depict the final completion of the Tower Unit and Retail 3 Unit.

1922

Exhibit "B"

(Condominium Plat – Expansion Property)



PROMOTELY SUBJECTED

PATAPSCO RIVER

30 HAMBURG LAMPS

PROPERTY LINE

NORTHERNIST BRANCH OF
PATASCO RIVER

[illegible][illegible]

PROPERTY TABLE		
NO.	TO BEARING	DISTANCE
5000	10 S 89° 10' E	541.57
5001	10 S 89° 10' E	541.57
5002	10 S 89° 10' E	541.57
5003	10 S 89° 10' E	541.57
5004	10 S 89° 10' E	541.57
5005	10 S 89° 10' E	541.57
5006	10 S 89° 10' E	541.57
5007	10 S 89° 10' E	541.57
5008	10 S 89° 10' E	541.57
5009	10 S 89° 10' E	541.57
5010	10 S 89° 10' E	541.57
5011	10 S 89° 10' E	541.57
5012	10 S 89° 10' E	541.57
5013	10 S 89° 10' E	541.57
5014	10 S 89° 10' E	541.57
5015	10 S 89° 10' E	541.57
5016	10 S 89° 10' E	541.57
5017	10 S 89° 10' E	541.57
5018	10 S 89° 10' E	541.57
5019	10 S 89° 10' E	541.57
5020	10 S 89° 10' E	541.57
5021	10 S 89° 10' E	541.57
5022	10 S 89° 10' E	541.57
5023	10 S 89° 10' E	541.57
5024	10 S 89° 10' E	541.57
5025	10 S 89° 10' E	541.57
5026	10 S 89° 10' E	541.57
5027	10 S 89° 10' E	541.57
5028	10 S 89° 10' E	541.57
5029	10 S 89° 10' E	541.57
5030	10 S 89° 10' E	541.57
5031	10 S 89° 10' E	541.57
5032	10 S 89° 10' E	541.57
5033	10 S 89° 10' E	541.57
5034	10 S 89° 10' E	541.57
5035	10 S 89° 10' E	541.57
5036	10 S 89° 10' E	541.57
5037	10 S 89° 10' E	541.57
5038	10 S 89° 10' E	541.57
5039	10 S 89° 10' E	541.57
5040	10 S 89° 10' E	541.57
5041	10 S 89° 10' E	541.57
5042	10 S 89° 10' E	541.57
5043	10 S 89° 10' E	541.57
5044	10 S 89° 10' E	541.57
5045	10 S 89° 10' E	541.57
5046	10 S 89° 10' E	541.57
5047	10 S 89° 10' E	541.57
5048	10 S 89° 10' E	541.57
5049	10 S 89° 10' E	541.57
5050	10 S 89° 10' E	541.57
5051	10 S 89° 10' E	541.57
5052	10 S 89° 10' E	541.57
5053	10 S 89° 10' E	541.57
5054	10 S 89° 10' E	541.57
5055	10 S 89° 10' E	541.57
5056	10 S 89° 10' E	541.57
5057	10 S 89° 10' E	541.57
5058	10 S 89° 10' E	541.57
5059	10 S 89° 10' E	541.57
5060	10 S 89° 10' E	541.57
5061	10 S 89° 10' E	541.57
5062	10 S 89° 10' E	541.57
5063	10 S 89° 10' E	541.57
5064	10 S 89° 10' E	541.57
5065	10 S 89° 10' E	541.57
5066	10 S 89° 10' E	541.57
5067	10 S 89° 10' E	541.57
5068	10 S 89° 10' E	541.57
5069	10 S 89° 10' E	541.57
5070	10 S 89° 10' E	541.57
5071	10 S 89° 10' E	541.57
5072	10 S 89° 10' E	541.57
5073	10 S 89° 10' E	541.57
5074	10 S 89° 10' E	541.57
5075	10 S 89° 10' E	541.57
5076	10 S 89° 10' E	541.57
5077	10 S 89° 10' E	541.57
5078	10 S 89° 10' E	541.57
5079	10 S 89° 10' E	541.57
5080	10 S 89° 10' E	541.57
5081	10 S 89° 10' E	541.57
5082	10 S 89° 10' E	541.57
5083	10 S 89° 10' E	541.57
5084	10 S 89° 10' E	541.57
5085	10 S 89° 10' E	541.57

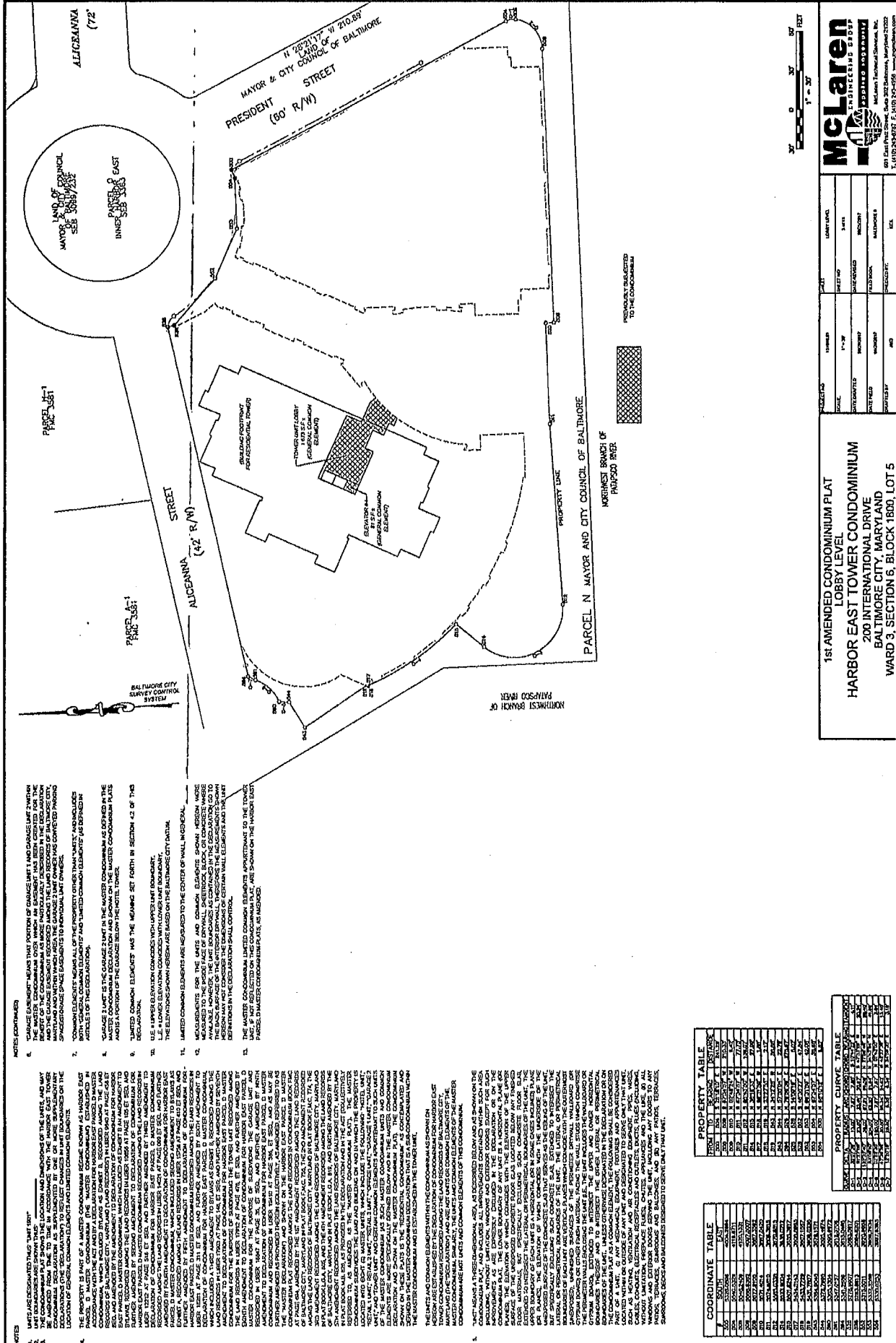
[illegible]

	COORDINATE	TABLE	EAST
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5	5237.00	4444.1580	
6	5237.00	4554.1203	
7	5237.00	4664.0826	
8	5237.00	4774.0449	
9	5237.00	4884.0072	
10	5237.00	4993.9695	
11	5237.00	5103.9318	
12	5237.00	5213.8941	
13	5237.00	5323.8564	
14	5237.00	5433.8187	
15	5237.00	5543.7810	
16	5237.00	5653.7433	
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19	5237.00	5983.6302	
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22	5237.00	6313.5171	
23	5237.00	6423.4794	
24	5237.00	6533.4417	
25	5237.00	6643.4040	
26	5237.00	6753.3663	
27	5237.00	6863.3286	
28	5237.00	6973.2909	
29	5237.00	7083.2532	
30	5237.00	7193.2155	
31	5237.00	7303.1778	
32	5237.00	7413.1401	
33	5237.00	7523.1024	
34	5237.00	7633.0647	
35	5237.00	7743.0270	
36	5237.00	7852.9893	
37	5237.00	7962.9516	
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39	5237.00	8182.8762	
40	5237.00	8292.8385	
41	5237.00	8402.8008	
42	5237.00	8512.7631	
43	5237.00	8622.7254	
44	5237.00	8732.6877	
45	5237.00	8842.6500	
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47	5237.00	9062.5746	
48	5237.00	9172.5369	
49	5237.00	9282.4992	
50	5237.00	9392.4615	
51	5237.00	9502.4238	
52	5237.00	9612.3861	
53	5237.00	9722.3484	
54	5237.00	9832.3107	
55	5237.00	9942.2730	
56	5237.00	1002.2353	
57	5237.00	1012.1976	
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59	5237.00	1032.1222	
60	5237.00	1042.0845	
61	5237.00	1052.0468	
62	5237.00	1062.0091	
63	5237.00	1071.9714	
64	5237.00	1081.9337	
65	5237.00	1091.8960	
66	5237.00	1101.8583	
67	5237.00	1111.8206	
68	5237.00	1121.7829	
69	5237.00	1131.7452	
70	5237.00	1141.7075	
71	5237.00	1151.6698	
72	5237.00	1161.6321	
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75	5237.00	1191.5190	
76	5237.00	1201.4813	
77	5237.00	1211.4436	
78	5237.00	1221.4059	
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80	5237.00	1241.3305	
81	5237.00	1251.2928	
82	5237.00	1261.2551	
83	5237.00	1271.2174	
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90	5237.00	1340.9535	
91	5237.00	1350.9158	
92	5237.00	1360.8781	
93	5237.00	1370.8404	
94	5237.00	1380.8027	
95	5237.00	1390.7650	
96	5237.00	1400.7273	
97	5237.00	1410.6896	
98	5237.00	1420.6519	
99	5237.00	1430.6142	
100	5237.00	1440.5765	

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ENGINEERING GROUP
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McLaren Technical Services, Inc.
101 East Pratt Street, Suite 307 Baltimore, Maryland 21202

1ST AMENDED CONDOMINIUM PLAT
ELEVATOR #4 LEVELS P1-PS & LEVELS 2-18
HARBOR EAST TOWER CONDOMINIUM
200 INTERNATIONAL DRIVE
BALTIMORE CITY, MARYLAND
WARD 3, SECTION 6, BLOCK 1800, LOT 5

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 **• solving ingeniously •**

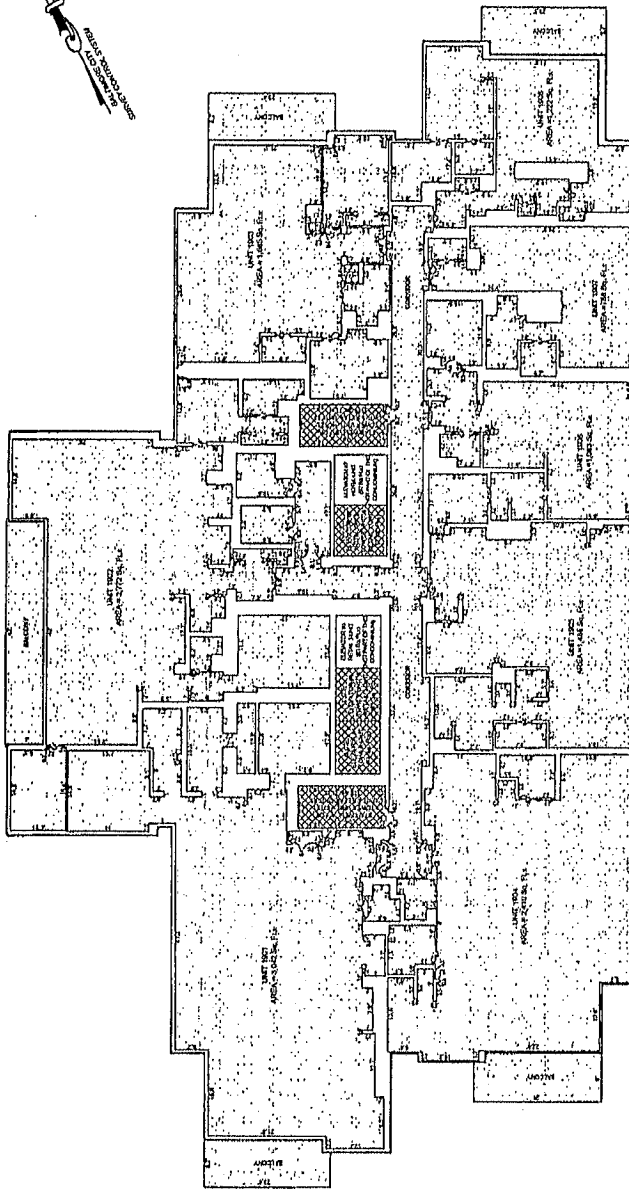
McLaren Technical Services, Inc.
601 First Street, Suite 202 Baltimore, Maryland 21202
Tel. (410) 243-4027 F. (410) 243-0556 www.mclarengroup.com

1st AMENDED CONDOMINIUM PLAT LOBBY LEVEL	11/10/80	14/27 AD	UNIT LEVEL
HARBOR EAST TOWER CONDOMINIUM	P-30		3-413
200 INTERNATIONAL DRIVE	10/20/87	14/24 F&D	MC2287
BALTIMORE CITY, MARYLAND	10/20/87	1/23 F&D	BA1004-6
WARD 3, SECTION 6, BLOCK 1800, LOT 5	10/20/87	10/20/87	10/20/87
	10/20/87	10/20/87	10/20/87

PROPERTY CURVE TABLE			
TEMPERATURE		PRESSURE	
°F	°C	PSIA	BAR
100	37.8	100	6.89
150	65.6	150	10.34
200	93.3	200	13.79
250	121.1	250	17.24
300	148.9	300	20.68
350	176.7	350	24.13
400	204.4	400	27.58
450	232.2	450	31.03
500	260.0	500	34.47
550	287.8	550	37.92
600	315.6	600	41.37
650	343.3	650	44.81
700	371.1	700	48.26
750	398.9	750	51.71
800	426.7	800	55.16
850	454.4	850	58.61
900	482.2	900	62.06
950	510.0	950	65.51
1000	537.8	1000	68.96

643	3356	8056	3078	4777
644	3372	7995	3055	4771
645	3393	7954	3056	4772
646	3409	7924	3056	4773
647	3427	7897	3056	4776
648	3446	7872	3056	4778
649	3466	7848	3056	4781
650	3487	7825	3056	4784
651	3508	7803	3056	4787
652	3530	7781	3056	4790
653	3552	7760	3056	4793
654	3574	7740	3056	4796
655	3596	7720	3056	4799
656	3618	7700	3056	4802
657	3640	7680	3056	4805
658	3662	7660	3056	4808
659	3684	7640	3056	4811
660	3706	7620	3056	4814
661	3728	7600	3056	4817
662	3750	7580	3056	4820
663	3772	7560	3056	4823
664	3794	7540	3056	4826
665	3816	7520	3056	4829
666	3838	7500	3056	4832
667	3860	7480	3056	4835
668	3882	7460	3056	4838
669	3904	7440	3056	4841
670	3926	7420	3056	4844
671	3948	7400	3056	4847
672	3970	7380	3056	4850
673	3992	7360	3056	4853
674	4014	7340	3056	4856
675	4036	7320	3056	4859
676	4058	7300	3056	4862
677	4080	7280	3056	4865
678	4102	7260	3056	4868
679	4124	7240	3056	4871
680	4146	7220	3056	4874
681	4168	7200	3056	4877
682	4190	7180	3056	4880
683	4212	7160	3056	4883
684	4234	7140	3056	4886
685	4256	7120	3056	4889
686	4278	7100	3056	4892
687	4300	7080	3056	4895
688	4322	7060	3056	4898
689	4344	7040	3056	4901
690	4366	7020	3056	4904
691	4388	7000	3056	4907
692	4410	6980	3056	4910
693	4432	6960	3056	4913
694	4454	6940	3056	4916
695	4476	6920	3056	4919
696	4498	6900	3056	4922
697	4520	6880	3056	4925
698	4542	6860	3056	4928
699	4564	6840	3056	4931
700	4586	6820	3056	4934
701	4608	6800	3056	4937
702	4630	6780	3056	4940
703	4652	6760	3056	4943
704	4674	6740	3056	4946
705	4696	6720	3056	4949
706	4718	6700	3056	4952
707	4740	6680	3056	4955
708	4762	6660	3056	4958
709	4784	6640	3056	4961
710	4806	6620	3056	4964
711	4828	6600	3056	4967
712	4850	6580	3056	4970

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EXPANSION PROPERTY
NOT PART OF THIS DOCUMENT

PREVIOUSLY SUBMITTED
TO THE CONCOMITUM

ELEVATION OF 100' LEVEL (100' FLOOR) = 203.25'
 2ND ALPHABETICAL PLANS
 PROVIDED BY AEC

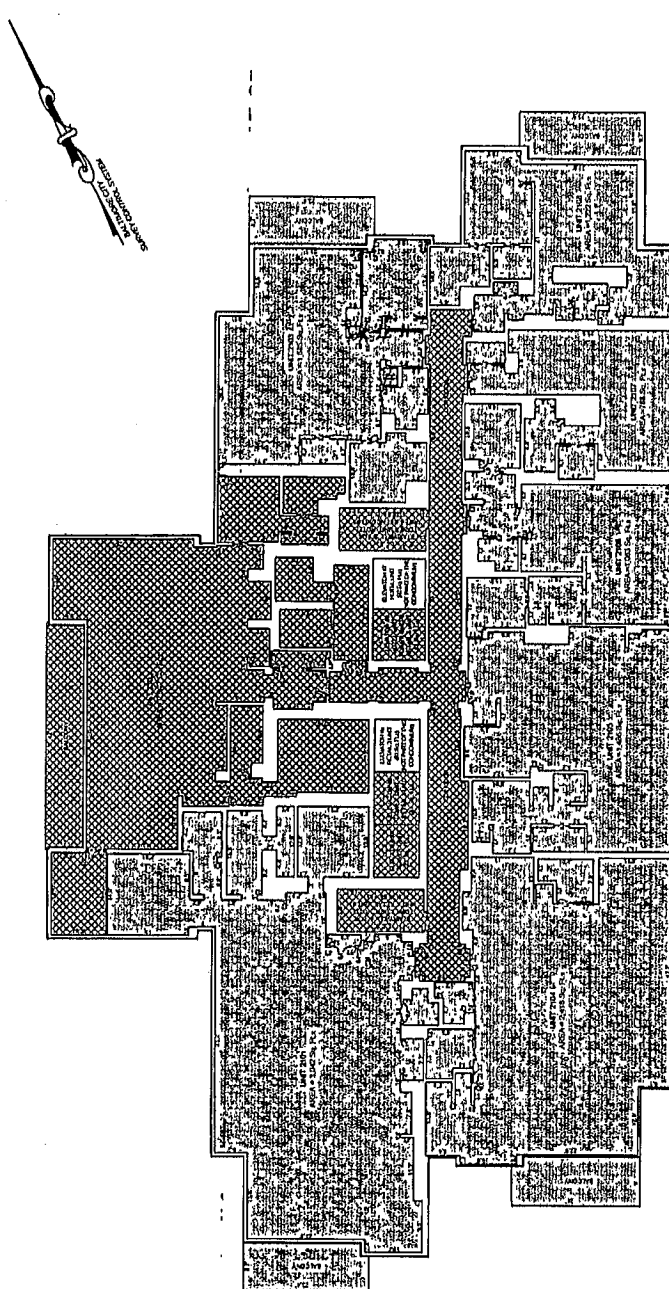
NOTES (CONTINUED)

[illegible][illegible]

1st AMENDED CONDOMINIUM PLAT
TWO LEVEL LAYOUT
HANDOVER EAST TOWER CONDOMINIUM
200 INTERNATIONAL DRIVE
BALTIMORE CITY, MARYLAND
WARD 3, SECTION 6, BLOCK 1600, LOT 5

[illegible]

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Professional Engineers
McLaren Technical Services, Inc.
801 East Pratt Street, Suite 302 Baltimore, Maryland 21202
T: (410) 242-8127 F: (410) 242-4956 www.myclarengroup.com



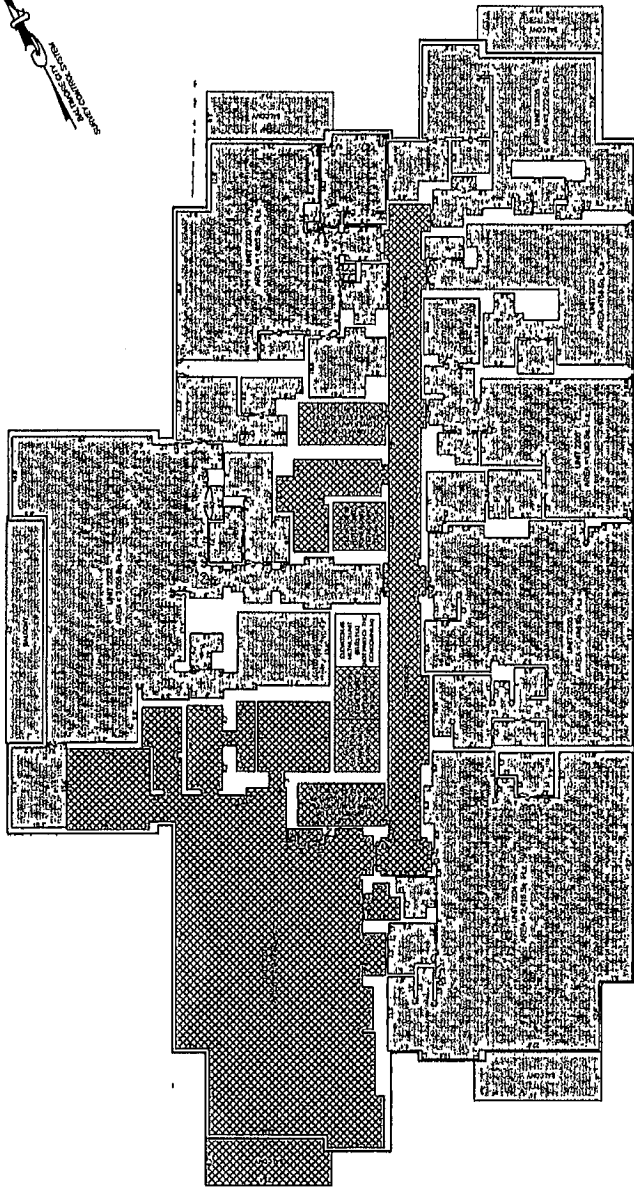
NOTES CONTINUED:

- [illegible]

[illegible]

1st AMENDED CONDOMINIUM PLAT 21ST LEVEL, LAYOUT HARBOR EAST TOWER CONDOMINIUM 200 INTERNATIONAL DRIVE BALTIMORE CITY, MARYLAND WARD 3, SECTION 6, BLOCK 1800, LOT 5	 McLaren ENGINEERING GROUP 1001 Davis Street, Suite 302 Baltimore, Maryland 21202 T: (410) 262-3437 F: (410) 243-5555 www.mclarengroup.com																														
<table border="1"> <tr> <td>PROJECT NO.</td> <td>1800001</td> <td>DATE</td> <td>11/24/18</td> <td>DRAWN BY</td> <td>PH/CLC</td> </tr> <tr> <td>SCALE</td> <td>1"=10'</td> <td>SHEET NO.</td> <td>1 OF 11</td> <td>DESIGNED BY</td> <td></td> </tr> <tr> <td>DATE REVISED</td> <td>NOVEMBER 2018</td> <td>PROJECT</td> <td>MC00001</td> <td>REVIEWED BY</td> <td></td> </tr> <tr> <td>SCALE TYPED</td> <td>AS SHOWN</td> <td>CLIENT</td> <td>1800001</td> <td>DATE</td> <td>11/24/18</td> </tr> <tr> <td>DATE</td> <td>11/23/18</td> <td>BY</td> <td>PH/CLC</td> <td>DATE</td> <td>11/24/18</td> </tr> </table>	PROJECT NO.	1800001	DATE	11/24/18	DRAWN BY	PH/CLC	SCALE	1"=10'	SHEET NO.	1 OF 11	DESIGNED BY		DATE REVISED	NOVEMBER 2018	PROJECT	MC00001	REVIEWED BY		SCALE TYPED	AS SHOWN	CLIENT	1800001	DATE	11/24/18	DATE	11/23/18	BY	PH/CLC	DATE	11/24/18	 McLaren ENGINEERING GROUP 1001 Davis Street, Suite 302 Baltimore, Maryland 21202 T: (410) 262-3437 F: (410) 243-5555 www.mclarengroup.com
PROJECT NO.	1800001	DATE	11/24/18	DRAWN BY	PH/CLC																										
SCALE	1"=10'	SHEET NO.	1 OF 11	DESIGNED BY																											
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SCALE TYPED	AS SHOWN	CLIENT	1800001	DATE	11/24/18																										
DATE	11/23/18	BY	PH/CLC	DATE	11/24/18																										

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EDIMON PROPERTY
PART OF THE CONDOMINIUM

REPAIRS ARE MADE
TO THE CONDOMINIUM

ELEVATION OF 22nd FLOOR - 22nd
FLOOR ELEVATION

1" = 10'



PROJECT NO.	DATE	22nd LEVEL
22nd LEVEL	11/18/11	11/18/11
DATE DRAFTED	11/18/11	11/18/11
DATE FIELD	11/18/11	11/18/11
DATE 22nd	11/18/11	11/18/11

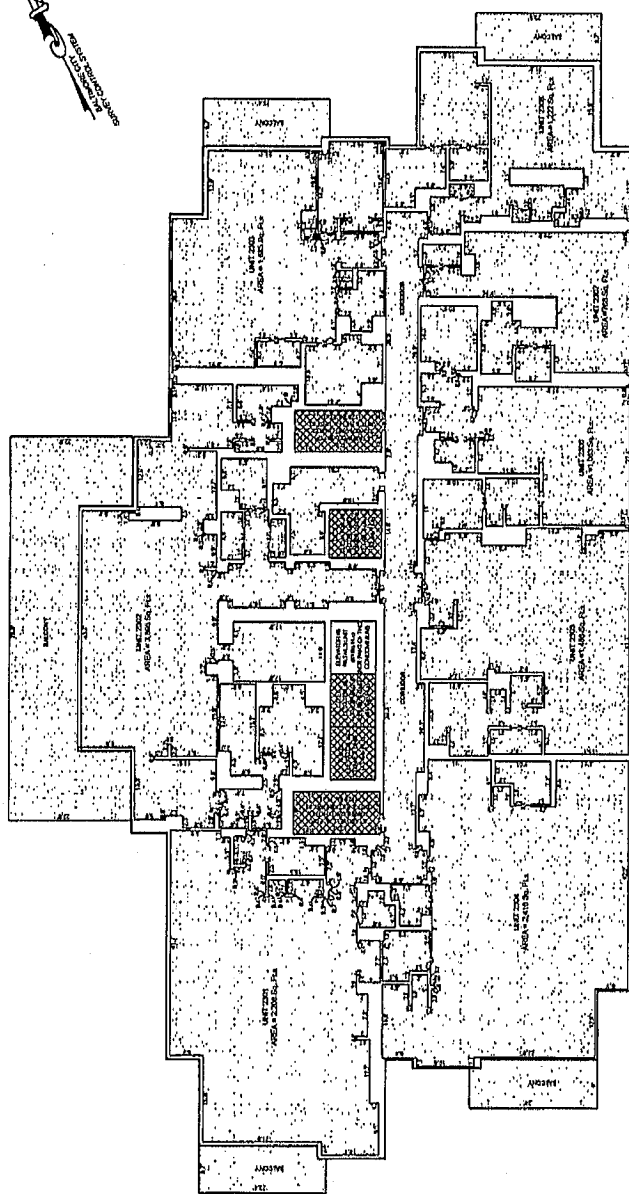
1st AMENDED CONDOMINIUM PLAT
HARBOR EAST TOWER CONDOMINIUM
22nd LEVEL LAYOUT
200 INTERNATIONAL DRIVE
BALTIMORE CITY, MARYLAND
WARD 3, SECTION 6, BLOCK 1800, LOT 5

NOTES

1. UNITS ARE DESCRIBED IN THE "UNIT 22nd" PLAT. UNITS ARE DESCRIBED IN THE "UNIT 22nd" PLAT. UNITS ARE DESCRIBED IN THE "UNIT 22nd" PLAT.
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EXPANSION PROPERTY
NOT PART OF THIS COMMERCE

PREVIOUSLY SUBMITTED TO THE CONCOMITUM

ELEVATION OF 2ND LEVEL, 2ND FLOOR = 247.25
PER ARCHITECTURAL PLANS
PROVIDED BY SHC

157123 Compiling & Linking

[illegible]

NOTE

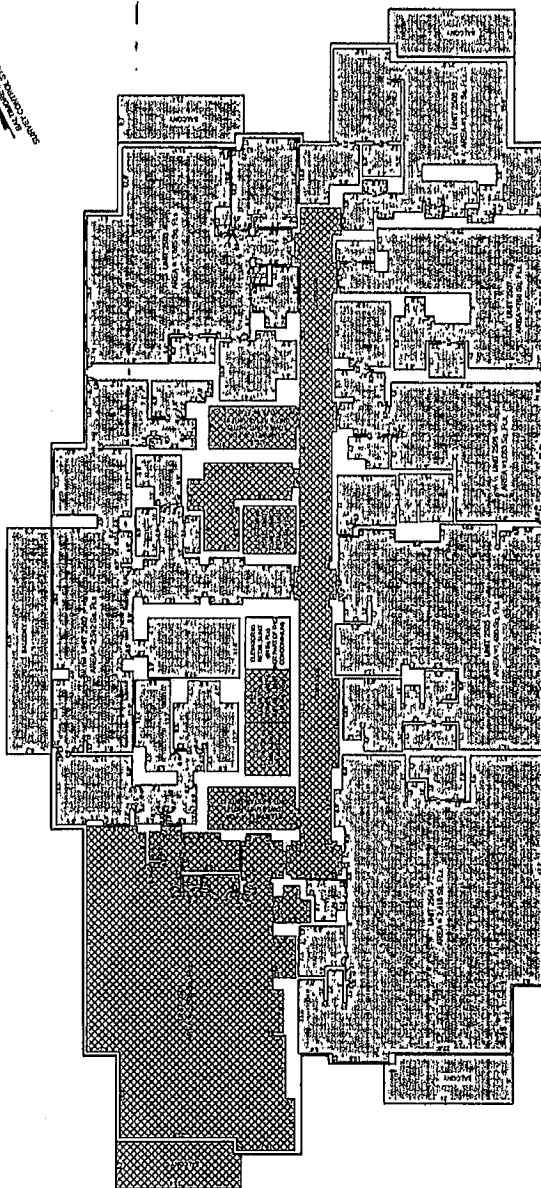
[illegible][illegible]

1st AMENDED CONDOMINIUM PLAT
23rd LEVEL LAYOUT
HARBOR EAST TOWER CONDOMINIUM
200 INTERNATIONAL DRIVE
BALTIMORE CITY, MARYLAND
WARD 3, SECTION 6, BLOCK 1800, LOT 5

[illegible]

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EXPANDED PROPERTY
NOT PART OF THIS COMMUNITY

PREVIOUSLY SUBMITTED
TO THE COMMISSION

ELEVATION OF 25m LBS. FROM FLOOR • 27025

NOTES CONTINUING ON:

- [illegible]

NOTES

1. UNITS ARE DESIGNATED THUS: "UNIT 1207"
2. UNIT BOUNDARIES ARE SHOWN THUS: _____

[illegible][illegible]

Journal of Management Education 33(1) 10-24 © 2009 Sage Publications

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ENGINEERING GROUP

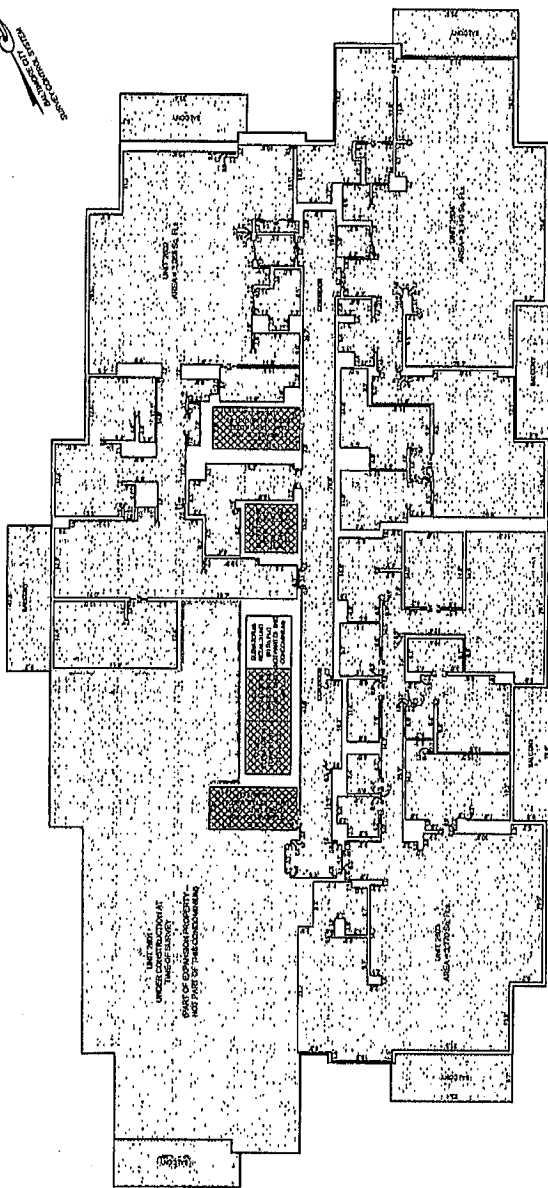
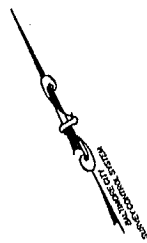
Shipping Integrity
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601 East Post Street, Suite 302 Baltimore, Maryland 21202
T. (410) 243-3373 F. (410) 243-6556 www.mclarengroup.com

CHECKED BY	4386848	JANET	S&A LONG
SCALE	1" = 40'	SHAFER	11-18
DWG CHECKED	MCKENRY	DAVE REMOLD	BEC2977
DWG FILED	MCKENRY	A-LB ROOM	BALTIMORE B
CHECKED BY	AND	CHECKED BY	ECL

1st AMENDED CONDOMINIUM PLAT
25th LEVEL LAYOUT

HARBOR EAST TOWER CONDOMINIUM
200 INTERNATIONAL DRIVE
BALTIMORE CITY, MARYLAND
WARD 3, SECTION 6, BLOCK 1800, LOT 5

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UNCLASSIFIED
DATE 03-23-2011 BY 60322 UCBAW/BJS/STP

ELEVATION OF 2ND LEVEL (566 FLOOR) = 287.25
FOR ABORIGINAL FUND
PROJECT AT 280

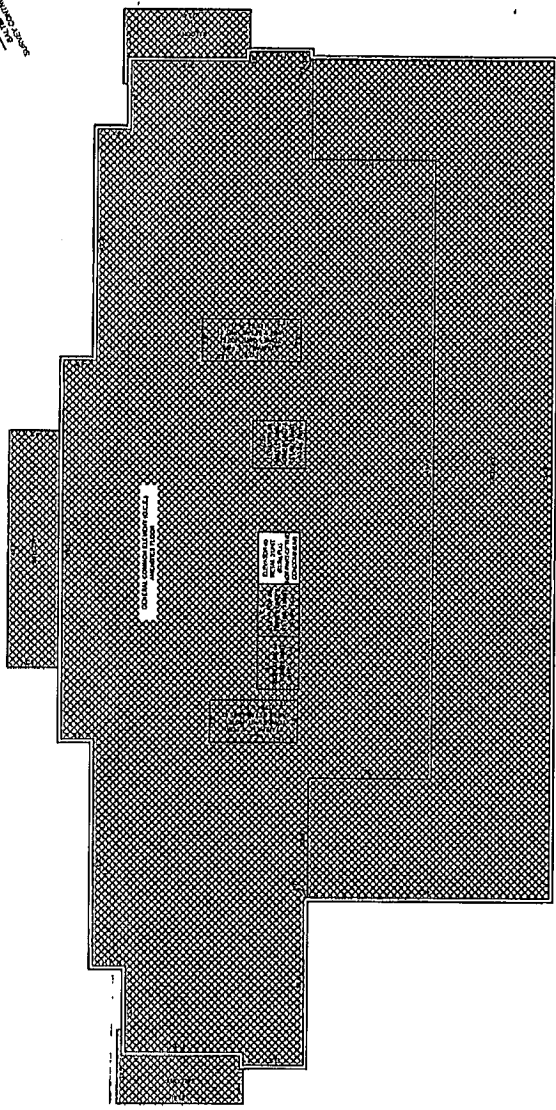
action required:

- [illegible]

[illegible]

1st AMENDED CONDOMINIUM PLAT
28th LEVEL LAYOUT

[illegible]



PREVIOUSLY SUBMITTED

ELEVATION OF 2ND LEVEL (7TH FLOOR) = 301.25
JUVENILES FLOOR
FOR ARCHITECTURAL PLANS

[illegible]

1st AMENDED CONDOMINIUM PLAT
28th LEVEL LAYOUT

HARBOR EAST TOWER CONDOMINIUM
200 INTERNATIONAL DRIVE
BALTIMORE CITY, MARYLAND
WARD 3, SECTION 6, BLOCK 1800, LOT 5

—
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NOTES

1. UNITS ARE DESIGNATED THIS "UNIT 1801"

2. UNIT BOUNDARIES ARE SHOWN THIS _____

3. THE CONCRETE PLAT SHOWS THE LOCATION AND DIMENSIONS OF THE UNITS, AND MAY BE AMENDED FROM TIME TO TIME IN ACCORDANCE WITH THE HARBOR EAST TOWER CONCRETE DECLARATION AS SUPPLEMENTED BY ONE OR MORE SUPPLEMENTARY DECLARATIONS (THE "DECLARATIONS") TO REFLECT CHANGES IN UNIT BOUNDARIES OR THE LOCATION OF GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS.

4. --

[illegible]

THE UNITS AND COMMON ELEMENTS WITHIN THE CONDOMINIUM AS SHOWN ON MAPS/DEEDS, A UNIT OR UNIT'S SHARED SPACE, BUILDING, AND THE LAND OF THE CONDOMINIUM AS SHOWN ON MAPS/DEEDS.

[illegible]

NOTES (CONTINUED)

4. "GARAGE EASEMENT" MEANS THAT PORTION OF GARAGE UNIT 1 AND GARAGE UNIT 2 WITHIN THE MASTER CONDOMINIUM OVER WHICH AN EASEMENT HAS BEEN CREATED FOR THE BENEFIT OF THE CONDOMINIUM AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION AND THE GARAGE EASEMENT RECORDED AMONG THE LAND RECORDS OF BALTIMORE CITY, MARYLAND AND WITHIN WHICH AREA THE GARAGE UNIT ONE HAS COMPLETED PARKING SPACE FOR ONE EASEMENTED TO A SMALL ONE CAR GARAGE.

2. "COMMON ELEMENTS" MEANS ALL OF THE PROPERTY OTHER THAN "UNITS," AND INCLUDES BOTH "GENERAL COMMON ELEMENTS" AND "LIMITED COMMON ELEMENTS" (AS DEFINED IN SECTION 1.10) OF A BUILDING OR TO INCLUDE OTHER REAL ESTATE.

8. "GARAGE 2 UNIT IS THE GARAGE 2 UNIT IN THE MASTER CONDOMINIUM AS DEFINED IN THE MASTER CONDOMINIUM DECLARATION AND SHOWN ON THE MASTER CONDOMINIUM PLATS AND IS A PORTION OF THE GARAGE BELOW THE HOTEL TOWER.

2. "LIMITED COMMON ELEMENTS" HAS THE MEANING SET FORTH IN SECTION 4.2 OF THIS DECLARATION.

TO, U/E = UPPER ELEVATION COINCIDES WITH UPPER UNIT BOUNDARY,
L/E = LOWER ELEVATION COINCIDES WITH LOWER UNIT BOUNDARY.

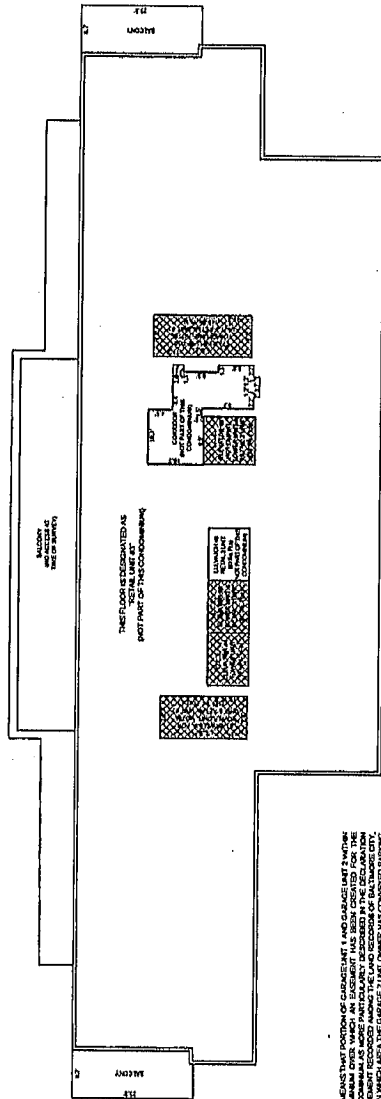
11. UNITED COMMON ELEMENTS ARE MEASURED TO THE CENTER OF WALL, IN GENERAL. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE BALTIMORE CITY DATUM.

12. MEASUREMENTS FOR THE UNITS AND COMMON ELEMENTS SHOWN HEREON WERE MEASURED TO THE INSIDE FACE OF DRYWALL, SHEETROCK, BLOCK, OR CONCRETE WHERE AVAILABLE. NONETHELESS, THE UNIT BOUNDARIES AS CONTAINED IN THE DECLARATION GO TO

THE BACK SURFACE OF THE INTERIOR DRYWALL, THEREFORE THE MEASUREMENTS SHOWN HEREON MAY NOT CONSIDER THE DIMENSIONS OF CERTAIN WALL ELEMENTS AND THE UNIT DEFINITIONS IN THE DECLARATION SHALL CONTROL.

13. THE MASTER CONDOMINIUM LIMITED COMMON ELEMENTS APPURTENANT TO THE TOWER UNIT, IF NOT REFLECTED ON THIS CONDOMINIUM PLAN, ARE SHOWN ON THE HARBOR EAST PARCEL D MASTER CONDOMINIUM PLATS, AS AMENDED.

14. THE DIMENSIONS SHOWN FOR THIS FLOOR ARE BASED UPON ARCHITECTURAL PLANS PROVIDED BY BMC ARCHITECTS.



PREVIOUSLY SUBMITTED

ELEVATION OF 2ND LEVEL (2ND FLOOR) = 325.25'
 PAVING FLOOR
 6" ON ARCHITECTURAL PLANS

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Applying ingenuity
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Tel. (410) 242-5872 Fax: (410) 242-4956 www.mclarengroup.com

1st AMENDED CONDOMINIUM PLAT
29th LEVEL LAYOUT

HARBOR EAST TOWER CONDOMINIUM
200 INTERNATIONAL DRIVE
BALTIMORE CITY, MARYLAND
WARD 3, SECTION 6, BLOCK 1800, LOT 5

Notes

UNITS ARE DESIGNATED THIS: UNIT "001"
THE COMMONS ARE SHOWN THE
THE COMMONS PLAN SHOWS THE LOCATION AND DIMENSIONS OF THE UNITS, AND MAY
BE ASSIGNED FROM TIME TO TIME IN ACCORDANCE WITH THE MARSH EAST TOWER
CONSUMPTION DECLARATION AS SUPPLEMENTED BY ONE OR MORE SUPPLEMENTARY
DECLARATIONS (THE "DECLARATION") TO REFLECT CHANGES IN UNIT SOURCES OR THE
LOCATION OF GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS.

[illegible]

6780029

"GARAGE EASEMENT" MEANS THAT PORTION OF GARAGE UNIT 1 AND GARAGE UNIT 2 WITHIN THE MASTER CONDOMINIUM OVER WHICH AN EASEMENT HAS BEEN CREATED FOR THE BENEFIT OF THE CONDOMINIUM AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION AND THE GARAGE EASEMENT RECORDED AMONG THE LAND RECORDS OF BALTIMORE CITY, MARYLAND AND WHICH, HEREIN, THE GARAGE 2 UNIT OWNER HAS OBTAINED SAID EASEMENT.

7. "COMMON ELEMENTS" MEANS ALL OF THE PROPERTY OTHER THAN "UNITS," AND INCLUDES BOTH "GENERAL COMMON ELEMENTS" AND "LIMITED COMMON ELEMENTS" AS DEFINED IN ARTICLE 3 OF THE DECLARATION.

1. GARAGE 2 UNIT IS THE GARAGE 2 UNIT IN THE MASTER CONDOMINIUM AS DEFINED IN THE MASTER CONDOMINIUM DECLARATION AND SHOWN ON THE MASTER CONDOMINIUM PLATS AND IS A PORTION OF THE GARAGE BELOW THE HOTEL TOWER.

10. LIMITED COMMON ELEMENTS WAS THE MEANING SET FORTH IN SECTION 4.2 OF THIS DECLARATION.

U.E. = UPPER ELEVATION CONCRETE'S WITH UPPER UNIT BOUNDARY.
L.E. = LOWER ELEVATION CONCRETE'S WITH LOWER UNIT BOUNDARY

THE ELEVATIONS SHOWN HEREON ARE BASED ON THE BALTIMORE CITY DATUM.

ALL LIMITED COMMON ELEMENTS ARE MEASURED TO THE CENTER OF WALL, IN GENERAL.

[illegible]

RECOMMENDATIONS FOR THE UNITS AND CONNECTION ELEMENTS SHOWN HEREIN WERE MEASURED TO THE INSIDE FACE OF DRYWALL, SHEETROCK BLOCK OR CONCRETE WHERE

AVAILABLE, HOWEVER, THE ONLY DIMENSIONS AS CONTAINED IN THE DECLARATION GO TO THE BACK SURFACE OF THE INTERIOR ORTH WALL. THEREFORE THE MEASUREMENTS SHOWN

PERSON MAY NOT CONSIDER THE DIMENSIONS OF CERTAIN WALL ELEMENTS AND THE UNIT DEFORMATIONS IN THE DECLARATION SHALL CONTROL.

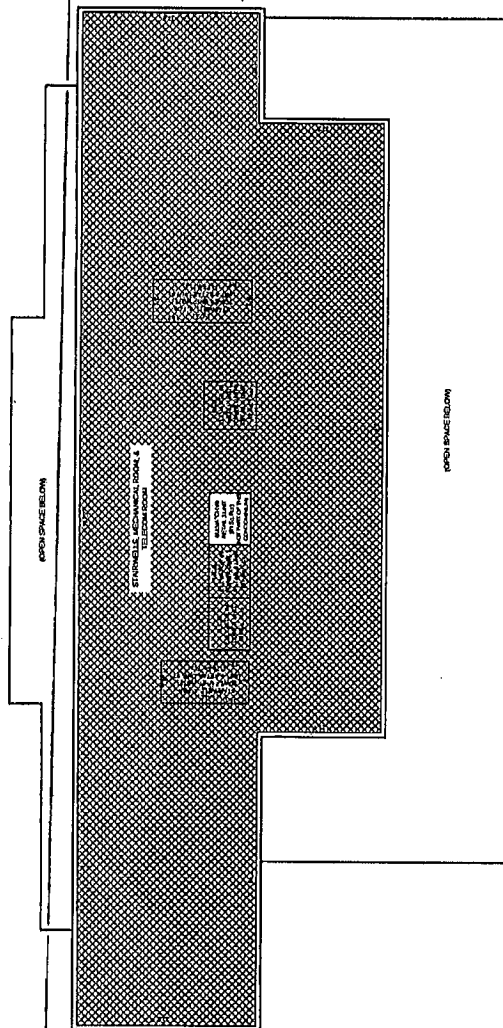
.....

THE MAJOR CONCENTRATED LIMITED COMMON ELEMENTS APPURTENANT TO THE TOWER UNIT, IF NOT REFLECTED ON THIS CONDOMINIUM PLAN, ARE SHOWN ON THE HARBOR EAST

PARCEL D MASTER CONDOMINIUM PLATS, AS AMENDED.

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PREVIOUSLY SUBMITTED

DATE OF BIRTH: 08/07/1968
PLACE OF BIRTH: NEW YORK, NY

NOTES (CONTINUED)

- [illegible]

UNIT IS DECLASSIFIED DATE: 10/1/2007

UNIT HEADQUARTERS ARE SHOWN IN: _____

THE CONCENTRATION PLANT SHOWS THE LOCATION AND DIMENSIONS OF THE UNITS, AND MAY BE ANCHORED FROM TIME TO TIME IN ACCORDANCE WITH THE HARBOR EAST LOWER CHROMIUM DECONTAMINATION AS SUPPLEMENTED BY ONE OR MORE SUPPLEMENTARY DECONTAMINATIONS OR DECONTAMINATIONS TO REHAUSE CHANGES IN UNIT ASSIGNMENT OR THE

[illegible][illegible]

STAIRWAYS, WALKS AND RAMPWAYS DESIGNED TO SERVE ONLY THAT UNIT.

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[illegible]

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 **additive mobility**

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Exhibit "C"(Percentage Interests and Votes)

Schedule of Percentage Interests and Votes
Phase 1 Par Value, Percentage Interest, Votes and Alternate Allocation

Unit Number	Par Value	Percentage Interest	Vote	Residential Alternative Expense Allocation Par Value	Residential Alternative Expense Allocation Percentage
2001	2.381	22.874 %	22.874	2.456	23.266
2102	2.273	21.838 %	21.838	2.258	21.392
2201	2.381	22.874 %	22.874	2.456	23.266
2401	1.687	16.207 %	16.207	1.693	16.038
2501	1.687	16.207 %	16.207	1.693	16.038
	10.409	100%	100	10.556	100%

**Expansion Par Value, Percentage Interest, Votes and Residential Alternative
Expense Allocation (47 Units)**

Unit Number	Par Value	Percentage Interest	Vote	Residential Alternative Expense Allocation Par Value	Residential Alternative Expense Allocation Percentage
2001	2.381	2.996 %	2.996	2.456	3.106 %
2101	2.381	2.996 %	2.996	2.456	3.106 %
2102	2.273	2.860 %	2.860	2.258	2.856 %
2103	1.345	1.692 %	1.692	1.316	1.664 %
2104	1.786	2.247 %	2.247	1.801	2.278 %
2105	1.143	1.438 %	1.438	1.257	1.590 %
2106	0.889	1.119 %	1.119	0.977	1.236 %
2107	0.640	0.805 %	0.805	0.704	0.890 %
2108	0.995	1.252 %	1.252	0.933	1.180 %
2201	2.381	2.996 %	2.996	2.456	3.106 %
2202	2.507	3.155 %	3.155	2.514	3.180 %
2203	1.345	1.692 %	1.692	1.316	1.664 %
2204	1.786	2.247 %	2.247	1.801	2.278 %
2205	1.143	1.438 %	1.438	1.257	1.590 %
2206	0.889	1.119 %	1.119	0.977	1.236 %
2207	0.640	0.805 %	0.805	0.704	0.890 %
2208	0.995	1.252 %	1.252	0.933	1.180 %
2301	1.687	2.123 %	2.123	1.693	2.141 %
2302	3.075	3.870 %	3.870	2.430	3.073 %
2303	1.345	1.692 %	1.692	1.316	1.664 %
2304	1.786	2.247 %	2.247	1.801	2.278 %
2305	1.143	1.438 %	1.438	1.257	1.590 %
2306	0.889	1.119 %	1.119	0.977	1.236 %
2307	0.640	0.805 %	0.805	0.704	0.890 %
2308	0.995	1.252 %	1.252	0.933	1.180 %
2401	1.687	2.123 %	2.123	1.693	2.141 %
2402	2.161	2.719 %	2.719	2.068	2.616 %
2403	1.345	1.692 %	1.692	1.316	1.664 %
2404	1.786	2.247 %	2.247	1.801	2.278 %
2405	1.143	1.438 %	1.438	1.257	1.590 %
2406	0.889	1.119 %	1.119	0.977	1.236 %
2407	0.640	0.805 %	0.805	0.704	0.890 %
2408	0.995	1.252 %	1.252	0.933	1.180 %
2501	1.687	2.123 %	2.123	1.693	2.141 %
2502	2.161	2.719 %	2.719	2.068	2.616 %
2503	1.345	1.692 %	1.692	1.316	1.664 %

2504	1.786	2.247 %	2.247	1.801	2.278 %
2505	1.143	1.438 %	1.438	1.257	1.590 %
2506	0.889	1.119 %	1.119	0.977	1.236 %
2507	0.640	0.805 %	0.805	0.704	0.890 %
2508	0.995	1.252 %	1.252	0.933	1.180 %
2601	2.570	3.234 %	3.234	2.556	3.233 %
2602	2.655	3.341 %	3.341	2.547	3.221 %
2603	2.929	3.687 %	3.687	2.926	3.701 %
2604	2.551	3.210 %	3.210	2.512	3.177 %
2701	5.409	6.807 %	6.807	5.195	6.572 %
2702	4.987	6.276 %	6.276	4.604	5.824 %
	79.472	100.000%	100.000	79.065	100.000%

**Expansion Par Value, Percentage Interest, Votes and Residential Alternative
Expense Allocation (62 Units)**

Unit Number	Par Value	Percentage Interest	Vote	Residential Alternative Expense Allocation Par Value	Residential Alternative Expense Allocation Percentage
1901	2.381	2.381%	2.381	2.456	2.456%
1902	2.273	2.273%	2.273	2.258	2.258%
1903	1.345	1.345%	1.345	1.316	1.316%
1904	1.786	1.786%	1.786	1.801	1.801%
1905	1.143	1.143%	1.143	1.257	1.257%
1906	0.889	0.889%	0.889	0.977	0.977%
1907	0.640	0.640%	0.640	0.704	0.704%
1908	0.995	0.995%	0.995	0.933	0.933%
2001	2.381	2.381%	2.381	2.456	2.456%
2002	2.273	2.273%	2.273	2.258	2.258%
2003	1.345	1.345%	1.345	1.316	1.316%
2004	1.786	1.786%	1.786	1.801	1.801%
2005	1.143	1.143%	1.143	1.257	1.257%
2006	0.889	0.889%	0.889	0.977	0.977%
2007	0.640	0.640%	0.640	0.704	0.704%
2008	0.995	0.995%	0.995	0.933	0.933%
2101	2.381	2.381%	2.381	2.456	2.456%
2102	2.273	2.273%	2.273	2.258	2.258%
2103	1.345	1.345%	1.345	1.316	1.316%
2104	1.786	1.786%	1.786	1.801	1.801%
2105	1.143	1.143%	1.143	1.257	1.257%
2106	0.889	0.889%	0.889	0.977	0.977%
2107	0.640	0.640%	0.640	0.704	0.704%
2108	0.995	0.995%	0.995	0.933	0.933%
2201	2.381	2.381%	2.381	2.456	2.456%
2202	2.507	2.507%	2.507	2.514	2.514%
2203	1.345	1.345%	1.345	1.316	1.316%
2204	1.786	1.786%	1.786	1.801	1.801%
2205	1.143	1.143%	1.143	1.257	1.257%
2206	0.889	0.889%	0.889	0.977	0.977%
2207	0.640	0.640%	0.640	0.704	0.704%
2208	0.995	0.995%	0.995	0.933	0.933%
2301	1.687	1.687%	1.687	1.693	1.693%

2302	3.075	3.075%	3.075	2.430	2.430%
2303	1.345	1.345%	1.345	1.316	1.316%
2304	1.786	1.786%	1.786	1.801	1.801%
2305	1.143	1.143%	1.143	1.257	1.257%
2306	0.889	0.889%	0.889	0.977	0.977%
2307	0.640	0.640%	0.640	0.704	0.704%
2308	0.995	0.995%	0.995	0.933	0.933%
2401	1.687	1.687%	1.687	1.693	1.693%
2402	2.161	2.161%	2.161	2.068	2.068%
2403	1.345	1.345%	1.345	1.316	1.316%
2404	1.786	1.786%	1.786	1.801	1.801%
2405	1.143	1.143%	1.143	1.257	1.257%
2406	0.889	0.889%	0.889	0.977	0.977%
2407	0.640	0.640%	0.640	0.704	0.704%
2408	0.995	0.995%	0.995	0.933	0.933%
2501	1.687	1.687%	1.687	1.693	1.693%
2502	2.161	2.161%	2.161	2.068	2.068%
2503	1.345	1.345%	1.345	1.316	1.316%
2504	1.786	1.786%	1.786	1.801	1.801%
2505	1.143	1.143%	1.143	1.257	1.257%
2506	0.889	0.889%	0.889	0.977	0.977%
2507	0.640	0.640%	0.640	0.704	0.704%
2508	0.995	0.995%	0.995	0.933	0.933%
2601	2.570	2.570%	2.570	2.556	2.556%
2602	2.655	2.655%	2.655	2.547	2.547%
2603	2.929	2.929%	2.929	2.926	2.926%
2604	2.551	2.551%	2.551	2.512	2.512%
2701	5.409	5.409%	5.409	5.195	5.195%
2702	4.987	4.987%	4.987	4.604	4.604%
	100.000	100.000%	100.000	100.000	100.000%

The Percentage Interest appurtenant to each Unit was computed as follows:

$$\begin{aligned}
 & \text{Unit Par Value} \\
 & \div \text{Total Par Values of all Units in the Condominium} \\
 & = \text{Unit Percentage Interest}
 \end{aligned}$$

The par values assigned to the Units are based on categories of Unit types but are not intended to reflect any Unit's specific size or proportion compared with other Units.

*The Percentage Interest of some Units may be rounded up or down slightly so that the total Percentage Interests of all Units equals 100.00000%

Votes are based upon Percentage Interest assigned to the Unit.

Residential Alternative Expense Allocation appurtenant to each Unit was computed as follows:

	Unit Alternative Expense Allocation Par Value
÷	Total Alternative Expense Par Values of all Units in the Condominium
=	Unit Residential Alternative Expense Allocation Interest

The Alternative Expense par values assigned to the Units are based on categories of Unit types but are not intended to reflect any Unit's specific size or proportion compared with other Units.

*The Residential Alternative Expense Allocation of some Units may be rounded up or down slightly so that the total Residential Alternative Expense Allocations of all Units equals 100.000000%.

5114

Register 02
LR -
Declaration/Covenant
Recording Fee 75.00
Declarant Name: HARBOR
EAST PARCEL
D-RESIDENTIAL, LLC
Ref: HARBOR EAST TOWER
CONDOMINIUM
LR - Surcharge 40.00
Subtotal: 115.00
Total: 136.00
09/26/2017 02:53
CC24-MG
#9137089 CC0801 -
Baltimore City
Mitche/CC08.01.02 -
D-RESIDENTIAL, LLC

1922
p

and the fact that at the time of the
recording of the record in the
county of Baltimore, Maryland.

[Handwritten signature]

County Court for Baltimore City, Maryland

I, Marilyn Bentley, Clerk of the Circuit Court
for Baltimore City, hereby certify that this is
a true copy from the record in this court.

Witness the hand and act of the undersigned

this 27th day of Sept 20 17

Marilyn Bentley

Circuit Court for Baltimore City, Maryland

