

Exhibit 2

LEGAL DESCRIPTION

PARCEL I

BEING KNOWN AND DESIGNATED as Lot Nos. 1 - 14, Block A as shown on a Plat entitled, "Plat One, Lots 1 - 14 & Part of Parcel "A", Block A, SNOWDEN POND at MONTPELIER", which Plat is recorded among the Land Records Prince George's County in Plat Book V.J. 165, Plat No. 93.

and

BEING KNOWN AND DESIGNATED as Lot Nos. 15 - 20, Block A as shown on a Plat entitled, "Plat Three, Lots 15 - 21, & Part of Parcel "A", Block "A", SNOWDEN POND at MONTPELIER", which Plat is recorded among the Land Records Prince George's County in Plat Book V.J. 165, Plat No. 95.

and

BEING KNOWN AND DESIGNATED as Lot Nos. 1 - 14, Block B, as shown on a Plat entitled, "Plat Two, Lots 1 - 14 & Parcel "A", Block "B", SNOWDEN POND at MONTPELIER", which Plat is recorded among the Land Records Prince George's County in Plat Book V.J. 165, Plat No. 94.

and

BEING KNOWN AND DESIGNATED as Lot Nos. 15 - 20, Block B, Lot Nos. 1, 17 and 18, Block D, and Lot Nos. 1 and 2, Block E, as shown on a Plat entitled, "Plat Six, Lots 15 - 21, 27 & 28, Block "B", Lots 1 - 3 & 16 - 18 Block "D", Lots 1 - 3, 8 & 9, Block "E", "SNOWDEN POND at MONTPELIER", which Plat is recorded among the Land Records of Prince George's County in Plat Book V.J. 165, Plat No. 98.

BEING a portion of the land vested in 197 INVESTMENT PARTNERSHIP, a Maryland General Partnership, by virtue of the following:

- (a) Deed dated July 29, 1971 and recorded among the Land Records of Prince George's County, Maryland in Liber 3975, folio 830 from George W. Henson and Florence E. Henson (as to .7248 acres), and
- (b) Deed dated January 28, 1972 recorded among the Land Records of Prince George's County, Maryland in Liber 4057, folio 527 from Edna B. Tidler (as to 1.7299), and
- (c) Deed dated December 31, 1970 and recorded among the Land Records of Prince George's County, Maryland in Liber 3908, folio 836 from Edna B. Tidler, surviving Tenant by the Entirety of Stanley Tidler (as to 50.0677 acres and 6.66971 acres), and
- (d) Deed dated August 31, 1987 and recorded among the Land Records of Prince George's County, Maryland in Liber 6799, folio 1 from John E. Lawrence (as to 1.5376 acres), and
- (e) Deed dated February 5, 1987 and recorded among the Land Records of Prince George's County, Maryland in Liber 6607, folio 959 from General Enterprises (as to 1.3525 acres), and
- (f) Deed dated February 5, 1987 and recorded among the Land Records of Prince George's County, Maryland in Liber 6623, folio 20 from Leonard Karel (as to 1.4280 acres);

BEING ALSO a portion of the land vested in Harold S. Tidler, Trustee, as to an undivided moiety, and M. Louis Offen, individually and M. Louis Offen and Norman Freidkin, Trustees,

sharing equally the undivided moiety, all as Tenants in Common as to their moieties, by virtue of the following:

- (a) Deed dated October 23, 10987 and recorded among the Land Records of Prince George's County, Maryland in Liber 7032, folio 165 from Robert E. Bullard, Assignee for the Purpose of Foreclosure (as to 15.0396 acres, otherwise known as "PARCEL A-1, PARKWAY MEDICAL CENTER", as shown on a Plat of the same as recorded among the Land Records of Prince George's County, Maryland in Plat Book 89 at Plat No.23.

BEING all of that property described in a Deed dated October 4, 1993, and recorded among the Land Records of Prince George's County, Maryland, in Liber 9173, folio 806, which was granted and conveyed by 197 Investment Partnership, a Maryland General Partnership, Harold S. Tidler, Trustee, M. Louis Offen, Individually, and N. Louis Offen and Norman Freidkin, Trustees, unto Trafalgar House Property, Inc., a Delaware corporation.

and

BEING KNOWN AND DESIGNATED as Lots Numbered Ten through Fifteen (10 - 15), inclusive, in Block Lettered 'D' as shown on that Plat of Subdivision entitled, "Plat Eight, Lots 29-32 & Part of Parcel 'B', Block "B" and Lots 10 - 15, Block "D" and Lots 4-7, Block "E", SNOWDEN POND AT MONTPELIER," which Plat is duly recorded among the Land Records of Prince George's County, Maryland in Plat Book V.J. 165, at Plat Number 100

Parcel Identifiers: 2760668/2760577
 2760676/2760585
 2760684/2760593
 2760692/2760601
 2760700/2760619
 2760718

and

BEING KNOWN AND DESIGNATED as Lots Numbered Four through Seven (4 - 7), inclusive, in Block Lettered 'E' as shown on that Plat of Subdivision entitled, "Plat Eight, Lots 29 - 32 & Part of Parcel 'B', Block "B" and Lots 10 - 15, Block "D" and Lots 4-7, Block "E", SNOWDEN POND AT MONTPELIER," which Plat is duly recorded among the Land Records of Prince George's County, Maryland in Plat Book V.J. 165, at Plat Number 100.

Parcel Identifiers: 2760726
 2760734
 2760742
 2760759

BEING all that property described in a Deed dated December 1, 1994, and recorded among the Land Records of Prince George's County, Maryland, in Liber _____, folio _____, which was granted and conveyed by 197 Investment Partnership, a Maryland General Partnership, Harold S. Tidler, Trustee, M. Louis Offen, Individually, and M. Louis Offen and Norman Freidkin, Trustees, unto Trafalgar House Property, Inc., a Delaware corporation.

Exhibit 3

PARCEL III

All that land shown and designated as:

1. "Part of Parcel 'A' 7,115 square feet to be conveyed to the Homeowners Association" on the Plat entitled "Plat One, Lots 1 - 14 and Part of Parcel 'A', Block 'A', Snowden Pond at Montpelier" and recorded among the Land Records of Prince George's County, Maryland, at Plat Book VJ165, No. 93;
2. "Parcel 'A' 56,346 square feet to be conveyed to the Homeowners Association" on the Plat entitled "Plat Two, Lots 1 - 14 and Parcel 'A', Block 'B', Snowden Pond at Montpelier" and recorded among the Land Records of Prince George's County, Maryland, at Plat Book VJ165, No. 94;
3. "Part of Parcel 'A' 127,841 square feet to be conveyed to the Homeowners Association" on the Plat entitled "Plat Three, Lots 15 - 21 and Part of Parcel 'A', Block 'A', Snowden Pond at Montpelier" and recorded among the Land Records of Prince George's County, Maryland, at Plat Book VJ165, No. 95;
4. "Part of Parcel 'B' 241,582 square feet to be conveyed to the Homeowners Association" on the Plat entitled "Plat Four, Part of Parcel 'B', Block 'B', Snowden Pond at Montpelier" and recorded among the Land Records of Prince George's County, Maryland, at Plat Book VJ165, No. 96;
5. "Part of Parcel 'B' 270,244 square feet to be conveyed to the Homeowners Association" on the Plat entitled "Plat Five, Lots 22 - 26 and Part of Parcel 'B', Block 'B', Snowden Pond at Montpelier" and recorded among the Land Records of Prince George's County, Maryland, at Plat Book VJ165, No. 97;
6. "Part of Parcel 'B' 35,968 square feet to be conveyed to the Homeowners Association" on the Plat entitled "Plat Eight, Lots 29 - 32 and Part of Parcel 'B', Block 'B', Lots 10 - 15, Block 'D', Lots 4 - 7, Block 'E', Snowden Pond at Montpelier" and recorded among the Land Records of Prince George's County, Maryland, at Plat Book VJ165, No. 100;

BEING all that property described in a Deed dated July 5, 1994, and recorded among the Land Records of Prince George's County, Maryland, in Liber 9750, folio 383, which was granted and conveyed by 197 Investment Partnership, a Maryland General partnership, Harold S. Tidler, Trustee, M. Louis Offen, Individually, and M. Louis Offen and Norman Freidkin, Trustees, unto Snowden Pond at Montpelier Homeowners Association, Inc., a Maryland corporation.

PARCEL II

BEING KNOWN AND DESIGNATED as Lot Numbered Twenty-One (21) in Block Lettered 'A' as shown on that Plat of Subdivision entitled, "Plat Three, Lots 15-21 & Part of Parcel "A", Block "A", SNOWDEN POND AT MONTPELIER," which Plat is duly recorded among the Land Records of Prince George's County, Maryland in Plat Book V.J. 165, at Plat Number 95.

Parcel Identifier: 2758134

and

BEING KNOWN AND DESIGNATED as Lots Numbered Twenty-Two through Twenty-Six (22-26), inclusive, in Block Lettered 'B' as shown on that Plat of Subdivision entitled, "Plat Five, Lots 22-26 & Part of Parcel "B", Block "B", SNOWDEN POND AT MONTPELIER," which Plat is duly recorded among the Land Records of Prince George's County, Maryland in Plat Book V.J. 165, at Plat Number 97.

Parcel Identifiers: 2758175
2758183
2758191
2758209
2758217

and

BEING KNOWN AND DESIGNATED as Lots Numbered Twenty-One (21) and Twenty-Seven and Twenty-Eight (27 & 28) in Block Lettered 'B' as shown on that Plat of Subdivision entitled, "Plat Six, Lots 15-21, 27 & 28, Block "B", Lots 1-3 & 16-18, Block "D" and Lots 1-3, 8 & 9, Block "E", SNOWDEN POND AT MONTPELIER," which Plat is duly recorded among the Land Records of Prince George's County, Maryland in Plat Book V.J. 165, at Plat Number 98.

Parcel Identifiers: 2758316
2758324
2758332

and

BEING KNOWN AND DESIGNATED as Lots Numbered Two, Three and Sixteen (2, 3 & 16) in Block Lettered 'D' as shown on that Plat of Subdivision entitled, "Plat Six, Lots 15-21, 27 & 28, Block "B", Lots 1-3 & 16-18, Block "D" and Lots 1-3, 8 & 9, Block "E", SNOWDEN POND AT MONTPELIER," which Plat is duly recorded among the Land Records of Prince George's County, Maryland in Plat Book V.J. 165, at Plat Number 98.

Parcel Identifiers: 2758357/2758498
2758365/2758506
2758373

and

BEING KNOWN AND DESIGNATED as Lots Numbered Three, Eight and Nine (3, 8 & 9) in Block Lettered 'E' as shown on that Plat of Subdivision entitled, "Plat Six, Lots 15-21, 27 & 28, Block "B", Lots 1-3 & 16-18, Block "D" and Lots 1-3, 8 & 9, Block "E", SNOWDEN POND AT MONTPELIER," which Plat is duly recorded among the Land Records of Prince George's County, Maryland in Plat Book V.J. 165, at Plat Number 98.

Parcel Identifiers: 2758423
 2758431
 2758449

and

BEING KNOWN AND DESIGNATED as Lot Numbered Twenty-Two (22) in Block Lettered 'A' as shown on that Plat of Subdivision entitled, "Plat Seven, Lot 22, Block "A", Lots 1-12, Block "C" and Lots 4-9, Block "D", SNOWDEN POND AT MONTPELIER," which Plat is duly recorded among the Land Records of Prince George's County, Maryland in Plat Book V.J. 165, at Plat Number 99.

Parcel Identifier: 2758514

and

BEING KNOWN AND DESIGNATED as Lots Numbered One Through Twelve (1-12), inclusive, in Block Lettered 'C' as shown on that Plat of Subdivision entitled, "Plat Seven, Lot 22, Block "A", Lots 1-12, Block "C" and Lots 4-9, Block "D", SNOWDEN POND AT MONTPELIER," which Plat is duly recorded among the Land Records of Prince George's County, Maryland in Plat Book V.J. 165, at Plat Number 99.

Parcel Identifiers: 2758522
 2758530
 2758548
 2758555
 2758563
 2758571
 2758589
 2758597
 2758605
 2758613
 2758621
 2758639

and

BEING KNOWN AND DESIGNATED as Lots Numbered Four through Nine (4-9), inclusive, in Block Lettered 'D' as shown on that Plat of Subdivision entitled, "Plat Seven, Lot 22, Block "A", Lots 1-12, Block "C" and Lots 4-9, Block "D", SNOWDEN POND AT MONTPELIER," which Plat is duly recorded among the Land Records of Prince George's County, Maryland in Plat Book V.J. 165, at Plat Number 99.

Parcel Identifiers: 2758704/2758647
 2758712/2758654
 2758720/2758662
 2758738/2758670
 2758688
 2758696

and

BEING KNOWN AND DESIGNATED as Lots Numbered Twenty-Nine through Thirty-Two (29-32), inclusive, in Block Lettered 'B' as shown on that Plat of Subdivision entitled, "Plat Eight, Lots 29-32, & Part of Parcel 'B', Block "B", and Lots 10-15, Block "D" and Lots 4-7, Block "E", SNOWDEN POND AT MONTPELIER," which Plat is duly recorded among the Land Records of Prince George's County, Maryland in Plat Book V.J. 165, at Plat Number 100.

Parcel Identifiers: 2760627
 2760635
 2760643
 2760650