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MERRIWEATHER PARK
AT SYMPHONY WOODS

November & December, 2015 Chrysalis Development Report

In November and December 2015, the Inner Arbor Trust, Inc. (the "Trust") achieved significant milestones in the development of the Chrysalis and its surrounding area in Merriweather Park at Symphony Woods.

Site Construction

The Inner Arbor Trust's General Contractor, Whiting Turner, pushed the construction forward. Having first taken great care of the surrounding trees via root pruning, placement of root area mats to protect specific critical root zones, and key tree nutrient feeding; the new 8 inch waterline from South Entrance Road and Symphony Woods Road was completed and the roads patched. The new waterline serves two new fire hydrants in the Park at the beginning and end of the Chrysalis service access road, provides water service for the Chrysalis fire suppression system and potable water for general use.

Additionally, the large underground storm water quantity control cistern was installed. The Chrysalis shell canopy has 12,000 square feet of pleated surface, all of which act as what may be one of the world's largest gutter. The Chrysalis pleats carry rainwater and snow melt to the base of the nine shell legs where the canopy comes to the ground. At the base of the legs, stormwater quickly drains through beds of landscaping stone that sit on galvanized steel grates, and into each underground basin (i.e. concrete bathtubs), which funnel the runoff into a network of underground pipes and then empty into the Cistern. The runoff accumulates until such time as the Cistern reaches its design capacity, when it releases water into the stream system, slowing down the velocity of the water and evening out the flow, thereby reducing the harmful effects of both local erosion and downstream sedimentation.

With the Cistern installed, the mass excavation of the Chrysalis foundation and basement was completed, preparing the site for the foundation construction and building underground utility installation. The Chrysalis construction site has been designed as closely as possible to a "net zero fill condition," i.e. where the earth that is initially removed is then redeployed in the construction process, instead of being hauled away. This is both more cost efficient and results in a lower carbon footprint.

As such, dirt and small stones have been carefully stockpiled onsite and covered with plastic for future use in backfilling the inside and outside of the Chrysalis foundation walls. While the larger stones cannot be used for fill, Whiting Turner's subcontractor, Highland Turf, Inc. (HTI), is moving the large stones to within the Merriweather-Symphony Woods and Crescent Neighborhoods, for stream restoration projects that are or will be undertaken by Howard Hughes Corporation in the near future.

Foundation Construction
The actual Chrysalis building structure began its construction in December, with the excavation for foundation piers and walls and the placement of underground electrical conduit. The pouring of mud mats is substantially completed (i.e. the non-structural "foundation for the foundation", providing a solid flat surface upon which rebar and concrete forms (molds) are placed, and concrete is poured. In December, the northerly and western portion of the foundation is being initially completed, as the crew carefully works its way around the base and back out of the site.

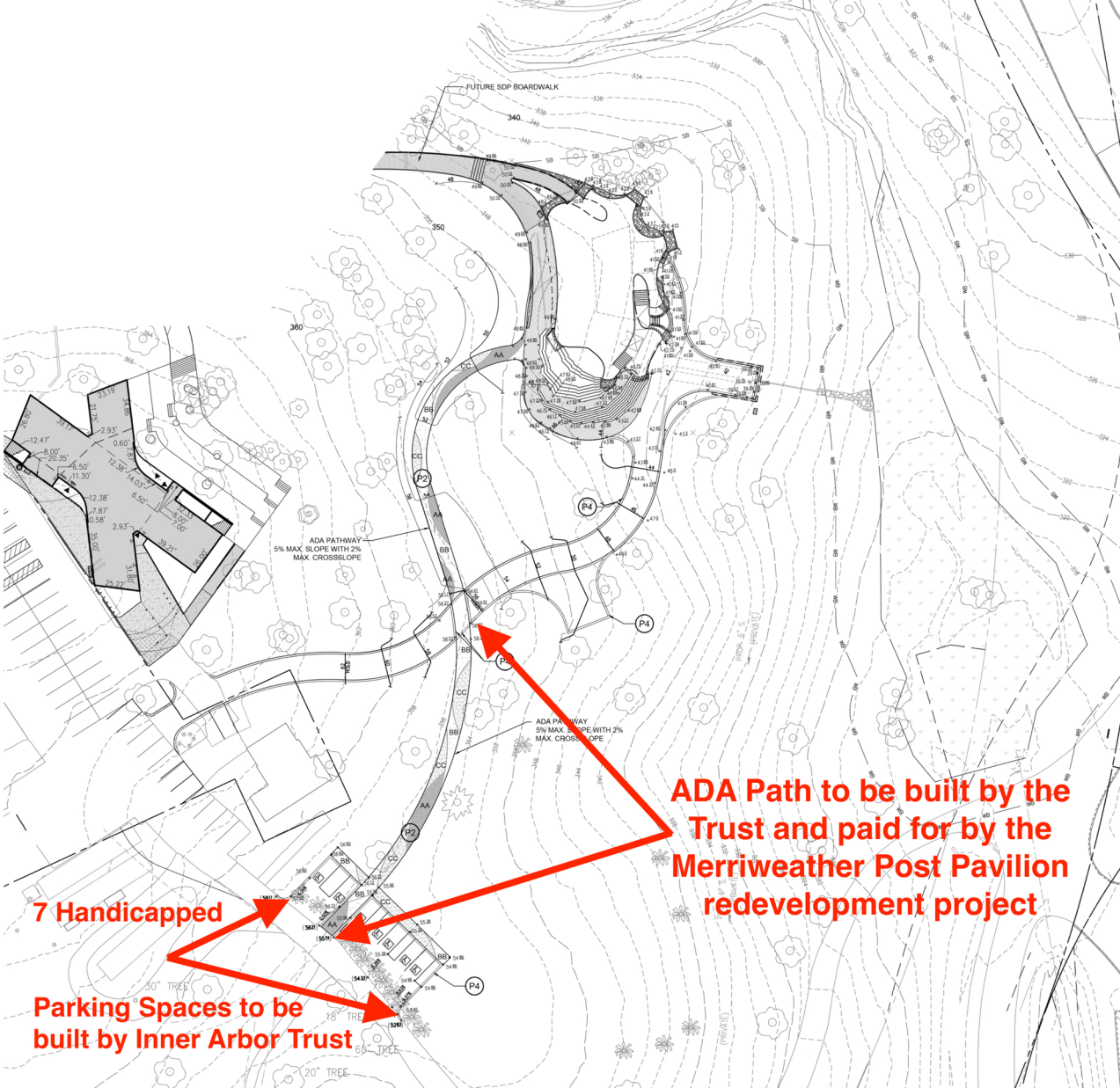
Site Development Plan Redline & Building Plans Submitted
On November 19th, the Trust submitted to Howard County some minor changes to the Site Development Plan (SDP 14-073), all related to the construction of the Chrysalis. While various small design refinements were encompassed in the Redline request, the most significant were: 1) Redefining the perimeter of the Chrysalis truck dock turning area, so as to enhance probability of preserving two large trees; and, 2) A redesign of the ADA compliant parking accessible to the Chrysalis, as requested by Howard County (see sketch of the new design attached).

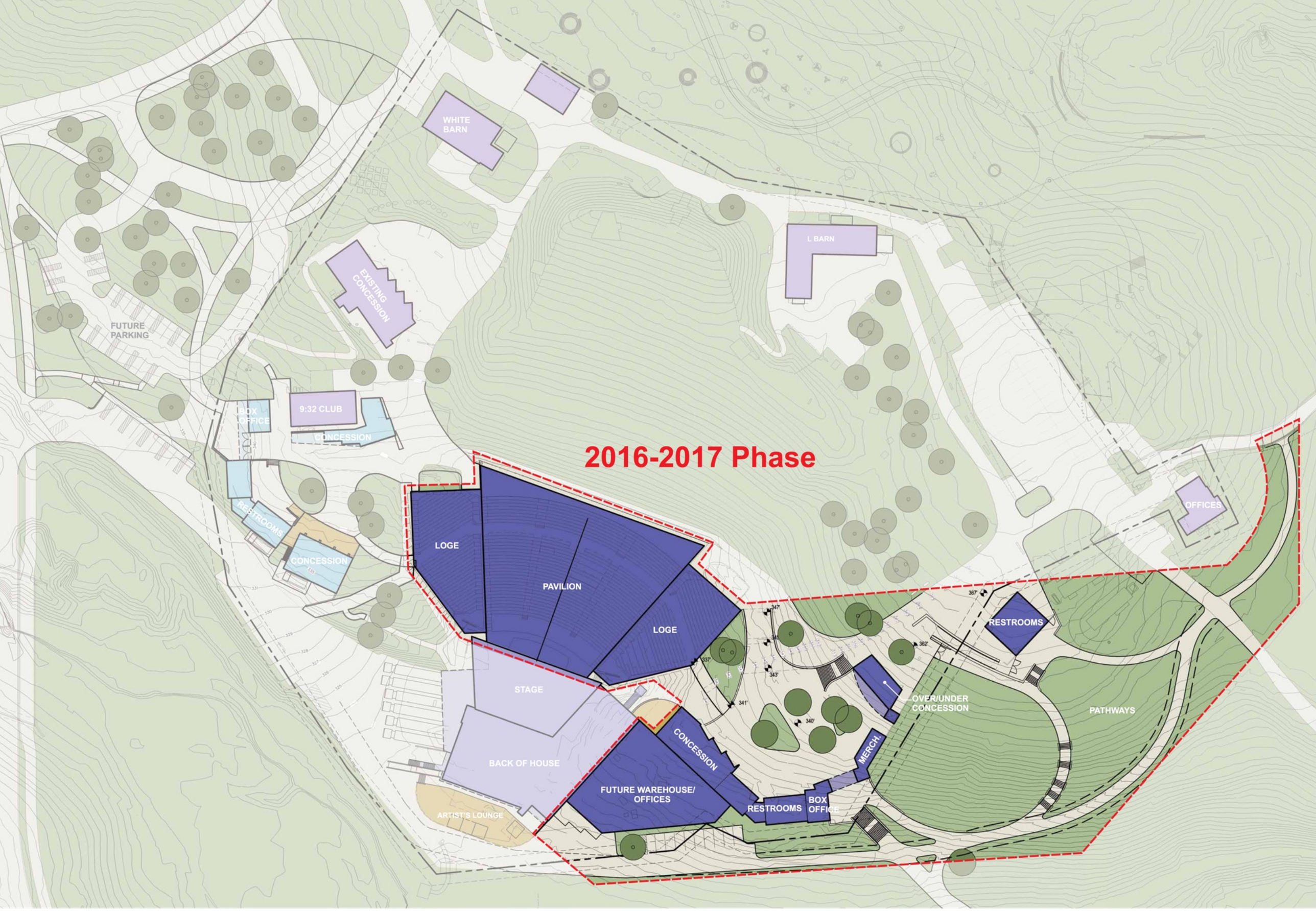
The Trust respectfully requested that Howard County review and approve the Redline request by December 18th, so as to not delay the Chrysalis construction. On December 18th, Howard County notified the Trust that the Redline request was, indeed, approved, and that the full Building Permit will be issued by the end of December.

Chrysalis Steel Fabrication & Erection
On December 3rd, the Trust's Chrysalis design and development team met onsite with Tom Zahner of A. Zahner Company, and Zahner's structural steel fabrication & erection subcontractor, The Walters Group, based outside of Toronto, where the steel will be fabricated, and its New York based erection subsidiary, Metropolitan Walters, which will erect the Chrysalis' structural steel. The Trust's team worked to facilitate Zahner's staging and erection plan.

Approved Park Design of Joint SDP Application
Howard Hughes Corporation confirmed its agreement with the Trust Board's stipulations with respect to the proposed joint Site Development Plan (SDP) application for the Merriweather - Symphony Woods Neighborhood, i.e. to plant 5 inch (average) caliper trees in the Park, and to pay for the development of the ADA accessible Path from the VIP Access Road to the Chrysalis Access Road. As such, the joint SDP 16 - 018 went to the Howard County Planning Board and was unanimously approved on December 17th.

Two of the very positive consequences of this approval are: 1) The first Restroom ever built in the Park – to be used by the public nearly every day, and used by ticketed guests during concert events – with 1,781 square feet and 13 Women's stalls and 3 Men's stalls and 11 Urinals, built and paid for by the Merriweather Post Pavilion redevelopment; and, 2) Once the Chrysalis construction is completed in the summer quarter of next year and the Merriweather Post Pavilion redevelopment is completed for the 2017 summer season, ADD access will exist from the Chrysalis stage to the new Restrooms and the Merriweather Post Pavilion seating. (When the Phase 2 Boardwalk is built, ADA access will start on LPP at the Library corner.)


FUTURE SDP BOARDWALK
ADA PATHWAY
5% MAX. SLOPE WITH 2%
MAX. CROSSSLOPE
ADA PATHWAY
5% MAX. SLOPE WITH 2%
MAX. CROSSSLOPE
ADA Path to be built by the Trust and paid for by the Merriweather Post Pavilion redevelopment project
7 Handicapped
Parking Spaces to be built by Inner Arbor Trust



Site Plan - 2016 to 2017 Phase

Scale: 1" = 40'-0"

13 Womens Stalls, 3 Mens Stalls & 11 Urinals in Park