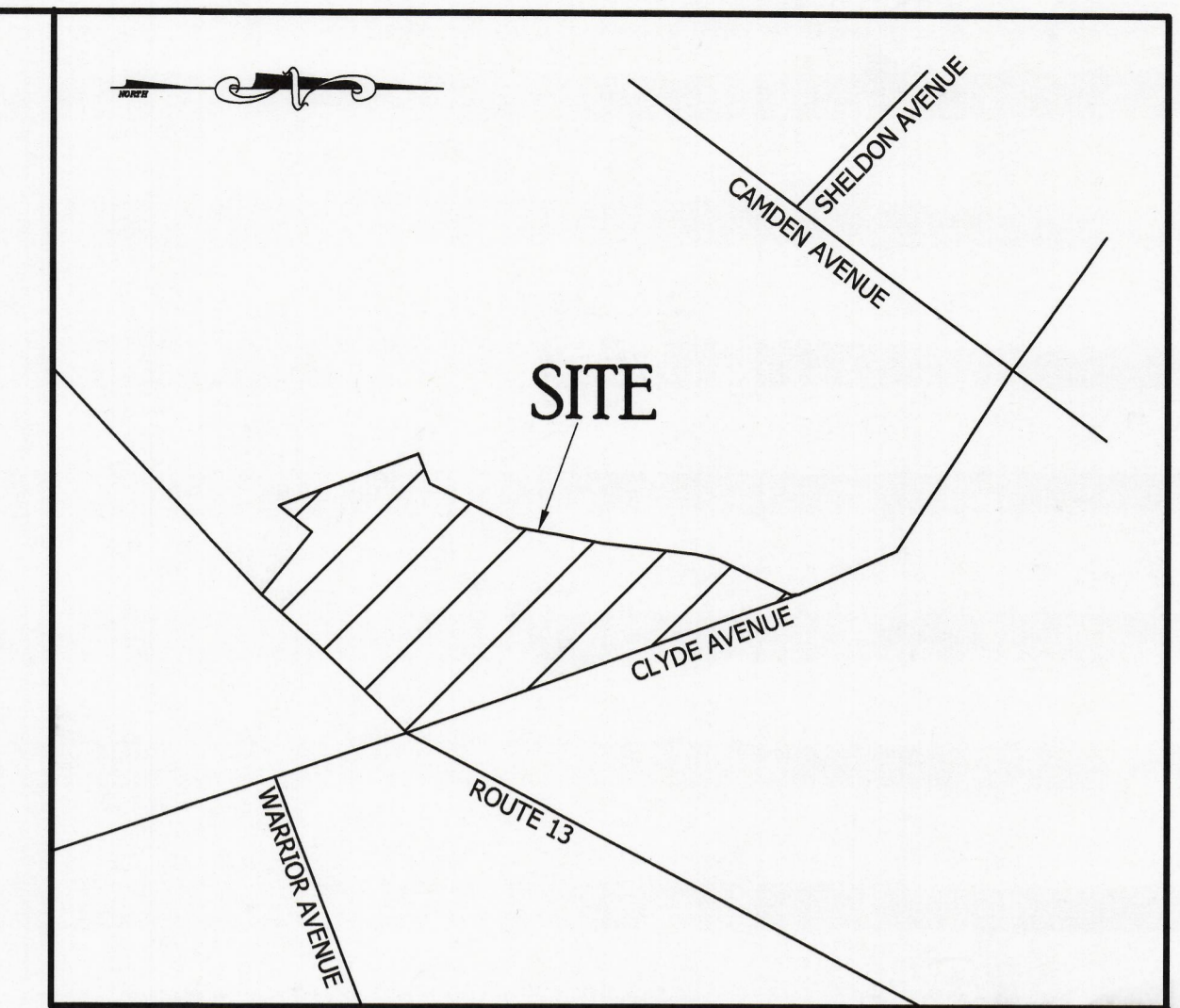
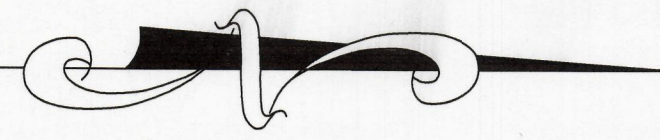
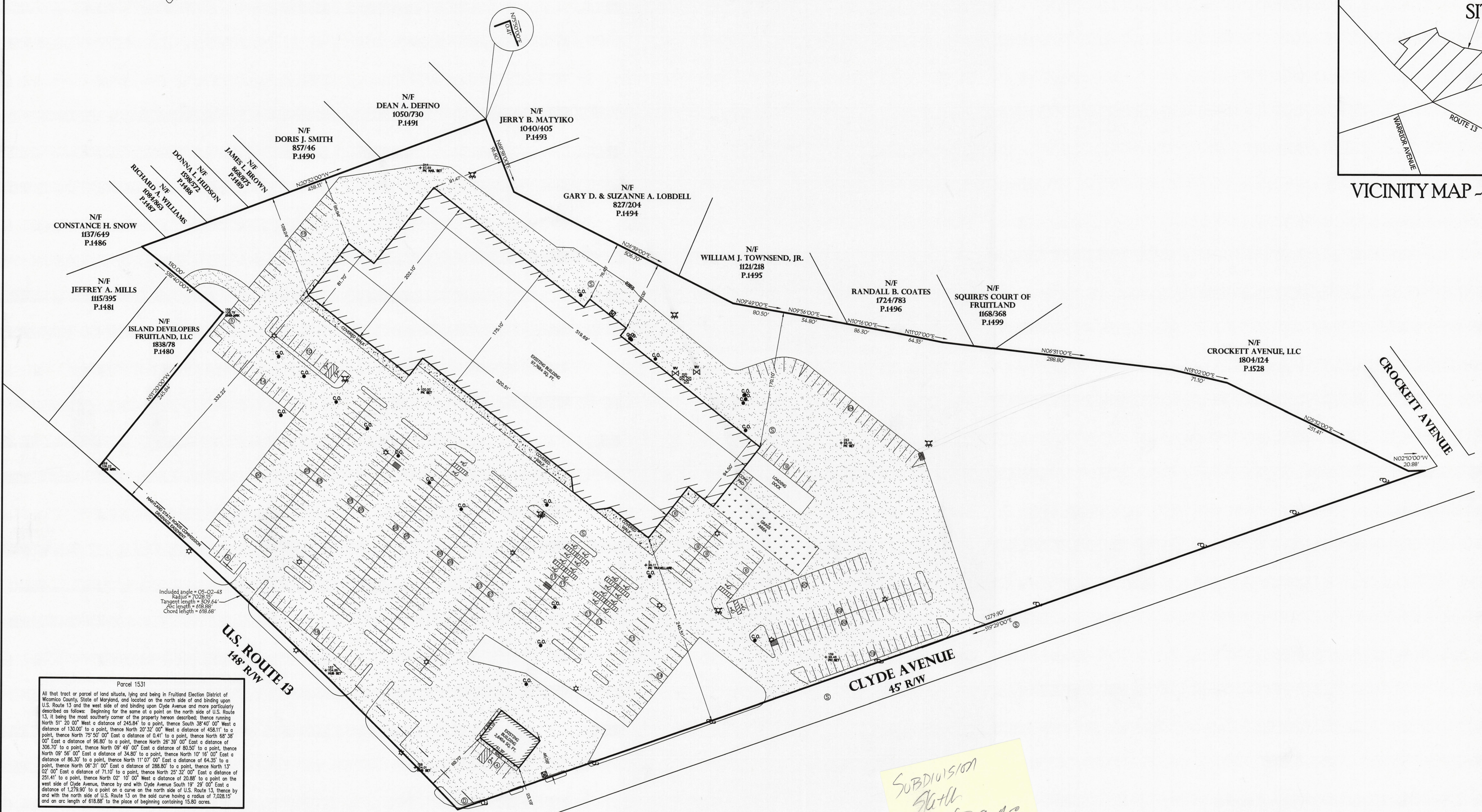


MAG. 1965



VICINITY MAP - NOT TO SCALE



Included angle = 05-02-43
Radius = 7028.15'
Tangent length = 309.64'
Arc length = 618.68'
Chord length = 618.68'

Parcel 1531
All that tract or parcel of land situated, lying and being in Fruitland Election District of Worcester County, State of Maryland, and located on the north side of and binding upon U.S. Route 13 and the west side of and binding upon Clyde Avenue and more particularly described as follows: Beginning for the same at a point on the north side of U.S. Route 13, it being the most southerly corner of the property hereon described, thence running North 51° 20' 00" West a distance of 245.84' to a point, thence South 38° 40' 00" West a distance of 130.00' to a point, thence North 20° 32' 00" West a distance of 458.11' to a point, thence North 75° 50' 00" East a distance of 0.41' to a point, thence North 65° 35' 00" East a distance of 96.80' to a point, thence North 28° 39' 00" East a distance of 306.10' to a point, thence North 09° 49' 00" East a distance of 80.50' to a point, thence North 00° 50' 00" East a distance of 34.80' to a point, thence North 10° 16' 00" East a distance of 86.30' to a point, thence North 11° 07' 00" East a distance of 64.30' to a point, thence North 06° 31' 00" East a distance of 288.80' to a point, thence North 13° 02' 00" East a distance of 71.10' to a point, thence North 25° 32' 00" East a distance of 251.41' to a point, thence North 02° 10' 00" West a distance of 20.88' to a point on the west side of Clyde Avenue, thence by and with Clyde Avenue South 19° 29' 00" East a distance of 1,276.90' to a point on a curve on the north side of U.S. Route 13, thence by and with the north side of U.S. Route 13 on the said curve having a radius of 7,028.15' and an arc length of 618.68' to the place of beginning containing 15.80 acres.

- LEGEND**
- P.C. - POINT OF CURVATURE
 - P.T. - POINT OF TANGENCY
 - P.R.C. - POINT OF REVERSE CURVATURE
 - P.C.C. - POINT OF COMPOUND CURVATURE
 - HANDICAP PARKING STALL
 - UTILITY POLE
 - ELECTRIC TRANSFORMER
 - LITE POLE
 - STORM DRAIN INLET
 - WATER VALVE
 - WATER METER
 - FIRE HYDRANT
 - SEWER CLEANOUT LOCATION
 - SANITARY SEWER MANHOLE
 - STORMWATER MANHOLE

- GENERAL NOTES**
- The property shown hereon is currently owned by: Benbrooke Ventures, LLC, C/O Miller Property Mgmt. 30641 Brandwine Court, Salisbury MD 21801
 - Deed reference: 1922272
 - Plat reference: "Location Survey S.E. Nichols Discount City", prepared by Philip Parker & Associates on 1/2/1986.
 - Total area of property: 15.80 acres±
 - The present zoning of this property is: Shopping Center Business District
 - Total number of parking spaces: 630.
 - This property is shown on F.I.R.M. Community Plan #240139 0001 B (Panel 1 of 1), dated 11/15/85, as being in Flood Zone C, Area of Minimal Flooding.

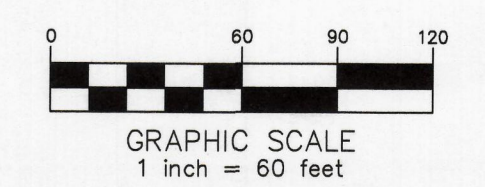


CERTIFICATION

To: Chicago Title Insurance Company, Community Bank of Northern Virginia, Cheri, LLC & J&K Oak West, LLC

I hereby certify to you and your affiliates, that the survey prepared by me entitled ALTA/ACSM Land Title Survey of Clyde Avenue & U.S. Route 13 was actually made on the ground and that the information, courses and distances shown thereon are correct; that the title lines and lines of actual lines of occupation are the same; that the size, location and type of building and improvements are as shown and all are within the boundary line and applicable setback lines of the property; that there are no encroachments, restrictions or other rules and regulations with reference to the location of said buildings and improvements; that there are no easements or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that there are no encroachments affecting this property, except as shown; that the undersigned is in receipt of owner's title policy by Chicago Title Insurance Company, File Number 1802-30418, which insures title to the property shown on the survey. The property shown on the survey is entirely within the area described in the title policy, that all easements and other matters listed as exceptions in Schedule B, Part 2 of the title policy are accurately described on the survey, except as noted and that the parcel described herein does not lie within flood hazard areas in accordance with and maps entitled "Flood Insurance Rate Map" published by the U.S. Department of Housing and Urban Development; and this survey is made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM & NSPS in 1999. The positional uncertainties resulting from our survey measurements made on this survey will not exceed the allowable positional tolerance.

SUBDIVISION
Sketch
2.8/2.9 AC
Show Entrance



- EXCEPTIONS**
- Taxes, State, County and Municipal and other public charges (including, but not limited to, assessments by any State, County, Municipality, Metropolitan District or Commission) payable on an annual basis have been paid through to and including the fiscal year ending June 30, 2004. However, this policy of title insurance does not insure against possible future tax levies and/or frontage benefit assessments, nor against such public charges and assessments, or the balance thereof for existing or proposed improvements which may have been levied or assessed but which are not now due and payable to said State, County Municipality, Metropolitan District or Commission. (Subject to)
 - Front foot benefit charges due and payable after December 30, 2003. (Subject to)
 - Rights of parties entitled to possession under unrecorded leases. (Subject to)
 - Agreement dated February 21, 1919, by and between Charles M. Peters and Annie C. Peters, his wife, and The Chesapeake and Potomac Telephone Company of Baltimore, Inc., recorded among the aforesaid Land Records in Liber 112, folio 243. (Not plicable)
 - Right-of-way dated April 10, 1953, by and between William H. Jackson, II, and Nellie R. Jackson and The Eastern Shore Public Service Company of Maryland, recorded among the aforesaid Land Records in Liber J.W.T.S. 331, folio 554. (Not plicable)
 - Right-of-way dated April 10, 1956, by and between William H. Jackson, II, and Nellie R. Jackson and The Eastern Shore Public Service Company of Maryland, recorded among the aforesaid Land Records in Liber J.W.T.S. 331, folio 558. (Not plicable)
 - Deed and Plat dated February 14, 1965, by and between The State of Maryland to the Use of the State Roads Commission of Maryland and James H. Westberry, Elsie F. Westberry, his wife, Carroll E. Bonds and Irene S. Bonds, his wife, recorded among the aforesaid Land Records in Liber 368, folio 231. (Not subject to)
 - Intentionally deleted.
 - Right-of-way agreement dated September 2, 1953, by and between Walter White and The Eastern Shore Public Service Company of Maryland, recorded among the aforesaid Land Records in Liber 358, folio 68. (Not plicable)
 - Subject to the findings of fact, conclusions and awards made in the Opinion No. 1477, Civil Case in the Circuit Court for Worcester County, Maryland, entitled Russell H. McCann, Chairman, et al., controlling the State Roads Commission of Maryland, vs. William H. Jackson, II, et al., and recorded among the aforesaid Land Records in Liber 295, folio 481. (Not subject to)
 - Intentionally deleted.
 - Intentionally deleted.
 - Intentionally deleted.
 - Intentionally deleted.
 - Intentionally deleted.
 - Intentionally deleted.
 - Right-of-way dated June 11, 1973, by and between Ribwin Developers Corporation and Delmarva Power & Light Company, recorded among the aforesaid Land Records in Liber 783, folio 38. (Not plicable)
 - Subject to a Memorandum of Lease between Salchik Developers Corporation and S.E. Nichols, Inc., Lessee, dated March 15, 1974, and recorded among the aforesaid Land Records in Liber A.J.S. No. 819, folio 347 and Assignments thereof as follows: (a) Assignment of Lease and Consent by S.E. Nichols, Inc. and Main Bank, N.A., as Trustee, dated March 15, 1974, and recorded as aforesaid in Liber A.J.S. No. 819, folio 352; (b) Assignment from Salchik Developers Corporation to Salchik Associates dated March 15, 1974, and recorded as aforesaid in Liber A.J.S. No. 819, folio 370; (c) Correction Assignment dated March 15, 1974, between Salchik Developers Corporation and Irwin Hochberg and Philip Dvoratz, as Nominees for Salchik Associates, assigned, dated March 15, 1974, and recorded as aforesaid in Liber A.J.S. No. 839, folio 571; (d) Assignment between Irwin Hochberg and Philip Dvoratz, as Nominees for Salchik Associates, Assignor, and Salchik Developers Corporation, Assignee, dated August 28, 1978, and recorded as aforesaid in Liber A.J.S. No. 905, folio 284; (e) Assignment between Salchik Developers Corporation, Assignor and Irwin Hochberg and Philip Dvoratz, Nominees for Salchik Associates, Assignee, dated September 4, 1978, and recorded as aforesaid in Liber A.J.S. No. 905, folio 323. Modification of Lease dated August 24, 1978. (Subject to)
 - Subject to a Deed and Easement dated March 14, 1974 between Salchik Developers Corporation and S.E. Nichols Inc., recorded among the aforesaid land records in Liber A.J.S. No. 819, folio 295.
 - Ingress and Egress Easement from Benbrooke Ventures, LLC a Delaware limited liability company to Island Developers Fruitland, LLC a Maryland limited liability company recorded among the aforesaid Land Records in Liber MSB 2073, folio 558. (Subject to)
 - ALTA/ACSM Land Title Survey prepared by Philip R. Parker, Lic. # 10713 for Parker and Associates dated October 28 2003 discloses the following:
a) sewer easement locations, sanitary sewer manholes, stormwater manholes, water meters, water valves, storm drain lines, light poles, utility poles, concrete pad.
b) projection of curbs into U.S. Route 13 and Clyde Avenue (Subject to)
 - Maryland State Roads Commission Drainage Easement as shown on ALTA/ACSM Land Title Survey prepared by Philip R. Parker Lic. # 10713 for Parker and Associates dated October 28, 2003 among the aforesaid Land Records in Liber MSB 2073, folio 558. (Subject to)

REVISIONS

DATE	BY
10/28/03	R.D.S.
12/22/03	R.D.S.

ALTA/ACSM LAND TITLE SURVEY

CLYDE AVENUE & ROUTE 13
FOOD LION SHOPPING CENTER

CITY OF FRUITLAND
FRUITLAND ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND

SCALE: 1" = 60' DATE: 10/13/03 TAXMAP: 801 & 805

ENCL: S0601/ATLA_10-13-03

JOB NO.: S0601 DRAWN BY: CLT PARCEL: 1531

PARKER & ASSOCIATES

ESTABLISHED 1977

CIVIL ENGINEERING INC. SITE PLANNING