



VICINITY MAP

SCALE : 1" = 1000'

COORDINATE TABLE

NO.	NORTH	EAST
300	488025.4200	875296.4200
301	487972.9615	875335.5384
1005	487718.6221	875701.6911
303	487703.5809	875646.5144
304	487688.7247	875539.9450
305	487740.3609	875374.5897
306	487858.8842	875201.7066
307	487885.7817	875191.5534
308	487928.3903	875193.9494
309	487950.5432	875170.7464

TITLE EXCEPTIONS REVIEW

(Stewart Title Guarantee Company's Commitment No. AL12-1339, Effective Date: December 19, 2012)

- Intentionally deleted (Deed Liber J.H.H. No. 556, folio 305, and State Roads Commission Plat Nos. 7112, 7113, 7347, 7348, 7430 and 7431).
OFFSITE — CAN DELETE
- Intentionally deleted (Deed Liber J.H.H. No. 598, folio 460, and State Roads Commission Plat No. 7344).
OFFSITE — CAN DELETE
- Agreement by and between Haze L. Hill and Luke E. Hill unto Baltimore Gas and Electric Company dated September 29, 1956 and recorded October 30, 1956 among the Land Records of Anne Arundel County, Maryland in Liber 1074, folio 486.
GENERAL POLE AGREEMENT, NOT PLOTTABLE
- Intentionally deleted (Deed Liber L.N.P. No. 1828, folio 485).
- Intentionally deleted (Deed and Agreement Liber L.N.P. No. 1828, folio 544).
- Intentionally deleted (Agreement and Grant of Permission Liber L.N.P. No. 1905, folio 176).
- Intentionally deleted (Grant and Easement Agreement Liber L.N.P. No. 1907, folio 516).
OFFSITE — CAN DELETE
- Intentionally deleted (Confirmatory Deed Liber L.N.P. #1828, folio 557, and Liber L.N.P. No. 1921, folio 61, State Roads Commission Plat No. 32299).
OFFSITE — CAN DELETE
- Intentionally deleted (Agreement Liber L.N.P. No. 1909, folio 154).
- Intentionally deleted (Agreement Liber L.N.P. No. 1941, folio 83).
- Intentionally deleted (Agreement Liber L.N.P. No. 1941, folio 493).
OFFSITE — CAN DELETE
- Intentionally deleted (Agreement Liber L.N.P. No. 1954, folio 211).
OFFSITE — CAN DELETE
- Intentionally deleted (Agreement Liber L.N.P. No. 1954, folio 212).
OFFSITE — CAN DELETE
- Intentionally deleted (Declaration of Uses and Agreement Liber L.N.P. No. 1973, folio 1).
- Intentionally deleted (Agreement of Transfer Liber 2310, folio 450).
- Intentionally deleted (Agreement Liber 2323, folio 274).
- Intentionally deleted (Deed of Easement Liber 2373, folio 340).
OFFSITE — CAN DELETE
- Intentionally deleted (Deed of Easement Liber 2479, folio 346).
OFFSITE — CAN DELETE
- Subject to utility easement as shown on the plat entitled "SECTION TEN PARKWAY INDUSTRIAL CENTER 5TH TAX DISTRICT ANNE ARUNDEL CO., MD" prepared by CD. Messick, Jr. & Associates, Inc. dated March 1973 and recorded November 28, 1973 among the Land Records of Anne Arundel County, Maryland in Plat Book 51, folio 9, as Plat Number 2734.
UTILITY EASEMENT (PLAT 2734) — PLOTTED
- Intentionally deleted (Agreement Liber 2729, folio 360).
- Intentionally deleted (Deed of Easement Liber W.G.L. No. 2859, folio 846).
OFFSITE — CAN DELETE
- Right of Way Agreement by and between Parkway Industrial Center unto Baltimore Gas and Electric Company dated June 4, 1976 and recorded July 9, 1976 among the Land Records of Anne Arundel County, Maryland in Liber 2869, folio 179.
GENERAL POLE AGREEMENT, NOT PLOTTABLE
- Intentionally deleted (Deed Liber 3273, folio 209).
- Intentionally deleted (Reversible Slope Easement Liber M.M.R. No. 6689, folio 0491 and State Highway Administration Plat No. 51084).
REVERTABLE SLOPE ESMT (1994) — CAN DELETE

LEGAL DESCRIPTION

7257 Parkway Drive, Anne Arundel County Tax Account No. 5620-1234-7734

Beginning for the same at a capped iron pin now found on the southeast side of Parkway Drive (80 feet wide) at the northernmost corner of Lot 33 as shown a plat of "Section Ten, Parkway Industrial Center" recorded among the Land Records of Anne Arundel County in Plat Book 51, folio 9, thence leaving said Parkway Drive and binding along the outline of said Lot 33 the four following courses and distances:

- South 37 degrees 24 minutes 27 seconds East 66.04 feet,
- South 55 degrees 08 minutes 30 seconds East 445.00 feet to a capped iron pin now found on the right-of-way line of Maryland Route 100 as shown on S.H.A. Plat No. 51084, thence binding thereon the seven following courses and distances,
- South 74 degrees 45 minutes 06 seconds West 57.19 feet,
- By a curve to the right with a radius of 422.72 feet an arc distance of 107.89 feet, said arc subtended by a chord bearing South 82 degrees 03 minutes 50 seconds West 107.60 feet, thence leaving the outline of aforesaid Lot 33,
- By a curve to the right with a radius of 739.93 feet an arc distance of 173.63 feet, said arc subtended by a chord bearing North 72 degrees 39 minutes 28 seconds West 173.23 feet,
- North 55 degrees 34 minutes 00 seconds West 209.61 feet,
- North 20 degrees 40 minutes 50 seconds West 28.75 feet,
- North 03 degrees 13 minutes 07 seconds East 42.68 feet,
- North 46 degrees 19 minutes 35 seconds West 32.08 feet to a point on the aforesaid Parkway Drive on the outline of aforesaid Lot 33, thence binding thereon and leaving aforesaid Maryland Route 100,
- By a curve to the right with a radius of 337.49 feet an arc distance of 147.46 feet, said arc subtended by a chord bearing North 59 degrees 12 minutes 48 seconds East 146.29 feet to the point of beginning, containing 76,409.81 square feet or 1.7541 acres of land more or Less.

Being a portion of Lot 33 as shown on a plat of "Section Ten Parkway Industrial Center" recorded among the Land Records of Anne Arundel County in Plat Book 51, folio 9.

Being the same lot or parcel of land contained in that certain Deed dated June 13, 2000 and recorded June 15, 2000 among the Land Records of Anne Arundel County, Maryland in Liber 9807, folio 616, from Catherine Wyler and John Tallichet, Substituted Co-Trustees succeeding David Tallichet and Margaret Tallichet Wyler, Co-Trustees under Trust B of the William and Margaret Wyler Family Trust of 1972, as amended, Catherine C. Wyler (individually), David Wyler, Melanie Wyler and Judith Sheldon unto 31 Grant Street LLC.

BWI/PARKWAY HOTEL GROUP LTD PTNSHP
(ROMADA INN)
L 5426 F 663
LOT "32"
PB 51/9 PLAT 2734

SURVEYOR'S CERTIFICATION

To WOODMEN OF THE WORLD LIFE INSURANCE SOCIETY AND/OR OMAHA WOODMEN LIFE INSURANCE SOCIETY, its successors and/or assigns, 31 GRANT STREET LLC, a limited liability company, and STEWART TITLE GUARANTY COMPANY.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements of ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2-4, 6(a), 7(a), 7(b)(1), 7(c), 8-9, 11(a), & 13 of Table A thereof. The field work was completed on January 17, 2012.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2014.

Thomas M. Hoffman, Jr. 2-11-2013
THOMAS M. HOFFMAN, JR. DATE
MD. REG. PROPERTY LINE SURVEYOR No. 267



ROBERT H. VOGEL
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL 410.461.7666
ELLICOTT CITY, MD 21043 FAX 410.461.8961

GENERAL NOTES

- HORIZONTAL DATUM (BEARINGS AND COORDINATES AS SHOWN HEREON) ARE BASED ON THE STATE OF MARYLAND GRID MERIDIAN (NAD 29) AS REFERENCED FROM PLAT 2734 AND MONUMENTATION FOUND.
- DEED REFERENCE :
N/T 31 GRANT STREET LLC
LIBER 9807 FOLIO 616
DATED 6-13-2000
- PLAT REFERENCE :
P/O LOT 33
PLAT OF "PARKWAY INDUSTRIAL CENTER"
PLAT BOOK 51/9, PLAT 2734
DATED MARCH 1973
- AREA AS SURVEYED : 76,410 SF OR 1.7541 AC
- TAX MAP B, GRID 8, PARCEL 546, P/O LOT 33
- PUBLIC ROAD ACCESS : PARKWAY DRIVE IS AN EXISTING PUBLIC ROAD
- FLOOD ZONE DESIGNATION : ZONE C (AREA OF MINIMAL FLOODING) FEDERAL FLOOD INSURANCE RATE (F.I.R.M.) MAP, COMMUNITY PANEL NO. 240030040 E DATED OCTOBER 16, 2012
- PARKING TABULATION : REGULAR PARKING SPACES 87
HANDICAP PARKING SPACES 2
TOTAL PARKING SPACES 89
- ZONING :
W-1
SETBACKS : FRONT 50'
SIDE 30'
REAR 30'
MAX BLDG AREA (75% x LOT AREA) : 57,307
MAX BLDG HEIGHT : 90'

ALTA/ACSM LAND TITLE SURVEY

7257 PARKWAY DRIVE
1.7541 ACRES

LIBER 9807, FOLIO 616, DATED 6-13-2000

P/O LOT 33
PLAT OF "SECTION 10, PARKWAY INDUSTRIAL CENTER"
PLAT 2734, PB 51/9

TAX MAP 8, PARCEL 546, P/O LOT 33
5TH ELECTION DISTRICT ANNE ARUNDEL COUNTY, MD
SCALE : 1" = 30' FEBRUARY 11, 2013

GRAPHIC SCALE
1 INCH = 30 FEET

COMPIED BY: T.M.H.
DRAWN BY: B.A. T.M.H.
CHECKED BY: T.M.H.
W.O. NO.: 13-000
SHEET 1 OF 1