

SITE DATA

OWNER: Chartley Limited Partnership
ADDRESS: Reisterstown Road & Chartley Drive
DEED REF: 6924/521 etc.
PARKING PROVIDED: Regular Spaces 633
ZONING: BMCCC

TITLE EXCEPTIONS

- COMMONWEALTH LAND TITLE INSURANCE COMPANY
COMMITMENT No. 20644-103 DATED 14 MARCH 2007
REVISED PER LETTER DATED: 18 APRIL, 2007
1. Taxes paid on an annual basis - NOT A SURVEY MATTER.
2. DELETED.
3. Rights or claims of tenants - NOT A SURVEY MATTER.
4. Right of Way granted to Baltimore Gas and Electric Company - Liber 3442, folio 123. AFFECTS PROPERTY AS TO OVERHEAD UTILITY LINES.
5. Right of Way granted to Baltimore Gas and Electric Company - Liber 3479, folio 141. AFFECTS PROPERTY, UNABLE TO PLOT, FLAT NOT PROVIDED.
6. Right of Way granted to Baltimore Gas and Electric Company - Liber 3481, folio 248. OFFSITE, DOES NOT AFFECT PROPERTY.
7. Declaration of Dedication and Agreement between Chartley Shopping Center, Inc., The Great Atlantic and Pacific Tea Company and Aurora Federal Savings and Loan Association - Liber 3618, folio 465, Liber 4019, folio 271 and Liber 5193, folio 162. AFFECTS PROPERTY.
8. Deed and Agreement between Chartley Shopping Center, Inc. and Baltimore Co., Maryland, Liber 3602, folio 26. AFFECTS PROPERTY AS SHOWN HEREON.
9. Agreement of Dedication between Chartley Holdings Co., Inc. - Liber 3608, folio 26. AFFECTS PROPERTY, NOT A SURVEY MATTER.
10. Declaration of Dedication and Agreement between Reisterstown Apartments, Inc. L3619, F. 171. OFFSITE, DOES NOT AFFECT PROPERTY.
11. Deed and Agreement between Chartley Shopping Center, Inc. - Liber 3636, folio 320. AFFECTS PROPERTY AS SHOWN HEREON.
12. Deed and Agreement between Reisterstown Realty, Inc. - Liber 3643, folio 249. AFFECTS PROPERTY AS SHOWN HEREON.
13. DELETED.
14. Deed and Agreement between Chartley Shopping Center, Inc. and Baltimore Co., Maryland, Liber 3663, folio 036. AFFECTS PROPERTY AS SHOWN HEREON.
15. Deed and Agreement between Reisterstown Realty, Inc. and Baltimore County, Maryland - Liber 3664, folio 563. AFFECTS PROPERTY AS SHOWN HEREON.
16. DELETED.
17. Deed and Agreement between Chartley Shopping Center, Inc. and Baltimore Co., Maryland, Liber 3687, folio 604 and amended by Agreement Liber 5434, folio 263. AFFECTS PROPERTY AS SHOWN HEREON.

SURVEYOR'S CERTIFICATION

This survey is made for the benefit of:
(1) Larman Brothers Bank, FSB, its successors and assigns,
(11) Continental Realty Corporation,
(111) Commonwealth Land Title Insurance Company,
(1111) Chartley Limited Partnership, a Maryland Limited Partnership,
(11111) Chartley Realty Acquisitions Corporation

I, Robert P. Grim, a Registered Property Line Surveyor in the State of Maryland, do hereby certify to the aforesaid parties, their successors and assigns, as of the date set forth hereon, that I have made a careful survey of the tracts of land described as follows:

PARCEL A:
BEGINNING at the north corner of Reisterstown Road and Chartley Boulevard, said beginning point being at the beginning of the ninth or last line of the land described in the deed between Joseph Wilkey Shiley, Jr. and wife and Chartley Shopping Center, Inc., dated March 8, 1956 and recorded among the Land Records of Baltimore County in Liber WLR 3172, page 180, running thence binding on said last line and on the northeast side of said Reisterstown Road

- 1. North 43 degrees 40 minutes 45 seconds West 225.63 feet, thence binding on part of the first line of said land
2. North 46 degrees 15 minutes 35 seconds East 125.00 feet to the beginning of the second line of land described in the deed between Reisterstown Realty, Inc. and Chartley Stores, Inc., dated July 26, 1961 and recorded among the Land Records of Baltimore County in Liber WLR 3271, page 180, running thence binding on the second and third lines of said last mentioned land, two courses:
3. North 43 degrees 40 minutes 45 seconds West 139.69 feet, and
4. North 51 degrees 21 minutes 02 seconds East 307.19 feet to a point on the second line of said first mentioned land, thence binding on a part of the second line, on the third line, and on part of the fourth line of said first mentioned land, three courses:
5. North 33 degrees 18 minutes 08 seconds West 115.59 feet,
6. North 09 degrees 38 minutes 24 seconds East 24.00 feet and
7. North 83 degrees 44 minutes 03 seconds East 203.38 feet to the end of the seventh line of the land described in the deed between Chartley Shopping Center, Inc. and Reisterstown Apartments, Inc., dated July 22, 1959 and recorded among said Land Records in Liber G.L.B. No. 3389, page 163 thence binding reversely on the 11th through 4th lines of said last mentioned land four courses:
8. South 26 degrees 15 minutes 51 seconds East 81.46 feet,
9. South 61 degrees 45 minutes 35 seconds East 129.91 feet,
10. Southwesterly by a curve to the right with a radius of 235.00 feet, the arc distance of 252.28 feet, the chord of said arc being South 31 degrees 00 minutes 54 seconds East 240.30 feet and
11. South 06 degrees 15 minutes 51 seconds East 40.00 feet to the north side of said Chartley Boulevard, thence binding on the north and northeast side of said Chartley Boulevard, four courses:
12. South 83 degrees 44 minutes 03 seconds West 124.53 feet,
13. Southwesterly by a curve to the left with a radius of 970.00 feet, the arc distance of 633.33 feet, the chord of said arc being South 65 degrees 01 minutes 54 seconds West 622.14 feet,
14. South 46 degrees 15 minutes 35 seconds West 568.91 feet and
15. North 88 degrees 40 minutes 38 seconds West 2121 feet to the place of beginning.

CONTAINING 14.9927 acres of land.
PARCEL B:
BEGINNING for the same at a point on the northeast side of Reisterstown Road, said point being at the end of the 1st parcel conveyed by William David Barriman and Helen B. Barriman to Reisterstown Realty Company, Inc. by deed dated October 8, 1959, and recorded among the Land Records of Baltimore County in Liber WLR 3628, page 567, running thence on said northeast side of Reisterstown Road and binding on the 2nd line of the 1st parcel and on the 1st line of the 2nd parcel of the aforesaid conveyance, as now surveyed,

- 1. North 43 degrees 40 minutes 45 seconds West 150.68 feet, thence binding on the part of the 2nd line of said 2nd parcel
2. North 51 degrees 21 minutes 02 seconds East 125.49 feet, thence running for a line of division through both parcels of said conveyance
3. South 43 degrees 40 minutes 45 seconds East 139.69 feet to intersect the 1st line of the 1st parcel of said conveyance, thence binding on part of said line
4. South 46 degrees 15 minutes 35 seconds West 125.00 feet to the place of beginning.

CONTAINING 0.411 acres of land, more or less.

1. The survey reflected by this plat was actually made upon the ground, that the attached plat of survey is made in accordance with the minimum standards established by the State of Maryland for surveys and with the "Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by the American Land Title Association National Society of Professional Surveyors and the American Congress on Surveying and Mapping in 2005, that, pursuant to the Accuracy Standards as adopted by ALTA, NSPS and adopted in effect on the date of this certification proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements which Control Land Boundaries for ALTA/ACSM Land Title Surveys", and contains items 2, 3, 4, 6, 7, 8, 9, 10, 11, 13, 14 and 16 of Table A thereto.
2. The survey correctly shows the location of all buildings, structures and other improvements situated on the Premises.
3. All utilities serving the Premises enter through adjoining public street and/or easements of record, that, except as shown there are no visible easements or rights-of-way across said Premises, that the property described herein is the same as the property described in Commonwealth Land Title Insurance Company Commitment No. 20644-103, with an effective date of 14 March 2007, and that all easements, covenants and restrictions referenced in said title commitment, and easements which the undersigned has been advised or has knowledge, have been plotted hereon or otherwise noted as to their effect on the subject property.
4. That except as shown hereon, there are no visible encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements located on the premises, and except as shown there are no visible encroachments onto said premises by buildings, structures or other improvements situated on adjoining premises.
5. Said described property is located within an area having a Zone Designation 'C' by the Federal Emergency Management Administration, on Flood Insurance Rate Map No. 240010 0205 B, with an effective date of 2 March 1981, which is the current FIRM Map for the Community in which premises is located.
6. The subject property has direct physical access to Chartley Boulevard and Reisterstown Road, dedicated public streets and indirect access to Glydon Drive, a dedicated public street by the way of a 24 foot wide private roadway.
7. The number of striped parking spaces located on the subject property is 691 and are graphically shown hereon.
8. All set back, side yard and rear yard line requirements shown or set forth on all recorded plats and documents as referenced to the current title commitment, and those set forth in the current zoning ordinances, are noted hereon in tabular form.

Title Exceptions Continued

- COMMONWEALTH LAND TITLE INSURANCE COMPANY
COMMITMENT No. 20644-103 DATED 14 MARCH 2007
REVISED PER LETTER DATED: 18 APRIL, 2007
18. Deed and Agreement between Reisterstown Apartments, Inc. and Baltimore Co., Maryland, Liber 3692, folio 23. AFFECTS PROPERTY AS SHOWN HEREON.
19. DELETED.
20. Right of Way granted to Baltimore Gas and Electric Company from Chartley Shopping Center, Inc. and Reisterstown Realty, Inc. - Liber 3724, folio 235. AFFECTS PROPERTY AS SHOWN HEREON.
21. Deed and Agreement between Chartley Shopping Center, Inc. and Baltimore Co., Maryland, Liber 3726, folio 412. AFFECTS PROPERTY AS SHOWN HEREON.
22. Deed and Agreement between Reisterstown Apartments, Inc. and Baltimore Co., Maryland, Liber 3731, folio 171. DOES NOT AFFECT PROPERTY.
23. DELETED.
24. Right of Way granted to Baltimore Gas and Electric Company from Chartley Shopping Center, Inc. Liber 3772, folio 35. AFFECTS PROPERTY AS SHOWN HEREON.
25. Deed and Agreement between Chartley Shopping Center, Inc. and Baltimore Co., Maryland, Liber 3854, folio 295. AFFECTS PROPERTY AS SHOWN HEREON.
26. Deed and Agreement between Reisterstown Realty, Inc. and Baltimore County, Maryland, Liber 3854, folio 291. AFFECTS PROPERTY AS SHOWN HEREON.
27. Rights of Others to the use in common of a forty foot driveway from Reisterstown Realty, Inc. into Chartley Stores, Inc. Liber 3912, folio 183. AFFECTS PROPERTY AS SHOWN HEREON.
28. Agreement between Reisterstown Realty, Inc. and Chartley Shopping Center, Inc. Liber 3929, folio 183. AFFECTS PROPERTY AS SHOWN HEREON.
29. Right of Way granted to Baltimore County, Maryland from Chartley Stores, Inc. Liber 4053, folio 453. AFFECTS PROPERTY AS SHOWN HEREON.
30. Deed and Agreement between Chartley Shopping Center, Inc. and Baltimore Co., Maryland, Liber 4071, folio 310. AFFECTS PROPERTY AS SHOWN HEREON.
31. Deed and Agreement between Reisterstown Realty, Inc. and Baltimore County, Maryland, Liber 4078, folio 91. AFFECTS PROPERTY AS SHOWN HEREON.
32. Deed and Agreement between Reisterstown Realty, Inc. and Baltimore Co., Maryland, Liber 4344, folio 263. AFFECTS PROPERTY AS SHOWN HEREON.
33. Deed and Agreement between Chartley Shopping Center, Inc. and Baltimore Co., Maryland, Liber 4592, folio 118. DOES NOT AFFECT PROPERTY.
34. Deed and Agreement between Reisterstown Apartments, Inc. and Baltimore Co., Maryland, Liber 4595, folio 414. AFFECTS PROPERTY AS SHOWN HEREON.
35. Deed and Agreement and Release between Chartley Shopping Center, Inc. and Baltimore County, Maryland Liber 4592, folio 24. AFFECTS PROPERTY AS SHOWN HEREON.
36. Declaration by Chartley Shopping Center, Inc. Liber 5093, folio 79. AFFECTS PROPERTY AS SHOWN HEREON.
37. DELETED.

ENCROACHMENT NOTES

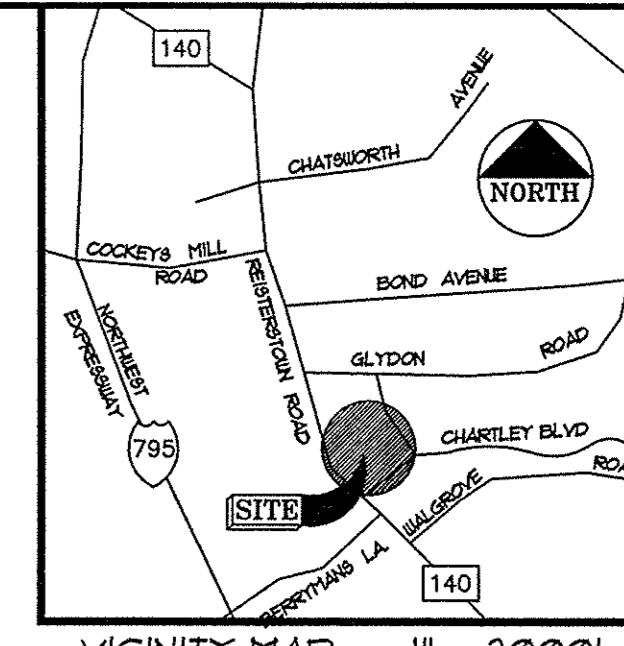
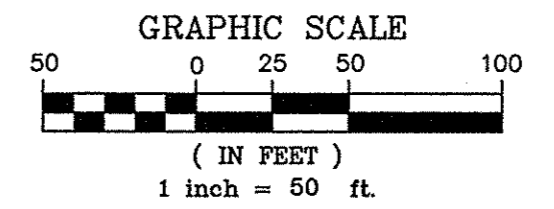
- 1. Possible encroachment of a 1 1/2 wide concrete wall along the N 51°21'02"E 307.19 foot line.
2. Possible encroachment of a wire fence line along the N 83°44'09"E 803.38 foot line.

FLOOD CERTIFICATION

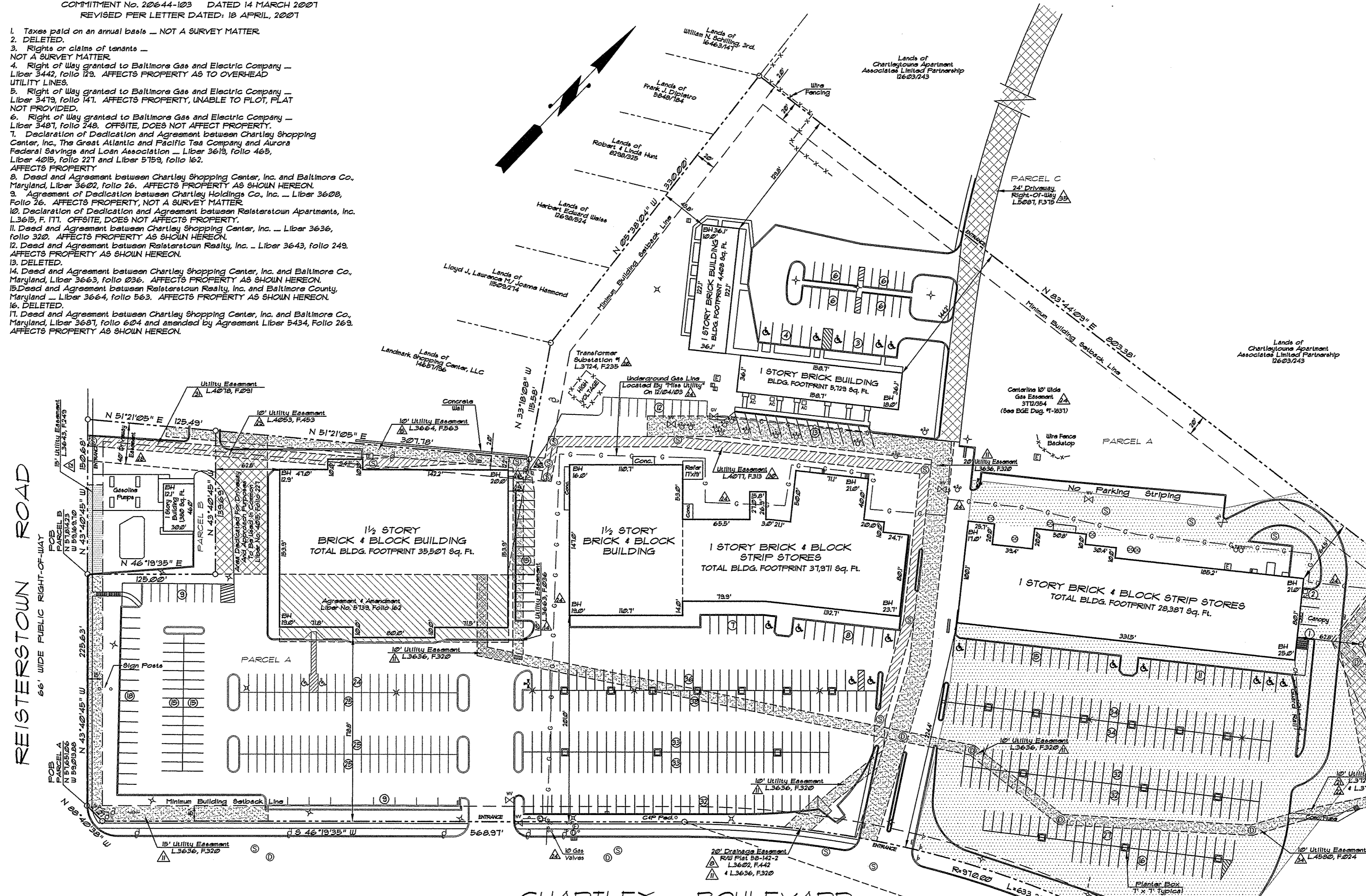
This Property Lies Within Flood Zone "C", (Areas of Minimal Flooding) As Shown On F.I.R.M. Map No. 240010 0205 B, Dated 2 March 1981.

SURVEYOR'S NOTES

- 1. SOME FEATURES SHOWN HEREON MAY BE DRAWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
3. BEARINGS ARE REFERENCED TO THE DEED WHICH IS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER No. 21992, FOLIO 568 etc.
4. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND AFFURTENANCES ONLY.
5. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
6. THERE IS NO SURFACE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE PROPERTY SHOWN HEREON.



LEGEND table listing symbols for utility pole, light pole, sign, fire hydrant, water valve, gas valve, parking spaces, sewer manhole, sewer clean out, storm drain manhole, title exceptions, fencing, storm drain inlet, title exceptions, handicap parking.



Signature of Robert P. Grim, Registered Property Line Surveyor, Date of Survey: 21 April 2007.

ALTA/ACSM LAND TITLE SURVEY of CHARTLEY SHOPPING CENTER REISTERSTOWN ROAD at CHARTLEY BOULEVARD 4th. ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND DATE: 27 APRIL 2007 SCALE: 1" = 50' McKEE & ASSOCIATES, INC. Engineering - Land Planning - Land Surveying