



VICINITY MAP

- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT No. 8748 DATED January 8, 2021  
SCHEDULE B, PART 11 EXCEPTIONS
- ITEM 1: 208/00 AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE AND NOT PLOTTABLE. (SUB-LEASE TERMS)
  - ITEM 2: 469/411 AFFECTS SUBJECT PROPERTY AND IS NOT LOCATABLE. (RR TRACK CONSTRUCTION AND MAINTENANCE)
  - ITEM 3: 469/413 DOES NOT AFFECT SUBJECT PROPERTY.
  - ITEM 4: 469/413 DOES NOT AFFECT SUBJECT PROPERTY.
  - ITEM 5: 469/414 DOES NOT AFFECT SUBJECT PROPERTY.
  - ITEM 6: 474/207 AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE AND NOT PLOTTABLE. (DEED TERMS)
  - ITEM 7: 568/462 AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE AND NOT PLOTTABLE. (DEED TERMS)
  - ITEM 8: 261/148 AFFECTS SUBJECT PROPERTY AS SHOWN HEREON. (UTILITY POLES ALONG KRESSON STREET)
  - ITEM 9: 641/285 AFFECTS SUBJECT PROPERTY AS SHOWN HEREON. (UTILITY POLES ALONG KRESSON STREET)
  - ITEM 10: 781/111 DOES NOT AFFECT SUBJECT PROPERTY.
  - ITEM 11: 74/293 DOES NOT AFFECT SUBJECT PROPERTY.
  - ITEM 12: 234/150 AFFECTS SUBJECT PROPERTY AS SHOWN HEREON AND SUPERSEDES ABOVE ITEMS 10 & 11. (UTILITY POLES ALONG KRESSON STREET)
  - ITEM 13: 235/446 AFFECTS SUBJECT PROPERTY AND NOT LOCATABLE. (UNDERGROUND WATER LINES)
  - ITEM 14: 477/255 AFFECTS SUBJECT PROPERTY AS SHOWN HEREON. (UTILITY POLES ALONG KRESSON STREET)
  - ITEM 15: 603/272 AFFECTS SUBJECT PROPERTY AS SHOWN HEREON. (SANITARY SEWER MANHOLE)
  - ITEM 16: 511/472 DOES NOT AFFECT SUBJECT PROPERTY.
  - ITEM 17: 625/499 IS NOT LOCATABLE.
  - ITEM 18: 525/45 AFFECTS SUBJECT PROPERTY. (CLOSING OF JANNY STREET)
  - ITEM 19: 528/408 IS NOT LOCATABLE. (DRAWING B.S. 20-2704 NOT AVAILABLE TO VIEW)
  - ITEM 20: 568/462 IS NOT LOCATABLE.
  - ITEM 21: 628/335 IS NOT LOCATABLE.
  - ITEM 22: 930/0/A DOES NOT AFFECT SUBJECT PROPERTY.
  - ITEM 23: 767/83 AFFECTS SUBJECT PROPERTY AS SHOWN HEREON. (ADJOINER ACCESS EASEMENT FROM O'DONNELL STREET)
  - ITEM 24: 333/893 AFFECTS SUBJECT PROPERTY AS SHOWN HEREON. (CURRENT O'DONNELL & KRESSON STREET INTERSECTION LAID IN ACCORDANCE WITH ORDINANCE No. 1591)
  - ITEM 25: 383/458 AFFECTS SUBJECT PROPERTY. (EASEMENT TO CROSS 30' CANTON RAILROAD COMPANY R/W SHOWN HEREON)
  - ITEM 26: 394/749 AFFECTS SUBJECT PROPERTY AS SHOWN HEREON. (30' CANTON RAILROAD R/W)
  - ITEM 27: 426/786 AFFECTS SUBJECT PROPERTY AS SHOWN HEREON. (30' CANTON RAILROAD R/W)
  - ITEM 28: 488/462 AFFECTS SUBJECT PROPERTY AS SHOWN HEREON. (RELEASE OF EASEMENT)
  - ITEM 29: 502/408 & 591/07 DO NOT AFFECT SUBJECT PROPERTY.
  - ITEM 30: 798/436 AFFECTS SUBJECT PROPERTY SHOWN HEREON.

NOTES:  
1. SUBJECT PROPERTY LIES IN ZONE 'X'. AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 240087-0020-E DATED FEBRUARY 2, 2012.  
2. SUBJECT PROPERTY ACCESSES PUBLIC UTILITIES SITUATED IN PUBLIC RIGHTS OF WAY ON O'DONNELL STREET AND SOUTH KRESSON STREET SHOWN HEREON.  
3. THERE ARE 12 MARKED PARKING SPACES ON SUBJECT PROPERTY.

**SURVEYOR'S CERTIFICATE**  
To (i) REBA Holdings, LLC, a Maryland limited liability company, and/or its assigns;  
(ii) TBD  
(iii) Residential Title & Escrow Company.  
(iv) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.  
together with their respective successors and/or assigns as their interests may appear.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly promulgated and adopted by ALTA and NSPS, effective February 28, 2016. Pursuant to the accuracy standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Maryland, the relative positional accuracy of this survey does not exceed that which is specified therein.

Michael K. Smith Registered Land Surveyor No. 436 Date License renewal date: December 4, 2022

**LEGEND**

CHAIN LINK FENCE	— x — x — x — x —
EASEMENT LINE	— — — — —
FIRE HYDRANT	⊗
PAPER R/W	— · — · — · — · —
PROPERTY CORNER	⤴
PROPERTY LINE	— — — — —
SANITARY SEWER MANHOLE 5038/272(16)	SSO
TRAVERSE POINT	⊕
UTILITY POLE 561/148(9), 641/285(9), 234/150(12), 477/255(14)	⊕

**O'DONNELL STREET**  
VARIABLE R/W WIDTH - PUBLIC

**METES AND BOUNDS DESCRIPTION**  
901 SOUTH KRESSON STREET/400 O'DONNELL STREET  
BEGINNING for same at a point formed by the intersection of the north side of O'Donnell Street (variable right of width) and the west side of CSX Railroad (also known as B & O Railroad), as shown on City of Baltimore Department of Public Works Real Property Plat of Block 6543-A, said point of beginning having coordinate values of South 6027.70 and East 18225.30 as referred to the Grid Meridian established by the Baltimore City Topographic Survey Commission, thence leaving said O'Donnell Street and binding along said west right of way line of CSX Railroad, and binding along the outlines of Lots 1 and 2 of said Plat of Block 6543-A, the following courses and distances as now surveyed, with bearings of this description referred to said Grid Meridian.

1. North 02° 52' 54" East 191.50 feet.
2. North 04° 18' 40" East 420.13 feet.
3. North 02° 48' 00" East 51.82 feet to a point on the south side of Hudson Street (30 feet wide), thence binding thereon, and leaving said CSX Railroad.
4. South 87° 07' 00" East 223.11 feet to the east side of Hudson Street (30 feet wide), thence binding thereon, and leaving said South Kresson Street.
5. South 02° 50' 08" East 638.87 feet.
6. South 40° 45' 58" East 22.80 feet.
7. South 75° 31' 56" East 20.95 feet to a point on above mentioned north side of O'Donnell Street, thence binding thereon, and leaving said South Kresson Street.
8. North 87° 06' 58" East 200.03 feet to the point of beginning, containing 102,010.24 square feet or 2.4897 acres of land, more or less; the improvements thereon being shown as 400 O'Donnell Street (Lot 1) and 901 South Kresson Street (Lot 2) as shown on said Plat of Block 6543.

BEING the same and all of the land conveyed by The Pointing Realty Co. to Silo, LLC by a deed dated July 13, 2018 and recorded among the Land Records of Baltimore City in Liber MB No. 20389, folio 59.

1. North 02° 54' 00" West 155.70 feet.
2. South 87° 07' 00" West 17.00 feet.
3. North 02° 54' 00" West 30.00 feet to a point on the centerline of Hudson Street, 60 feet wide, thence binding thereon.
4. North 87° 07' 00" East 237.76 feet, thence leaving said Hudson Street.
5. by a curve to the right with a radius of 216.01 feet an arc length of 34.56 feet, said arc subtended by a chord bearing South 54° 02' West 34.56 feet.
6. South 58° 35' 00" West 93.23 feet.
7. by a curve to the left with a radius of 246.01 feet an arc length of 187.57 feet, said arc subtended by a chord bearing South 39° 03' 28" West 164.44 feet to point of beginning, containing 16,298.08 square feet or 0.3742 of an acre of land, more or less.

The two above described parcels being the same and all of the land conveyed by Cambridge Iron and Steel Co., Inc. to Silo, LLC by a deed dated May 6, 2008 and recorded among the Land Records of Baltimore City in Liber FMC No. 7968, folio 658.

**METES AND BOUNDS DESCRIPTION**  
4200 O'DONNELL STREET  
PARCEL ONE:  
BEGINNING for same at a point on the north side of O'Donnell Street, variable width, at a point distant 40.36 feet westerly from its intersection with the southerly prolongation of the west side of South Kresson Street, 50 feet wide, as shown on City of Baltimore Department of Public Works Real Property Plat of Block 6543-A, said point of beginning having coordinate values of South 6061.74 and East 18922.28 as referred to the Grid Meridian established by the Baltimore City Topographic Survey Commission, thence binding along said O'Donnell Street, and binding along the outlines of Lots 1 and 2 as shown on said Plat of Block 6543-A, the following courses and distances, as now surveyed, with bearings of this description referred to said Grid Meridian.

1. South 87° 06' 50" West 232.01 feet.
2. by a curve to the right with a radius of 1,433.00 feet an arc length of 55.51 feet, said arc subtended by a chord bearing South 85° 13' 20" East 1,433.00 feet.
3. South 89° 20' 01" West 122.02 feet, thence leaving said O'Donnell Street.
4. North 02° 54' 00" West 426.58 feet.
5. North 87° 06' 50" East 11.39 feet.
6. by a curve to the right with a radius of 316.01 feet an arc length of 231.78 feet, said arc subtended by a chord bearing North 27° 50' 30" East 220.83 feet.
7. North 58° 35' 00" East 93.21 feet.
8. by a curve to the left with a radius of 246.01 feet an arc length of 187.57 feet, said arc subtended by a chord bearing North 51° 20' 00" East 60.00 feet.
9. North 44° 02' 00" East 13.05 feet to a point on the centerline of Hudson Street, 60 feet wide, thence binding thereon.
10. North 87° 07' 00" East 184.51 feet to a point on the east side of above mentioned South Kresson Street, thence binding thereon and leaving said Hudson Street.
11. South 02° 50' 08" East 638.87 feet.
12. South 18° 55' 30" West 30.72 feet.
13. South 44° 43' 03" West 39.27 feet to the point of beginning, containing 292,698.85 square feet or 6.7194 acres of land.

**PARCEL TWO:**  
BEGINNING for same at a point distant North 02° 54' 00" West 426.58 feet from right with the fourth or North 02° 54' 00" West 426.58 feet line of the above described PARCEL ONE, said point of beginning having coordinate values of South 5558.84 and East 15496.72, thence:

1. North 02° 54' 00" West 155.70 feet.
2. South 87° 07' 00" West 17.00 feet.
3. North 02° 54' 00" West 30.00 feet to a point on the centerline of Hudson Street, 60 feet wide, thence binding thereon.
4. North 87° 07' 00" East 237.76 feet, thence leaving said Hudson Street.
5. by a curve to the right with a radius of 216.01 feet an arc length of 34.56 feet, said arc subtended by a chord bearing South 54° 02' West 34.56 feet.
6. South 58° 35' 00" West 93.23 feet.
7. by a curve to the left with a radius of 246.01 feet an arc length of 187.57 feet, said arc subtended by a chord bearing South 39° 03' 28" West 164.44 feet to point of beginning, containing 16,298.08 square feet or 0.3742 of an acre of land, more or less.

The two above described parcels being the same and all of the land conveyed by Cambridge Iron and Steel Co., Inc. to Silo, LLC by a deed dated May 6, 2008 and recorded among the Land Records of Baltimore City in Liber FMC No. 7968, folio 658.

**ALBION SURVEY**  
Land Surveyors  
P.O. Box 5614  
Baltimore, Maryland 21210  
albionsurvey@yahoo.com 410-435-0800

ALL COURSES AND COORDINATES SHOWN HEREON ARE REFERRED TO THE TRUE MERIDIAN AND ARE BASED ON THE FOLLOWING STATIONS ESTABLISHED BY THE BALTIMORE SURVEY CONTROL SYSTEM.

31729	S 6127.619	E 15744.962
34778	S 6037.863	E 16058.546

SCALE: 1" = 50'  
DATE: JANUARY 30, 2021

**DEED REFERENCES:**  
LIBER FMC No. 7984, FOLIO 636  
LIBER MB No. 20389, FOLIO 59

ALTA/NSPS LAND TITLE SURVEY  
OF LAND OF  
SILO, LLC  
KNOWN AS  
4200 O'DONNELL STREET & 910 SOUTH KRESSON STREET  
LOTS 1 & 2 BLOCK 6543-A SECTION 3 WARD 26  
BALTIMORE CITY  
MARYLAND

ALTA/NSPS LAND TITLE SURVEY  
OF LAND OF  
FOUNTAIN O'DONNELL, LLC  
KNOWN AS  
4400 O'DONNELL STREET & 901 SOUTH KRESSON STREET  
LOTS 1 & 2 BLOCK 6543 SECTION 3 WARD 26  
BALTIMORE CITY  
MARYLAND