

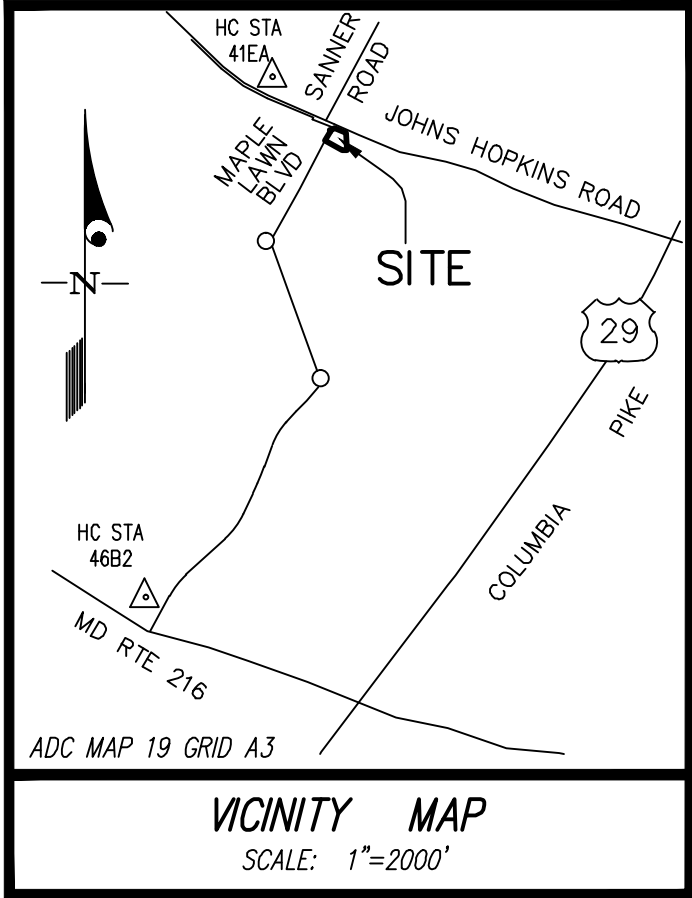
TITLE NOTES

A REVIEW OF FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE INSURANCE COMMITMENT NO.: FNTIC-131070, EFFECTIVE DATE: OCTOBER 4, 2013, PRODUCED THE FOLLOWING COMMENTS:
SCHEDULE B - SECTION 2, TITLE EXCEPTIONS:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. --- NOT A SURVEY MATTER.
2. STATE, COUNTY AND LOCAL REAL PROPERTY TAXES AND RELATED PUBLIC CHARGES SUBSEQUENT TO THE ORIGINAL LEVY FOR THE PERIOD ENDING JUNE 30, 2014 A LIEN NOT YET DUE AND PAYABLE. NOTE: THE MARYLAND TAX YEAR IS JULY 1 THROUGH JUNE 30. TAXES ARE DUE JULY 1 BUT THERE IS NO INTEREST PENALTY UNTIL OCTOBER 1. OWNERS OF RESIDENTIAL PROPERTIES THAT ARE THEIR PRINCIPAL RESIDENCE AND CERTAIN SMALL COMMERCIAL PROPERTIES MAY ELECT TO PAY THE TAXES IN TWO INSTALLMENTS WHICH ARE DUE ON JULY 1 AND DECEMBER 1. --- NOT A SURVEY MATTER.
3. SUCH MATTERS AS WOULD BE DISCLOSED BY A CURRENT AND ACCURATE SURVEY OF THE PROPERTY.
NOTE: UPON RECEIPT OF A CURRENT ACCURATE SURVEY AND INSPECTION OF THE PROPERTY, IN FORM ACCEPTABLE TO THE COMPANY, THIS EXCEPTION WILL BE ELIMINATED OR AMENDED ACCORDING TO THE FACTS DISCLOSED THEREBY. --- SHOWN HEREON.
4. EASEMENTS OR CLAIMS OF EASEMENTS ON, ABOVE OR BELOW THE SURFACE NOT SHOWN BY THE PUBLIC RECORDS.
NOTE: UPON RECEIPT OF A CURRENT AND ACCURATE SURVEY AND OWNER/SELLER AFFIDAVIT AND INDEMNITY, IN FORM ACCEPTABLE TO THE COMPANY, THIS EXCEPTION WILL BE ELIMINATED OR AMENDED ACCORDING TO THE FACTS DISCLOSED THEREBY. --- NO COMMENT.
5. RIGHTS OR CLAIMS OF PARTIES TO ACTUAL POSSESSION OF ALL OR PART OF THE PROPERTY, NOT SHOWN BY THE PUBLIC RECORD.
NOTE: UPON RECEIPT OF A CURRENT AND ACCURATE SURVEY AND OWNER/SELLER AFFIDAVIT AND INDEMNITY, IN FORM ACCEPTABLE TO THE COMPANY, THIS EXCEPTION WILL BE ELIMINATED OR AMENDED ACCORDING TO THE FACTS DISCLOSED THEREBY. --- NO COMMENT.
6. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW, AND NOT SHOWN BY THE PUBLIC RECORDS. NOTE: UPON RECEIPT OF A CURRENT AND ACCURATE OWNER/SELLER AFFIDAVIT AND INDEMNITY, IN FORM ACCEPTABLE TO THE COMPANY, THIS EXCEPTION WILL BE ELIMINATED OR AMENDED ACCORDING TO THE FACTS DISCLOSED THEREBY. --- NOT A SURVEY MATTER.
7. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES.
NOTE: UPON RECEIPT OF A CURRENT OWNER/SELLER AFFIDAVIT AND INDEMNITY, IN FORM ACCEPTABLE TO THE COMPANY, THIS EXCEPTION WILL BE ELIMINATED OR AMENDED ACCORDING TO THE FACTS DISCLOSED THEREBY. --- NOT A SURVEY MATTER.
8. ALL UNPAID DEFERRED SEWER AND WATER CHARGES DUE TO 216 SEWER AND WATER CO., INC., OR ANY SUCCESSOR THERETO, PURSUANT TO A DECLARATION OF DEFERRED SEWER AND WATER CHARGES RECORDED IN LIBER 10676 AT FOLIO 607, SUBSEQUENT TO DECEMBER 31, 2013, A LIEN THOUGH NOT YET DUE AND PAYABLE. NOTE: THE COMPANY RESERVES THE RIGHT TO AMEND ITEM NO. 8 ABOVE UPON RECEIPT AND REVIEW OF WATER BILLS AND CHARGES FROM 216 SEWER AND WATER CO., INC. OR ANY SUCCESSOR THERETO. THE WATER BILLS AND CHARGES MUST BE SUPPLIED TO THE COMPANY PRIOR TO CLOSING AND ISSUANCE OF THE POLICY. --- NOT A SURVEY MATTER.
9. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, MINIMUM BUILDING RESTRICTION LINES (BEING THE BUILDING RESTRICTION LINES OR SET BACK LINES ESTABLISHED BY THE APPLICABLE ZONING ORDINANCE IN EFFECT AT THE TIME OF THE RECORDING OF THE PLAT) AND OTHER MATTERS, SHOWN, NOTED, OR ESTABLISHED BY OWNERS DEDICATION, ON THE FOLLOWING PLATS:
- a. 19448; SHOWN HEREON WHERE FEASIBLE (THIS IS THE CURRENT PLAT FOR PARCEL 'A-15').
- b. 19447; SHOWN HEREON WHERE FEASIBLE (THIS IS THE CURRENT PLAT FOR PARCEL 'A-15').
- c. 19086; SHOWN HEREON WHERE FEASIBLE (PARCEL 'A-15' WAS FORMERLY ALL OF PARCEL 'A-12' AND PART OF PARCEL 'A-11').
- d. 19087; SHOWN HEREON WHERE FEASIBLE (PARCEL 'A-15' WAS FORMERLY ALL OF PARCEL 'A-12' AND PART OF PARCEL 'A-11').
- e. 17937; SHOWN HEREON WHERE FEASIBLE (ALL OF BUILDABLE PARCEL 'A-4' AND PART OF NON-BUILDABLE PARCEL 'RR-2' ARE NOW PART OF PARCEL 'A-15').
- f. 17938; SHOWN HEREON WHERE FEASIBLE (ALL OF BUILDABLE PARCEL 'A-4' AND PART OF NON-BUILDABLE PARCEL 'RR-2' ARE NOW PART OF PARCEL 'A-15').
- g. 17939; SHOWN HEREON WHERE FEASIBLE (ALL OF BUILDABLE PARCEL 'A-4' AND PART OF NON-BUILDABLE PARCEL 'RR-2' ARE NOW PART OF PARCEL 'A-15').
- h. 18787; CANNOT BE GRAPHICALLY DEPICTED (PART OF PARCEL 'A-3' IS NOW PART OF PARCEL 'A-15').
- i. 18794; CANNOT BE GRAPHICALLY DEPICTED (PART OF PARCEL 'A-8' IS NOW PART OF PARCEL 'A-15').
- j. 18795; CANNOT BE GRAPHICALLY DEPICTED (PART OF PARCEL 'A-8' IS NOW PART OF PARCEL 'A-15').
10. RIGHT OF WAY AGREEMENTS IN FAVOR OF BALTIMORE GAS AND ELECTRIC COMPANY RECORDED IN LIBER 10117 AT FOLIO 19. --- CANNOT BE GRAPHICALLY DEPICTED (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT).
11. TERMS AND CONDITIONS SET FORTH IN A DECLARATION OF DEFERRED SEWER AND WATER CHARGES RECORDED IN LIBER 10676 AT FOLIO 607. --- CANNOT BE GRAPHICALLY DEPICTED (PARCEL 'A-15' IS INCLUDED IN EXHIBIT A-1, ON EXHIBIT A-2 AND IN EXHIBIT B).
12. WALL AND SIGN EASEMENT AGREEMENT RECORDED IN LIBER 11195 AT FOLIO 261. --- SHOWN HEREON.
13. MAINTENANCE AGREEMENT FOR SUBDIVISION PUBLIC STORM WATER MANAGEMENT FACILITIES RECORDED IN LIBER 9805 AT FOLIO 304. ---CANNOT BE GRAPHICALLY DEPICTED (NO PART OF PARCEL 'A-15' WAS EVER PART OF NON-BUILDABLE PARCEL 'RR-1').
14. DEED FOR ROADWAYS TO HOWARD COUNTY, MARYLAND RECORDED IN LIBER 10642 AT FOLIO 207. --- DEED CONVEYING ADJACENT STREET RIGHTS-OF-WAY TO HOWARD COUNTY, MARYLAND.
15. MAINTENANCE AGREEMENT FOR SITE DEVELOPMENT OF PRIVATE STORM WATER MANAGEMENT FACILITIES RECORDED IN LIBER 10712 AT FOLIO 616. --- PRIVATE STORMWATER ACCESS EASEMENT AND PRIVATE STORMWATER MANAGEMENT, MAINTENANCE & DRAINAGE EASEMENT DO NOT LIE ON PARCEL 'A-15'. PARCEL 'A-15' WAS FORMERLY ALL OF PARCEL 'A-12' AND PART OF PARCEL 'A-11'.
16. EASEMENT AND RESTRICTIONS SET FORTH IN DEEDS OF EASEMENT TO HOWARD COUNTY, MARYLAND RECORDED IN:
- a. LIBER 10962 AT FOLIO 714. --- SHOWN HEREON WHERE FEASIBLE.
- b. LIBER 11254 AT FOLIO 39. --- SHOWN HEREON.
17. DEED OF EASEMENT AND AGREEMENT IN FAVOR OF HOWARD COUNTY, MARYLAND, RECORDED IN LIBER 1220 AT FOLIO 702. --- DOES NOT LIE ON PARCEL 'A-15'.
18. SUBJECT TO MATTERS NOTED AND/OR SHOWN ON THAT UNRECORDED SITE PLAN ENTITLED 'PRIVATE SCHOOL, BANK, RESTAURANT AND RETAIL BUILDINGS MAPLE LAWN FARMS, MIDTOWN DISTRICT AREAS 1, 2 AND 3'. --- SHOWN HEREON WHERE FEASIBLE (PARCEL 'A-15' IS INCLUDED ON SDP-07-02).
19. DECLARATION OF USE RESTRICTION RECORDED IN LIBER 12036 AT FOLIO 258. --- CANNOT BE GRAPHICALLY DEPICTED BUT DOES PERTAIN TO PARCEL 'A-15'.
20. THE FOLLOWING COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS SHOWN, ESTABLISHED BY OR NOTED ON THE SURVEY(S) IDENTIFIED BELOW AND NOT OTHERWISE REPORTED IN THE COMMITMENT: --- NO COMMENT.
- a. _____
- b. _____
- c. _____
- d. _____
- e. _____
21. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MAPLE LAWN COMMERCIAL ASSOCIATION, INC. RECORDED IN LIBER 7419 AT FOLIO 230, AS AMENDED BY AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MAPLE LAWN COMMERCIAL ASSOCIATION, INC. RECORDED IN LIBER 7789 AT FOLIO 353, AS FURTHER AMENDED BY FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MAPLE LAWN COMMERCIAL ASSOCIATION, INC. RECORDED IN LIBER 7900 AT FOLIO 607; AS FURTHER AMENDED BY DECLARATION OF ANNEXATION FOR MAPLE LAWN COMMERCIAL ASSOCIATION, INC. RECORDED IN LIBER 10975 AT FOLIO 49; AS FURTHER AMENDED BY CORRECTIVE AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MAPLE LAWN COMMERCIAL ASSOCIATION, INC. RECORDED IN LIBER 11711 AT FOLIO 1, AS FURTHER AMENDED BY CONFIRMATORY DECLARATION OF ANNEXATION FOR MAPLE LAWN COMMERCIAL ASSOCIATION, INC. RECORDED IN LIBER 11593 AT FOLIO 322.
- LIBER 7419, FOLIO 230. --- CANNOT BE GRAPHICALLY DEPICTED (PARCEL 'A-15' DOES NOT LIE WITHIN EXHIBIT 'A').
- LIBER 7789, FOLIO 353. --- CANNOT BE GRAPHICALLY DEPICTED (PARCEL 'A-15' DOES NOT LIE WITHIN EXHIBIT 'A').
- LIBER 7900, FOLIO 607. --- CANNOT BE GRAPHICALLY DEPICTED.
- LIBER 10975, FOLIO 49. --- CANNOT BE GRAPHICALLY DEPICTED (PARCEL 'A-15' IS INCLUDED IN EXHIBIT 'A').
- LIBER 11711, FOLIO 001. --- CANNOT BE GRAPHICALLY DEPICTED.
- LIBER 11593, FOLIO 322. --- CANNOT BE GRAPHICALLY DEPICTED (PARCEL 'A-15' IS INCLUDED IN EXHIBIT 'A' AND ON EXHIBIT 'B').
22. TERMS AND CONDITIONS OF AN UNRECORDED GROUND LEASE, DATED JULY 17, 2007, BETWEEN MIDTOWN BANKING LLC AND SUNTRUST BANK, AS AMENDED BY AN UNRECORDED FIRST AMENDMENT TO GROUND LEASE, DATED NOVEMBER 26, 2008, BETWEEN MIDTOWN BANKING LLC AND SUNTRUST BANK, AS ASSIGNED BY ASSIGNMENT OF LEASES, SELLER'S DATA, PERMITS, CONTRACTS, AND WARRANTIES, DATED AUGUST 2009, BY AND BETWEEN MIDTOWN BANKING, LLC AND BAYROCK INVESTMENT CO., AS AMENDED BY THAT CERTAIN SECOND AMENDMENT TO GROUND LEASE BY AND BETWEEN BAYROCK INVESTMENT CO., AS LANDLORD, AND SUNTRUST BANK, A GA BANKING CORPORATION, AS TENANT, AND AS ASSIGNED BY THAT CERTAIN BILL OF SALE AND ASSIGNMENT AND ASSUMPTION AGREEMENT, DATED SEPTEMBER 16, 2003, BETWEEN BAYROCK INVESTMENT CO., AS ASSIGNOR AND 3M FULTON LLC, AS ASSIGNEE. --- CANNOT BE GRAPHICALLY DEPICTED BUT DOES PERTAIN TO PARCEL 'A-15'.
23. THE INSURED RECIPROCAL, NON-EXCLUSIVE EASEMENTS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND RIGHT OF PASSAGE DESCRIBED IN SCHEDULE A, IS SUBJECT TO: --- SEE 21 ABOVE.
- a. THE TERMS AND CONDITIONS OF THE INSTRUMENT ITSELF.
- b. THE RIGHTS OF OTHERS TO USE THE EASEMENT.
- c. THE RIGHTS OF UTILITY COMPANIES AND GOVERNMENT AGENCIES TO USE, MAINTAIN AND REPAIR WATER, SEWER, STORM DRAIN, GAS, ELECTRIC, TELEPHONE, CABLE AND SIMILAR FACILITIES LOCATED IN THE EASEMENT AREA TOGETHER WITH A RIGHT OF INGRESS AND EGRESS.
- d. DISCREPANCIES IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, AND ANY FACTS WHICH A CURRENT AND ACCURATE ALTA/ACSM LAND TITLE SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

LEGEND

- ① STORM DRAIN MANHOLE
- ② SANITARY SEWER MANHOLE
- ⊕ WATER VALVE
- FIRE HYDRANT
- CONC. CURB & GUTTER
- STORM DRAIN INLET
- SIGN
- ★ LIGHT POLE
- BC BRICK COLUMN
- CONCRETE
- ③ TELEPHONE MANHOLE
- IPC IRON PIPE & CAP "1.5"-16.3" PREVIOUSLY SET BY GLW
- HANDICAPPED PARKING SPACE



SUMMARY OF BULK RESTRICTIONS PER SDP-07-02:

HEIGHT
MAXIMUM BUILDING HEIGHT SHALL BE LIMITED TO 120' UNLESS APPROVED TO BE GREATER ON A SITE DEVELOPMENT PLAN BY THE HOWARD COUNTY PLANNING BOARD. ADDITIONALLY, THE FOLLOWING SHALL APPLY:

- COMMERCIAL BUILDINGS AT THE CORNER OF JOHNS HOPKINS ROAD AND MAPLE LAWN BOULEVARD SHALL NOT EXCEED THREE STORIES.

FLOOR AREA RATIO (FAR)
OVERALL LIMIT IS 0.35 CALCULATED ON THE TOTAL ACREAGE FOR ALL EMPLOYMENT LAND USE AREAS.

SETBACKS
THE MINIMUM SETBACK FOR EMPLOYMENT/COMMERCIAL STRUCTURES SHALL BE AS FOLLOWS:

- 50' FROM THE BOUNDARY LINE ALONG JOHNS HOPKINS ROAD OR ROUTE 216
- 10' FROM THE RIGHT-OF-WAY OF MAPLE LAWN BOULEVARD
- NO SETBACK IS REQUIRED FROM THE RIGHT-OF-WAY OF ANY INTERNAL PUBLIC OR PRIVATE ROADS OTHER THAN FOR MAPLE LAWN BOULEVARD AS NOTED ABOVE.
- 10' FROM ANY OTHER PROPERTY LINE

PARKING, SETBACKS

- 15' TO PUBLIC RIGHT-OF-WAY OF MAPLE LAWN BOULEVARD (EXCEPT FOR PARALLEL PARKING ADJACENT TO ROADWAY)
- 10' TO ANY OTHER PROPERTY OR BOUNDARY LINE (EXCEPT FOR PARALLEL PARKING ADJACENT TO ROADWAY, OR WHERE A PARCEL LINE LIES WITHIN A USE-IN-COMMON PARKING AREA SERVING MULTIPLE PARCELS.)
- 20' TO PROJECT BOUNDARY LINE ALONG JOHNS HOPKINS OR ROUTE 216

EXCEPTIONS TO SETBACK REQUIREMENTS
STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

FLOOD ZONE NOTE

THE SUBJECT PROPERTY LIES WITHIN ZONE "C" (AREA OF MINIMAL FLOODING) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 240044 0038 B, REVISED DECEMBER 4, 1986.

LEGAL DESCRIPTION

BEING KNOWN AND DESIGNATED AS PARCEL 'A-15' AS SHOWN ON A PLAT ENTITLED 'MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 3, PARCELS 'A-15' THRU 'A-18', (A RESUBDIVISION OF PARCELS 'A-9', 'A-11' THRU 'A-13', MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 3, P. N. 19087), WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 19448. THE IMPROVEMENTS THEREON BEING KNOWN AS 7405 MAPLE LAWN BOULEVARD, FULTON, MD 20759. TAX ID# 05-441889.

PARKING NOTE

THERE ARE 25 STRIPED PARKING SPACES ON THIS PARCEL, 2 OF WHICH ARE RESERVED FOR HANDICAPPED.

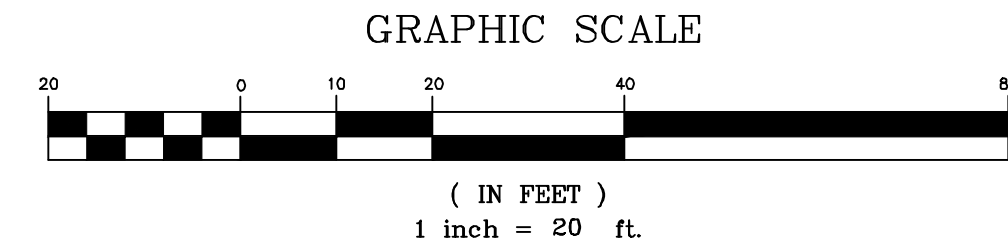
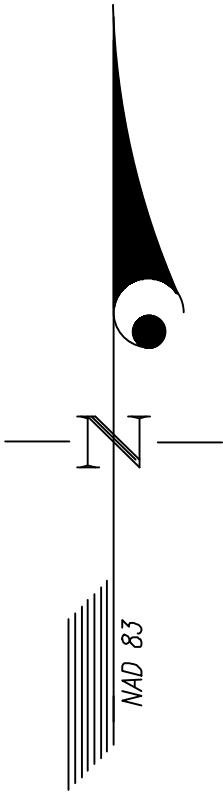
SURVEYOR'S CERTIFICATE

TO RIDA DEVELOPMENT CORPORATION, 3M FULTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, JPMORGAN CHASE BANK, N.A. AND FIDELITY NATIONAL TITLE 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 FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 8, 9 AND 11(a) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 15, 2013.

BY: THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MD REG. NO. 10954 (EXP. DATE: 07/03/2014)
toconnor@glwpa.com

DATE



GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

12/17/13	ADDED SETBACKS LINES, TABLE A ITEM 9 & REVISED TITLE NOTES			PWC	
12/12/13	SURVEYOR'S CERT. REVISED TO INCLUDE FIDELITY NATIONAL TITLE COMPANY			PWC	
10/30/13	ADDED JPMORGAN CHASE BANK, N.A. TO SURVEYOR'S CERTIFICATE			PWC	
DATE	REVISION			BY	APPR.

PREPARED FOR:

RIDA DEVELOPMENT CORPORATION
3120 SOUTHWEST FREEWAY, SUITE 200
HOUSTON, TEXAS 77098
CONTACT: JESSICA ROSE

ALTA/ACSM LAND TITLE SURVEY

MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 3
PARCEL 'A-15'

CLARKSVILLE ELECTION DISTRICT NO. 5

PLAT NO. 19448

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	09-044
DATE	TAX MAP - GRID	SHEET
AUGUST 2013	41 - 16	1 OF 1