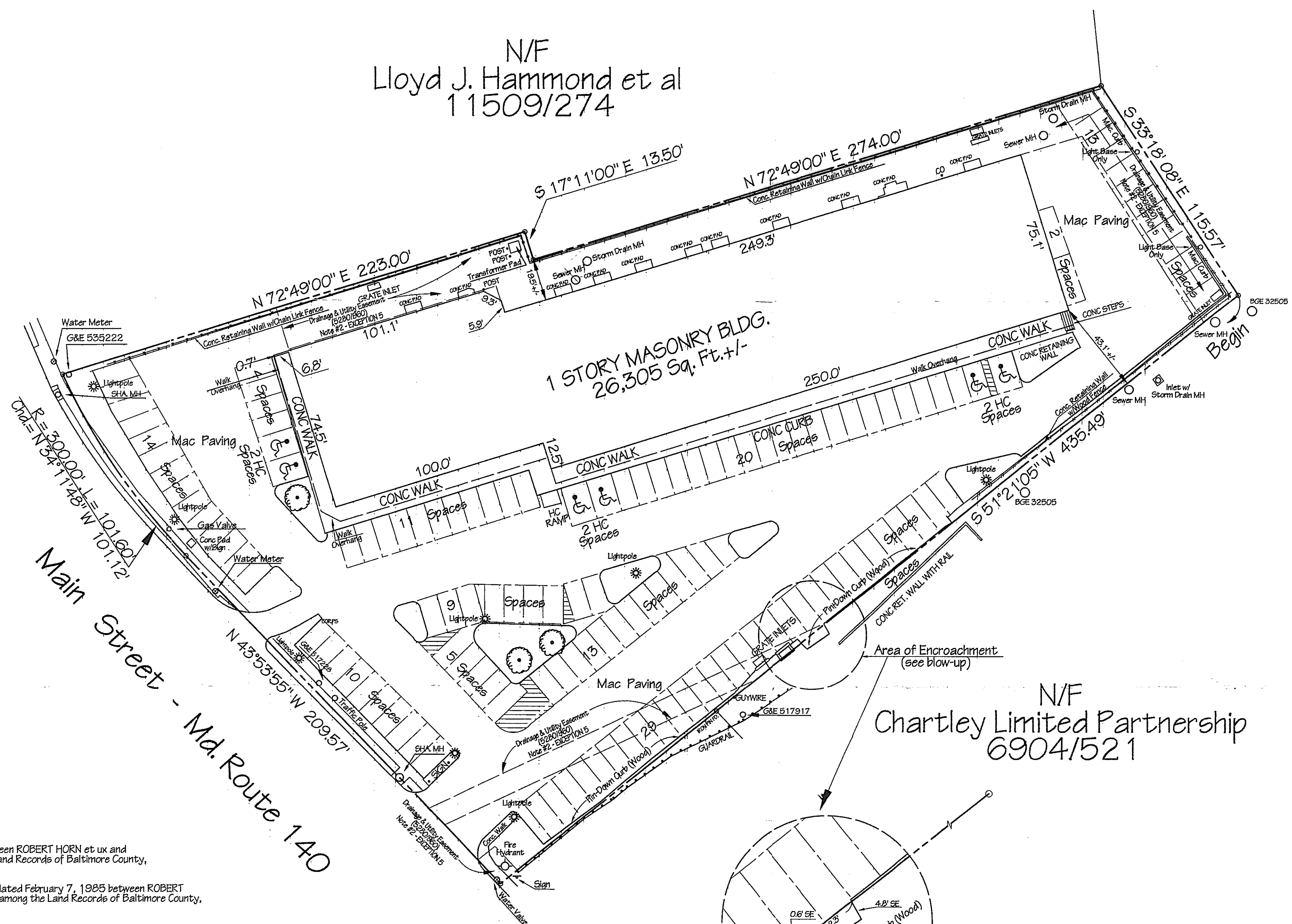
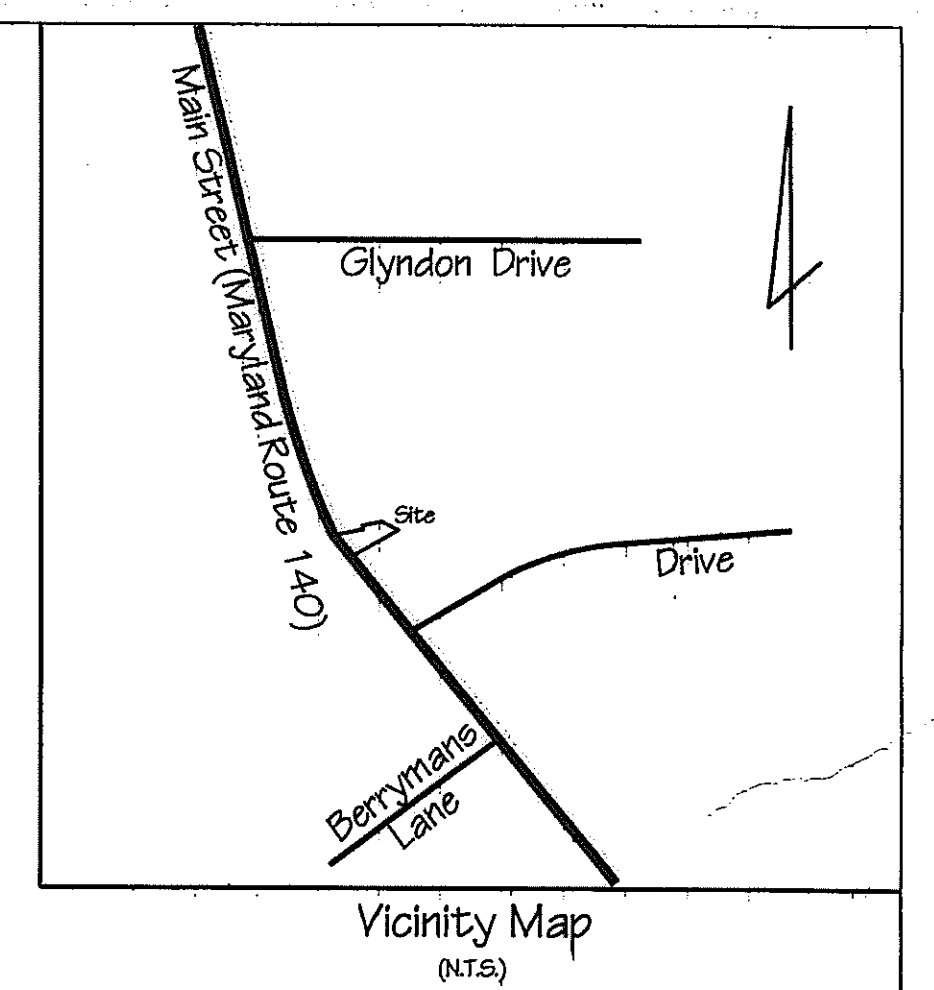
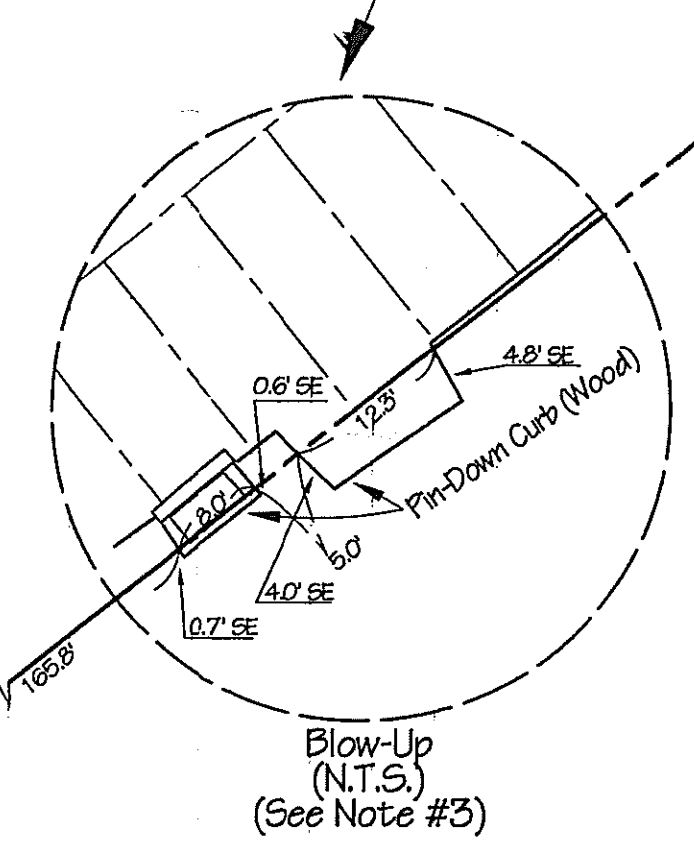


N/F  
Lloyd J. Hammond et al  
11509/274



For Title see:  
(as to the land only) - Deed dated February 7, 1985 between ROBERT HORN et ux and FAMILY MORTGAGE CORPORATION, recorded among the Land Records of Baltimore County, Maryland in Liber 6870 folio 081.  
(as to the building and related improvements only) - Deed dated February 7, 1985 between ROBERT HORN et ux and VILLAGE SQUARE ASSOCIATES, recorded among the Land Records of Baltimore County, Maryland in Liber 6870 folio 077.

N/F  
Chartley Limited Partnership  
6904/521



Notes corresponding to Title Exceptions contained in Schedule B of the Commitment for Title Insurance, Commitment No. 1000384, effective date September 30, 2000 issued by Commonwealth Land Title Insurance Company applicable to Deeds 6870 folio 081 and 6870 folio 077, recorded among the Land Records of Baltimore County, Maryland.

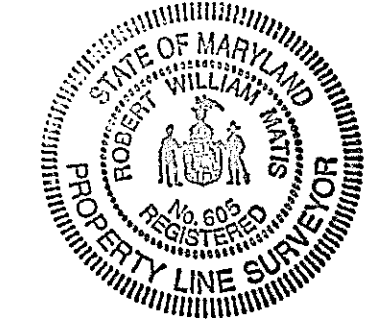
- 1) Rights as set forth in a Right-of-Way Agreement dated 4-12-72 between ROBERT HORN et ux and BALTIMORE GAS AND ELECTRIC COMPANY to construct, install, reconstruct, operate and maintain electric, gas and communication lines, also the right of access at all times and extension rights, recorded among the Land Records of Baltimore County, Maryland in Liber 5279 folio 044. (Applies, however not specifically locatable) EXCEPTION 4
- 2) Rights as set forth in a Deed and Agreement dated June 15, 1972 between ROBERT HORN et al and BALTIMORE COUNTY, MARYLAND to lay, construct and maintain sewers, drains, water pipes and other municipal utilities, recorded among the Land Records of Baltimore County, Maryland in Liber 5280 folio 360. (Applies, shown in part hereon) EXCEPTION 5
- 3) There is an encroachment onto adjoining premises along the southern boundary line of the premises as shown hereon - (see not to scale Blow-up). The pin down wood curb is shown relative to said boundary line. NOTE: The pin down wood curb is not of a "permanent" nature.

Survey Services, LLC.  
752 Camberley Circle  
Towson, MD. 21204  
410-321-8692  
Fax: 410-321-8693

Certification:

This survey is made for the benefit of CONTINENTAL REALTY ACQUISITIONS CORP., its successors and assigns, SUSQUEHANNA BANK, its successors and assigns and COMMONWEALTH LAND TITLE INSURANCE COMPANY.  
The undersigned, a registered Property Line Surveyor in the State of Maryland, does hereby certify to the aforesaid parties, their successors and assigns, as of the (2nd revised) date set forth below, that I have made a careful survey of the premises shown hereon and described as follows:  
Beginning for the same at an iron pin found at the end of the sixth or South 33 degree 18 minute 08 second East 115.57 foot line of that parcel of land described in Exhibit A of a Deed dated February 7, 1985 between ROBERT HORN et ux and FAMILY MORTGAGE CORPORATION, recorded among the Land Records of Baltimore County, Maryland in Liber 6870 folio 081, said point of beginning also being at the end of the fourth or North 51 degree 21 minute 05 second East 307.78 foot line of that parcel of land described in Exhibit A of a Deed dated April 22, 1985 between CHARTLEY CENTER, INC. and CHARTLEY LIMITED PARTNERSHIP, recorded among the Land Records of Baltimore County, Maryland in Liber 6904 folio 521, running thence leaving said point of beginning, for part of the distance binding reversely on the fourth line of said second mentioned Deed (6904/521) and for all of the distance binding on the seventh line of said first mentioned Deed (6870/081) passing over an iron pin found at the beginning of the fourth line of said second mentioned Deed (6904/521), in all as now surveyed,  
1) South 51°21'05" West 435.49 feet to the northeast side of Main Street (Maryland Route #140), running thence binding on part of the northeast side of said Main Street and binding on the first and second lines of said first mentioned Deed (6870/081), the two following courses as now surveyed,  
2) North 43°53'55" West 209.57 feet and  
3) northwesterly, by a curve to the right having a radius of 300.00 feet and a length of 101.60 feet, said curve being subtended by a chord bearing North 34°11'48" West 101.12 feet to the point of beginning described in a Deed dated March 26, 1986 between JANE BUCHER FANSHAW and LLOYD J. HAMMOND et al recorded among the Land Records of Baltimore County, Maryland in Liber 11509 folio 274, running thence leaving the northeast side of said Main Street, binding reversely on the sixth, fifth and fourth lines of said third mentioned Deed (11509/274) and binding on the third, fourth and fifth lines of said first mentioned Deed (6870/081), the three following courses as now surveyed,  
4) North 72°49'00" East 274.00 feet,  
5) South 17°11'00" East 13.50 feet and  
6) North 72°49'00" East 274.00 feet to the end of the fifth line of said second mentioned Deed (6904/521), running thence binding reversely on the fifth line of said second mentioned Deed (6904/521) and binding on the sixth line of said first mentioned Deed (6870/081) as now surveyed,  
7) South 33°18'08" East 115.57 feet to the point of beginning.  
Containing 2.215 acres of land more or less.

- 1) The survey reflected by this plat was actually made upon the ground, the survey and said plat were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NPS in 1997 and meets the accuracy requirements of an urban class survey as defined therein and includes items 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10 and 11(b) of Table A contained therein;
- 2) The survey correctly shows the location of the building, structures and other visible improvements situated on said premises;
- 3) Except as shown and/or noted hereon, all visible utilities serving said premises enter from adjoining public streets and/or easements of record to the extent mentioned in COMMONWEALTH LAND TITLE INSURANCE COMPANY'S commitment for Title Insurance, COMMITMENT NO. 1000384, effective date September 30, 2000; that except as shown and/or mentioned hereon, there are no visible easements or rights-of-way situated on said premises; that the property shown hereon is the same property as that described in COMMONWEALTH LAND TITLE INSURANCE COMPANY'S commitment for Title Insurance, COMMITMENT NO. 1000384, effective date September 30, 2000, and that all easements, covenants and restrictions referenced in said title commitment or easements which the undersigned has been advised or has knowledge, have been shown and/or noted hereon;
- 4) Except as shown hereon there are no encroachments onto adjoining premises, streets or alleys by the building, structures or other visible improvements, and no encroachments onto said premises by buildings, structures or other visible improvements situated on adjoining premises;
- 5) The property shown hereon does not lie within areas of 100 year flood as shown on National Flood Insurance Program Flood Insurance Rate Map for Baltimore County, Maryland Community Panel Number 240010 0205 B, effective date March 2, 1991, but lies within Zone C (area of minimal flooding) shown on said map;
- 6) The property shown hereon has direct access to Main Street - Maryland Route 140, a public street or highway;
- 7) The number of striped parking spaces situated on the property shown hereon is 136 consisting of 130 regular spaces and 6 handicapped parking spaces, and to the extent possible are graphically shown hereon - Number of required parking spaces per Baltimore County Zoning Requirements = 118.26 spaces  
Number of parking spaces provided = 130 striped and delineated parking spaces;
- 8) The property shown hereon is currently zoned B.M. (Business Major). Commercial buildings require no side or rear setback UNLESS the premises abut a residential zone. The property adjacent to the north is zoned DR 16. Baltimore County Zoning dictates that DR 16 requirements govern - sideyards not less than 15 feet, rear yards not less than 20 feet. The FRONT of the building shown hereon is subject to interpretation, whether the FRONT be that facing Main Street (Route 140) or the FRONT be that facing the southern boundary line of the premises shown hereon. The opinions of the Zoning officials vary dependent on that determination. The building would most likely be considered an "existing non-conforming" improvement. It is the opinion of this office that a copy of this Survey be made available to the Baltimore County Zoning Department so that they might rule on this issue.



605 Reg No. Robert W. Matis Property Line Surveyor 11-28-00 Date

ALTA/ACSM Land Title Survey  
501 Main Street (Maryland Route 140)  
Baltimore County, Maryland Elect. Dist. No. 4  
Date: October 31, 2000 Scale: 1" = 30'  
1st Revision: 11-10-00  
2nd Revision: 11-28-00 (added lender to cert. language)