

LEGAL DESCRIPTION

BEING (2) TWO PARCELS OF LAND DESCRIBED IN A CONFIRMATORY DEED TO SUBURBAN CLUB OF BALTIMORE COUNTY DATED OCTOBER 27, 1982, RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MD IN LIBER 9441 FOLIO 563, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING FOR THE AGGREGATE OUTLINE OF SAID PARCELS AT A 4-INCH SQUARE MARBLE STONE MONUMENT FOUND SET IN THE GROUND ON THE NORTHWESTERLY LINE OF SLADE AVENUE (74' WIDE), SAID POINT ALSO LYING AT THE END OF THE NORTH 60°18' EAST, 507 FEET DEED LINE OF THE LAND DESCRIBED IN A CONVEYANCE TO FLORENCE H. MORRIS DATED JANUARY 5TH, 1922, RECORDED IN LIBER 548 AT FOLIO 510; THENCE RUNNING WITH SAID LINE OF SLADE AVENUE

- 1) SOUTH 53° 14' 05" WEST, 387.10 FEET TO A 3/4-INCH IRON PIPE FOUND SET IN THE GROUND; THENCE DEPARTING SLADE AVENUE AND RUNNING THROUGH SAID LIBER 548 FOLIO 510
- 2) NORTH 36° 44' 52" WEST, 618.96 FEET TO AN IRON ROD WITH CAP FOUND SET IN THE GROUND ON THE SOUTH 44° 33' WEST, 527'-2" LINE OF SAID LIBER 548 FOLIO 510; THENCE RUNNING WITH PART OF SAID LINE REVERSED
- 3) NORTH 37° 24' 30" EAST, 401.98 FEET TO A 4-INCH SQUARE MARBLE STONE MONUMENT FOUND SET IN THE GROUND AT THE END OF THE NORTH 29° 42' WEST, 729 FOOT LINE OF SAID DEED; THENCE RUNNING WITH SAID LINE REVERSED
- 4) SOUTH 36° 48' 44" EAST, 728.59 FEET TO THE POINT OF BEGINNING, CONTAINING 280,699 SQUARE FEET OR 6.9448 ACRES OF LAND.

GENERAL NOTES:

- 1) THIS SURVEY IS PREPARED IN THE SAME MERIDIAN AS EXHIBIT 'A' OF TITLE COMMITMENT NO. 060-049-015.
- 2) NO PROPERTY CORNER MARKERS WERE SET AS A RESULT OF THIS SURVEY.
- 3) THE PHYSICAL IMPROVEMENT DETAIL SHOWN ON THIS SURVEY IS LIMITED TO ITEMS WHICH WERE VISIBLE BY ABOVE GROUND INSPECTION ON THE SURVEY DATE. THIS SURVEY DOES NOT PURPORT TO EXHAUSTIVELY SHOW UNDERGROUND IMPROVEMENTS. THOSE UNDERGROUND IMPROVEMENTS REFERENCED HEREON, WERE MARKED BY OTHERS. THE EXISTENCE OF SUCH ITEMS, AND THE COMPLETENESS OF THE WORK BY OTHERS IS NOT ASSURED BY THE CERTIFICATION HEREON.
- 4) THERE ARE NO STRIPED PARKING SPACES ON THE SUBJECT PROPERTY.
- 5) THE PROPERTY IS GRAPHICALLY DEPICTED WITHIN ZONE C (NOT 100-YEAR FLOOD PLAIN) ON F.I.R.M. COMMUNITY-PANEL NO. 240010 0380 B, DATED MARCH 2, 1981.

SURVEYOR'S CERTIFICATE

I hereby certify to Oxbridge Development at Slade, L.C., The Columbia Bank, Shulman, Rogers, Gantel, Porly & Ecker, PA, Fidelity National Title Insurance Company of New York, as of the date shown hereon, that this plat of survey was established by a field survey actually made on the ground in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1999 and includes Items 1, 2, 3, 4, 7 (b), 8, 9, 10, 11 (a), 13, 14, 15, and 16 of Table A thereof, and proper field procedures, instrumentation, and adequate 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". I further certify that as of the date shown below:

- (a) that this plat represents an actual field survey;
- (b) that all information on this survey is correct;
- (c) that the survey correctly shows the location of all buildings, structures and other visible improvements situated on the said property;
- (d) that, except as shown, there are no visible easements or rights of way of which the undersigned has been advised, no party walls, no visible encroachments on adjoining property, streets or alleys by any of said buildings, structures or other visible improvements, and no encroachments on said property by buildings, structures or other visible improvements situated on adjoining property;
- (e) that the said property constitutes 2 (two) separate tax lots;
- (f) deleted;
- (g) that the property is not located within a within a 100-year flood plain as defined by Federal Insurance Administration on Flood Insurance Rate Map Community-Panel No. 240010 0380 B, for Baltimore county, Maryland, dated March 2, 1981;
- (h) that the property abuts upon publicly dedicated and physically open and improved streets known as Slade Avenue and that sufficient access exists from the property to such streets for the use made by the improvements constructed on the property;
- (i) deleted; and
- (j) that the property consists of a 2 (two) parcels and contains no gaps or gores.

The undersigned has received and examined a copy of Fidelity National Title Insurance Company Commitment Number 060-049-015 for the property, and of each instrument listed therein. The location of each easement right of way, servitude and any other matter affecting title, to the extent it can be located, has (with recording reference) been shown hereon, and that the property described in Exhibit A-Legal Description of Schedule A of the Commitment, is delineated by this survey.

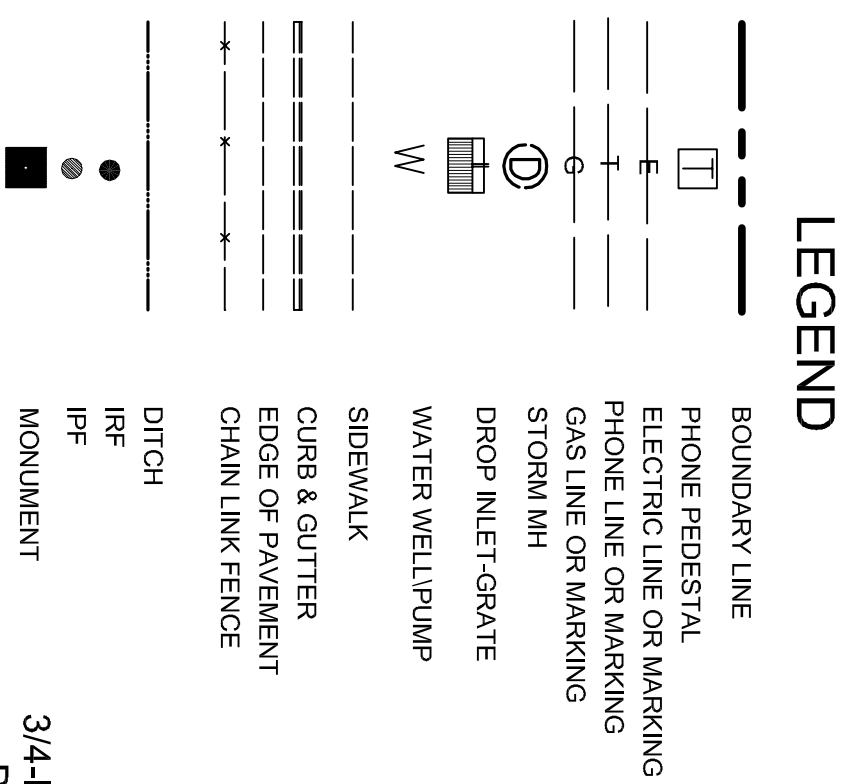
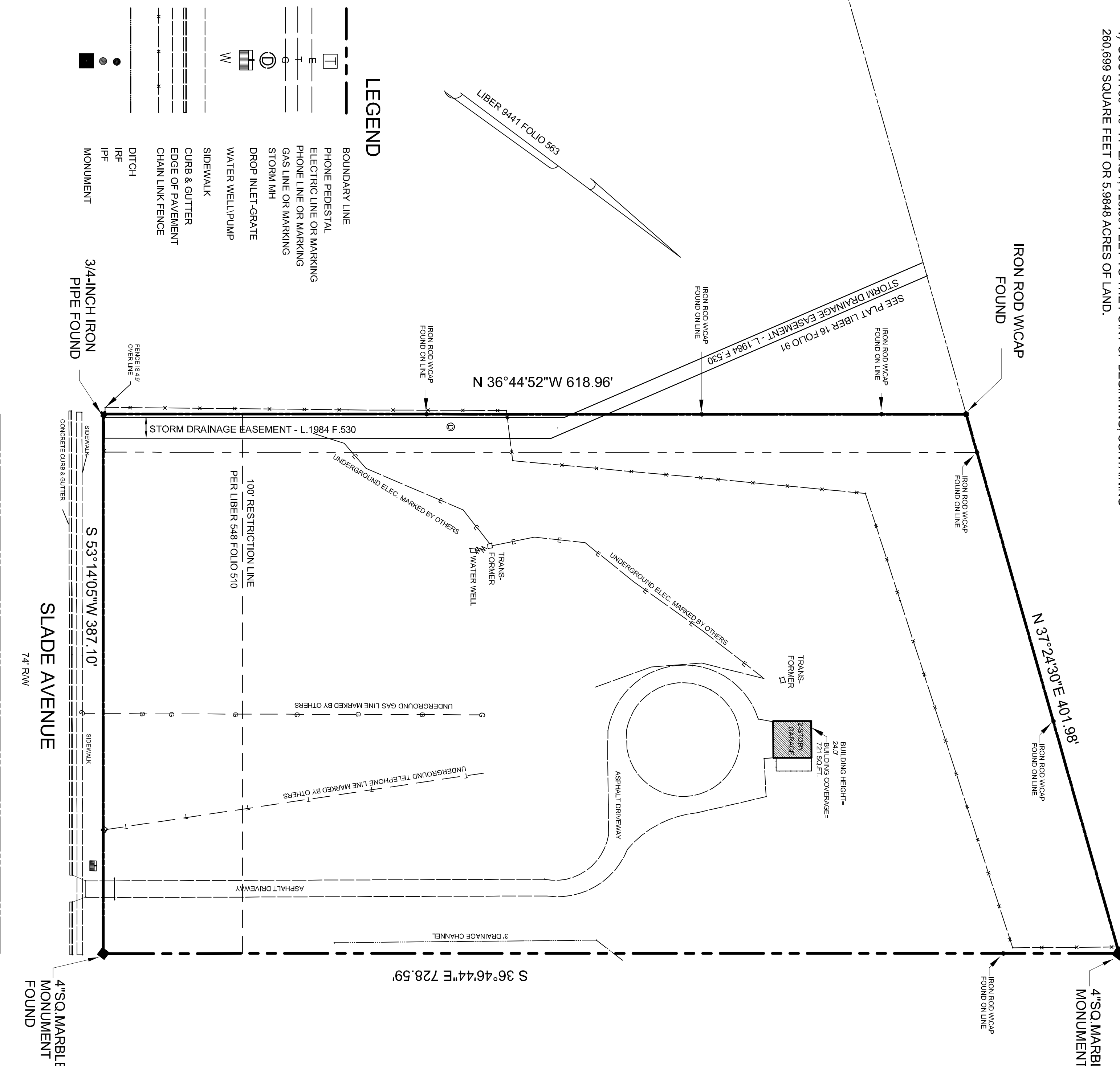
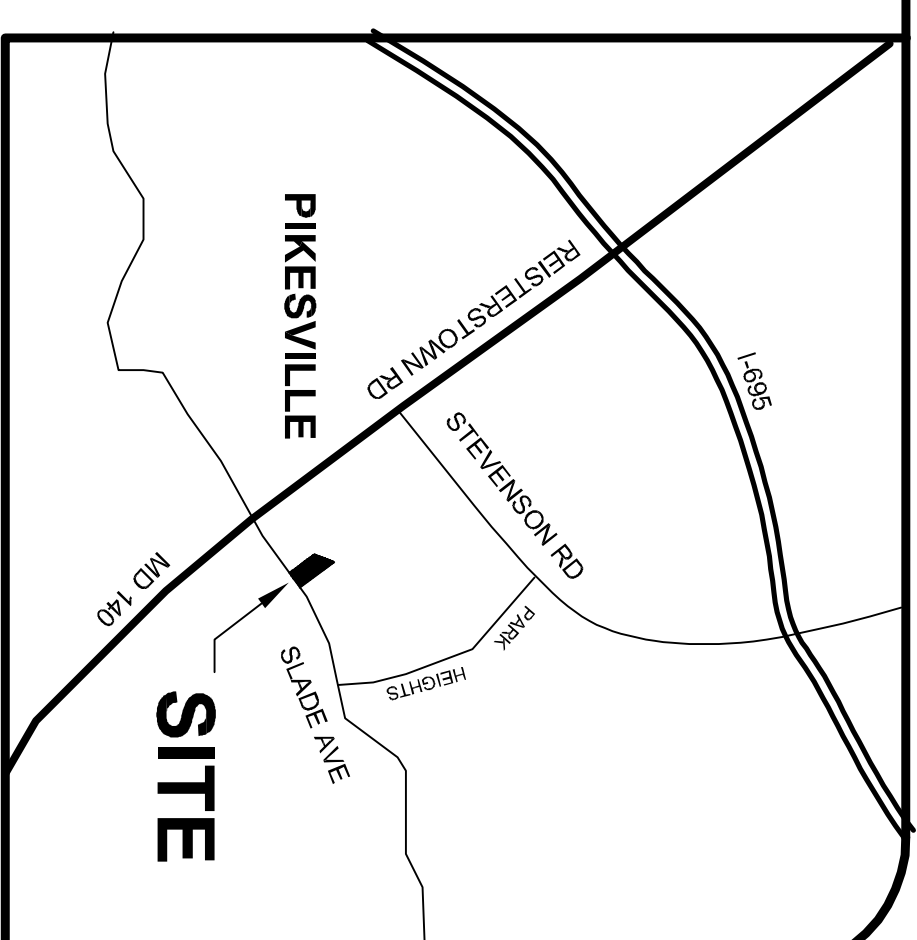
For Dewberry & Davis LLC

Eric V. Day
 Professional Land Surveyor
 MD Reg. No. 10771
 April 17th, 2004
 Effective Date

TITLE NOTES:

This survey was made with reliance on a commitment for title insurance issued by Fidelity National Title Insurance Company of New York, Commitment No. 060-049-015, dated December 16, 2003. The survey-related items in Schedule B-Section 2 thereof have been addressed hereon as follows:

- Item 9. Intentionally deleted.
- Item 10. Storm Drainage Easement per Plat Liber 16 Folio 91 has been shown (corresponds to Item 16 herein).
- Item 11. Storm Drainage Easement per Plat Liber 16 Folio 79 was vacated in favor of Items 10 & 16 herein (nothing shown).
- Item 12. Intentionally deleted.
- Item 13. Property described in Liber 548 Folio 510 includes the subject property and sets up a 100' restriction line as shown.
- Item 14. Property described in Liber 915 Folio 511 is part of the subject property.
- Item 15. Intentionally deleted.
- Item 16. Storm Sewer Agreement per Liber 1984 Folio 530, shown on Plat Liber 16 Folio 91 is shown hereon.
- Item 17. Intentionally deleted.



Dewberry
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LAND TITLE SURVEY OF PART OF
THE LAND OF SUBURBAN CLUB OF BALTIMORE COUNTY
 LIBER 9441 FOLIO 563
 SITUATED IN THE 3RD ELECTION DISTRICT
 NEAR THE TOWN OF PIKEVILLE IN BALTIMORE COUNTY, MARYLAND

DATE: APRIL 17, 2004
 SCALE: 1" = 50'
 DWG. NO. BS- 524R1