

ITEMS CORRESPONDING TO SCHEDULE B-II

- Per specification of the Minimum Standard Detail Requirements for Land Title Surveys of 2011, the client has supplied title data in the form of Commitment for Title Insurance No. NCS-746922-DC72, issued by First American Title Insurance Company, bearing an effective date of July 24, 2015. The Excepted Items 2 of the commitment have been addressed herein, as follows:
- Deeds to the State Roads Commission of Maryland recorded in Liber 1690 at folio 507 Liber 1695 at folio 199. Easement Areas as Shown on State Roads Plats 9754, 9756, 9758, 9759 and on Plat Book 84 Plat 8734. APPLIES - SHOWN. Liber 3610 Folio 127, 132 and Liber 5827 Folio 362 are constituent parts of the property. APPLIES - L.3507 F.649 restored in L.3610 F.127 (AT&T ROW) DOES NOT APPLY. L.3417 F.540 (Potomac Edison R/W) APPLIES AND IS SHOWN.
 - 22' and 14' Right-of-Way to Washington Suburban Sanitary Commission dated August 17, 1982 recorded in Liber 5936 at folio 52 a portion of which is shown on the Record Plat recorded in Plat Book 153 Plat 17470. APPLIES - SHOWN.
 - 20' Right-of-Way to Washington Suburban Sanitary Commission dated March 14, 1995 recorded in Liber 13369 at folio 569. APPLIES - SHOWN.
 - Declaration of Covenants Inspection/Maintenance of Storm Water Management Facility recorded in Liber 5920 at folio 858. APPLIES - SHOWN.
 - Stormwater Management Easement and Right of Way dated August 10, 1982 recorded in Liber 5920 at folio 860. APPLIES - SHOWN.
 - Stormwater Management Area and Maintenance Easement and Right of Way dated August 8, 1989 recorded in Liber 5842 at folio 202. APPLIES - SHOWN.
 - Declaration of Covenants for Inspection/Maintenance of Best Management Practices Stormwater Management Facilities dated June 6, 1989 recorded in Liber 5842 at folio 206. APPLIES - SHOWN.
 - Declaration of Covenants for Inspection/Maintenance of Stormwater Management Facility dated March 22, 1991 recorded in Liber 5689 at folio 214. APPLIES - SHOWN.
 - Rights granted to the Potomac Edison Company:
 - Right of Way to the Potomac Edison Company dated September 2, 1965 recorded in Liber 3417 at folio 540 (width=25' from centerline). APPLIES - SHOWN.
 - L.3727 F.292 - DOES NOT APPLY.
 - 20' and 80' x 100' Right of Way to the Potomac Edison Company dated May 6, 1969 recorded in Liber 3907 at folio 258 and Confirmatory PLOTTABLE.
 - Right of Way to the Potomac Edison Company of Maryland dated June 15, 1971 recorded in Liber 4182 at folio 548. APPLIES - NOT PLOTTABLE.
 - Right of Way to the Potomac Edison Company dated January 30, 1975 recorded in Liber 4617 at folio 96. APPLIES - SHOWN.
 - Right of Way dated August 17, 1981 recorded in Liber 5753 at folio 25. APPLIES - SHOWN.
 - 10x100' Right of Way to the Potomac Edison Company dated August 17, 1981 recorded in Liber 5753 at folio 28. APPLIES - SHOWN.
 - Right of Way to the Potomac Edison Company dated April 22, 1982 recorded in Liber 5860 at folio 48. APPLIES - NOT PLOTTABLE.
 - Right of Way to the Potomac Edison Company dated June 5, 1989 recorded in Liber 5873 at folio 706. APPLIES - NOT PLOTTABLE.
 - Right of Way to the Potomac Edison Company dated June 30, 1989 recorded in Liber 5921 at folio 874. APPLIES - SHOWN.
 - Right of Way to the Potomac Edison Company dated February 14, 1991 recorded in Liber 5942 at folio 782. APPLIES - NOT PLOTTABLE.
 - L.612 F.320 - Location and applicability cannot be determined due to insufficient description.
 - L.612 F.329 - Location and applicability cannot be determined due to insufficient description.
 - Right of Way to the Potomac Edison Company recorded in Liber 1120 at folio 51. APPLIES - NOT PLOTTABLE.
 - L.1537 F.348 - DOES NOT APPLY.
 - Right of Way to the Potomac Edison Company recorded in Liber 1878 at folio 349. APPLIES - SHOWN.
 - Right of Way to the Potomac Edison Company recorded in Liber 2881 at folio 184. APPLIES - NOT PLOTTABLE.
 - Stormwater Management Easement and Right of Way dated March 22, 1991 recorded in Liber 5689 at folio 217. APPLIES - SHOWN.
 - Declaration of Covenants dated July 6, 1989, Liber 8896 at folio 82 (re extend Observation Way, A-19). APPLIES - NOT PLOTTABLE.
 - Easement Agreement dated November 2, 1983 recorded in Liber 6891 at folio 209. APPLIES - NOT PLOTTABLE.
 - AT&T Easement recorded in Liber 3567 at folio 649 DOES NOT APPLY.
 - Easement to Frederick Case Company, Inc. dated October 24, 1968 recorded in Liber 3812 at folio 194. APPLIES - SHOWN.
 - Plat Book 153 Plat 17470 all plottable items have been shown, including 100-year Flood Plain Easement and 25 ft. Building Restriction Line. APPLIES - SHOWN.
 - Plat Book 84 Plat 8734 - all plottable items have been shown. Note: Minimum Building Restriction Lines established by Owners Dedication cannot be shown due to absence of a specified linear depth. APPLIES - NOT SHOWN.
 - Plat Book 84 Plat 8852 - all plottable items pertaining to the site have been shown.
 - 25 ft. Temporary Slope Easement established per Owner Dedication on Plat Book 155 Plat 17587 shown thereon. APPLIES - NOT SHOWN.
 - Declaration of Easements, Covenants and Restrictions dated September 12, 1997 made by Comstat Corporation recorded September 16, 1997 in Liber 5162 at folio 571. APPLIES - ESTABLISHES VARIOUS EASEMENT RIGHTS AND PARCEL DESIGNATIONS. EXHIBITS 1 (MAIN BUILDING) & 8 (INSTALLATION PREMISES) HAVE BEEN SHOWN.
 - Temporary Grading and Slope Easement dated April 4, 2004, between Old Clark Clarksburg, L.L.C. and Toll Mid II Limited Partnership, recorded in Liber 2748 at folio 167. APPLIES - SHOWN.
 - 10' - Fiber Line Easement, dated December 6, 2004, between Old Clark Clarksburg, L.L.C. and Intelsat Global Service Corporation, recorded in Liber 29473 at folio 96. APPLIES - SHOWN.
 - Liber 4522 folio 84 - Right of way and easement acquisitions by the county APPLY AND ARE SHOWN.
 - Liber 4849 folio 500 - Washington Suburban Sanitary Commission right-of-way APPLIES AND IS SHOWN.

MISCELLANEOUS NOTES

- THE LOCATION OF IMPROVEMENTS ABOVE GROUND UTILITIES ON THIS SURVEY IS LIMITED TO ITEMS WHICH WERE VISUALLY EVIDENT ON THE DAY OF THE SURVEY. THIS SURVEY DOES NOT INCLUDE AN INVENTORY OF UNDERGROUND OR INACCESSIBLE IMPROVEMENTS.
- THE SURVEYED LAND AREA OF THE PROPOSED TRAIL IS 203.7500 ACRES. THE SURVEY MERIDIAN IS THE 1983 ADJUSTMENT OF THE NORTH AMERICAN DATUM FOR THE MARYLAND STATE SYSTEM OF GRID COORDINATES.
- THE SITE CONTAINS 833 REGULAR STAMPED PARKING SPACES AND 12 HANDICAP MARKED SPACES, YIELDING A TOTAL PARKING COUNT OF 845 PARKING SPACES.
- NO CORNER MARKERS WERE SET AS A RESULT OF THIS SURVEY.
- THE WETLAND LIMITS SHOWN ON SHEET 4 OF 4 WERE ASCERTAINED FROM GRAPHICAL IMAGES MAPPED BY THE NATIONAL WETLANDS INVENTORY WEBSITE: <http://www.fws.gov/wetlands/index.html>. THIS INFORMATION IS NOT THE RESULT OF ANY SURVEY WORK OR A WETLANDS STUDY, AND SHOULD BE USED WITH CAUTION.
- THE STREAM BOUNDARIES, FOREST LIMITS AND DETAILS LYING OUTSIDE OF THE BOUNDARY OF THE PROPERTY WERE DERIVED FROM GIS INFORMATION OBTAINED FROM THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION.
- THE LOCATION OF BUILDINGS AND PAVED WITHIN THIS FENCED AREA WAS OBTAINED FROM MONTGOMERY COUNTY GIS RESOURCE DATA.
- THE PROPERTY PRESENTLY HAS PAVED DIRECT PUBLIC STREET ACCESS TO THE RIGHT OF WAY STUB AT THE INTERSECTION OF GATEWAY CENTER DRIVE AND SHAWNEE LANE. THE PROPERTY HAS DIRECT PAVED ACCESS TO OLD BALTIMORE ROAD. THE PROPERTY ALSO HAS UNPAVED FRONTAGE ON BRICK HAVEN WAY AND LITTLE SENECA PARKWAY.
- NO CENTERLINE OR BURNAL GROUNDS OR BURIED ON THE PROPERTY.
- NO EVIDENCE OF EARTH MOVING, CONSTRUCTION, DUMPS OR LANDFILLS WAS NOTED.
- THE PROPERTY IS LOCATED IN THE "CLARKSBURG MASTER PLAN AREA." THE FOLLOWING INFORMATION WAS OBTAINED FROM CHAPTER 5 TRANSPORTATION AND MOBILITY PLAN, "+ 120 IS PLANNED TO INCREASE FROM 200 WIDE TO 200' WIDE + OBSERVATION WAY IS PLANNED FOR EXTENSION THROUGH THE PROPERTY AT 150' WIDE (A-19) WITH AN ADDITIONAL 50' WIDE LIGHT RAIL TRANSITWAY SECTION, INCLUDING TRANSIT STATION STOP AT LITTLE SENECA PARKWAY AND 160' WIDE PLANNED TENSION THROUGH THE SITE AT A WIDTH OF 120'.
- NO OFFSITE EASEMENTS OR SERVITUDES WERE NOTED IN THE TITLE COMMITMENT.
- THE PROPERTY DOES NOT SHARE ANY PARTY WALLS WITH ADJOINING PROPERTIES.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "Y" OF THE FLOOD INSURANCE RATE MAP COMMUNITY NO. 24031 MAP NUMBER 0180D WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2004, AND IS NOT A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP. WE HAVE LEARNED THAT THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM OF FLOOD SURVEYING BEING PERFORMED TO DETERMINE THIS ZONE, AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONING INFORMATION

The zoning information for this property, provided by Book & Clark, indicates the following:

Zone: Commercial I-3 (Technology and Business Park) under the jurisdiction of Montgomery County, MD.

Minimum Lot Size: 2 Acres

Maximum Building Height: 100 Feet

Minimum Green Area: 35%

Maximum Parking Area Coverage: 45%

Maximum Floor to Area Ratio (FAR): 0.50

Setbacks: 200 Feet for Building

100 Feet for Parking and Loading and Abutting Single-Family Use or Fronting a Limited Access Freeway

100 Feet (both) if abutting other Residential uses or Fronting a major highway

20 Feet (both) from Nonresidential Use in I-3 or R&D Zone

If buildings are more than 40 Feet in Height, an additional 1 Foot of Setback per each 2 Feet in Height

25 Feet (both) for Nonresidential Use in Commercial or Industrial Zone 50 Feet for Parking

50 Feet (both) abutting Nonresidential Uses

If separated by an arterial road from One-Family Use 100 Feet for Building, 50 Feet for Parking

50 Feet for both from other Residential Use

If separated by arterial road from Commercial or Industrial zone 25 Feet for Building, 35 Feet for Parking Area

If separated from arterial road or from transitway, 25 Feet (both)

30 Feet between buildings if more than 1 building on property

Parking: 2.7 Parking Spaces per 1000 Square Feet Gross Floor Area (South Central Parking Area, > 1800 Feet from Transit)

SURVEYOR'S DESCRIPTION

LEGAL DESCRIPTION
LANDS OF LCOOR CLARKSBURG L.L.C.
CLARKSBURG (2ND) ELECTION DISTRICT - MONTGOMERY COUNTY, MARYLAND

BEING PART ONE of the land described in a conveyance by COMSTAT Corporation to LCOOR CLARKSBURG L.L.C. by deed dated September 12, 1997, recorded among the Land Records of Montgomery County, Maryland in Liber 5162 at Folio 598, LESS AND EXCEPT all that land conveyed by LCOOR CLARKSBURG L.L.C. to Miller and Smith at Conaway, L.L.C. by deed dated July 17, 2006, recorded among said land records in Liber 3179 at Folio 391, LESS AND EXCEPT the land dedicated to public use by deed dated December 12, 2012, recorded among said land records in Liber 4522 at Folio 084, said land also comprised of the land described in the following two plats:

- The residue of Parcel A as shown on a plat of subdivision entitled "CLARKSBURG - COMSTAT PROPERTY" and recorded among said land records in Plat Book 84 at Plat Number 8734, and
- All of Parcel B and C and A as shown on a plat of subdivision entitled "CLARKSBURG - COMSTAT PROPERTY" and recorded among said land records in Plat Book 153 at Plat Number 17470.

The outline of the approximate record of said lands more particularly described by bearings and distances in the 1983 adjustment of the North American Meridian (NA83) for the State of Maryland, as follows:

BEGINNING at a 1 inch pinched iron pipe found set in the ground on the northerly designated right-of-way line of Old Baltimore Road as shown on said Plat Number 8734, said point also lying at the end of the 138' or South 34°14' West, 120.38 feet deed line of said Liber 15162 Folio 596; thence running with the 148' line of said deed along Old Baltimore Road

(1) South 84° 24' 20" West, 703.03 feet to a rebar with cap found on the easterly line of Interstate 270 (Brimley known as U.S. 240) as shown and described on Maryland State Road Commission (SRC) Plat No. 9754, thence continuing along Interstate 270 to the following three (3) lines of said line as shown on SRC Plat No. 9754, 9755 and 9756:

(1) North 12° 12' 20" West, 278.25 feet to a rebar with cap found set in the ground at a point of curvature, said point lying 100.00 feet of base line of right-of-way station No. PC, 129+18.89 shown on said Plat 9754, thence

(2) 1,976.43 feet along the arc of a curve deflecting to the left having a radius of 17,288.75 feet and a chord bearing and distance of North 15° 38' 59" West, 975.36 feet to a rebar with cap found set in the ground at a point of tangency, said point lying 100.00 feet of base line of right-of-way station No. PC, 149+23.08, said point lying 2.7 feet west of the Interstate highway fence (chain link), thence bearing Interstate 270 and running with the 138' or North 43°33'59" East, 1172.69 feet line of said Liber 15162 at Folio 596, said line separating the subject lands from Lot 7 and 8 a subdivision of land shown in plat 1207 of Book 270 of the Land Records of Montgomery County, Maryland as shown on said Plat No. 1978

(3) North 43° 54' 07" East, 1172.69 feet to a rebar with cap found set in the ground, thence

(4) North 39° 11' 10" East, 409.18 feet to a rebar with cap found set in the ground, thence

(5) South 99° 22' 41" East, 43.39 feet to a rebar with cap found set in the ground, thence

(6) South 71° 42' 42" East, 80.03 feet to a rebar with cap found set in the ground on the southerly right-of-way line of Shawnee Lane, thence running with said right-of-way line

(7) South 99° 22' 41" East, 43.39 feet to a rebar with cap found set in the ground, thence

(8) North 43° 54' 07" East, 1172.69 feet to a point on the 5th of North 37°22'47" West, 422.23 feet line of the land described in Liber 3178 at Folio 391; thence leaving Shawnee Lane and running with said point said line rebar

(9) North 48° 14' 51" East, 77.51 feet to a 1 inch pinched iron pipe found set in the ground, thence continuing with the lines of said deed, (reversed, for courses

(10) South 36° 01' 31" East, 1245.45 feet to a 1 inch pinched iron pipe found set in the ground, thence

(11) North 89° 24' 50" East, 471.49 feet to a 1 inch square concrete monument found set in the ground at the end of the 2nd or South 26°10'11" East, 999.72 feet line of said Liber 15162 Folio 596; thence running with the lines of said deed by the remaining bearings and distances

(12) North 95° 23' 07" East, 1227.00 feet to a point of beginning, containing 8,878,741 square feet of 203.7500 acres of land.

(13) North 78° 29' 20" East, 917.87 feet to a rebar with cap found set in the ground, passing a concrete monument found at the end of 76.84 feet.

(14) South 38° 33' 10" East, 2149.69 feet to a rebar with cap found set in the ground, thence running with the boundary and the Clarksburg Heights subdivision (P&S, 22855, 22911 and 22742) along the following five (5) courses:

(15) South 34° 14' 18" West, 509.75 feet to a stone found planted in the ground, thence

(16) South 91° 22' 31" East, 137.00 feet to a 40 inch oak tree, thence

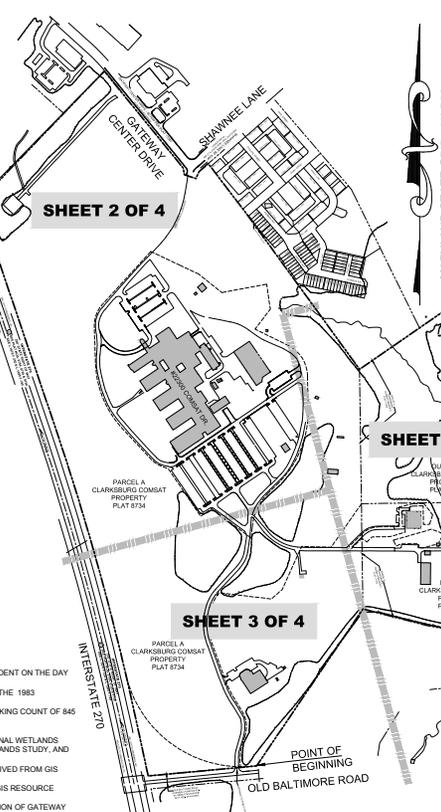
(17) South 31° 50' 50" East, 189.00 feet to a 36 inch oak tree, thence

(18) South 01° 50' 17" East, 402.00 feet to a 36 inch oak tree, thence

(19) North 79° 33' 33" West, 422.88 feet to a 36 inch oak tree, thence

(20) North 79° 33' 33" West, 422.88 feet to a 36 inch oak tree, thence

(21) South 34° 08' 30" West, 1227.00 feet to the point of beginning, containing 8,878,741 square feet of 203.7500 acres of land.



SHEET KEY & VICINITY MAP (400 SCALE)

SIGNIFICANT OBSERVATIONS

- ADJONERS GARDEN EXTENDS OVER THE BOUNDARY LINE.
- ADJONERS SHRUBBERY EXTENDS OVER THE BOUNDARY LINE.
- MOVED PATHWAY TO ADJONERS GARDEN EXTENDS OUT TO PROPERTY.
- ADJONERS GARDEN EXTENDS UP TO 60' OVER PROPERTY LINE TO EXISTING FENCE.
- ADJONERS DRIVE/DRIVEWAY FIELD EXTENDS ALONG OLD BALTIMORE RD CROSSING INTO PROPERTY 45' FROM CORNER.
- INTENTIONALLY DELETED.
- CORNER MARKER LIES 2' ACROSS (WEST OF) STATES CHAIN LINK FENCE. INDICATES POSSIBLE OVERLAPPING CLAIM OF TITLE.
- CORNER MARKER LIES 6' ACROSS (WEST OF) STATES CHAIN LINK FENCE. INDICATES POSSIBLE OVERLAPPING CLAIM OF TITLE.
- ADJONERS CORNER MARKERS FOUND NORTH OF SURVEYED PROPERTY LINE (3) NETWORKS. INDICATES A VOID OR UNMANNED LAND.
- STORMWATER EASEMENT, L. 5820 F. 860, EXTENDS 16' ONTO ADJONER. ADJONER HAS RECENT OUTCOURNANCE PER 13379 F. 381.
- FOREST TRAIL LEADS FROM ADJONER TO SUBSTATION ROAD, EXTENDS ONTO PROPERTY APPROXIMATELY 160'

LEGEND OF SYMBOLS & ABBREVIATIONS

- TELEPHONE JUNCTION BOX
- SPT45
- STORM DRAIN MANHOLE
- SPT26
- TREE17
- POST
- DROP INLET GRATE
- ELECTRIC HAND HOLE
- FENCE POST
- WATER SPIGOT
- IRRIGATION VALVE
- POWER POLE
- AIR CONDITIONER UNIT
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- ELECTRICAL EQUIPMENT
- GAS VALVE
- LIGHT POLE
- WATER METER
- SIGN
- CLEANOUT
- WATER VALVE
- YARD INLET GRATE
- IRON ROD FOUND
- GAS MARKER POST
- GUY WIRE
- MONUMENT
- SANITARY MANHOLE
- TELEPHONE MANHOLE
- BOLLARD
- GAS METER
- GAS MANHOLE
- OVERHEAD ELECTRIC WIRE
- UNDERGROUND ELECTRIC
- GRAVEL RAIL
- FENCE LINE
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- WATERLINE
- RIP-RAP
- MEASURED BEARING / DISTANCE
- RECORD BEARING / DISTANCE
- CONCRETE SURFACE OR PAD

RECORD DESCRIPTION

DESCRIPTION OF THE PROPERTY OF COMSTAT CORPORATION
CLARKSBURG (2ND) ELECTION DISTRICT - MONTGOMERY COUNTY, MARYLAND

All of the lands in a parcel of land described in Montgomery County, Maryland, and more particularly:

Part of Parcel A as shown on a plat of subdivision entitled "CLARKSBURG - COMSTAT PROPERTY" and recorded among the Land Records of Montgomery County, Maryland in Plat Book 84 at Plat Number 8734, and

Part of Parcel B and C as shown on a plat of subdivision entitled "CLARKSBURG - COMSTAT PROPERTY" and recorded among the Land Records of Montgomery County, Maryland in Plat Book 153 at Plat Number 17470.

As being more particularly described as follows:

BEING PART ONE of the land described in a conveyance by COMSTAT Corporation to LCOOR CLARKSBURG L.L.C. by deed dated September 12, 1997, recorded among the Land Records of Montgomery County, Maryland in Liber 5162 at Folio 598, LESS AND EXCEPT all that land conveyed by LCOOR CLARKSBURG L.L.C. to Miller and Smith at Conaway, L.L.C. by deed dated July 17, 2006, recorded among said land records in Liber 3179 at Folio 391, LESS AND EXCEPT the land dedicated to public use by deed dated December 12, 2012, recorded among said land records in Liber 4522 at Folio 084, said land also comprised of the land described in the following two plats:

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(1) South 84° 24' 20" West, 703.03 feet to a rebar with cap found on the easterly line of Interstate 270 (Brimley known as U.S. 240) as shown and described on Maryland State Road Commission (SRC) Plat No. 9754, thence continuing along Interstate 270 to the following three (3) lines of said line as shown on SRC Plat No. 9754, 9755 and 9756:

(1) North 12° 12' 20" West, 278.25 feet to a rebar with cap found set in the ground at a point of curvature, said point lying 100.00 feet of base line of right-of-way station No. PC, 129+18.89 shown on said Plat 9754, thence

(2) 1,976.43 feet along the arc of a curve deflecting to the left having a radius of 17,288.75 feet and a chord bearing and distance of North 15° 38' 59" West, 975.36 feet to a rebar with cap found set in the ground at a point of tangency, said point lying 100.00 feet of base line of right-of-way station No. PC, 149+23.08, said point lying 2.7 feet west of the Interstate highway fence (chain link), thence bearing Interstate 270 and running with the 138' or North 43°33'59" East, 1172.69 feet line of said Liber 15162 at Folio 596, said line separating the subject lands from Lot 7 and 8 a subdivision of land shown in plat 1207 of Book 270 of the Land Records of Montgomery County, Maryland as shown on said Plat No. 1978

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(10) South 36° 01' 31" East, 1245.45 feet to a 1 inch pinched iron pipe found set in the ground, thence

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(14) South 38° 33' 10" East, 2149.69 feet to a rebar with cap found set in the ground, thence running with the boundary and the Clarksburg Heights subdivision (P&S, 22855, 22911 and 22742) along the following five (5) courses:

(15) South 34° 14' 18" West, 509.75 feet to a stone found planted in the ground, thence

(16) South 91° 22' 31" East, 137.00 feet to a 40 inch oak tree, thence

(17) South 31° 50' 50" East, 189.00 feet to a 36 inch oak tree, thence

(18) South 01° 50' 17" East, 402.00 feet to a 36 inch oak tree, thence

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(20) North 79° 33' 33" West, 422.88 feet to a 36 inch oak tree, thence

(21) South 34° 08' 30" West, 1227.00 feet to the point of beginning, containing 8,878,741 square feet of 203.7500 acres of land.

ALTA/ACSM LAND TITLE SURVEY

SURVEYOR'S CERTIFICATION

To: Lantian Development, LLC, and First American Title Insurance Company, and their respective successors and assigns:

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, 6b, 7a, 7b, 7c, 8, 9, 10a, 11a, 13, 14, 16, 17, 18, 19a, 20a, 21 of Table A thereof. The field work was completed on August 17, 2015.



Eric V. Day
 Professional Land Surveyor
 Maryland Registration No. 17171, expires 02/13/2016

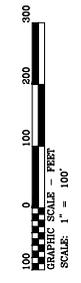
ALTA/ACSM LAND TITLE SURVEY

COMSAT SUBDIVISION
CLARKSBURG (2ND) ELECTION DISTRICT - MONTGOMERY COUNTY, MARYLAND

SURVEY DATE: AUGUST 17, 2015
 SCALE: AS SHOWN SHEET 1 OF 4



321 Balducci Center, Suite 101
 Frederick, MD 21703
 301.663.1158 FAX: 301.663.3679
www.dewberry.com

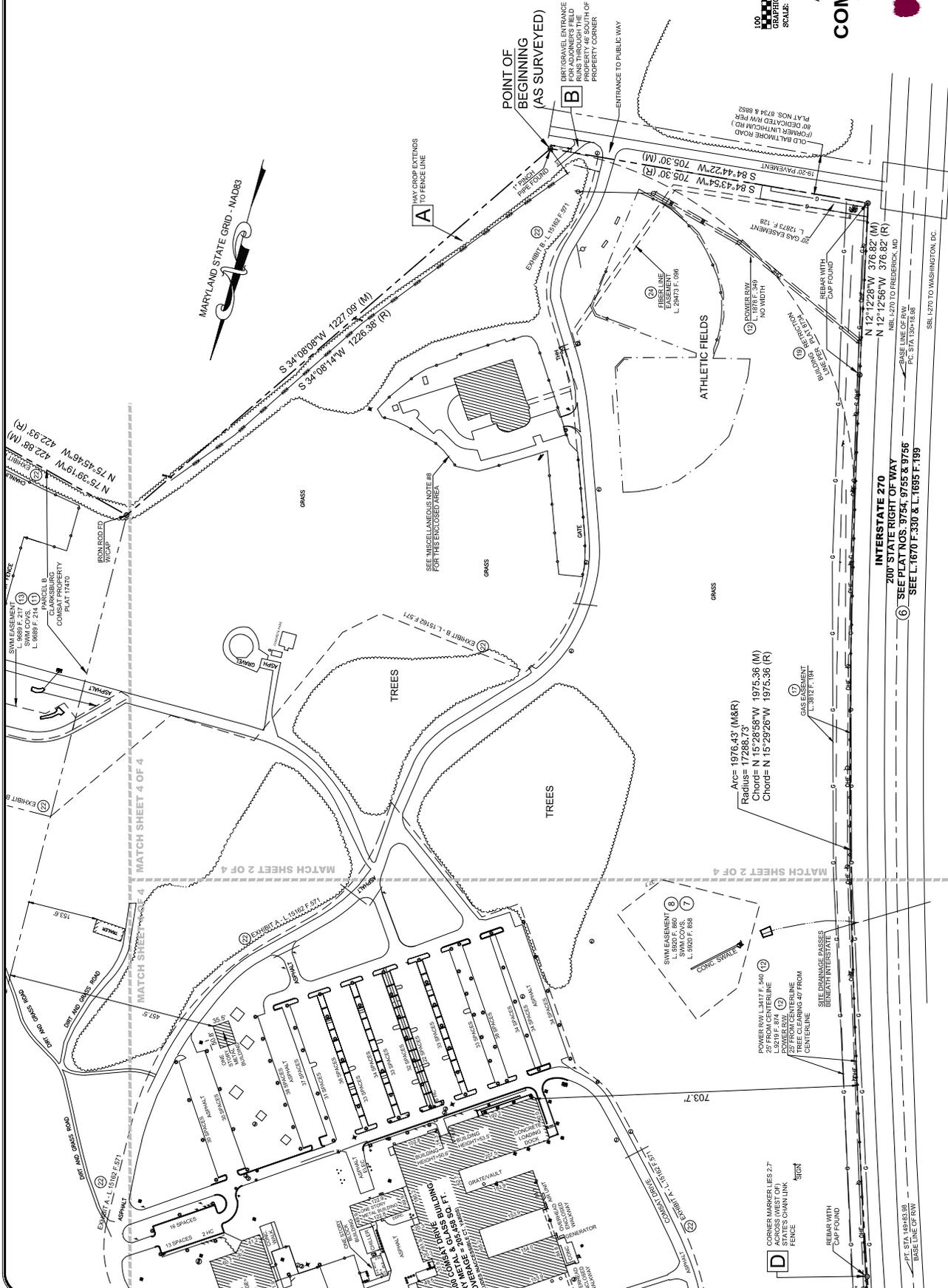


ALTAACSM LAND TITE SURVEY
COMSAT SUBDIVISION

CLARKSBURG AND ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SURVEY DATE: AUGUST 17, 2019
 SCALE: AS SHOWN SHEET 3 OF 4



531 Park Office Building Drive, Suite 101
 Frederick, MD 21703
 301.663.3158 Fax: 301.663.3679
 www.dewberry.com



N 75°39'19"W 422.93' (R)
 S 34°08'08"W 1227.09' (M)
 S 34°08'14"W 1226.36' (R)

S 84°44'22"W 705.30' (R)
 S 84°43'54"W 705.30' (R)
 N 12°12'28"W 376.82' (M)
 N 12°12'56"W 376.82' (R)

Arc= 1976.43' (M&R)
 Radius= 17285.73'
 Chord= N 15°28'58"W 1875.36 (M)
 Chord= N 15°29'26"W 1875.36 (R)

INTERSTATE 270
 200' STATE RIGID PAVEMENT
 SEE PLAT NOS. 9754, 9755 & 9756
 SEE L. 1670 F.330 & L. 1685 F.199

SWM EASEMENT L. 1580 F. 886
 SWM COVS. L. 1889 F. 274 (L)
 CLARKSBURG COMSAT PROPERTY PLAT 17476

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 CLARKSBURG COMSAT PROPERTY PLAT 17476

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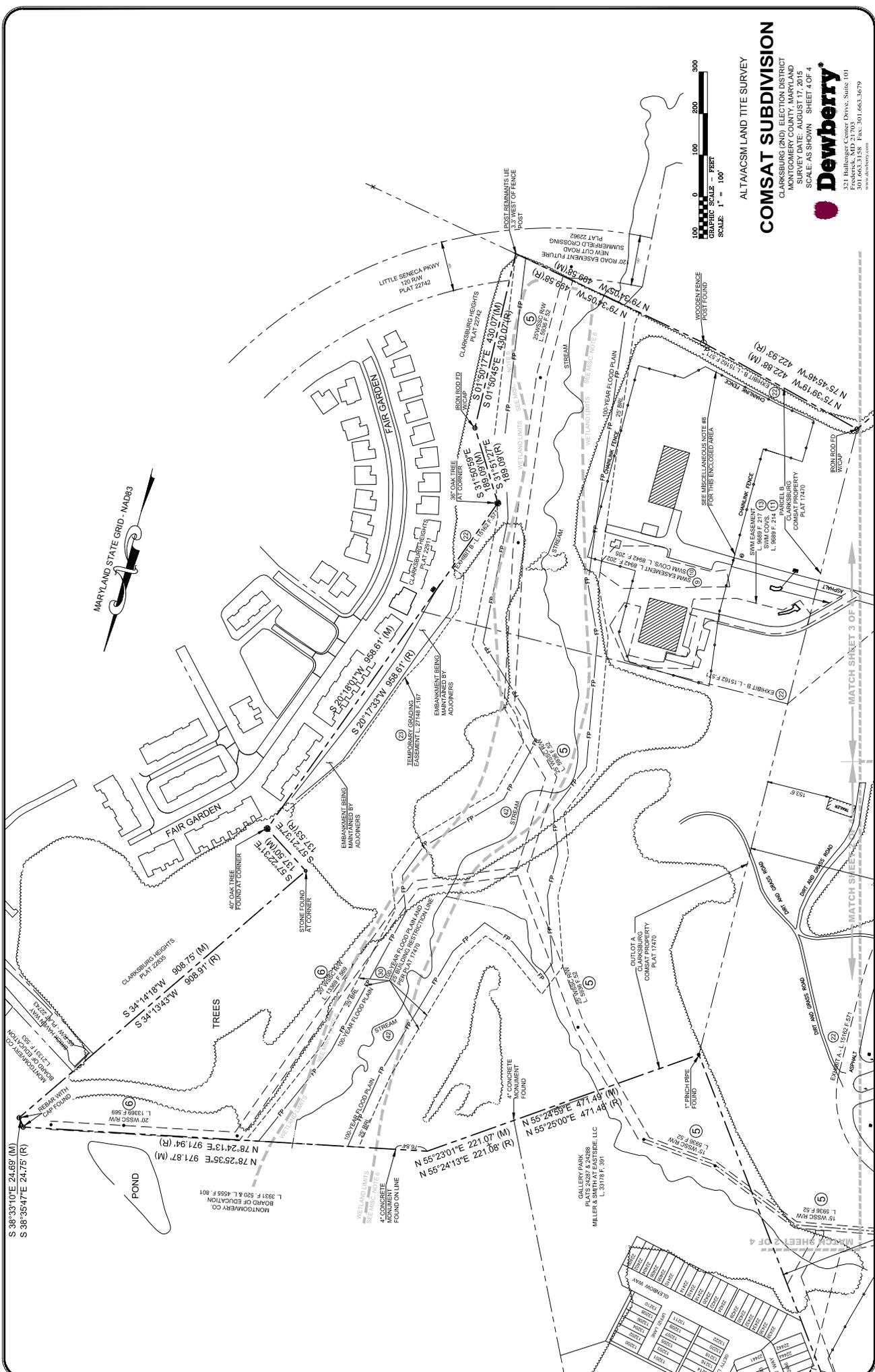
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POINT OF BEGINNING (AS SURVEYED)
 BRICK/CONCRETE ENTRANCE FOR ADJACENT FIELD RUNS THROUGH THE PROPERTY CORNER
 ENTRANCE TO PUBLIC WAY
 MAY CROP EXTENDS TO FENCE LINE
 1" IRON ROD PIPE FOUND
 EXHIBIT B - L. 16183 F. 081
 EXHIBIT A - L. 15197 F. 571
 EXHIBIT C - L. 15197 F. 571
 EXHIBIT D - L. 15197 F. 571
 EXHIBIT E - L. 15197 F. 571
 EXHIBIT F - L. 15197 F. 571
 EXHIBIT G - L. 15197 F. 571
 EXHIBIT H - L. 15197 F. 571
 EXHIBIT I - L. 15197 F. 571
 EXHIBIT J - L. 15197 F. 571
 EXHIBIT K - L. 15197 F. 571
 EXHIBIT L - L. 15197 F. 571
 EXHIBIT M - L. 15197 F. 571
 EXHIBIT N - L. 15197 F. 571
 EXHIBIT O - L. 15197 F. 571
 EXHIBIT P - L. 15197 F. 571
 EXHIBIT Q - L. 15197 F. 571
 EXHIBIT R - L. 15197 F. 571
 EXHIBIT S - L. 15197 F. 571
 EXHIBIT T - L. 15197 F. 571
 EXHIBIT U - L. 15197 F. 571
 EXHIBIT V - L. 15197 F. 571
 EXHIBIT W - L. 15197 F. 571
 EXHIBIT X - L. 15197 F. 571
 EXHIBIT Y - L. 15197 F. 571
 EXHIBIT Z - L. 15197 F. 571
 CORNER MARKER LIES 2.7' SOUTHWEST OF PROPERTY CORNER
 REBAR WITH CAP FOUND
 BASE LINE OF FENCE
 PT. STA. 1643.08
 BASE LINE OF FENCE
 SITE DRAINAGE PASSES BENEATH INTERSTATE



ALTAACSM LAND TITE SURVEY

COMSAT SUBDIVISION

CLARKSVILLE AND ELECTION DISTRICT
 CLARKSBURG, MONTGOMERY COUNTY, MARYLAND

SURVEY DATE: AUGUST 17, 2019
 SCALE: AS SHOWN SHEET 4 OF 4

Dewberry

337 Matthews Corporate Drive, Suite 101
 Frederick, MD 21703
 301.663.3158 Fax: 301.663.3679
 www.dewberry.com

PROPERTY LIST

LOT	AREA (SQ FT)	AREA (SQ M)	OWNER
1	1,234	0.03	...
2	1,567	0.04	...
3	1,890	0.05	...
4	2,123	0.06	...
5	2,456	0.07	...
6	2,789	0.08	...
7	3,123	0.09	...
8	3,456	0.10	...
9	3,789	0.11	...
10	4,123	0.12	...
11	4,456	0.13	...
12	4,789	0.14	...
13	5,123	0.15	...
14	5,456	0.16	...
15	5,789	0.17	...
16	6,123	0.18	...
17	6,456	0.19	...
18	6,789	0.20	...
19	7,123	0.21	...
20	7,456	0.22	...
21	7,789	0.23	...
22	8,123	0.24	...
23	8,456	0.25	...
24	8,789	0.26	...
25	9,123	0.27	...
26	9,456	0.28	...
27	9,789	0.29	...
28	10,123	0.30	...
29	10,456	0.31	...
30	10,789	0.32	...