

**SCHEDULE B TITLE EXCEPTION NOTES**

based on a title report prepared by First American Title Insurance Company Commitment No. S-4241, dated 12-29-05

below are standard title exceptions and/or are not matters or issues that pertain to this survey:

with the Consolidated Gas, Electric, Light and Power Company of Baltimore dated January 5, 1948 and recorded in Liber 1013 at Folio 432 affects but not be plotted.

to the Baltimore Gas & Electric Company dated September 24, 1957 and recorded in Liber 2157 at Folio 201 affects the property, but can not be plotted.

to the Washington Suburban Sanitary Commission dated July 12, 1967 and recorded in Liber 3490 at Folio 514 affects the property as shown

with the Baltimore Gas & Electric Company dated June 9, 1969 and recorded in Liber 3783 at Folio 585 affects the property but can not be plotted.

of Covenants between Marlo Plaza Limited Partnership and Marlo A. Schram dated August 11, 1987 and recorded in Liber 6773 at Folio 325 affects the property, but can not be plotted.

by and between Marlo Plaza Limited Partnership and Marlo A. Schram dated August 11, 1987 and recorded in Liber 6773 affects the property, but can not be plotted.

regarding Contee Road and Route No. 1 recorded in Liber 6789 at Folio 531 affects the property, but can not be plotted.

with Washington Suburban Sanitary Commission dated August 11, 1987 and recorded in Liber 6773 at Folio 531 affects the property, but can not be plotted.

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of Covenants, Conditions and Restrictions recorded at Folio 325 affects the property, but can not be plotted.

of Covenants recorded in Liber 7758 at Folio 759 affects the property, but can not be plotted.

to the Washington Suburban Sanitary Commission dated August 11, 1987 and recorded in Liber 6773 at Folio 531 affects the property, but can not be plotted.

to Prince George's County, Maryland dated April 7, 2004 in Liber 20082 at Folio 384 affects the property, as shown hereon.

to Verizon Maryland, Inc. dated August 7, 2004 and recorded in Liber 22924 at Folio 554 affect the property, as shown hereon.

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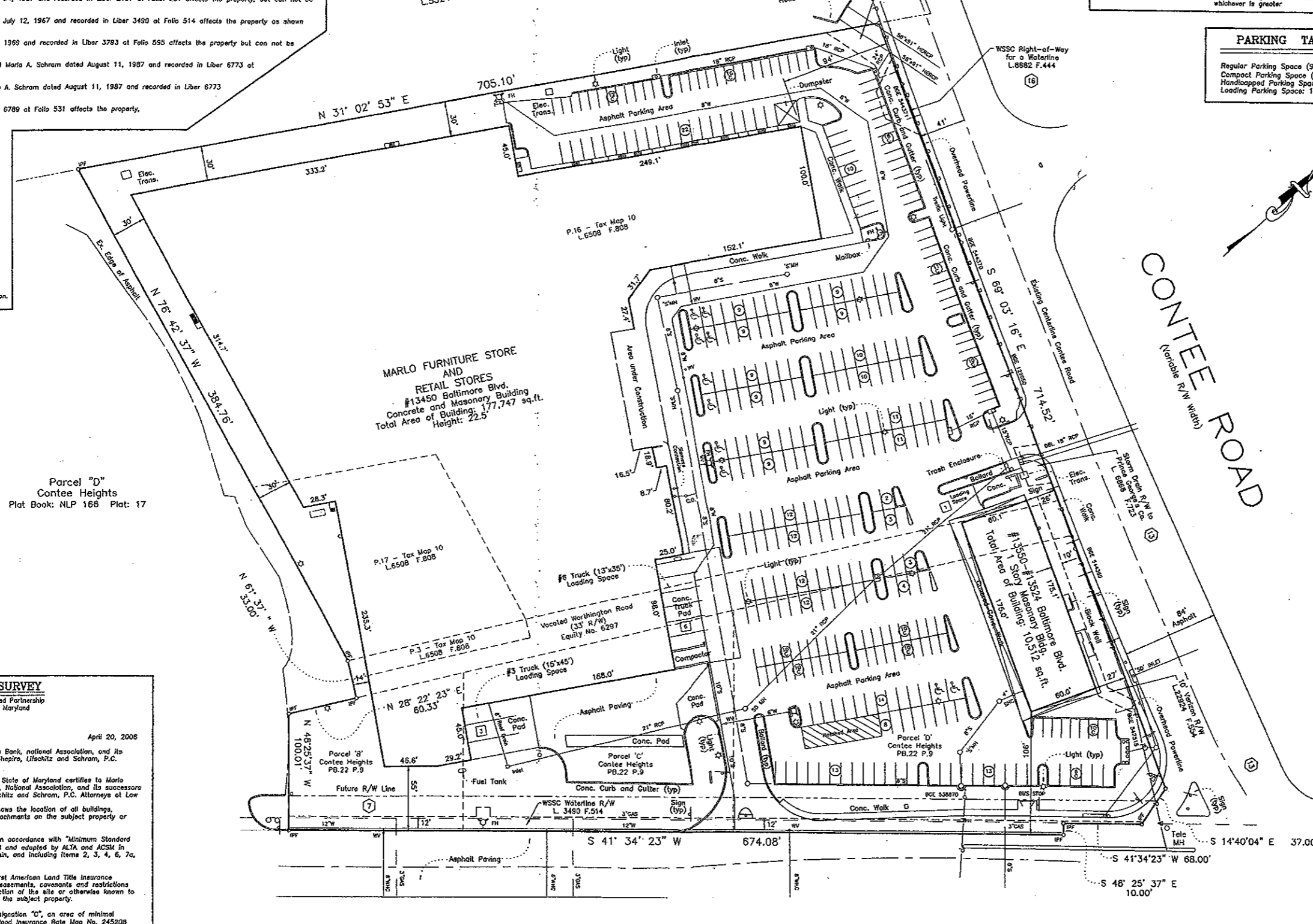
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N/F Humphrey and Sons L.5524 F.062

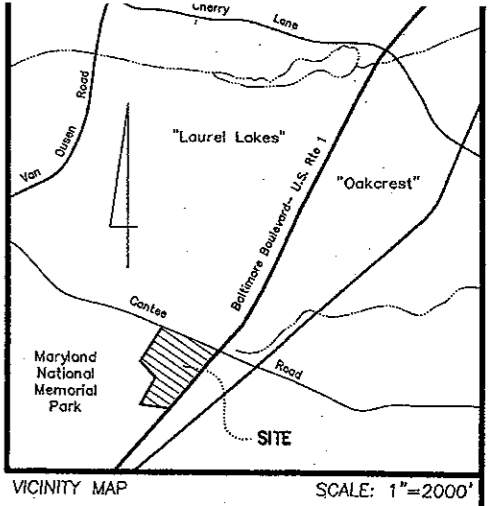


Parcel "D" Contee Heights Plat Book: NLP 166 Plat: 17

MARLO FURNITURE STORE AND RETAIL STORES #13450 Baltimore Blvd. Concrete and Masonry Building Total Area of Building: 177,747 sq.ft. Height: 22.5'

**ZONING NOTES**  
Property Zoned: Commercial Shopping Center (C-S-C)  
General Requirements:  
1. The Minimum building set back from street: .....10 feet  
2. The Minimum building setback of side property line: .....12 feet or the buffer required in the Landscape Manual, whichever is greater  
3. The Minimum building setback of rear of property: .....25 feet or the buffer required in the Landscape Manual, whichever is greater

**PARKING TABULATION**  
Regular Parking Space (9.5'x19'): 244 spaces  
Compact Parking Space (8'x16'): 121 spaces  
Handicapped Parking Space: 10 spaces  
Loading Parking Space: 10 spaces



**LEGAL DESCRIPTION OF PROPERTY**  
SITUATED IN THE TENTH (10th) ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND

Being part of the land conveyed by South Laurel Junction Limited Partnership, a Maryland limited partnership to Marlo Plaza Limited Partnership, a Maryland limited partnership by a deed dated December 19, 1986 and recorded among the Land Records of Prince George's County, Maryland in Liber 6508 at Folio 808, being more particularly described as follows:

Beginning for the same at the beginning of the North 31° 02' 53" E 752.02 foot line of the aforementioned deed; thence, binding on said line

North 31 degrees 02 minutes 53 seconds East 705.10 feet to the southern right of way line of Contee Road, a variable width county right-of-way; thence with said right-of-way line and running parallel with the right-of-way line N 69° 03' 16" W 714.52 foot line of the property conveyed to Prince George's County by Marlo Plaza Limited Partnership for road widening, said property being described in a deed dated September 8, 1987 and recorded among the aforementioned Land Records in Liber: 6789 at Folio: 525

South 69 degrees 03 minutes 16 seconds East a distance of 714.52 feet to a point on the ninth line of the aforementioned deed; thence, with the remainder of said ninth line

South 14 degrees 40 minutes 04 seconds East a distance of 37.00 feet to an iron pipe found at the western right-of-way line of U.S. Route 1; thence, binding on said right-of-way line

South 41 degrees 34 minutes 23 seconds West a distance of 68.00 feet to an iron pipe found; thence,

South 48 degrees 25 minutes 37 seconds East a distance of 10.00 feet to an iron pipe found; thence,

South 41 degrees 34 minutes 23 seconds West a distance of 674.08 feet to an iron pipe found; thence, leaving said right-of-way line of U.S. Route 1 and running with the first or N 48° 25' 37" W 100.01 foot line of the property conveyed by Anthony T. Gallo to South Laurel Junction Limited Partnership by a deed dated July 17, 1986 and recorded among the aforementioned Land Records in Liber: 6138 at Folio: 834

North 48 degrees 25 minutes 37 seconds West a distance of 100.01 feet to an iron pipe found; thence, with all of the second line of the last mentioned conveyance

North 28 degrees 22 minutes 23 seconds East a distance of 60.33 feet to an iron pipe found; thence, running in part with the third of N 61° 37' 37" W 18.50 foot line of said last mentioned conveyance and part of the N 61° 37' 37" W 18.50 foot line of the lands conveyed by Edward B. Brennan and his wife to South Laurel Junction Limited Partnership by a deed dated August 6, 1985 and recorded among the aforementioned Land Records in Liber: 6163 at Folio: 484

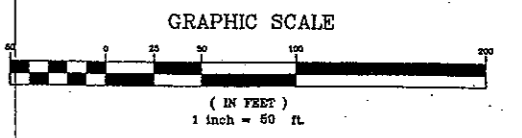
North 61 degrees 37 minutes 37 seconds West a distance of 33.03 feet to an iron pipe found; thence, with the sixth line of said last mentioned conveyance

North 76 degrees 30 minutes 57 seconds West a distance of 108.74 feet to an iron pipe found; thence, running in part with the seventh or N 76° 42' 37" W 64.89 foot line of said last mentioned conveyance and part of the N 76° 42' 37" W 319.87 foot line of the first mentioned conveyance at Liber: 4251 at Folio: 635; thence,

North 76 degrees 42 minutes 37 seconds West a distance of 384.76 feet to the point of beginning.

Containing 460,804 square feet or 10.5786 acres of land, more or less.

**FLOOD ZONE CLASSIFICATION**  
The subject property is located within an area having a zone designation "C", an area of minimal flooding. By the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 245208 0010C with a date of identification of June 18, 1987 for Prince George's County, Maryland, which is the current Flood Insurance Rate Map for the community on which said premises is situated.



BALTIMORE WASHINGTON BLVD. — MARYLAND RTE 1  
(Variable R/W Width)

**ALTA/ACSM LAND TITLE SURVEY**  
Marlo Plaza II - Home Furnishing Center Limited Partnership  
13450 Baltimore Washington Blvd. - Laurel, Maryland

is made for the benefit of: April 20, 2006  
Home Furnishing Center, Limited Partnership, Wachovia Bank, National Association, and its assigns, First American Title Insurance Company, and Shapiro, Lifschitz and Schram, P.C.

and, being a Registered Professional Land Surveyor of the State of Maryland certifies to Marlo Home Furnishing Center, Limited Partnership, Wachovia Bank, National Association, and its assigns, First American Title Insurance Company, and Shapiro, Lifschitz and Schram, P.C. Attorneys at Law

and other improvements and that there are no visible encroachments on the subject property or abutting said property except as shown hereon.

any described herein is the same property described in First American Land Title Insurance Commitment No. S-4241 dated December 29, 2005 and all easements, covenants and restrictions in said title commitment or apparent from a physical inspection of the site or otherwise known to be plotted hereon or otherwise noted as to their effect on the subject property.

cribed property is located within an area having a zone designation "C", an area of minimal flooding by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 245208 0010C with a date of identification of June 18, 1987 for Prince George's County, Maryland, which is the current Flood Insurance Rate Map for the community on which said premises is situated.

erty has access to U.S. Route 1, Highway and Contee Road, a dedicated public street listed above are entitled to rely on the Survey and this Certification as being true and accurate.

4-20-06  
Date  
Survey No. 21166  
Date



REVISIONS

OWNER/DEVELOPER

PROPERTY OF MARIO PLAZA II

DATE: April 20, 2006 SCALE: 1"=50'

