

TITLE COMMITMENT INFORMATION

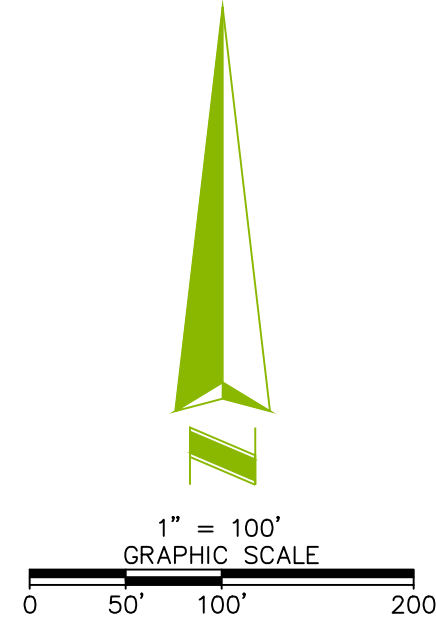
THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO. NCS-1033164-CO, WITH AN EFFECTIVE DATE OF SEPTEMBER 20, 2020 AT 8:00 AM.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CAROLINE, STATE OF MARYLAND, AND IS DESCRIBED AS FOLLOWS:

BEING KNOWN AND DESIGNATED AS "PARCEL A" ON A PLAT ENTITLED "PARCELS 'A' AND 'B' MEDFORD R. COULBOURN" BY FRANK L. COLT, SURVEYOR, FILED AMONG THE PLAT RECORDS OF CAROLINE COUNTY, MARYLAND IN PLAT BOOK 11, PAGE 702.

EXCEPTING, HOWEVER, THE DEED OF DEDICATION TO THE MAYOR AND COUNCIL OF FEDERALSBURG, MARYLAND, BY DEED DATED JANUARY 24, 2000, AND RECORDED AMONG THE LAND RECORDS OF CAROLINE COUNTY, MARYLAND IN LIBER 383, FOLIO 441, AND ALSO, BEING MORE PARTICULARLY DEPICTED ON THAT PLAT ENTITLED "TILGHMAN BROTHERS MOBILE HOME PARK", PREPARED BY GEORGE E. YOUNG III, P.C., AND RECORDED AMONG THE PLAT RECORDS OF CAROLINE COUNTY, MARYLAND, IN PLAT BOOK 24, FOLIO 1431.



NOTES CORRESPONDING TO SCHEDULE B

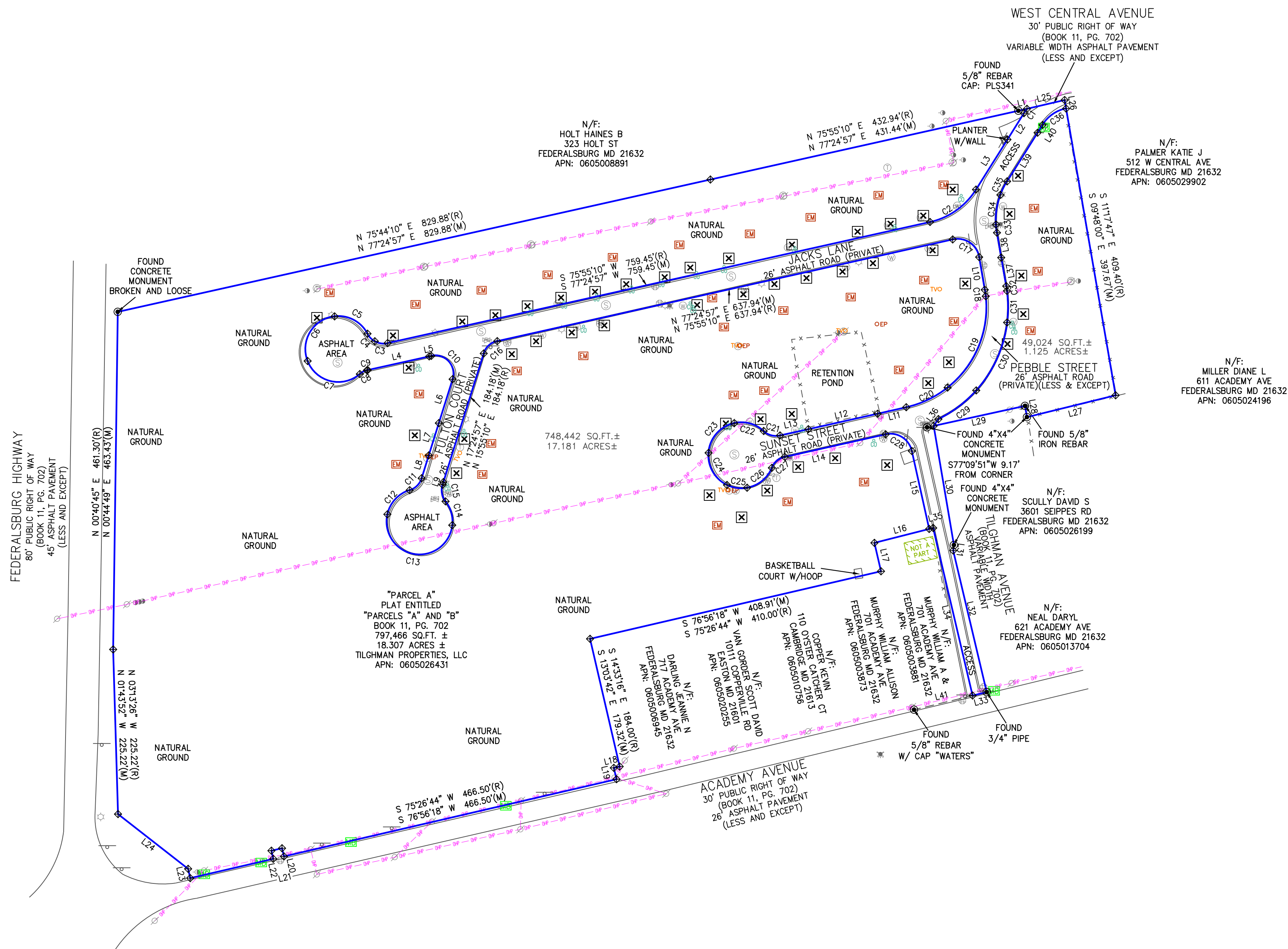
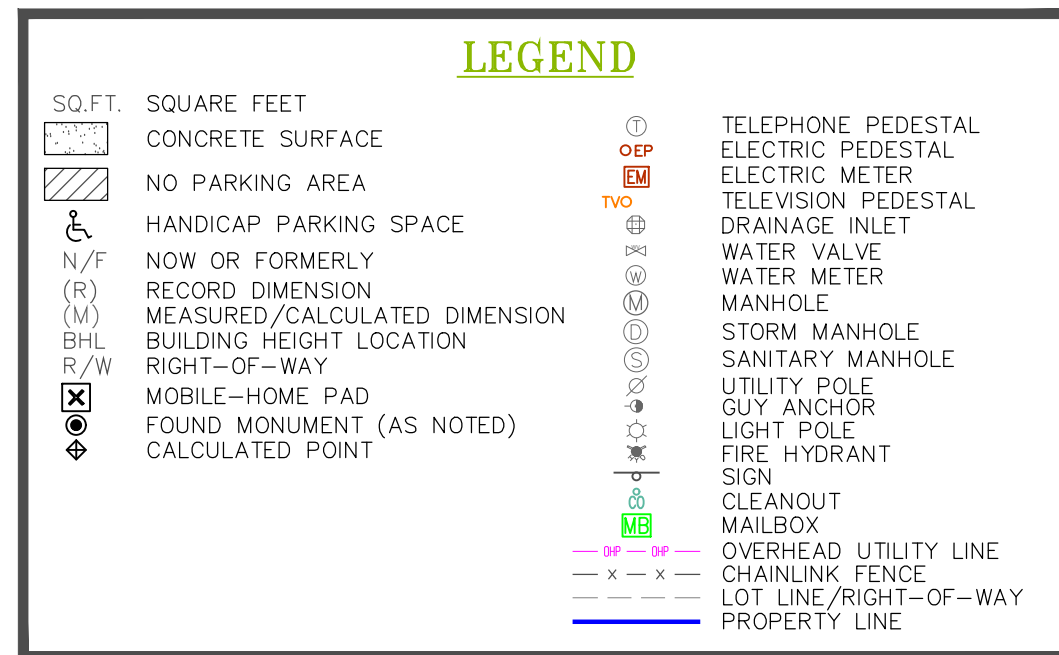
- 9 - UTILITY EASEMENT DATED JANUARY 24, 2000, MADE BY AND AMONG JOHN F. TILGHMAN, JR., ET AL AND THE MAYOR AND COUNCIL OF FEDERALSBURG, MARYLAND, AND RECORDED ON APRIL 1, 2000 AMONG THE LAND RECORDS OF CAROLINE COUNTY, MARYLAND IN LIBER 383, FOLIO 444. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 10 - UTILITY EASEMENT AGREEMENT DATED SEPTEMBER 26, 1995, MADE BY AND AMONG JOHN F. TILGHMAN, JR., ET AL AND DELMARVA POWER & LIGHT COMPANY, AND RECORDED ON AUGUST 16, 1996 AMONG THE LAND RECORDS OF CAROLINE COUNTY, MARYLAND IN LIBER 303, FOLIO 500. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 11 - RIGHT-OF-WAY DATED NOVEMBER 28, 1961, MADE BY AND AMONG MEDFORD COULBOURN, ET AL AND THE EASTERN SHORE PUBLIC SERVICE COMPANY OF MARYLAND, ET AL, AND RECORDED ON FEBRUARY 16, 1962 AMONG THE LAND RECORDS OF CAROLINE COUNTY, MARYLAND IN LIBER DRH 147, FOLIO 179. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 12 - RIGHT-OF-WAY DATED SEPTEMBER 27, 1963, MADE BY AND AMONG MEDFORD COULBOURN, ET AL AND THE EASTERN SHORE PUBLIC SERVICE COMPANY OF MARYLAND, ET AL, AND RECORDED ON OCTOBER 23, 1963 AMONG THE LAND RECORDS OF CAROLINE COUNTY, MARYLAND IN LIBER DRH 151, FOLIO 438. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 13 - RIGHT-OF-WAY DATED SEPTEMBER 16, 1965, MADE BY AND AMONG MEDFORD COULBOURN, ET AL AND THE EASTERN SHORE PUBLIC SERVICE COMPANY OF MARYLAND, ET AL, AND RECORDED ON OCTOBER 21, 1965 AMONG THE LAND RECORDS OF CAROLINE COUNTY, MARYLAND IN LIBER DRH 157, FOLIO 283. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 14 - RIGHT-OF-WAY DATED MAY 11, 1966, MADE BY AND AMONG MEDFORD COULBOURN, ET AL AND THE EASTERN SHORE PUBLIC SERVICE COMPANY OF MARYLAND, ET AL, AND RECORDED ON MAY 22, 1966 AMONG THE LAND RECORDS OF CAROLINE COUNTY, MARYLAND IN LIBER MCB 159, FOLIO 342. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 15 - RIGHT-OF-WAY DATED FEBRUARY 12, 1968, MADE BY AND AMONG MEDFORD COULBOURN, ET AL AND DELMARVA POWER & LIGHT COMPANY OF MARYLAND, AND RECORDED ON FEBRUARY 23, 1968 AMONG THE LAND RECORDS OF CAROLINE COUNTY, MARYLAND IN LIBER MCB 164, FOLIO 250. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 16 - RIGHT-OF-WAY DATED JUNE 11, 1968, MADE BY AND AMONG MEDFORD COULBOURN, ET AL AND DELMARVA POWER & LIGHT COMPANY OF MARYLAND, AND RECORDED ON JULY 22, 1968 AMONG THE LAND RECORDS OF CAROLINE COUNTY, MARYLAND IN LIBER MCB 165, FOLIO 274. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 17 - RIGHT-OF-WAY DATED JANUARY 5, 1970, MADE BY AND AMONG MEDFORD COULBOURN, ET AL AND DELMARVA POWER & LIGHT COMPANY OF MARYLAND, AND RECORDED ON JANUARY 30, 1970 AMONG THE LAND RECORDS OF CAROLINE COUNTY, MARYLAND IN LIBER MCB 169, FOLIO 492. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 18 - RIGHT-OF-WAY DATED JANUARY 18, 1971, MADE BY AND AMONG MEDFORD COULBOURN, ET AL AND DELMARVA POWER & LIGHT COMPANY OF MARYLAND, AND RECORDED ON FEBRUARY 19, 1971 AMONG THE LAND RECORDS OF CAROLINE COUNTY, MARYLAND IN LIBER MCB 172, FOLIO 571. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 19 - DEED BETWEEN MEDFORD R. COULBOURN, ET AL AND STATE ROADS COMMISSION OF MARYLAND, ET AL DATED JANUARY 11, 1971 AND RECORDED ON FEBRUARY 9, 1971 AMONG THE LAND RECORDS OF CAROLINE COUNTY, MARYLAND IN LIBER MCB 172, FOLIO 437 (PLATS 40599 & 40800) (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 20 - DEED BETWEEN MEDFORD R. COULBOURN, ET AL AND STATE ROADS COMMISSION OF MARYLAND, DATED MARCH 24, 1954 AND RECORDED ON MARCH 24, 1954 AMONG THE LAND RECORDS OF CAROLINE COUNTY, MARYLAND IN LIBER DRH 121, FOLIO 381 (PLATS 10950 & 11025) (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 21 - RIGHT-OF-WAY DATED SEPTEMBER 24, 1954, MADE BY AND AMONG MEDFORD COULBOURN, ET AL AND THE EASTERN SHORE PUBLIC SERVICE COMPANY OF MARYLAND, AND RECORDED ON OCTOBER 22, 1954 AMONG THE LAND RECORDS OF CAROLINE COUNTY, MARYLAND IN LIBER DRH 123, FOLIO 475. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 22 - COVENANT TO PAY LIEN DATED OCTOBER 12, 1965 AND RECORDED OCTOBER 18, 1965 AMONG THE AFORESAID LAND RECORDS IN LIBER 286, FOLIO 844 BY AND BETWEEN JOHN F. TILGHMAN, JR., ET AL AND MAYOR AND COUNCIL OF FEDERALSBURG. (NOT SURVEY RELATED)
- 23 - SUBJECT TO NOTES, NOTATIONS, RIGHTS OF WAY, EASEMENTS, SETBACKS, RESERVATIONS, BUILDING RESTRICTION LINES AND RESTRICTIONS AS SET FORTH UPON A PLAT ENTITLED "TILGHMAN BROTHERS MOBILE HOME PARK" AND RECORDED IN PLAT BOOK 24, PAGE 1431. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 24 - SUBJECT TO NOTES, NOTATIONS, RIGHTS OF WAY, EASEMENTS, SETBACKS, RESERVATIONS, BUILDING RESTRICTION LINES AND RESTRICTIONS AS SET FORTH UPON A PLAT ENTITLED "PARCELS 'A' AND 'B', MEDFORD R. COULBOURN" AND RECORDED IN PLAT BOOK 11, PAGE 702. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 25 - DEED DATED MARCH 24, 1954 AND RECORDED MARCH 24, 1954 AMONG THE AFORESAID LAND RECORDS IN LIBER 121, FOLIO 385 BY AND BETWEEN MEDFORD R. COULBOURN AND BESSIE W. COULBOURN, HIS WIFE ET AL AND ROBERT W. HOLT AND MARY B. HOLT, HIS WIFE. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)

STATEMENT OF ENCROACHMENTS

NONE NOTED AT THE TIME OF THE SURVEY

LINE	BEARING	DISTANCE
L1	N 76°57'16" E	11.97(M)
L2	S 32°07'41" W	42.43(M)
L3	S 32°07'41" W	80.71(M)
L4	N 77°24'57" E	86.03(M)
L5	N 77°24'57" E	2.89(M)
L6	S 17°24'57" W	62.93(M)
L7	S 17°24'57" W	46.19(M)
L8	S 17°24'57" W	32.62(M)
L9	N 17°24'57" E	3.76(M)
L10	S 09°48'00" E	45.40(M)
L11	S 77°24'57" W	40.00(M)
L12	S 77°24'57" W	97.12(M)
L13	S 77°24'57" W	39.56(M)
L14	N 77°24'57" E	141.15(M)
L15	S 12°34'33" E	109.16(M)
L16	S 75°46'16" W	77.28(M)
L17	S 13°03'29" E	39.89(M)
L18	S 76°56'31" W	8.14(M)
L19	S 13°03'29" E	16.00(M)
L20	N 13°03'29" W	11.50(M)
L21	S 76°56'31" W	15.00(M)
L22	S 13°03'29" E	11.50(M)
L23	N 13°03'29" W	13.00(M)
L24	S 13°03'29" E	121.52(M)
L25	N 76°54'01" E	52.82(M)
L26	S 09°48'00" E	11.73(M)
L27	S 76°09'47" W	124.78(M)
L28	N 09°53'30" W	15.56(M)
L29	S 77°39'21" W	127.74(M)
L30	S 09°38'39" E	16.25(M)
L31	S 08°29'14" W	7.54(M)
L32	S 13°21'05" E	198.89(M)
L33	S 76°22'47" W	20.00(M)
L34	N 13°13'49" W	235.30(M)
L35	S 75°46'33" W	5.52(M)
L36	N 34°25'32" E	11.30(M)
L37	N 09°48'00" W	39.58(M)
L38	N 09°48'00" W	34.58(M)
L39	N 32°07'41" E	78.36(M)
L40	N 32°07'41" E	12.73(M)
L41	S 76°22'47" W	81.01(M)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	80.00(M)	7.30(M)	7.30(M)	S 34°44'32" W	51°34'22"
C2	100.00(M)	79.04(M)	77.00(M)	S 54°46'17" W	47°17'12"
C3	25.00(M)	18.21(M)	17.81(M)	N 81°43'01" W	41°44'03"
C4	25.00(M)	14.47(M)	14.27(M)	N 44°16'07" W	33°09'46"
C5	45.00(M)	54.01(M)	50.83(M)	N 62°04'15" W	68°46'04"
C6	45.00(M)	82.28(M)	71.29(M)	S 31°09'51" W	104°45'44"
C7	45.00(M)	85.96(M)	73.47(M)	S 75°56'27" E	109°28'52"
C8	25.00(M)	11.12(M)	11.03(M)	N 62°04'41" E	25°29'07"
C9	25.00(M)	1.13(M)	1.13(M)	N 76°06'56" E	2°35'23"
C10	25.00(M)	52.35(M)	43.30(M)	S 42°35'02" E	120°00'01"
C11	25.00(M)	24.06(M)	23.14(M)	S 44°59'12" W	55°08'29"
C12	45.00(M)	47.07(M)	44.95(M)	S 42°35'30" W	59°55'53"
C13	45.00(M)	146.42(M)	89.86(M)	S 80°35'17" E	186°25'40"
C14	45.00(M)	34.51(M)	33.67(M)	N 15°46'18" W	43°56'22"
C15	25.00(M)	24.06(M)	23.14(M)	N 10°10'14" W	55°08'29"
C16	25.00(M)	26.18(M)	25.00(M)	N 47°24'57" E	60°00'01"
C17	30.00(M)	48.58(M)	43.44(M)	S 56°11'37" E	92°46'51"
C18	140.00(M)	8.78(M)	8.78(M)	S 08°00'12" E	3°35'36"
C19	140.00(M)	141.19(M)	135.28(M)	S 22°41'05" W	57°46'58"
C20	140.00(M)	63.14(M)	62.61(M)	S 64°29'47" W	25°50'25"
C21	25.00(M)	24.06(M)	23.14(M)	N 75°00'48" W	55°08'29"
C22	45.00(M)	43.31(M)	41.66(M)	N 75°00'53" W	55°08'38"
C23	45.00(M)	57.35(M)	53.55(M)	S 40°54'11" W	73°01'13"
C24	45.00(M)	53.74(M)	50.60(M)	S 29°49'08" E	68°25'26"
C25	45.00(M)	28.25(M)	27.79(M)	S 82°00'55" E	35°58'08"
C26	45.00(M)	45.36(M)	43.30(M)	N 07°18'39" W	14°54'12"
C27	25.00(M)	24.06(M)	23.14(M)	N 08°41'52" W	21°21'5"
C28	30.00(M)	47.13(M)	42.43(M)	S 57°34'42" E	90°00'42"
C29	170.00(M)	65.36(M)	64.96(M)	N 52°52'05" E	22°01'43"
C30	170.00(M)	102.49(M)	101.90(M)	N 24°24'51" E	34°52'47"
C31	170.00(M)	43.23(M)	43.11(M)	N 00°18'39" W	14°54'12"
C32	170.00(M)	6.54(M)	6.54(M)	N 08°41'52" W	21°21'5"
C33	100.00(M)	11.26(M)	11.25(M)	N 06°34'27" W	6°27'05"
C34	100.00(M)	41.15(M)	40.86(M)	N 08°26'25" E	23°34'38"
C35	100.00(M)	20.77(M)	20.73(M)	N 26°10'44" E	11°54'01"
C36	50.00(M)	40.28(M)	39.20(M)	N 55°12'20" E	46°09'17"



VICINITY MAP
NOT TO SCALE

SHEET 1 OF 1

LAND AREA
797,466 SQ. FEET ±
18.307 ACRES ±

PARKING
AT THE TIME OF THE SURVEY THERE WAS NO OBSERVED STRIPING FOR PARKING.

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 2401100335, WHICH BEARS AN EFFECTIVE DATE OF 01/16/2015 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

BEARING BASIS

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER MARYLAND STATE PLANE COORDINATE SYSTEM, MARYLAND ZONE, NAD83-2011, AS MEASURED ALONG THE NORTHERLY LINE OF THE SUBJECT PROPERTY WHICH BEARS N 77°24'44" E PER GPS COORDINATE OBSERVATIONS
 LATITUDE: 38°41'28.622337"
 LONGITUDE: -75°47'05.84808"
 CONVERGENCE ANGLE: 0°45'45.36705"

GENERAL NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO TILGHMAN AVENUE & WEST CENTRAL AVENUE, BOTH BEING DEDICATED PUBLIC STREETS OR HIGHWAYS.
- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
- BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
- NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER, ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THERE IS NO EVIDENCE OF ANY DELINEATED WETLAND AREAS, PER THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY WEBSITE, NO MARKERS FROM A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST WERE OBSERVED DURING THE COURSE OF THE ALTA SURVEY.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF TILGHMAN AVENUE & ACADEMY AVENUE, WHICH IS APPROXIMATELY THE SE CORNER OF THE SUBJECT PROPERTY.
- THE DISTANCES SHOWN HEREON ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 1.00004499502.

ALTA/NSPS LAND TITLE SURVEY
 AEI JOB #428380 TASK 4
 206 TILGHMAN AVENUE
 CAROLINE COUNTY FEDERALSBURG, MARYLAND 21632



COORDINATED BY:

 AEI CONSULTANTS
 2500 CAMNO DIABLO
 WALNUT CREEK, CA, 94597
 TELEPHONE: 925.746.6000
 EMAIL: SURVEYS@AEICONSULTANTS.COM

SURVEYOR'S CERTIFICATE

TO: SOCI TILGHMAN MHP, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 11/25/2020.
 DATE OF PLAT OR MAP: 11/30/2020.

JEROME D. BRUNNER
 PROFESSIONAL LAND SURVEYOR NO.: 21710
 STATE OF MARYLAND

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER:
12/10/20	CLIENT COMMENTS	CH	20-5153
01/06/21	CLIENT COMMENTS	CH	SCALE: 1" = 100'
01/08/21	CLIENT COMMENTS	ME	DRAWN BY: CRH
			APPROVED BY: TS

SURVEYED BY:
 BLEW & ASSOCIATES, P.A.
 3825 N SHILOH DRIVE
 FAYETTEVILLE, AR 72703.
 SURVEY@BLEWINC.COM