

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. 76992.026 - SCHEDULE A, EXHIBIT A:

Property 1:
 BEING A PART OF PARCEL A IN THE SUBDIVISION KNOWN AS HOLLY TREE ROAD SUBDIVISION PER PLAT WWW 51 AT PAGE 89 AS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

AND

BEGINNING FOR THE SAME AT AN IRON PIPE ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF HOLLY TREE ROAD (25 FEET FROM THE CENTERLINE THEREOF), SAID IRON PIPE BEING ON THE DIVISION LINE BETWEEN THE LAND OF ADALINE J. CLIFTON (LIBER 2024, FOLIO 359) AND THE LAND OF ADALINE J. CLIFTON (LIBER 1906, FOLIO 66), AND RUNNING THENCE WITH SAID DIVISION LINE, S 32 DEG. 33 MIN. 40 SEC. W. 326.77 FEET TO AN IRON PIPE, THENCE WITH THE NORTHEAST LINE OF PARCEL "A", ASWAN SUBDIVISION, N. 54 DEG. 17 MIN. 09 SEC. W. 140.00 FEET TO AN IRON PIPE, THENCE WITH THE EASTERLY LINE OF THE LAND OF QILBERT R. GORDANE AND PETER P. PETERS, TRUSTEES (LIBER 2889, FOLIO 131), N 39 DEG. 45 MIN. 40 SEC. E. 76.97 FEET TO AN IRON PIPE, THENCE WITH THE EASTERLY LINE OF PARCEL "A", HOLLY TREE ROAD SUBDIVISION (PLAT BOOK WWW 51, PLAT 89), N 32 DEG. 35 MIN. 40 SEC. 242.06 FEET TO AN IRON PIPE, THENCE WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF HOLLY TREE ROAD, S 57 DEG. 43 MIN. 30 SEC. E. 130.05 FEET TO THE POINT OF BEGINNING; CONTAINING 42,378 SQUARE FEET OR 0.9729 ACRES.

ALSO KNOWN AS: Situated in the City of Marlow Heights, County of Prince George and State of Maryland. Known as being part of Parcel A in the Subdivision known as Holly Tree Road Subdivision per Plat WWW 51 at Page 89 as recorded among the land records of Prince George's County and being more particularly described as follows:

Beginning at the intersection of the South right-of-way line of Holly Tree Road and the East right-of-way mitered end line of St. Barnabas Road; Thence, the following three (3) calls along said South line of Holly Tree

- S 57°43'30" E, a distance of 397.63 feet;
- N 32°35'00" E, a distance of 5.00 feet;
- S 57°43'30" E, a distance of 130.05 feet; Thence, S 32°33'40" W, a distance of 326.79 feet; Thence, N 54°17'08" W, a distance of 140.00 feet; Thence, N 39°45'40" E, a distance of 76.98 feet; Thence, N 57°13'40" W, a distance of 180.00 feet; Thence, S 32°16'30" W, a distance of 17.60 feet; Thence, N 54°37'30" W, a distance of 261.63 feet to the East line of said St. Barnabas Road; Thence, the following three (3) calls along said East line of St. Barnabas Road;

- N 36°39'30" E, a distance of 116.93 feet;
- N 35°55'30" E, a distance of 94.77 feet;
- Along the arc of a curve to the right, having a radius of 30.00', a delta angle of 86°21'00" a chord of 41.05 feet, bearing N 79°06'00" B, an arc length of 45.21 feet to the Point of Beginning and containing 3,376.4 acres (147,077 square feet) of land, more or less.

Commonly known as: 4500 St. Barnabas Road, Marlow Heights, Maryland 20748
 Tax Parcel Nos.: 06-0454678, 06-0454680

Property 2:

PARKING:

- 193 Parking Spaces
- 4 Handicapped Spaces
- 197 Total Parking Spaces

TOTAL LAND AREA:

147,075 Square Feet
 3,376.4 Acres

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. 76992.026 - SCHEDULE B, PLAT II:

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

9. Terms, conditions, easements, restrictions, rights-of-way, setbacks, building restriction lines, and all other miscellaneous matters shown, noted or established by Owner's Dedication and/or set forth on that certain plat recorded in Plat Book WWW 51 at Page 89.
 (AFFECTS THE SUBJECT PROPERTY AS SCHEDULE A - BOUNDARY HELD AND SHOWN HEREON)

10. Terms, conditions, easements, restrictions, rights-of-way, setbacks, building restriction lines, and all other miscellaneous matters shown, noted or established by the following Plats:
 a. State Roads Commission of Maryland recorded in Plat Book 34072.
 (AFFECTS THE SUBJECT PROPERTY AS BOUNDARY ALONG ST. BARNABAS ROAD)
 b. State Roads Commission of Maryland recorded in Plat Book 34079.
 (AFFECTS THE SUBJECT PROPERTY AS BOUNDARY ALONG ST. BARNABAS ROAD - SLOPE EASEMENT PLOTTED AND SHOWN HEREON)

11. Deed to State of Maryland to the Use of the State Roads Commission of Maryland dated July 23, 1968 and recorded in Liber 3696 at folio 524.
 (AFFECTS THE SUBJECT PROPERTY - REFERENCES MATTERS SHOWN ON PLAT BOOK 34079, R/W PROJECT NO. P-960-2-326 - SLOPE EASEMENT PLOTTED AND SHOWN HEREON)

12. Deed of Easement to the Board of County Commissioners for Prince George's County, Maryland recorded in Liber 3179 at folio 96.
 (AFFECTS THE PORTION OF THE SUBJECT PROPERTY SHOWN AS "SURVEYOR'S PARCEL 1" - PLOTTED AND SHOWN HEREON)

MISCELLANEOUS NOTES:

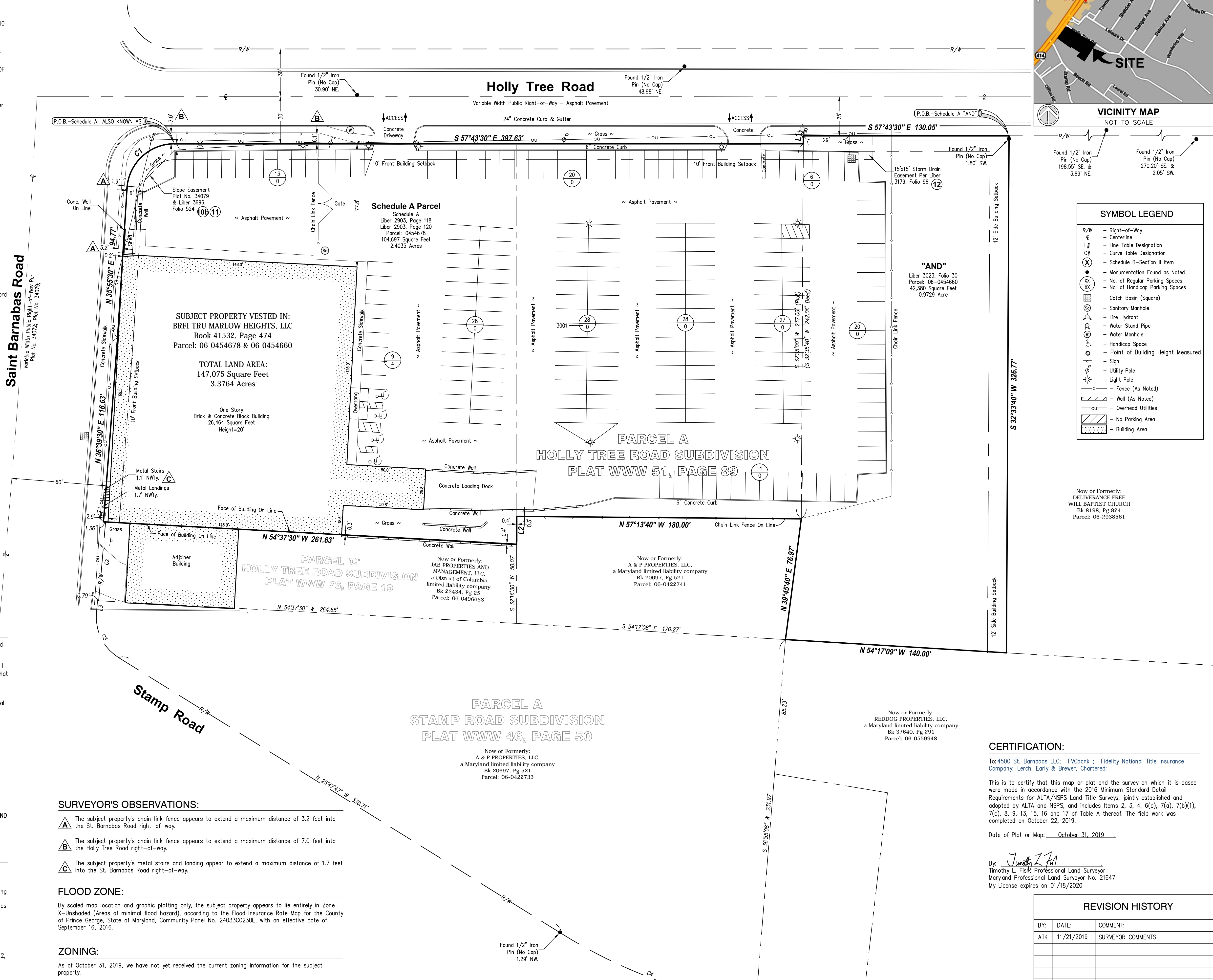
- There is direct access to the subject property via Holly Tree Road, a public right-of-way.
- The locations of all utilities shown on the survey are from visible surface evidence only.
- The posted address on site is 4500 St. Barnabas Road, Temple Hills, Maryland.
- At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
- At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
- At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
- At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
- The Property surveyed and shown hereon is the same property described in Schedule A of Fidelity National Title Insurance Company Commitment No. 76992.026 with a commitment date of September 2, 2019.
- Orthophotography was not used to draft this survey.

BASIS OF BEARING:

The basis for all bearings shown hereon is the Holly Tree Road Subdivision per Plat WWW 51 at Page 89 as recorded among the Land Records of Prince George's County, Maryland.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.00'	45.21'	86°21'00"	N 79°06'00" E	41.05'
C2	5789.58'	50.02'	0°29'42"	N 37°17'00" E	50.02'
C3	30.00'	32.70'	62°27'08"	N 05°25'45" E	31.10'
C4	326.74'	123.03'	21°34'27"	N 36°35'00" W	122.30'

LINE	BEARING	DISTANCE
L1	N 32°35'00" E	5.00'
L2	S 32°16'30" W	17.60'
L3	N 36°39'30" E	8.24'



SYMBOL LEGEND

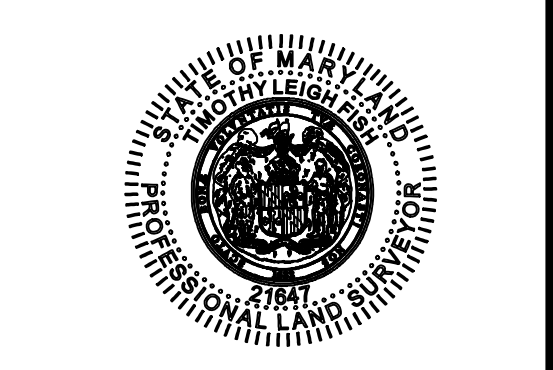
- R/W - Right-of-Way
- E - Centerline
- L# - Line Table Designation
- C# - Curve Table Designation
- X - Schedule B-Section II Item
- - Monumentation Found as Noted
- - No. of Regular Parking Spaces
- - No. of Handicap Parking Spaces
- - Catch Basin (Square)
- - Sanitary Manhole
- - Fire Hydrant
- - Water Stand Pipe
- - Water Manhole
- - Handicap Space
- - Point of Building Height Measured
- - Sign
- - Utility Pole
- - Light Pole
- - Fence (As Noted)
- - Wall (As Noted)
- - Overhead Utilities
- - No Parking Area
- - Building Area

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 National Land Services
 Transforming the Industry
 Surveying
 Zoning
 Environmental
 Real Support - Title Review
 Millman Surveying, Inc.
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 landsurveyors@millmanland.com

ALTA/NSPS LAND TITLE SURVEY

4500 St. Barnabas Road
 City of Temple Hills
 County of Prince George
 State of Maryland

NORTH
GRAPHIC SCALE
 0 30 60
 1 INCH = 30 FT.



Surveyor's Seal
 Sheet No. **1** of **1**
 MSI Project No. 46128
 Prior MSI Project No. 43485
 PC: ERF
 PM: ATK Drafter: PWF/JO

CERTIFICATION:

To: 4500 St. Barnabas LLC; FVBank; Fidelity National Title Insurance Company; Lerch, Early & Brewer, Chartered;

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 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 13, 15, 16 and 17 of Table A thereof. The field work was completed on October 22, 2019.

Date of Plat or Map: October 31, 2019

By: Timothy L. Fish
 Timothy L. Fish, Professional Land Surveyor
 Maryland Professional Land Surveyor No. 21647
 My License expires on 01/18/2020

REVISION HISTORY

BY:	DATE:	COMMENT:
ATK	11/21/2019	SURVEYOR COMMENTS