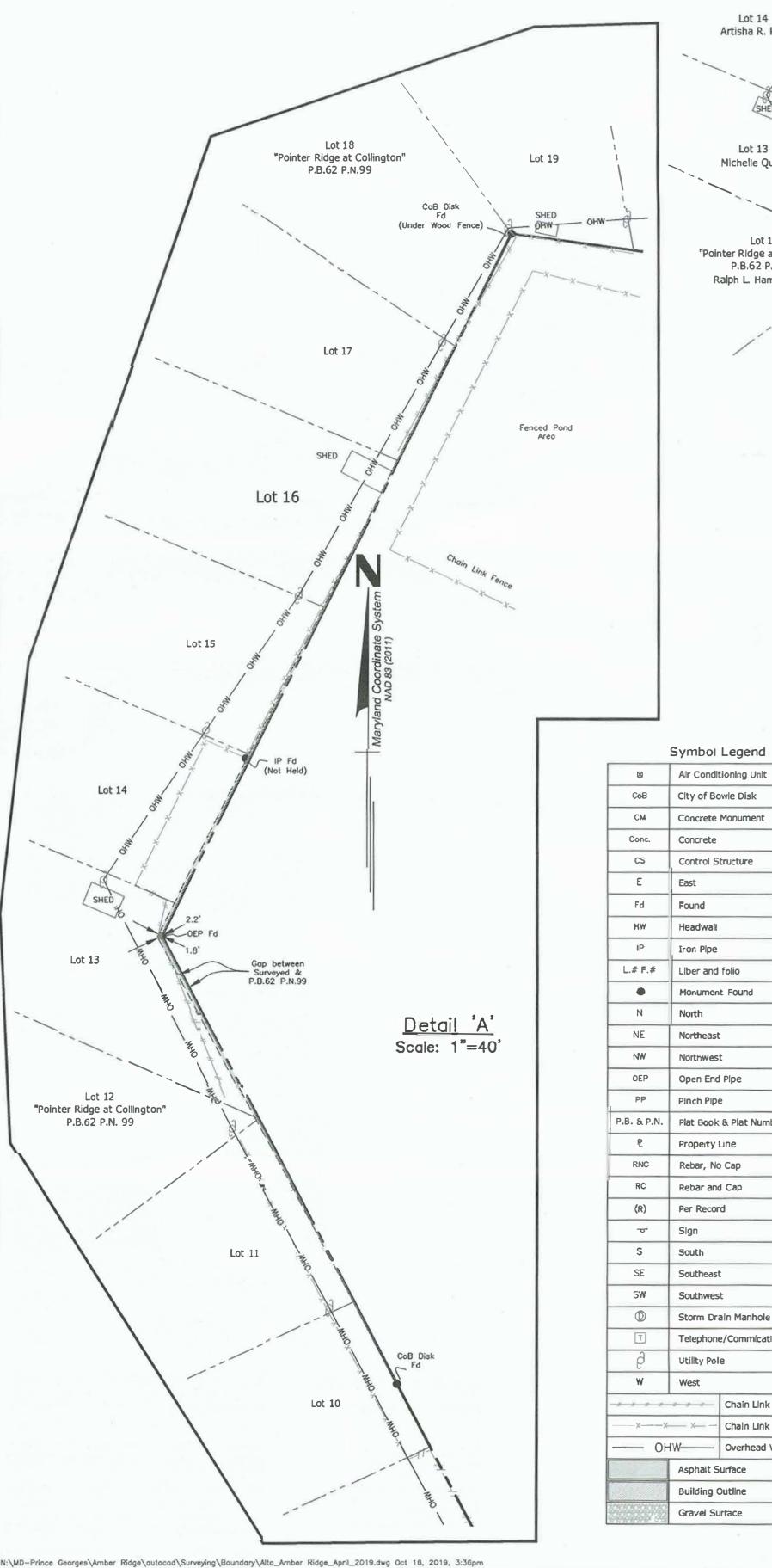


- . This survey was prepared with the benefit of a document entitled "Report of Title:", issued by NVR Settlement Services of Maryland, Inc., with an effective date of November 9, 2018. The location of each easement, right of way, servitude, and other matters affecting title to the Property listed in "EASEMENTS, RIGHT OF WAYS, AND OTHER EXCEPTIONS" of said document, to the extent that it can be located, has been shown on this survey with appropriate recording references. All title matters listed in said "EASEMENTS, RIGHT OF WAYS, AND OTHER EXCEPTIONS", which cannot be located or shown are specified in a table set forth hereon.
- The property included in this survey is the same property described in the above referenced "Report of Title". Horizontal datum is the Maryland Coordinate System (NAD83/2011, SPC zone 1900[MD], US feet), based on static GPS observations post-processed by the National Geodetic Survey's Online Positioning User Service (OPUS). The average combined (scale x elevation) factor for the site is 0.99994859. Measured points include traverse station 9001. 9001: North 453462.446 East 1392590.253
- The basis of the bearings shown on this survey is the Maryland Coordinate System (NAD83 (2011)) as defined above. The basis of the bearings described in the record documents is "Maryland State Grid NAD83", as noted on a Plat entitled "Parcel B, (Ownership Parcels B-1 & B-2), Amber Ridge Shopping Center", recorded in Plat Book 245 as Plat Number 6.
- . All property corner monumentation found was held unless otherwise shown hereon.
- 6. Adjoiner information was taken from Maryland Department of Assessments and Taxation records. Based on an examination of Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map Number 24033C0245E, having an effective date September 16, 2016, the property lies within Zone X ("Other Areas"): Areas
- determined to be outside the 0.2% annual chance floodplain. 8. Surface indications of underground utilities are shown hereon. Underground utilities and structures are not shown.
- 9. The features shown hereon are taken from a field run survey completed by Rodgers Consulting, Inc., in May, 2019 and an aerial survey flown April 27, 2019.
- 10. The address of the property included in this survey is: 1600 NW Robert Crain Highway, Bowie, Maryland 20716 07-5581713 (Parcel B-1) 07-3422433 (Parcel B-2)
- 11. No evidence of recent earth moving work, building construction, or building additions on the subject property was observed In the process of conducting the fieldwork.
- 12. All monuments shown hereon, noted as "CoB Disk", refer to concrete monuments with metal disks stamped "City of Bowie, Corporate Limits, 1987".
- 13. Regarding Table A Item No. 6; no zoning report or letter was provided by the cllent.
- 14. Regarding Table A Item No. 7(b)(1); no were buildings observed on the subject property.
- 15. Regarding Detail 'A', shown hereon: Three attempts were made to contact the homeowner for Lot 13 to gain access to the fenced rear yard and search for additional monumentation to possibly address the gap between surveyed and record as reflected on Plat Book 62 at Plat No. 99. The boundary line may require adjustment, if future access is granted and a additional monument found.



***	city of bo			
CM	Concrete Monument			
Conc.	Concrete			
CS	Control Structure			
Ε	East			
Fd	Found			
КW	Headwall			
IP	Iron Pipe			
L.# F.#	Liber and folio			
٠	Monument	Found		
N	North			
NE	Northeast			
NW	Northwest			
OEP	Open End Plpe			
PP	Pinch Pipe			
.B. & P.N.	Plat Book & Plat Number			
٩	Property Line			
RNC	Rebar, No Cap			
RC	Rebar and Cap			
<b>(</b> R)	Per Record			
م.	Sign			
S	South			
SE	Southeast			
SW	Southwest	t		
٥	Storm Drain Manhole			
Ţ	Telephone/Commication Pedestal			
þ	Utillty Pole			
W	West			
		Chain Link Fence Line		
XX	×	Chain Link Fence Line		
OH	IW	Overhead Wire		
10.05	Asphalt S	urface		
	Building Outline			
Gravel Surface				

Lot 18

P.B.62 P.N.99

Lot 17

James V. Daly et a

Lot 16

Not Held)

Gop between

Lot 11

Joann Hardesty

Surveyed & P.B.62 P.N.99

(See Detoil 'A')

Lot 10

Lot 9

Terianne Winston

Pezzuti Family Trust

Lot 15

Debbie L. Fischer

Lot 14

Artisha R. Polk

Lot 13

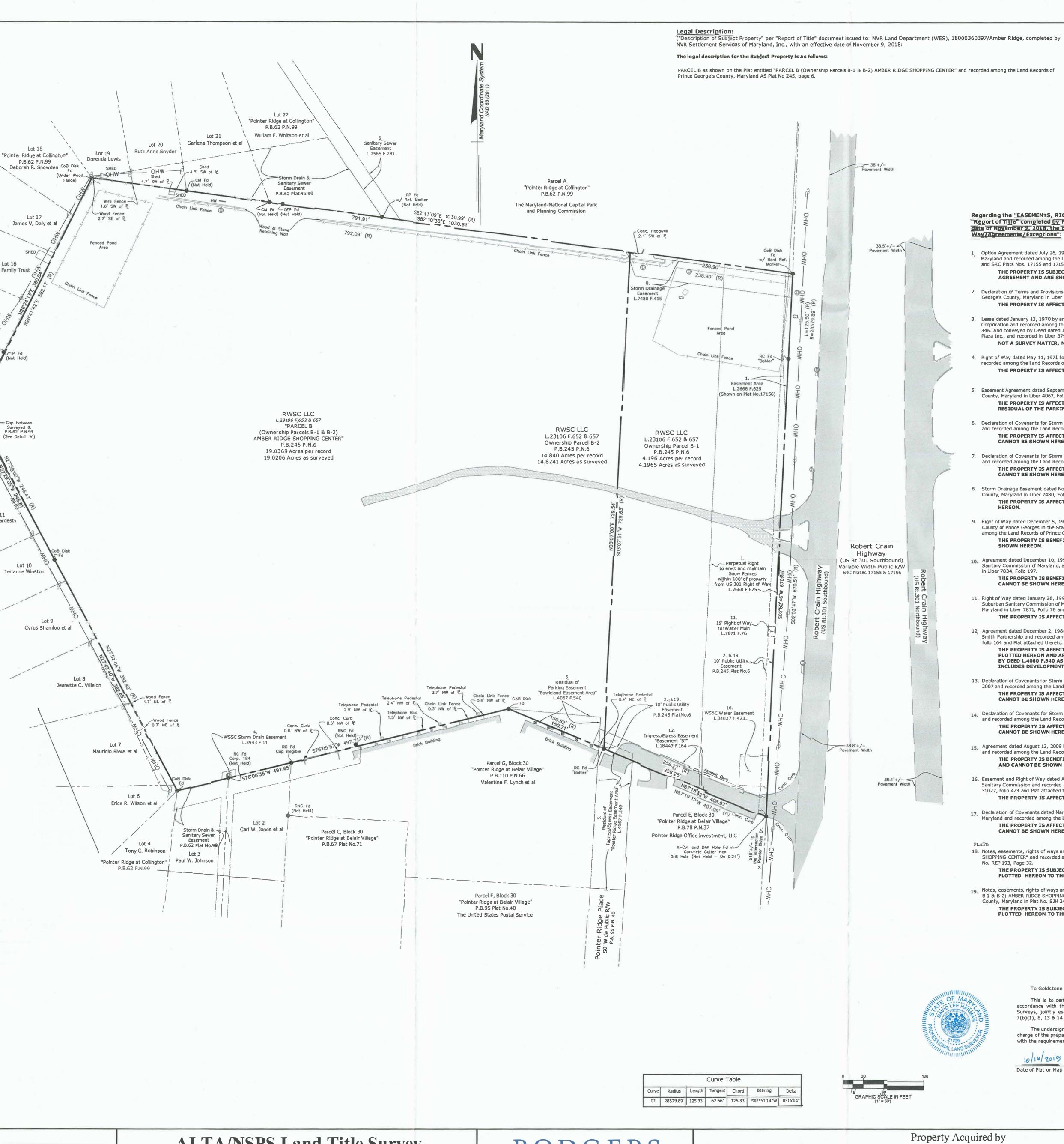
Michelle Qualls

Lot 12

"Pointer Ridge at Collington"

P.B.62 P.N. 99 Ralph L. Hamilton et al

REVISION	DATE	REVISION	DATE		
				Prepared For:	
				Goldstone Properties, LLC	
				7 Hillchase Court	
				Baltimore, Maryland 21208	
				Edward W. Gold	



## **ALTA/NSPS Land Title Survey**

"Parcel B, (Ownership Parcels B-1 & B-2), Amber Ridge Shopping Center" Plat Book 245, Page No. 6



PARCEL B as shown on the Plat entitled "PARCEL B (Ownership Parcels B-1 & B-2) AMBER RIDGE SHOPPING CENTER" and recorded among the Land Records of

## Regarding the <u>"EASEMENTS</u>, RIGHTS OF "Report of Title" completed by NVR Settle date of November 9, 2018, the property i Way/Agreements/Exceptions":

- 1 Option Agreement dated July 26, 1957 by and Maryland and recorded among the Land Record and SRC Plats Nos. 17155 and 17156. THE PROPERTY IS SUBJECT TO THE AGREEMENT AND ARE SHOWN HERE
- 2. Declaration of Terms and Provisions of Public U George's County, Maryland In Liber 3703, folio THE PROPERTY IS AFFECTED BY THI
- 3. Lease dated January 13, 1970 by and between Corporation and recorded among the Land Reco 346. And conveyed by Deed dated January 13, Plaza Inc., and recorded in Liber 3796, folio 36 NOT A SURVEY MATTER, NO CERTIFI
- 4. Right of Way dated May 11, 1971 for the bene recorded among the Land Records of Prince Geo THE PROPERTY IS AFFECTED BY THI
- 5. Easement Agreement dated September 10, 197 County, Maryland in Liber 4067, Follo 540 and THE PROPERTY IS AFFECTED BY THI **RESIDUAL OF THE PARKING EASEME**
- 6. Declaration of Covenants for Storm and Surface and recorded among the Land Records of Prince THE PROPERTY IS AFFECTED BY THIS CANNOT BE SHOWN HEREON.
- 7. Declaration of Covenants for Storm and Surface and recorded among the Land Records of Prince THE PROPERTY IS AFFECTED BY THI CANNOT BE SHOWN HEREON.
- 8. Storm Drainage Easement dated November 9, County, Maryland In Liber 7480, Folio 415 and THE PROPERTY IS AFFECTED BY THIS HEREON.
- 9. Right of Way dated December 5, 1989 by and County of Prince Georges in the State of Maryl among the Land Records of Prince George's Co THE PROPERTY IS BENEFITED BY TH SHOWN HEREON.
- 10. Agreement dated December 10, 1990 by and b Sanltary Commission of Maryland, and recorded in Liber 7834, Folio 197. THE PROPERTY IS BENEFITED BY TH CANNOT BE SHOWN HEREON.
- 11. Right of Way dated January 28, 1991 by and be Suburban Sanitary Commission of Maryland, an Maryland in Liber 7871, Follo 76 and Plat attack THE PROPERTY IS AFFECTED BY THI
- 12 Agreement dated December 2, 1986 by and be Smith Partnership and recorded among the Land follo 164 and Plat attached thereto. THE PROPERTY IS AFFECTED BY THIS PLOTTED HEREON AND APPEARS TO BY DEED L.4060 F.540 AS REFEREN INCLUDES DEVELOPMENT AGREEME
- 13. Declaration of Covenants for Storm and Surface 2007 and recorded among the Land Records of THE PROPERTY IS AFFECTED BY THI CANNOT BE SHOWN HEREON.
- 14. Declaration of Covenants for Storm and Surface and recorded among the Land Records of Prince THE PROPERTY IS AFFECTED BY THI CANNOT BE SHOWN HEREON.
- 15. Agreement dated August 13, 2009 by and betw and recorded among the Land Records of Prince THE PROPERTY IS BENEFITED BY T AND CANNOT BE SHOWN HEREON.
- 16. Easement and Right of Way dated August 14, Sanitary Commission and recorded among the 31027, folio 423 and Plat attached thereto. THE PROPERTY IS AFFECTED BY THI
- 17. Declaration of Covenants dated March 31, 201 Maryland and recorded among the Land Record THE PROPERTY IS AFFECTED BY THI CANNOT BE SHOWN HEREON.
- PLATS 18. Notes, easements, rights of ways and all matte SHOPPING CENTER" and recorded among the No. REP 193, Page 32. THE PROPERTY IS SUBJECT TO TER!
- 19. Notes, easements, rights of ways and all matte B-1 & B-2) AMBER RIDGE SHOPPING CENTER" County, Maryland in Plat No. SJH 245, Page 6. THE PROPERTY IS SUBJECT TO TERM PLOTTED HEREON TO THE EXTENT

**RWSC LLC, a Delaware Limited Liabilit** Liber 23106 at folio 652 & Liber 23106 at folio Queen Anne (7th) Election District, Prince George's County, Mary

nber Ridge, completed by	Mitchellville Rd.	Chican Alex
nong the Land Records of	Mitchellville Bd. Crain Hwy.	Queen Anne Bridge Rd
	Pointer Ridge Dr.	
	P (P) A	
	(EX) TOE SIT	
	Tax Map 63	214
	Vicinity Map: 1" –	- 2000'
of TItle" completed by NVR Settle	VAYS AND OTHER EXCEPTIONS" section ment Services of Maryland, Inc., with a "Subject to the Following Rights of	
and and recorded among the Land Records RC Plats Nos. 17155 and 17156.	etween Mildred L. Brockdorff and State Roads Co of Prince George's County, Maryland in Liber 26 TERMS AND CONDITIONS OUTLINED IN THIS ON TO THE EXTENT POSSIBLE.	58, folio 625
ation of Terms and Provisions of Public Uti je's County, Maryland In Liber 3703, folio 7 THE PROPERTY IS AFFECTED BY THIS		cords of Prince
ration and recorded among the Land Recorded among the Land Recorded by Deed dated January 13, 2 Inc., and recorded in Liber 3796, folio 365	Alldred L. Brockdorff and Fair Lanes Properties Ho rds of Prince George's County, Maryland in Liber 1970 from Fairlanes Properties Holding Corp to Po . (TO BE RELEASED PRIOR TO ANY LOT PURCHAS CATION MADE REGARDING THIS ITEM.	3796, folio Dinter Rildge
led among the Land Records of Prince Geo	of the Washington Suburban Sanltary Commissi rge's County, Maryland in Liber 3943, folio 11. S ITEM AND THE RIGHT OF WAY IS SHOWN I	
y, Maryland in Liber 4067, Follo 540 and P	S ITEM, THE INGRESS/EGRESS EASEMENT A	
ecorded among the Land Records of Prince	Water Facility and System Maintenance dated Od George's County, Maryland In Liber 7465, Folio 6 5 ITEM, HOWEVER THIS ITEM IS NON-PLOT	595.
ecorded among the Land Records of Prince	Water Facility and System Maintenance dated O George's County, Maryland In Liber 7476, Folio 7 5 ITEM, HOWEVER THIS ITEM IS NON-PLOT	765.
Drainage Easement dated November 9, 1 y, Maryland In Liber 7480, Folio 415 and F THE PROPERTY IS AFFECTED BY THIS	989 and recorded among the Land Records of Pri lat attached thereto. 5 ITEM AND THE STORM DRAIN EASEMENT I	
y of Prince Georges in the State of Marylan g the Land Records of Prince George's Cou	etween Maryland National Park and Planning Com ad and Samuel T. Wood and Green Hotels, Inc, a nty, Maryland in Liber 7565, Folio 281. ISITEM AND THE SEWER RIGHT OF WAY IS	
ment dated December 10, 1990 by and be ary Commission of Maryland, and recorded er 7834, Follo 197.	tween Green Hotels, Inc., and the Washington S among the Land Records of Prince George's Cou IS ITEM, HOWEVER THIS ITEM IS NON-PLO	nty, Maryland
of Way dated January 28, 1991 by and be ban Sanitary Commission of Maryland, and and in Liber 7871, Follo 76 and Plat attach	tween Green Hotels, Incorporated and the Washled I recorded among the Land Records of Prince Ge ed thereto. S ITEM AND THE RIGHT OF WAY IS SHOWN	orge's County,
Partnership and recorded among the Land 64 and Plat attached thereto.	ween Samuel T. Wood and Green Hotels, Inc., ar I Records of Prinee George's County, Maryland In	Liber 18443,
PLOTTED HEREON AND APPEARS TO BY DEED L.4060 F.540 AS REFERENCE	S ITEM AND CONTAINS AN INGRESS/EGRES RELEASE PART OF THE "PARHENG EASEMEN ED BY EXCEPTION 5 SHOWN HEREON. THIS ITS THAT ARE NOT A SURVEY MATTER.	T" GRANTED
and recorded among the Land Records of	Water facility and System Maintenance dated Fe Prince George's County, Maryland in Liber 27302, SITEM, HOWEVER THIS ITEM IS NON-PLOT	folio 169.
ecorded among the Land Records of Prince	Water facility and System MaIntenance dated Ju George's County, Maryland in Liber 30744, folio S ITEM, HOWEVER THIS ITEM IS NON-PLOT	445.
ecorded among the Land Records of Prince	een RWSC, LLC and Washington Suburban Sanita George's County, Maryland in Liber 30975, follo IS ITEM, HOWEVER THIS ITEM IS NON-PLOT	604.
ary Commission and recorded among the L r, folio 423 and Plat attached thereto.	009 by and between RWSC, LLC and Washington and Records of Prince George's County, Maryland 5 ITEM AND THE RIGHT OF WAY IS SHOWN	) in Liber
and and recorded among the Land Records	by and between RWSC, LLC and Prince George's of Prince George's County, Maryland In Liber 36 S ITEM, HOWEVER THIS ITEM IS NON-PLOT	942, folio 310.
PING CENTER" and recorded among the La EP 193, Page 32.	s as shown on plat entitied "Parcel "A" AMBER RI and Records of Prince George's County, Maryland	
PLOTTED HEREON TO THE EXTENT P , easements, rights of ways and all matter	s as shown on plat entitled "Parcel B (Ownership	
y, Maryland in Plat No. SJH 245, Page 6.	IN IN INCLUSION IN THIS ITEM AND IS OSSIBLE.	George S
To Goldstone Properties.	Surveyor's Certificate	rest may appear:
This is to certify that this accordance with the 2016 Min Surveys, jointly established ar	s map or plat and the survey on which it is t nimum Standard Detail Requirements for AL nd adopted by ALTA and NSPS, and includes hereof. The field work was completed on May	pased were made in TA/NSPS Land Title 5 Items 2, 3, 4, 6,
The undersigned, being a charge of the preparation and t	licensed surveyor, personally prepared or was he survey work reflected in this boundary surv in "COMAR" Title 09, Subtitle 13, Chapter 06,	in responsible ey, in compliance
10/14/2019 Date of Plat or Map	For: Ro dgers Consulting, Inc. By: David Lee Harman Professional Land Surveyor Maryland Registration No.	21709
	License Expiration/Renewa	
by		SCALE: 1"=60'
ted Liabilit	ty Company	JOB NO 1281A DATE:
er 23106 at folio	657	May, 2019
George's County, Mar	yland	SHEET NO. 1 <u>O</u> F 1