

WESTCOR LAND TITLE INSURANCE COMPANY COMMITMENT
AGENT # MD1072 AGENT FILE/ORDER # 1728284
EFFECTIVE DATE APRIL 21, 2017

SCHEDULE B EXCEPTIONS:

ITEM 13: P.B. 27/47 AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 14: 455/93 DOES NOT AFFECT SUBJECT PROPERTY

ITEM 15: 583/358 AFFECTS SUBJECT PROPERTY. IS BLANKET IN NATURE AND NOT PLOTTABLE. (ENERGY/POWER R/W - SEE TRANSFORMERS HEREON)

ITEM 16: 565/66 AFFECTS SUBJECT PROPERTY. IS BLANKET IN NATURE AND NOT PLOTTABLE. (ENERGY/POWER R/W - SEE TRANSFORMERS HEREON)

ITEM 17: 630/283 DOES NOT AFFECT SUBJECT PROPERTY.

ITEM 18: 836/569 AFFECTS SUBJECT PROPERTY. IS BLANKET IN NATURE AND NOT PLOTTABLE. (ENERGY/POWER R/W - SEE TRANSFORMERS HEREON)

ITEM 19: 1216/693 AFFECTS SUBJECT PROPERTY. IS BLANKET IN NATURE AND NOT PLOTTABLE. (ENERGY/POWER R/W - SEE TRANSFORMERS HEREON)

ITEM 20: 1269/321 AFFECTS SUBJECT PROPERTY. IS BLANKET IN NATURE AND NOT PLOTTABLE. (ENERGY/POWER R/W - SEE TRANSFORMERS HEREON)

ITEM 21: 446/11 AFFECTS SUBJECT PROPERTY AND IS NOT PLOTTABLE (30' R/W TO UNITED STATES OF AMERICA FOR UNDERGROUND PIPELINE)

ITEM 22: 577/162 DOES NOT AFFECT SUBJECT PROPERTY.

ITEM 23: 953/198 DOES NOT AFFECT SUBJECT PROPERTY.

ITEM 24: 953/203 DOES NOT AFFECT SUBJECT PROPERTY

ITEM 25: 937/212 AFFECTS SUBJECT PROPERTY. IS BLANKET IN NATURE AND NOT PLOTTABLE. (PUBLIC UTILITIES AGREEMENT)

ITEM 26: 962/670 AFFECTS SUBJECT PROPERTY. IS BLANKET IN NATURE AND NOT PLOTTABLE. (PUBLIC UTILITIES AGREEMENT)

ITEM 27: 978/446 AFFECTS SUBJECT PROPERTY. IS BLANKET IN NATURE AND NOT PLOTTABLE. (PUBLIC UTILITIES AGREEMENT)

ITEM 28: 1064/960 & 1111/914 AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON. (EXTENSION OF THOMAS JOHNSON DRIVE AGREEMENT)

ITEM 29: 1079/616 AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON. (40' INGRESS/EGRESS ESMT.)

ITEM 30: 1135/168 AFFECTS SUBJECT. IS BLANKET IN NATURE AND NOT NOT PLOTTABLE.

ITEM 31: 1146/908 AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON. (40' INGRESS/EGRESS ESMT.)

ITEM 32: 1146/911 & 1280/441 AFFECTS SUBJECT PROPERTY. IS BLANKET IN NATURE AND NOT PLOTTABLE. (OPERATING AGREEMENT)

NOTES:

1. SUBJECT PROPERTY LIES IN ZONE 'X'. AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 24021C-0263-D DATED SEPTEMBER 19, 2007.

2. SUBJECT PROPERTY HAS 37 MARKED PARKING SPACES, INCLUDING 4 HANDICAP

SURVEYOR'S CERTIFICATE

- To (i) CMRA EQUITIES, LLC, a Maryland limited liability company.
- (ii) WESTCOR LAND TITLE INSURANCE COMPANY.
- (iii) NEW WORLD TITLE INSURANCE COMPANY, LLC.
- (iv) BRANCH BANKING AND TRUST COMPANY, a North Carolina banking corporation.
- (v) 7010 RH LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA and NSPS Land Title Surveys," as established and adopted by ALTA and NSPS, effective February 23, 2016. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS, and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Maryland, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Michael K. Smith Registered Surveyor No 438 Date 6-22-17
License renewal date: December 4, 2018

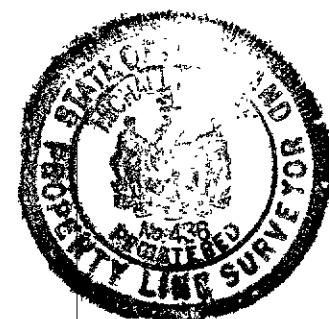
ALBION SURVEYS

Land Surveyors

P.O. Box 5614

Baltimore Maryland 21210

albionsurvey@yahoo.com 410-435-0800



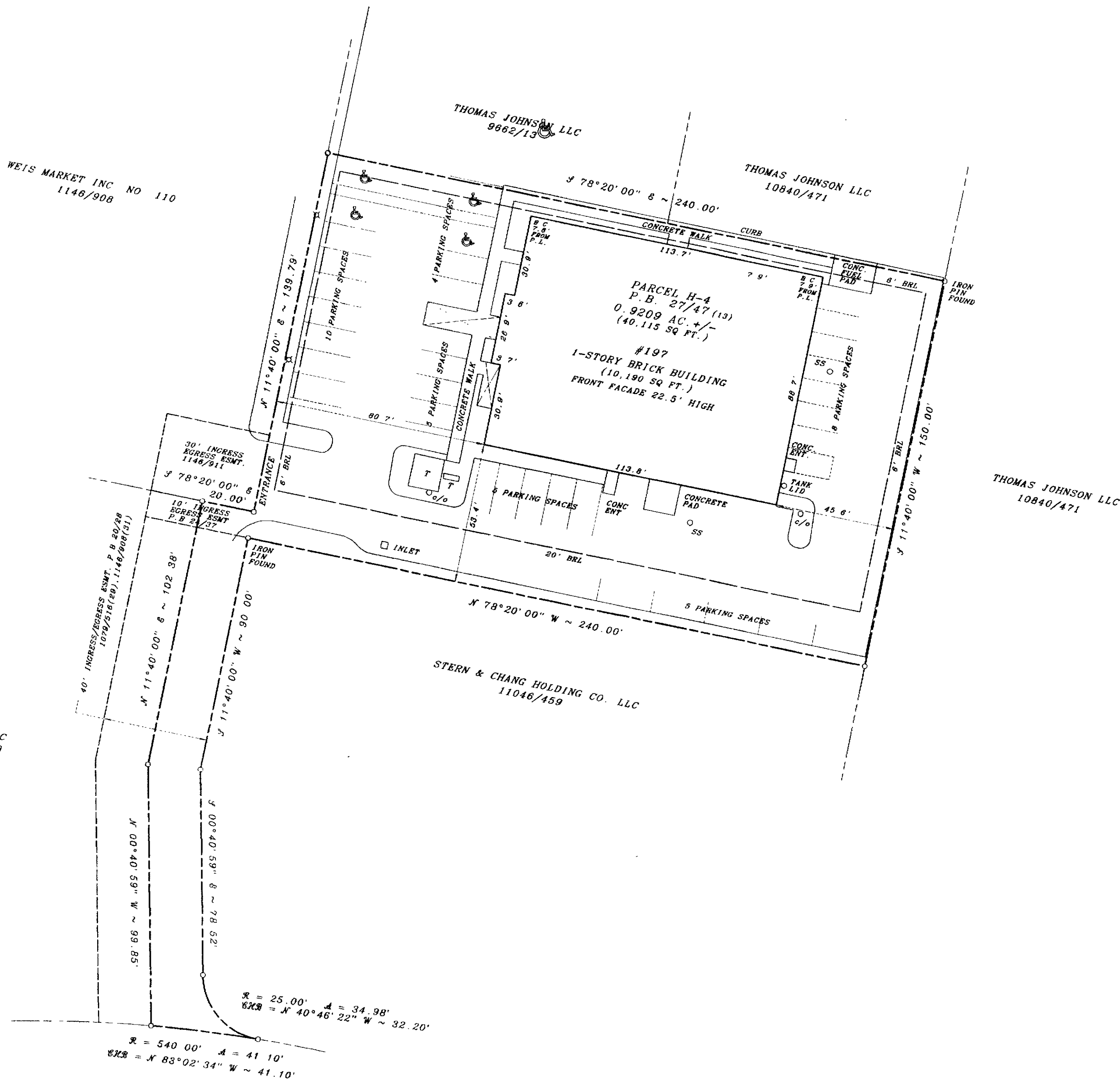
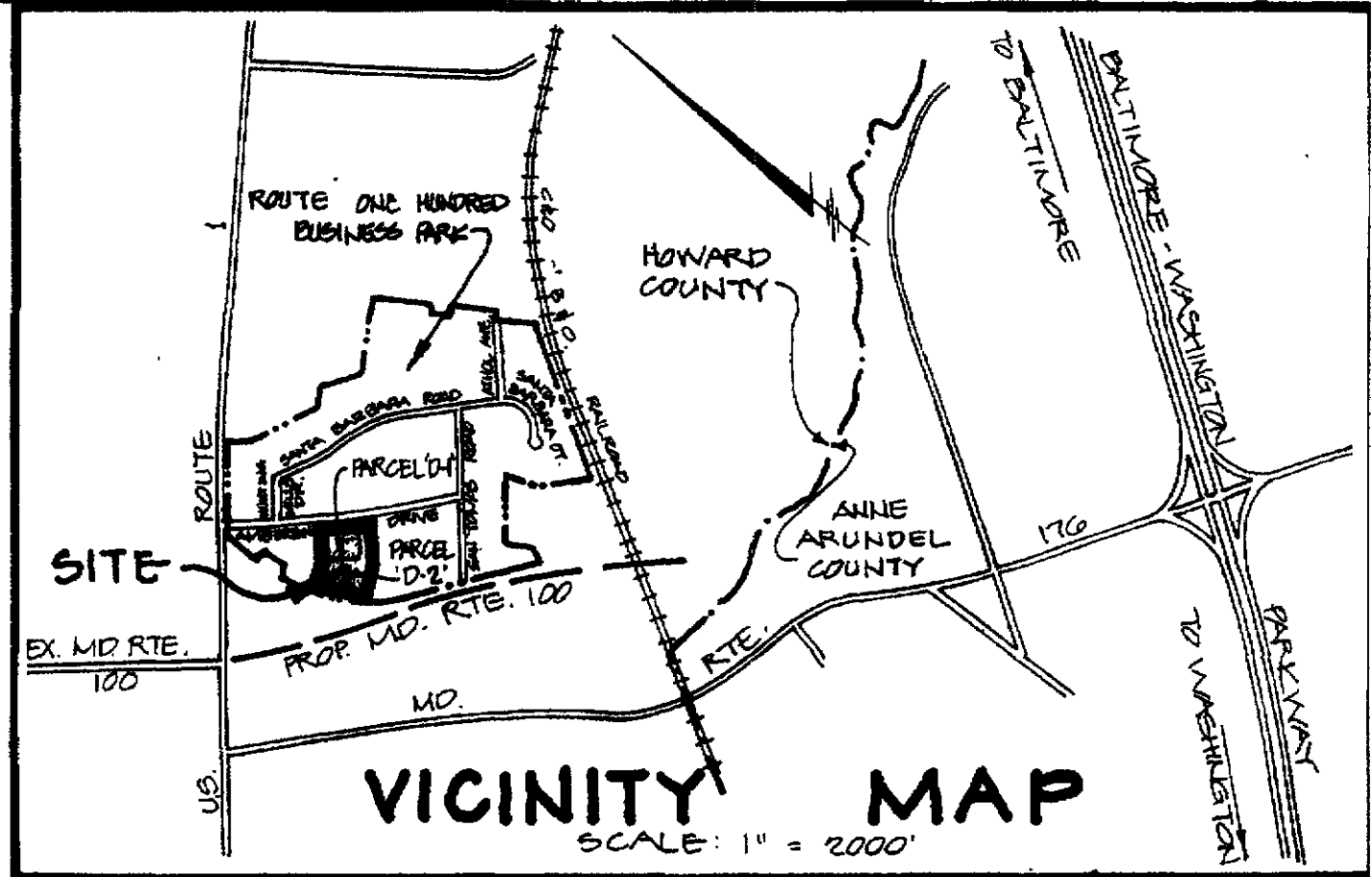
SCALE: 1" = 30'

DATE: MAY 30, 2017

PLAT REFERENCE:
PLAT BOOK No. 27, PAGE 47

DEED REFERENCE:
LIBER No. 3032, FOLIO 1065

ALTA/NSPS LAND TITLE SURVEY
OF LAND OF
GUTENBERG PROPERTIES, LLC
KNOWN AS
197 THOMAS JOHNSON DRIVE
FREDERICK ELECTION DISTRICT No. 2
FREDERICK COUNTY
MARYLAND



LEGEND

BUILDING RESTRICTION LINE	BRL
CLEANOUT	c/o
COVERED ENTRANCE	CE
EASEMENT LINE	EL
LIGHT	L
PROPERTY CORNER	PC
PROPERTY LINE	PL
SANITARY SEWER CLEANOUT	SSC
TRANSFORMER	T

LEGAL DESCRIPTION

197 Thomas Johnson Drive, Frederick, MD 21701
Frederick County Tax No. 1D No. 02-132508
BEING KNOWN AND DESIGNATED as Parcel H-4, Amber Meadows Business Park, as shown on a plat prepared by Harris Swartz & Associates, Inc. and recorded among the Land Records of Frederick County, Maryland, at Plat Book 27, page 47. The improvements thereon being known as 197 Thomas Johnson Drive.
BEING the same lot of ground which by deed dated December 26, 2001 and recorded December 29, 2001 and recorded among the Land Records of Frederick County in Liber S & D No. 3032, Folio 1065 was granted and conveyed by Paul K. Huber, Jr. unto Gutenberg Properties, LLC, a Maryland limited liability company.