

RECORD DESCRIPTION

BEGINNING AT AN IRON PIN FOUND IN THE EASTERN RIGHT OF WAY LINE OF MD ROUTE 63, SAID IRON PIN BEING AT THE END OF THE THIRD OR N82°53'24"W 203.40' LINE OF A DEED FROM TOM MOORE DAVIS TO SHERMAN F. STINSON AND MARIAN STINSON, HIS WIFE BY DEED DATED MARCH 29, 1979 AND RECORDED IN LIBER 678, FOLIO 548 AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND, THENCE WITH THE EASTERN RIGHT OF WAY LINE OF MD ROUTE 63 AS SHOWN ON MARYLAND STATE ROADS COMMISSION PLAT NO. 18433 AND 18434 WITH A CURVE TO THE LEFT HAVING A RADIUS OF 3308.05 FEET, AN ARC LENGTH OF 979.51 FEET AND A CHORD BEARING AND DISTANCE OF N19°03'05"E 975.86 FEET TO A POINT, THENCE N17°54'37"E 231.10 FEET TO A REBAR AND CAP SET IN THE SOUTHERN BOUNDARY OF LANDS NOW OR FORMERLY OF U.P. ASSOCIATES LIMITED PARTNERSHIP (LIBER 900, FOLIO 1023), THENCE WITH U.P. ASSOCIATES ALONG OR NEAR AN EXISTING FENCE LINE S17°03'22"E 649.28 FEET TO A CORNER FENCE POST FOUND IN THE WESTERN BOUNDARY OF LANDS NOW OR FORMERLY OF HEGE FARMS, LLC (LIBER 1231, FOLIO 502), THENCE RUNNING ALONG THE EASTERN BOUNDARY OF LANDS NOW OR FORMERLY OF JOHN WARD (LIBER 1317, FOLIO 1083) AND ALSO ALONG LANDS NOW OR FORMERLY OF DANNY BLICKENSTAFF (LIBER 1193, FOLIO 576) N14°05'12"E 470.80 FEET TO AN IRON PIN AND CAP SET, THENCE LEAVING SAID LANDS AND RUNNING WITH SIX NEW LINES OF DIVISION AND RUNNING ALONG THE REMAINING LANDS OF HEGE FARM, LLC (LIBER 1231, FOLIO 502) S45°53'15"E 113.62 FEET TO A POINT, THENCE S13°02'03"E 252.05 FEET TO A POINT, THENCE S12°33'16"E 350.05 FEET TO A POINT, THENCE S18°38'46"E 350.00 FEET TO A POINT, THENCE S16°46'42"W 350.00 FEET TO A POINT, THENCE S16°46'42"W 293.13 FEET TO AN IRON PIN AND CAP SET, THENCE RUNNING ALONG LANDS NOW OR FORMERLY OF SHERMAN STINSON (LIBER 678, FOLIO 548) N82°34'34"W 288.43 FEET TO AN IRON PIN FOUND AND N82°53'05"W 203.40 FEET TO A REBAR AND CAP SET NEAR A CORNER FENCE POST IN THE AFORE MENTIONED THIRD LINE OF SHERMAN F. STINSON, THENCE WITH A PORTION THEREOF WITH CORRECTED BEARING TO REFERENCE MD GRID NORTH NAD83 N82°53'05"W 795.82 FEET TO THE PLACE OF BEGINNING, CONTAINING 32.53 ACRES OF LAND MORE OR LESS, BEING ALL THE SAME PROPERTY CONVEYED TO THE GRANTOR BY THE BYERS DEED AND THE HEGE DEED.

AS-SURVEYED DESCRIPTION

ALL THAT CERTAIN LOT OR TRACT OF LAND VACANT LAND BEING SITUATE IN THE COUNTY OF WASHINGTON, STATE OF MARYLAND, LOCATED ON THE EAST SIDE OF GREENCASTLE PIKE, AKA WILLIAMSPORT PIKE (MARYLAND STATE ROUTE 63) AND AT THE SOUTHERN END OF HUYETT LANE, SAID PARCEL BEING SHOWN ON A PLAT RECORDED IN THE RECORDER OF DEEDS OFFICE IN WASHINGTON COUNTY, MARYLAND KNOWN AS PLAT NUMBER 9449, SAID TRACT BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR AND CAP SET, A CORNER OF LANDS NOW OR FORMERLY OF JOHN R. WARD & SHARON E. BLICKENSTAFF, SAID POINT BEING LOCATED AT A DISTANCE OF APPROXIMATELY 768 FEET SOUTH OF A POINT LOCATED IN THE CENTERLINE OF THE AFOREMENTIONED GREENCASTLE PIKE (MARYLAND STATE ROUTE 63) AND THE NATIONAL PIKE, SAID POINT ALSO BEING LOCATED NEAR THE TERMINUS OF HUYETT LANE;

THENCE COMMENCING FROM THE POINT AND PLACE OF BEGINNING, ALONG SAID LANDS NOW OR FORMERLY OF JOHN R. WARD & SHARON E. BLICKENSTAFF, ALONG SAID LANDS NOW OR FORMERLY OF JOHN R. WARD & SHARON E. BLICKENSTAFF AND ALONG LANDS NOW OR FORMERLY OF DANNY J. & SHARON E. BLICKENSTAFF, RESPECTIVELY, NORTH 14 DEGREES, 08 MINUTES AND 29 SECONDS EAST, A DISTANCE OF 470.80 FEET TO AN IRON PIN FOUND, A CORNER OF LANDS NOW OR FORMERLY OF HEGE FARM, LLC;

THENCE ALONG SAID LANDS NOW OR FORMERLY OF HEGE FARM, LLC, AND PASSING ALONG THE CENTERLINE OF AN EXISTING THIRTY (30) FOOT WIDE PUBLIC SANITARY SEWER EASEMENT, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1. SOUTH 45 DEGREES, 29 MINUTES AND 31 SECONDS EAST, A DISTANCE OF 113.72 FEET TO A REBAR AND CAP SET,
2. SOUTH 13 DEGREES, 01 MINUTES AND 55 SECONDS EAST, A DISTANCE OF 252.05 FEET TO A REBAR AND CAP SET,
3. SOUTH 12 DEGREES, 33 MINUTES AND 08 SECONDS EAST, A DISTANCE OF 350.05 FEET TO A REBAR AND CAP SET,
4. SOUTH 18 DEGREES, 38 MINUTES AND 38 SECONDS EAST, A DISTANCE OF 350.00 FEET TO A REBAR AND CAP SET,
5. SOUTH 16 DEGREES, 46 MINUTES AND 50 SECONDS WEST, A DISTANCE OF 350.00 FEET TO A REBAR AND CAP SET,
6. SOUTH 16 DEGREES, 46 MINUTES AND 50 SECONDS WEST, A DISTANCE OF 293.13 FEET TO A REBAR AND CAP SET

THENCE ALONG SAID LANDS NOW OR FORMERLY OF RLR INVESTMENTS, LLC, AS SHOWN ON A PLAT RECORDED IN THE RECORDER OF DEEDS OFFICE IN WASHINGTON COUNTY, MARYLAND KNOWN AS PLAT NUMBER 9313;

THENCE ALONG SAID LANDS NOW OR FORMERLY OF RLR INVESTMENTS, LLC, AS SHOWN ON THE ABOVE REFERRED TO RECORDED PLAN, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1. NORTH 82 DEGREES, 34 MINUTES AND 26 SECONDS WEST, A DISTANCE OF 288.43 FEET TO AN IRON PIPE FOUND,
2. NORTH 82 DEGREES, 53 MINUTES AND 42 SECONDS WEST, A DISTANCE OF 203.40 FEET TO AN IRON PIPE FOUND,
3. NORTH 82 DEGREES, 53 MINUTES AND 42 SECONDS WEST, A DISTANCE OF 795.87 FEET TO AN IRON PIPE FOUND ON THE EASTERN RIGHT OF WAY LINE FOR THE GREENCASTLE PIKE, AKA WILLIAMSPORT PIKE, (MARYLAND STATE ROUTE 63).

THENCE IN AND ALONG THE SAID EASTERN RIGHT OF WAY LINE FOR THE AFOREMENTIONED GREENCASTLE PIKE, AKA WILLIAMSPORT PIKE, (MARYLAND STATE ROUTE 63), THE TWO (2) FOLLOWING COURSES AND DISTANCES,

- 1. IN A LINE CURVING TO THE LEFT, HAVING A RADIUS OF 3308.05 FEET FOR AN ARC LENGTH OF 979.43 FEET TO A REBAR AND CAP SET, THE CHORD OF THE LAST DESCRIBED ARC HAVING A BEARING OF NORTH 19 DEGREES, 03 MINUTES AND 05 SECONDS EAST AND A LENGTH OF 975.86 FEET,
2. NORTH 17 DEGREES, 54 MINUTES AND 22 SECONDS EAST, A DISTANCE OF 231.10 FEET TO A REBAR AND CAP SET, THE POINT AND PLACE OF BEGINNING.

CONTAINING: 1417135.65 SQUARE FEET OR 32.533 ACRES

GENERAL NOTES

- 1. ALL DISTANCES, BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE MARYLAND STATE PLANE COORDINATES (US SURVEY FOOT) AND ARE RELATIVE TO NAD83 AND DECIMALS THEREOF REPRESENT HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. AREA COMPUTATION BY COORDINATE METHOD.
2. SITE AREA AS SURVEYED: TOTAL = 1,417,136 SQ. FT. OR 32.53 ACRES
3. OWNER/DEED REFERENCE: AMS LLC, 11748 ASHTON RD, CLEAR SPRING, MD 217222, DEED REFERENCE: LIBER 3501 FOLIO 624
4. TITLE COMMITMENT: FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER: GLW2200752, ORDER NUMBER: 202200789MD, EFFECTIVE DATE: MAY 10, 2022
5. PROPERTY ADDRESS: GREENCASTLE PIKE, HAGERSTOWN, MD 21740
6. UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HEREON MAY EXIST. IT IS THE OWNERS/TENANTS RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. COLLIERS ENGINEERING & DESIGN CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.
7. FIELDWORK WAS PERFORMED ON 06/22/2022.
8. THE PROPERTY DESCRIBED ON THIS SURVEY PARTIALLY LIES WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 24043C0118D, EFFECTIVE DATE 08.15.2017.
9. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
10. NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS AND/OR SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL FOUND ON SUBJECT PREMISES AS PART OF THIS SURVEY.
11. THERE WERE NO OFFSITE EASEMENTS PROVIDED AT THE TIME OF SURVEY.
12. NO EVIDENCE WAS PROVIDED FOR PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF SURVEY.
13. THE UNDERSIGNED PROFESSION IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OR NONEXISTENCE OF WETLANDS AND/OR TOXIC WASTES. THEREFORE, IT SHOULD NOT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS OR TOXIC WASTES IS PORTRAYED HEREON. IT IS IN THE BEST INTEREST OF THE CLIENT TO PURSUE THESE MATTERS AS SEPARATE CONCERNS APART FROM THIS SURVEY.
14. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT LISTED IN NOTE 4 ABOVE.
15. PROPERTY IS ZONED "H1" - HIGHWAY INTERCHANGE DISTRICT BY THE WASHINGTON COUNTY, MARYLAND, DIVISION OF PLANNING & ZONING.
16. THE TITLE COMMITMENT LEGAL DESCRIPTION (RECORD DESCRIPTION) AND THE AS-SURVEYED LEGAL DESCRIPTION DESCRIBE THE SAME PROPERTY, AS SHOWN HEREON.

POINT OF BEGINNING AS-SURVEYED

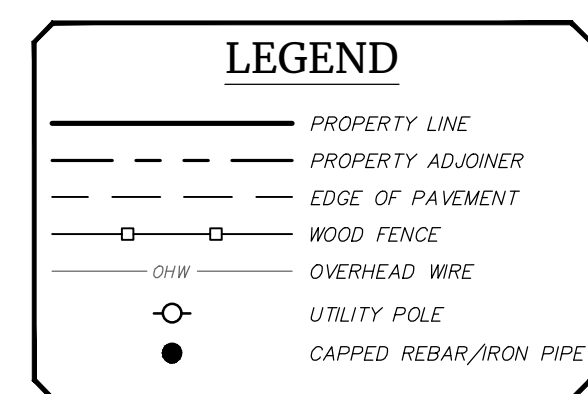
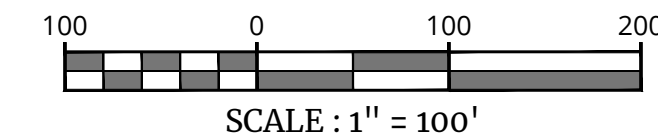
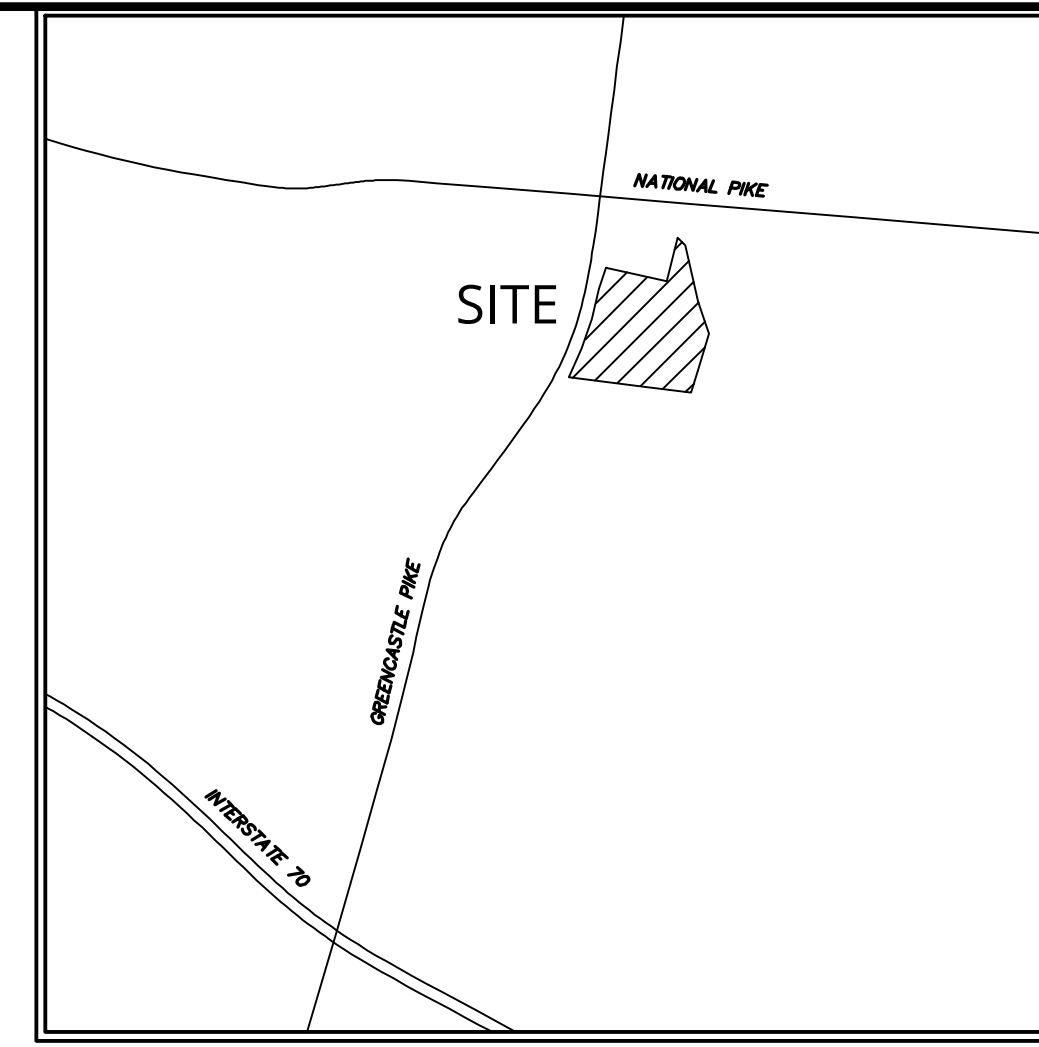
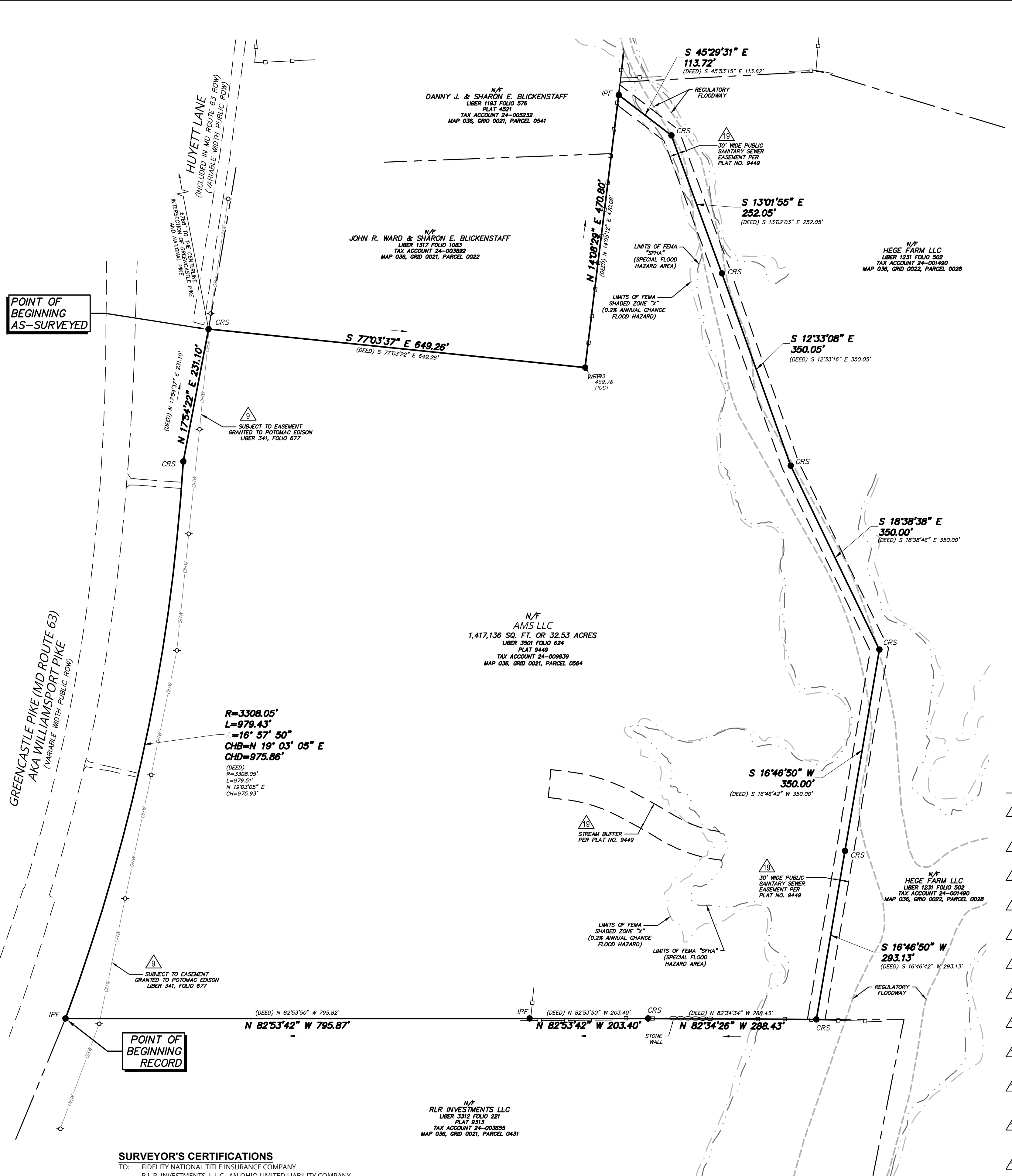
POINT OF BEGINNING RECORD

SURVEYOR'S CERTIFICATIONS

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY, R.L.R. INVESTMENTS, L.L.C., AN OHIO LIMITED LIABILITY COMPANY

I, RUSSELL H. SMITH, A DULY LICENSED PROPERTY LINE SURVEYOR IN THE STATE OF MARYLAND DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED UPON AN ACTUAL SURVEY MADE ON THE GROUND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS ACCURATE AND CORRECT. I FURTHER CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARDS DETAIL REQUIREMENTS FOR THE ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS ON FEBRUARY 23, 2021 AND INCLUDES ITEMS 1.2, 3.4.6B, 7A, 8.9, 11A, 11B, 13, 17, 18, & 19 OF THE TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF CERTIFICATION, THE FIELDWORK WAS COMPLETED ON 06/22/2022.

Russell H. Smith, 06/29/22, PROFESSIONAL LAND SURVEYOR, MARYLAND LICENSE NO. 21637



FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. GLW2200752, COMMITMENT DATE: MAY 10, 2022, SCHEDULE B, PART II EXCEPTIONS

- TERMS, PROVISIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN DEED RECORDED IN LIBER 206 AT FOLIO 566. DOES NOT AFFECT SUBJECT PROPERTY.
EASEMENTS GRANTED TO THE POTOMAC EDISON COMPANY, RECORDED IN LIBER 233 AT FOLIO 544. DOES NOT AFFECT SUBJECT PROPERTY.
EASEMENTS GRANTED TO THE POTOMAC EDISON COMPANY, RECORDED IN LIBER 233 AT FOLIO 558. DOES NOT AFFECT SUBJECT PROPERTY.
EASEMENTS GRANTED TO THE POTOMAC EDISON COMPANY, RECORDED IN LIBER 262 AT FOLIO 122. DOES NOT AFFECT SUBJECT PROPERTY.
EASEMENTS GRANTED TO THE POTOMAC EDISON COMPANY, RECORDED IN LIBER 331 AT FOLIO 373. DOES NOT AFFECT SUBJECT PROPERTY.
EASEMENTS GRANTED TO THE POTOMAC EDISON COMPANY, RECORDED IN LIBER 341 AT FOLIO 677. DOES AFFECT SUBJECT AND IS PLOTTED.
EASEMENTS GRANTED TO THE POTOMAC EDISON COMPANY, RECORDED IN LIBER 525 AT FOLIO 70. DOES AFFECT SUBJECT AND IS BLANKET IN NATURE.
EASEMENTS GRANTED TO THE POTOMAC EDISON COMPANY, RECORDED IN LIBER 584 AT FOLIO 704. DOES NOT AFFECT SUBJECT PROPERTY.
EASEMENTS GRANTED TO THE POTOMAC EDISON COMPANY, RECORDED IN LIBER 905 AT FOLIO 952. DOES NOT AFFECT SUBJECT PROPERTY.
EASEMENTS GRANTED TO THE POTOMAC EDISON COMPANY, DBA ALLEGHENY POWER, RECORDED IN LIBER 2353 AT FOLIO 262. DOES NOT AFFECT SUBJECT PROPERTY.
EASEMENTS GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF BALTIMORE CITY, RECORDED IN LIBER 320 AT FOLIO 193. AFFECT ON SUBJECT PROPERTY CANNOT BE DETERMINED.
TERMS, PROVISIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN DEED RECORDED IN LIBER 337 AT FOLIO 64 AND SHOWN ON PLAT RECORDED AS PLAT NOS. 18433 AND 18434. DOES AFFECT SUBJECT PROPERTY AND IS BLANKET IN NATURE.
TERMS, PROVISIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN DEED OF EASEMENT RECORDED IN LIBER 536 AT FOLIO 349 AND SHOWN ON PLAT RECORDED AS PLAT NO. 42121. DOES NOT AFFECT SUBJECT PROPERTY.
TERMS, PROVISIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN AGREEMENT, RECORDED IN LIBER 3618 AT FOLIO 81. DOES AFFECT SUBJECT PROPERTY AND IS BLANKET IN NATURE.
TERMS, PROVISIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN AGREEMENT, RECORDED IN LIBER 4633 AT FOLIO 444. DOES NOT AFFECT SUBJECT PROPERTY.
ALL MATTERS SHOWN ON PLAT RECORDED AS PLAT NO. 9949. DOES AFFECT SUBJECT PROPERTY AND IS PLOTTED.

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Table with columns: REV, DATE, DRAWN BY, DESCRIPTION

Russell Harold Smith, MARYLAND PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER: 21637, COLLIERS ENGINEERING & DESIGN, INC., 06/29/22

ALTA/NSPS LAND TITLE SURVEY FOR R&L CARRIERS, GREENCASTLE PIKE MARYLAND ROUTE 63, DISTRICT 24 WASHINGTON COUNTY MARYLAND

Colliers Engineering & Design, 6240 Old Dobbin Lane, Suite 100, Columbia, MD 21045, Phone: 443.393.6021

ALTA/NSPS LAND TITLE SURVEY, 1 of 1