



Klehr Harrison Harvey Branzburg & Ellers LLP	Date: 05-11-07	Job No. 071649.000.0050.000
260 S. Broad Street	RE: Prince George's Plaza	
Philadelphia, Pennsylvania 19102		
Attn: Heather Levine, Esq.		

We are sending you the following items:

☒ Attached☐ Under Separate Cover☒ Prints☐ Tracings☐ Computations☐ Descriptions☐ Applications☐ Specifications☐ Copy of Letter☐ Other:Via: ☐ Mail☐ Certified Mail☐ Courier☒ Next Day☐ Pick Up☐ By Hand

Copies	Date or No.	Descriptions
2		Revised ALTA Survey

These are transmitted as checked below:

☐ For Approval☐ As Approved By:☐ For Review☐ As Submitted for Approval To:☐ For Your Use☐ Please Return To Us After Using☐ As Requested By:☐ Other

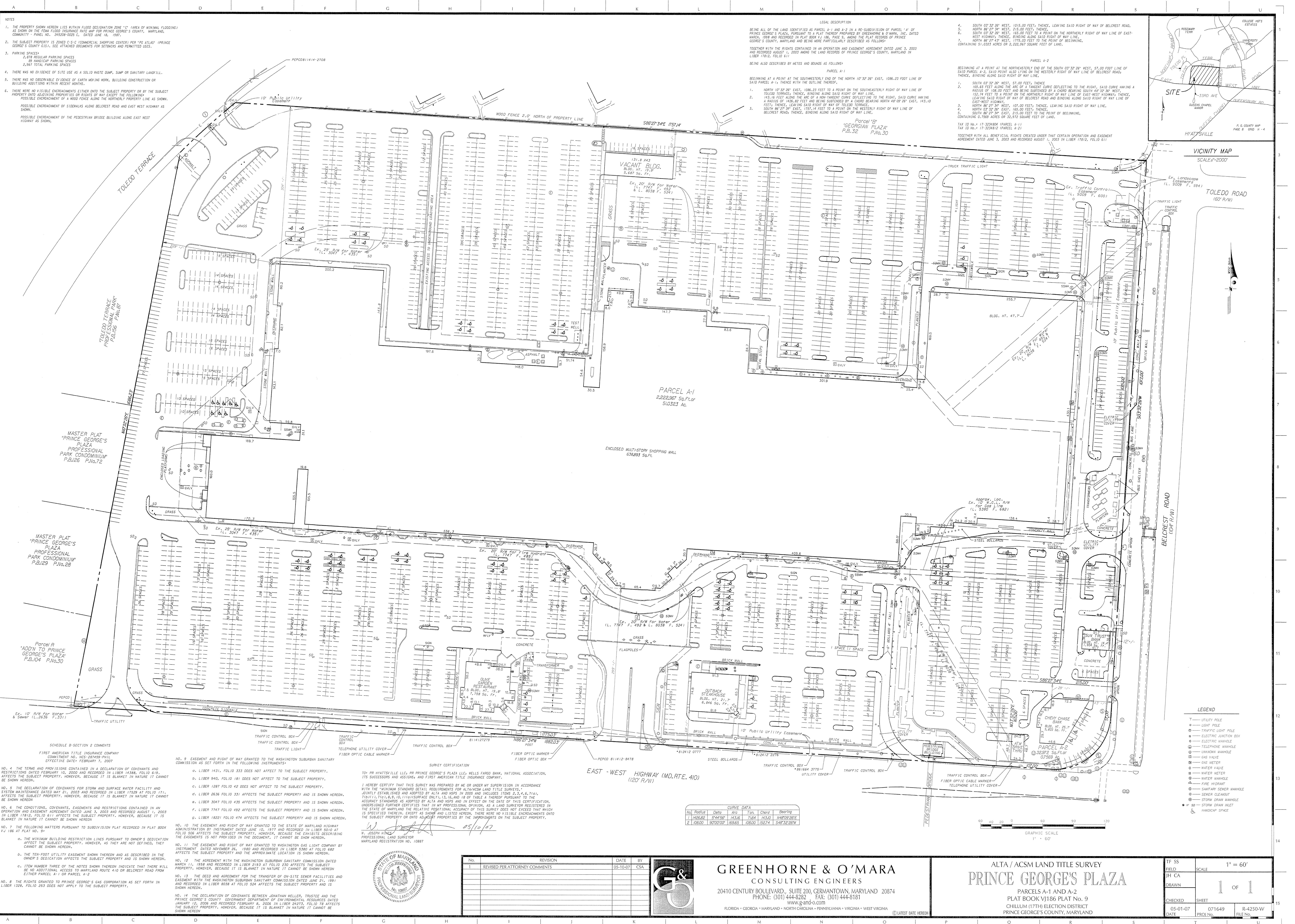

If enclosures are not as noted, kindly notify us at once.

Signed: Chris Adams  
Project Surveyor









- NOTES
1. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD DESIGNATION ZONE "C" (AREA OF MINIMAL FLOODING) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR PRINCE GEORGE'S COUNTY, MARYLAND, COMMUNITY PANEL NO. 24508-0025 C, DATED JUNE 18, 1987.
  2. THE SUBJECT PROPERTY IS ZONED C-3-C (COMMERCIAL SHOPPING CENTER) PER "PG ATLAS" (PRINCE GEORGE'S COUNTY 4151). SEE ATTACHED DOCUMENTS FOR SETBACKS AND PERMITTED USES.
  3. PARKING SPACES:  
2,878 REGULAR PARKING SPACES  
28 HANDICAP PARKING SPACES  
2,907 TOTAL PARKING SPACES
  4. THERE WAS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
  5. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
  6. THERE WERE NO VISIBLE ENCROACHMENTS EITHER ONTO THE SUBJECT PROPERTY OR BY THE SUBJECT PROPERTY INTO ADJACENT PROPERTIES OR RIGHTS OF WAY EXCEPT THE FOLLOWING:  
POSSIBLE ENCROACHMENT OF A WOOD FENCE ALONG THE NORTHERLY PROPERTY LINE AS SHOWN.  
POSSIBLE ENCROACHMENT OF THE PEDESTRIAN BRIDGE BUILDING ALONG EAST WEST HIGHWAY AS SHOWN.

LEGAL DESCRIPTION

BEING ALL OF THE LAND IDENTIFIED AS PARCEL A-1 AND A-2 IN A RE-SUBDIVISION OF PARCEL "A" OF PRINCE GEORGE'S PLAZA, PURSUANT TO A PLAT THEREOF PREPARED BY GREENHORN & O'MARA, INC. DATED MARCH, 1998 AND RECORDED IN PLAT BOOK V.I. LIB. PAGE 3, AMONG THE PLAT RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TOGETHER WITH THE RIGHTS CONTAINED IN AN OPERATION AND EASEMENT AGREEMENT DATED JUNE 3, 2003 AND RECORDED AUGUST 1, 2003 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 17812, FOLIO 611

BEING ALSO DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PARCEL A-1

BEGINNING AT A POINT AT THE SOUTHWESTERN END OF THE NORTH 10°32'20" EAST, 1086.23 FOOT LINE OF SAID PARCEL A-1; THENCE WITH THE OUTLINE THEREOF:

1. NORTH 10°32'20" EAST, 1086.23 FEET TO A POINT ON THE SOUTHWESTERN RIGHT OF WAY LINE OF TOLEDO TERRACES, THENCE, BINDING ALONG SAID RIGHT OF WAY LINE,
2. 143.18 FEET ALONG THE ARC OF A NOW-TANGENT CURVE DEFLECTING TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1406.89 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 48°09'28" EAST, 143.10 FEET; THENCE, LEAVING SAID RIGHT OF WAY OF TOLEDO TERRACES,
3. SOUTH 86°27'34" EAST, 155.14 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF BELCEST ROAD, THENCE, BINDING ALONG SAID RIGHT OF WAY LINE,

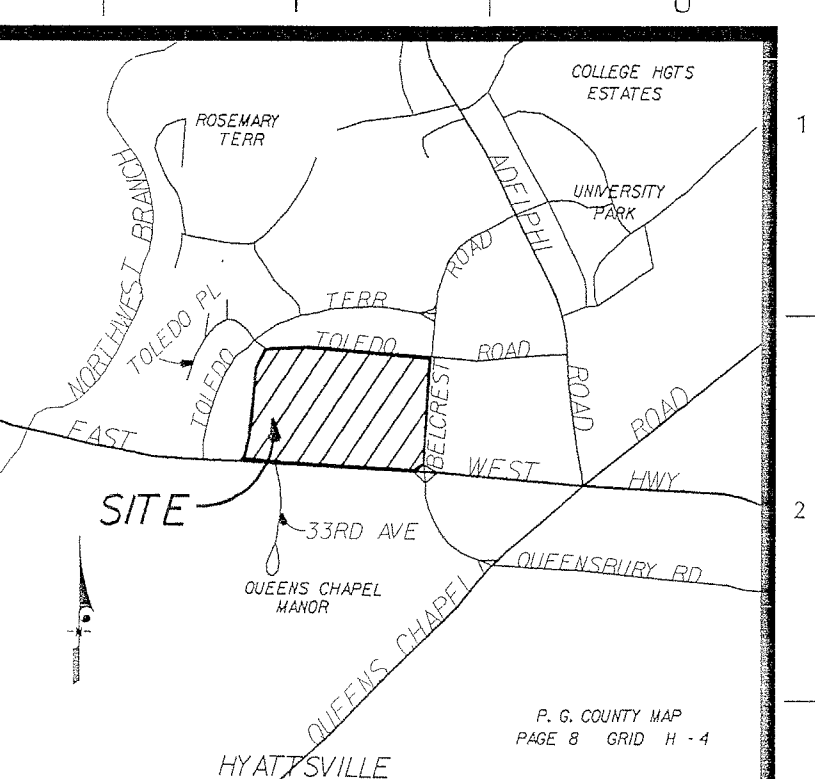
PARCEL A-2

BEGINNING AT A POINT AT THE NORTHEASTERN END OF THE SOUTH 03°32'20" WEST, 57.00 FOOT LINE OF SAID PARCEL A-2, SAID POINT ALSO LYING ON THE WESTERN RIGHT OF WAY LINE OF BELCEST ROAD, THENCE, BINDING ALONG SAID RIGHT OF WAY LINE,

1. SOUTH 03°32'20" WEST, 57.00 FEET, THENCE
2. 69.45 FEET ALONG THE ARC OF A TANGENT CURVE DEFLECTING TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 108.00 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 48°32'30" WEST, 152.14 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF EAST-WEST HIGHWAY, THENCE, LEAVING SAID RIGHT OF WAY OF BELCEST ROAD AND BINDING ALONG SAID RIGHT OF WAY LINE OF EAST-WEST HIGHWAY,
3. NORTH 86°27'34" WEST, 107.00 FEET, THENCE, LEAVING SAID RIGHT OF WAY LINE,
4. NORTH 03°32'20" WEST, 165.00 FEET, THENCE
5. SOUTH 86°27'34" WEST, 215.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.788 ACRES OF 35,872 SQUARE FEET OF LAND.

TAX 10 NO. 1 17-3234804 (PARCEL A-1)  
TAX 10 NO. 1 17-3234812 (PARCEL A-2)

TOGETHER WITH ALL BENEFICIAL RIGHTS CREATED UNDER THAT CERTAIN OPERATION AND EASEMENT AGREEMENT DATED JUNE 3, 2003 AND RECORDED AUGUST 1, 2003 IN LIBER 17812, FOLIO 611



- SCHEDULE B-SECTION 2 COMMENTS
- FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NO. NCS 89459 (MIL)  
EFFECTIVE DATE: FEBRUARY 1, 2007
- NO. 4. THE TERMS AND PROVISIONS CONTAINED IN A DECLARATION OF COVENANTS AND RESTRICTIONS DATED FEBRUARY 10, 2000 AND RECORDED IN LIBER 1588, FOLIO 610, AFFECTS THE SUBJECT PROPERTY, HOWEVER, BECAUSE IT IS BLANKET IN NATURE IT CANNOT BE SHOWN HEREON.
- NO. 5. THE DECLARATION OF COVENANTS FOR STORM AND SURFACE WATER FACILITY AND SYSTEM MAINTENANCE DATED MAY 21, 2003 AND RECORDED IN LIBER 17528 AT FOLIO 171, AFFECTS THE SUBJECT PROPERTY, HOWEVER, BECAUSE IT IS BLANKET IN NATURE IT CANNOT BE SHOWN HEREON.
- NO. 6. THE CONDITIONS, COVENANTS AND RESTRICTIONS CONTAINED IN AN OPERATION AND EASEMENT AGREEMENT DATED JUNE 3, 2003 AND RECORDED AUGUST 1, 2003 IN LIBER 17812, FOLIO 611 AFFECTS THE SUBJECT PROPERTY, HOWEVER, BECAUSE IT IS BLANKET IN NATURE IT CANNOT BE SHOWN HEREON.
- NO. 7. THE FOLLOWING MATTERS PURSUANT TO SUBDIVISION PLAT RECORDED IN PLAT BOOK V.I. 186 AT PLAT NO. 91:
- a. THE MINIMUM BUILDING RESTRICTION LINES PURSUANT TO OWNER'S DEDICATION AFFECT THE SUBJECT PROPERTY, HOWEVER, AS THEY ARE NOT DEFINED, THEY CANNOT BE SHOWN HEREON.
  - b. THE TEN-FOOT UTILITY EASEMENT SHOWN HEREON AND AS DESCRIBED IN THE OWNER'S DEDICATION AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
  - c. ITEM NUMBER THREE OF THE NOTES SHOWN HEREON INDICATE THAT THERE WILL BE NO ADDITIONAL ACCESS TO MARYLAND ROUTE 410 OR BELCEST ROAD FROM EITHER PARCEL A-1 OR PARCEL A-2
- NO. 8. THE RIGHTS GRANTED TO PRINCE GEORGE'S GAS CORPORATION AS SET FORTH IN LIBER 1389, FOLIO 293 DOES NOT APPLY TO THE SUBJECT PROPERTY.

- NO. 9. EASEMENT AND RIGHT OF WAY GRANTED TO THE WASHINGTON SUBURBAN SANITARY COMMISSION AS SET FORTH IN THE FOLLOWING INSTRUMENTS:
- a. LIBER 1431, FOLIO 331 DOES NOT AFFECT TO THE SUBJECT PROPERTY.
  - b. LIBER 940, FOLIO 181 DOES NOT AFFECT TO THE SUBJECT PROPERTY.
  - c. LIBER 1287 FOLIO 42 DOES NOT AFFECT TO THE SUBJECT PROPERTY.
  - d. LIBER 2636 FOLIO 331 AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
  - e. LIBER 2047 FOLIO 435 AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
  - f. LIBER 1747 FOLIO 492 AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
  - g. LIBER 1821 FOLIO 474 AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- NO. 10. THE EASEMENT AND RIGHT OF WAY GRANTED TO THE STATE OF MARYLAND HIGHWAY ADMINISTRATION BY INSTRUMENT DATED JUNE 10, 1977 AND RECORDED IN LIBER 8010 AT FOLIO 808 AFFECTS THE SUBJECT PROPERTY, HOWEVER, BECAUSE THE EXHIBITS DESCRIBING THE EASEMENTS IS NOT PROVIDED IN THE DOCUMENT, IT CANNOT BE SHOWN HEREON.
- NO. 11. THE EASEMENT AND RIGHT OF WAY GRANTED TO WASHINGTON GAS LIGHT COMPANY BY INSTRUMENT DATED NOVEMBER 26, 1980 AND RECORDED IN LIBER 540 AT FOLIO 486 AFFECTS THE SUBJECT PROPERTY AND THE APPROXIMATE LOCATION IS SHOWN HEREON.
- NO. 12. THE AGREEMENT WITH THE WASHINGTON SUBURBAN SANITARY COMMISSION DATED MARCH 11, 1958 AND RECORDED IN LIBER 2123 AT FOLIO 230 AFFECTS THE SUBJECT PROPERTY, HOWEVER, BECAUSE IT IS BLANKET IN NATURE IT CANNOT BE SHOWN HEREON.
- NO. 13. THE DEED AND AGREEMENT FOR THE TRANSFER OF ON-SITE SEWER FACILITIES AND EASEMENT WITH THE WASHINGTON SUBURBAN SANITARY COMMISSION DATED JUNE 21, 1991 AND RECORDED IN LIBER 8038 AT FOLIO 524 AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- NO. 14. THE DECLARATION OF COVENANTS BETWEEN JONATHAN WELLS, TRUSTEE AND THE PRINCE GEORGE'S COUNTY GOVERNMENT DEPARTMENT OF ENVIRONMENTAL RESOURCES DATED JANUARY 12, 2008 AND RECORDED FEBRUARY 6, 2008 IN LIBER 24273, FOLIO 78 AFFECTS THE SUBJECT PROPERTY, HOWEVER, BECAUSE IT IS BLANKET IN NATURE IT CANNOT BE SHOWN HEREON.

SURVEY CERTIFICATION

TO: MR. HYATTVILLE LLC, PR. PRINCE GEORGE'S PLAZA LLC, WELLS FARGO BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AND FIRST AMERICAN TITLE INSURANCE COMPANY.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2008 AND INCLUDES ITEMS 2, 3, 4, 6, 7, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

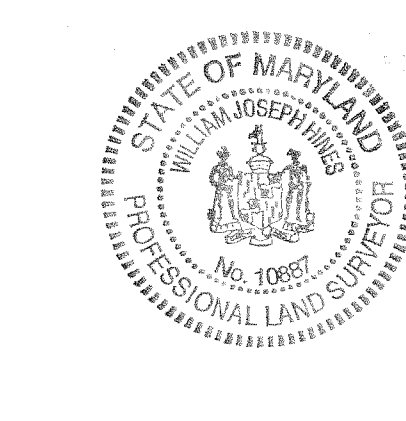
UNLESS OTHERWISE SPECIFIED, ALL MEASUREMENTS WERE MADE BY ME OR UNDER MY SUPERVISION, AND I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF MARYLAND AND THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. EXCEPT AS SHOWN AND LISTED HEREON, THERE WERE NO VISIBLE ENCROACHMENTS ONTO THE SUBJECT PROPERTY OR ONTO ADJACENT PROPERTIES BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY.

W. JOSEPH HINES  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10887

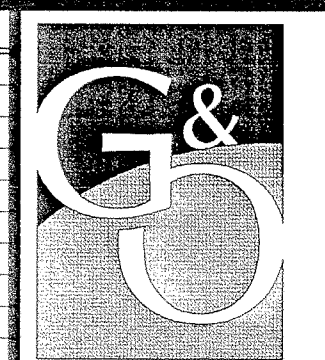
05/10/07

CURVE DATA

No.	Radius	Delta	Arc	Tan	Chord	Bearing
1	1436.82	54°45'	143.6	7.84	143.0	N48°09'28"E
2	1080.00	90°00'00"	169.65	108.00	169.74	S48°32'20"W



No.	REVISION	DATE	BY
1	REVISED PER ATTORNEY COMMENTS	05-10-07	CSA



**GREENHORNE & O'MARA**  
CONSULTING ENGINEERS  
20410 CENTURY BOULEVARD, SUITE 200, GERMANTOWN, MARYLAND 20874  
PHONE: (301) 444-8262 FAX: (301) 444-8181  
WWW.G-AND-O.COM

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© LATEST DATE HEREON

ALTA / ACSM LAND TITLE SURVEY  
**PRINCE GEORGE'S PLAZA**  
PARCELS A-1 AND A-2  
PLAT BOOK V.I.186 PLAT NO. 9  
CHILLUM (17TH) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

TF SS	1" = 60'		
FIELD	SCALE		
JH CA	1 OF 1		
DRAWN			
CHECKED	SHEET		
05-01-07	071649	R-4250-W	
	PROJ. NO.	FILE NO.	