

LINE	LENGTH	BEARING
L1	150.72'	S 23°04'50" E
L2	91.42'	S 01°50'50" W
L3	85.00'	S 44°03'51" E
L4	67.41'	S 08°52'32" E
L5	92.34'	S 20°57'18" W
L6	85.04'	S 43°37'23" W
L7	83.26'	S 19°34'13" E
L8	37.89'	S 74°18'03" E
L9	77.97'	S 74°18'03" E
L10	67.11'	S 47°19'24" E
L11	58.18'	S 47°19'24" E
L12	122.35'	S 41°16'51" E
L13	76.91'	S 33°46'57" E
L14	109.27'	S 54°18'21" E
L15 TOT.	35.40'	N 08°20'14" E
L16	29.28'	N 36°39'48" W
L17	171.22'	N 27°24'23" W
L18	28.18'	N 49°35'57" W
L19	43.44'	S 49°07'08" E
L20	174.21'	S 25°57'10" E
L21	22.08'	S 36°39'51" E
L22	32.52'	S 81°39'46" E
L23	56.88'	S 36°39'46" E
L24	35.05'	S 78°33'26" W

**LEGEND:**

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- TRM TEMPORARY BENCHMARK
- IPF IRON PIN SET (5/8" REBAR)
- IPF IRON PIN FOUND
- LA LIMITED ACCESS
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LP LIGHT POLE
- FL FLOOD LIGHT
- EM ELECTRIC METER
- EM ELECTRIC MANHOLE
- 1 HEAD LIGHT STANDARD
- 2 HEAD LIGHT STANDARD
- 3 HEAD LIGHT STANDARD
- 4 HEAD LIGHT STANDARD
- WM WATER VALVE
- WM WATER METER
- PI PRESSURE INDICATOR VALVE
- FR FIRE HYDRANT
- MON MONITORING WELL
- ICV IRRIGATION CONTROL VALVE
- RD ROOF DRAIN
- SB STORM DRAIN MANHOLE
- CB CATCH BASIN
- CGO CATCH BASIN GRATED INLET
- CBW CATCH BASIN HOUSED GRATE
- RCP REINFORCED CONCRETE PIPE
- CMR CORRUGATED METAL PIPE
- CSM SANITARY SEWER MANHOLE
- CMH CREASE MANHOLE
- CO CLEANOUT
- UGM UNDERGROUND GAS MARKER
- CV GAS VALVE
- GM GAS METER
- TM TELEPHONE MANHOLE
- TR TELEPHONE REESTABLISHMENT
- FOC FIBER OPTIC CABLE MARKER
- SI SIGN
- OE OVERHEAD ELECTRIC LINE
- UE UNDERGROUND ELECTRIC LINE
- SS SANITARY SEWER LINE
- W WATER LINE
- CL GAS LINE
- OT OVERHEAD TELEPHONE LINE
- UT UNDERGROUND TELEPHONE LINE
- WL WHITE LINE
- YL YELLOW LINE
- DL DOUBLE YELLOW LINE
- SD STORM DRAIN PIPE
- F FENCE

FOREST CONSERVATION AREA "A"  
98,090 Sq.Ft.±  
OR  
2.25 Ac.±

N/F TRUSTEES OF THE MILFORD G. PERDUE TRUST  
TMS PT. 48-369  
D.B. 1229-333  
ZONED: RESIDENTIAL  
USE: FARM

**PARKING INFORMATION (PARCEL B)**  
157 REGULAR SPACES  
4 HANDICAP SPACES  
161 TOTAL SPACES

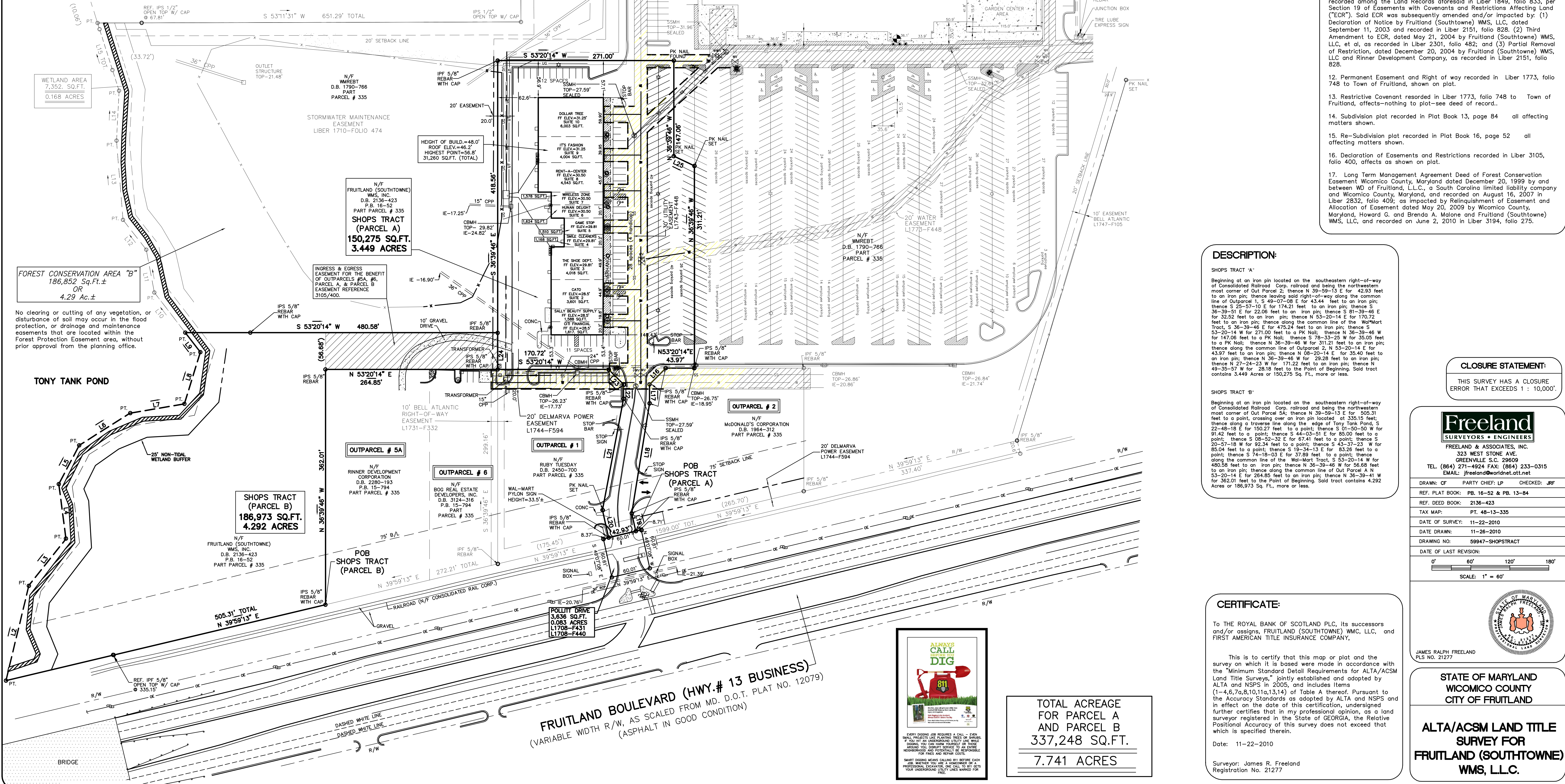
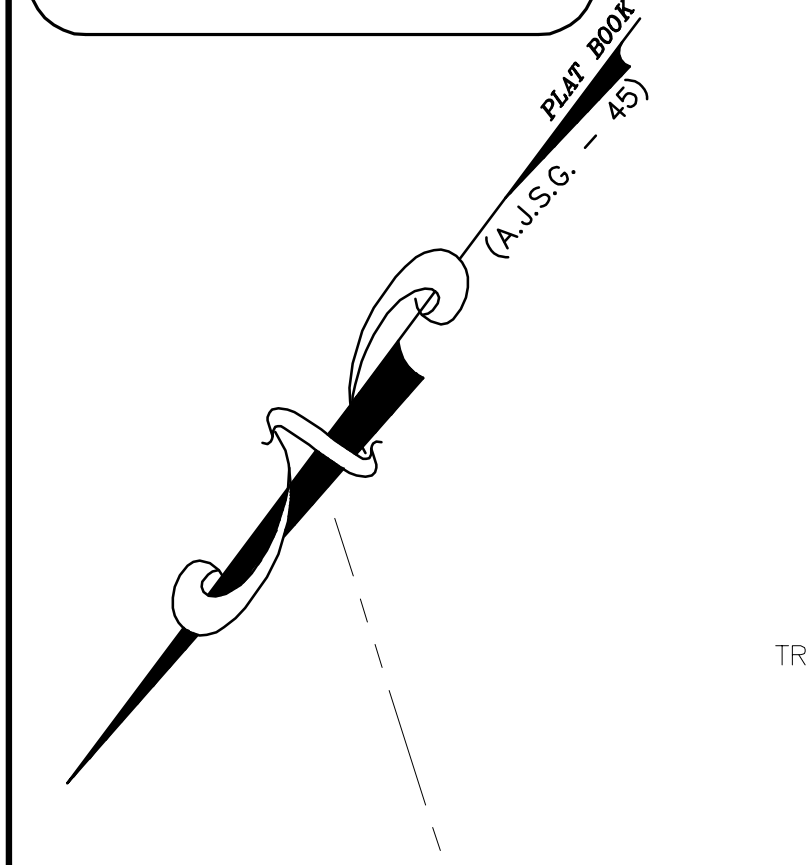
**ZONING INFORMATION:**  
ZONED: C-4  
SETBACK LINE:  
FRONT: 75'  
SIDE: 20'  
BACK: 20'

**FLOOD INFORMATION:**  
FLOOD ZONE "C" MINIMAL FLOODING  
COMMUNITY PANEL NO. 240078 00370  
PANEL # 37 OF 55 EFF. DATE SEPT. 28, 1984

**TITLE EXCEPTIONS:**

- First American Title Insurance Company Commitment # NCS-462177MD2-NY Effective Date: October 1, 2010
- Easement Agreement recorded in Liber 1708, folio 431 to cross a railroad track of Politt Dr., affects subject property, shown on plot.
- Ancillary Crossing Agreement recorded in Liber 1708-440 for maintenance of Politt Dr., affects subject property, shown on plot.
- Maintenance and Inspection Agreement of Private Stormwater Management Facilities recorded in Liber 1710, folio 474, affects subject property, shown on plot.
- Right of way Easement recorded in Liber 1731, folio 332 for a 20' Bell Atlantic-MD affects subject property, shown on plot.
- Utility Easement Agreement recorded in Liber 1744, folio 594 for a 20' electric easement to Delmarva Power Co., affects subject property, shown on plot.
- Right of way Easement recorded Liber 1747, folio 105 does not affect subject property as shown on plot.
- Easements with Covenants and Restrictions Affecting Land dated September 29, 2000 by and between Wal-Mart Real Estate Business Trust and WD of Fruitland, L.L.C., and recorded among the aforesaid Land Records in Liber M.S.B. No. 1773, folio 589, as amended by Amendment to ECR dated December 11, 2000, by and between Wal-Mart Real Estate Business Trust and WD of Fruitland, L.L.C. and recorded among the aforesaid Land Records in Liber M.S.B. No. 1787, folio 117, as further amended by Second Amendment to ECR dated January 9, 2001 by and between Wal-Mart Real Estate Business Trust and WD of Fruitland, L.L.C. and recorded among the aforesaid Land Records in Liber M.S.B. No. 1791, folio 416, as affected by Notice Statement dated January 17, 2001 and recorded among the Land Records aforesaid in Liber 1849, folio 833, per Section 19 of Easements with Covenants and Restrictions Affecting Land ("ECR"). Said ECR was subsequently amended and/or impacted by: (1) Declaration of Notice by Fruitland (Southtowne) WMS, LLC, dated September 11, 2003 and recorded in Liber 2151, folio 828. (2) Third Amendment to ECR, dated May 21, 2004 by Fruitland (Southtowne) WMS, LLC, et al. as recorded in Liber 2301, folio 482; and (3) Partial Removal of Restriction, dated December 20, 2004 by Fruitland (Southtowne) WMS, LLC and Rinner Development Company, as recorded in Liber 2151, folio 828.
- Permanent Easement and Right of way recorded in Liber 1773, folio 748 to Town of Fruitland, affects-nothing to plot-see deed of record..
- Restrictive Covenant recorded in Liber 1773, folio 748 to Town of Fruitland, affects-nothing to plot-see deed of record..
- Subdivision plot recorded in Plat Book 13, page 84 all affecting matters shown.
- Re-Subdivision plot recorded in Plat Book 16, page 52 all affecting matters shown.
- Declaration of Easements and Restrictions recorded in Liber 3105, folio 400, affects as shown on plot.
- Long Term Management Agreement Deed of Forest Conservation Easement Wicomico County, Maryland dated December 20, 1999 by and between WD of Fruitland, L.L.C., a South Carolina limited liability company and Wicomico County, Maryland and recorded on August 16, 2007 in Liber 2832, folio 409; as impacted by Relinquishment of Easement and Allocation of Easement dated May 20, 2009 by Wicomico County, Maryland, Howard G. and Brenda A. Malone and Fruitland (Southtowne) WMS, LLC, and recorded on June 2, 2010 in Liber 3194, folio 275.

SITE ADDRESS:  
411 NORTH FRUITLAND BLVD.  
FRUITLAND, MD 21826



**DESCRIPTION:**

**SHOPS TRACT "A":**  
Beginning at an iron pin located on the southeastern right-of-way of Consolidated Railroad Corp. railroad and being the northwestern most corner of Out Parcel 2; thence N 39°59'13" E for 426.83 feet to an iron pin; thence leaving said right-of-way along the common line of Outparcel 1; S 49°07'08" E for 43.44' feet to an iron pin; thence S 25°57'10" E for 174.21 feet to an iron pin; thence S 36°39'51" E for 22.08 feet to an iron pin; thence S 81°39'46" E for 32.52 feet to an iron pin; thence N 53°20'14" E for 170.72 feet to an iron pin; thence along the common line of the Wal-Mart Tract; S 36°39'46" E for 476.24 feet to an iron pin; thence S 53°20'14" W for 271.00 feet to a PK Nail; thence N 36°39'46" W for 147.06 feet to a PK Nail; thence S 78°33'26" W for 35.05 feet to a PK Nail; thence N 36°39'46" W for 311.21 feet to an iron pin; thence along the common line of Outparcel 2; N 53°20'14" E for 43.97 feet to an iron pin; thence N 08°20'14" E for 35.40 feet to an iron pin; thence N 36°39'46" W for 29.28 feet to an iron pin; thence N 27°24'23" W for 171.22 feet to an iron pin; thence N 49°35'57" W for 28.18 feet to the Point of Beginning. Said tract contains 3.449 Acres or 150,275 Sq. Ft., more or less.

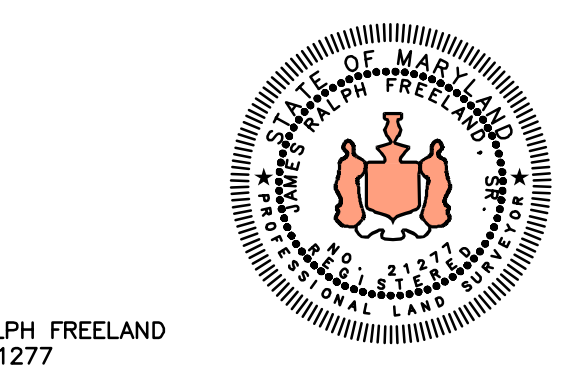
**SHOPS TRACT "B":**  
Beginning at an iron pin located on the southeastern right-of-way of Consolidated Railroad Corp. railroad and being the northwestern most corner of Out Parcel 5A; thence N 39°59'13" E for 505.31 feet to a point, crossing over an iron pin located at 335.15 feet; thence along a traverse line along the edge of Tony Tank Pond; 22°48'18" E for 150.27 feet to a point; thence S 01°50'50" W for 91.42 feet to a point; thence S 44°03'51" E for 67.41 feet to a point; thence S 08°52'32" E for 67.41 feet to a point; thence S 20°57'18" W for 92.34 feet to a point; thence S 43°37'23" W for 85.04 feet to a point; thence S 19°34'13" E for 83.26 feet to a point; thence S 74°18'03" E for 37.89 feet to a point; thence S 74°18'03" E for 77.97 feet to a point; thence S 47°19'24" E for 67.11 feet to a point; thence S 47°19'24" E for 58.18 feet to a point; thence S 41°16'51" E for 122.35 feet to a point; thence S 33°46'57" E for 76.91 feet to a point; thence S 54°18'21" E for 109.27 feet to a point; thence N 08°20'14" E for 35.40 feet to a point; thence N 36°39'48" W for 29.28 feet to a point; thence N 27°24'23" W for 171.22 feet to a point; thence N 49°35'57" W for 28.18 feet to a point; thence S 49°07'08" E for 43.44 feet to a point; thence S 25°57'10" E for 174.21 feet to a point; thence S 36°39'51" E for 22.08 feet to a point; thence S 81°39'46" E for 32.52 feet to a point; thence S 36°39'46" E for 56.88 feet to a point; thence S 78°33'26" W for 35.05 feet to the Point of Beginning. Said tract contains 4.292 Acres or 186,973 Sq. Ft., more or less.

**CLOSURE STATEMENT:**

THIS SURVEY HAS A CLOSURE ERROR THAT EXCEEDS 1 : 10,000'.

**Freeland**  
SURVEYORS & ENGINEERS  
FREELAND & ASSOCIATES, INC.  
123 WEST STONE, GREENVILLE, S.C. 29609  
TEL. (864) 271-4924 FAX: (864) 233-0315  
jfreeland@worldnet.att.net

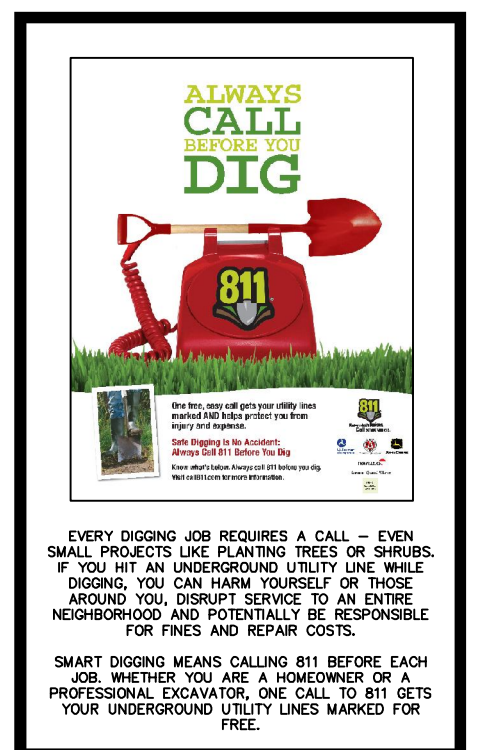
DRAWN: CF	PARTY CHIEF: LP	CHECKED: JRF
REF. PLAT BOOK: PB. 16-52 & PB. 13-84		
REF. DEED BOOK: 2136-423		
TAX MAP: PT. 48-13-335		
DATE OF SURVEY: 11-22-2010		
DATE DRAWN: 11-26-2010		
DRAWING NO: 59947-SHOPSTRACT		
DATE OF LAST REVISION:		



**CERTIFICATE:**

To THE ROYAL BANK OF SCOTLAND PLC, its successors and/or assigns, FRUITLAND (SOUTHTOWNE) WMC, LLC, and FIRST AMERICAN TITLE INSURANCE COMPANY,  
This is to certify that this map or plot and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items (1-4, 6, 7, 8, 10, 11, 13, 14) of Table A thereof. 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 GEORGIA, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.  
Date: 11-22-2010  
Surveyor: James R. Freeland  
Registration No. 21277

**TOTAL ACREAGE FOR PARCEL A AND PARCEL B**  
337,248 SQ.FT.  
7.741 ACRES



No clearing or cutting of any vegetation, or disturbance of soil may occur in the flood protection, or drainage and maintenance easements that are located within the Forest Protection Easement area, without prior approval from the planning office.