

ALTA/NSPS Land Title Survey

The Commons

Surveyor Certification

109 E. North Pointe Drive, 2717 & 2721 N. Salisbury Boulevard
Salisbury, MD 21804
County of Wicomico

To: First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on December 18, 2025.

PRELIMINARY SURVEY

Harry A. Smith Jr.
Professional Land Surveyor #21082
In the State of Maryland
License Expires/Renews on February 14, 2027
For the benefit and use of LMS Surveying, LTD

Date of Preliminary Plat: December 31, 2025
Date of Last Revision:
Date of Final Plat:

Surveyor:
LMS Surveying, LTD.
Job No. B-251289

Title Legal Description

The Land referred to herein below is situated in the County of Wicomico, State of Maryland, and is described as follows:

PARCEL 1:

BEING KNOWN AND DESIGNATED AS "PROPOSED LOT 2AAA" AS SHOWN ON A PLAT ENTITLED "RE-SUBDIVISION PLAT OF LOT 2AA," WHICH PLAT WAS RECORDED AMONG THE LAND RECORDS OF WICOMICO COUNTY, MARYLAND IN PLAT BOOK 17, PAGE 402.

PARCEL 2:

BEING KNOWN AND DESIGNATED AS "PROPOSED LOT 2E" AS SHOWN ON A PLAT ENTITLED "RE-SUBDIVISION PLAT OF LOT 2AA," WHICH PLAT WAS RECORDED AMONG THE LAND RECORDS OF WICOMICO COUNTY, MARYLAND IN PLAT BOOK 17, PAGE 402.

PARCEL 3:

BEING KNOWN AND DESIGNATED AS "PROPOSED LOT 2F" AS SHOWN ON A PLAT ENTITLED "RE-SUBDIVISION PLAT OF LOT 2AA," WHICH PLAT WAS RECORDED AMONG THE LAND RECORDS OF WICOMICO COUNTY, MARYLAND IN PLAT BOOK 17, PAGE 402.

PARCEL 4:

REAL PROPERTY RIGHTS AS TO THE REAL PROPERTY RIGHTS CONTAINED IN A DEED OF EASEMENT DATED JANUARY 7, 1998 AND RECORDED AMONG THE LAND RECORDS OF WICOMICO COUNTY IN LIBER 1580, FOLIO 170 BY AND BETWEEN JOHN A. DAVIS, GERALD G. FRIEDEL AND JOHN CHRISTIAN DAVIS AND DDRC PDK SALISBURY, LLC.

PARCEL 5:

REAL PROPERTY RIGHTS AS TO THE REAL PROPERTY RIGHTS CONTAINED IN A CONSTRUCTION, OPERATION AND EASEMENT AGREEMENT DATED FEBRUARY 18, 1998 AND RECORDED AMONG THE LAND RECORDS OF WICOMICO COUNTY IN LIBER 1647, FOLIO 66 AS AFFECTED BY ASSIGNMENT OF AGREEMENTS DATED MAY 18, 2018, AND RECORDED AMONG THE AFORESAID LAND RECORDS IN BOOK 4329, PAGE 112.

PARCEL 6:

REAL PROPERTY RIGHTS AS TO THE REAL PROPERTY RIGHTS CONTAINED IN A RECIPROCAL EASEMENT AND OPERATION AGREEMENT DATED FEBRUARY 18, 1998 AND RECORDED AMONG THE LAND RECORDS OF WICOMICO COUNTY IN LIBER 1588, FOLIO 201 BY AND BETWEEN DDRC PDK SALISBURY, LLC AND HOME DEPOT, USA, INC., AS AMENDED BY A SECOND AMENDMENT OF RECIPROCAL EASEMENT AGREEMENT DATED DECEMBER 7, 1998 AND RECORDED AMONG THE LAND AFORESAID LAND RECORDS IN LIBER 1646, FOLIO 69.

The above described parcel is the same parcel as described in First American Title Insurance Company, Commitment No: NCS-1264260-ATL, bearing an effective date of October 15, 2025.

Notes Corresponding to Schedule B

Numbers correspond with Schedule B exception items contained in First American Title Insurance Company, Commitment No: NCS-1264260-ATL, bearing an effective date of October 15, 2025.

5. Subject to notes, notations, rights of way, easements, setbacks, reservations, building restriction lines and restrictions as set forth upon a Plat entitled "Dayton Hudson Corporation, DDRC PDK Salisbury LLC, J. Roland Dashiell and Sons and Linwood D. Shockley" and recorded in Plat Book 11, Page 345.
AFFECTS, AS SHOWN

6. Subject to notes, notations, rights of way, easements, setbacks, reservations, building restriction lines and restrictions as set forth upon a Plat entitled "Dashiell, J. Roland and Sons Incorporated and Linwood D. Shockley, Lot 12" and recorded in Plat Book 11, Page 294.
AFFECTS, AS SHOWN

7. Subject to notes, notations, rights of way, easements, setbacks, reservations, building restriction lines and restrictions as set forth upon a Plat entitled "Dashiell, J. Roland and Sons Incorporated and Linwood D. Shockley, Lot 3-4" and recorded in Plat Book 11, Page 296.
AFFECTS, CONTAINS NO PLOTTABLE ITEMS

8. Deed of Easement dated January 6, 1998 made by and between J. Roland Dashiell & Sons, Inc., a Maryland corporation and DDRC PDK Salisbury LLC, an Ohio limited liability company, and recorded January 8, 1998, among the Land Records of Wicomico County, Maryland in Liber 1580, folio 163.
DOES NOT AFFECT

9. Deed of Assignment dated June 29, 1998 made by and between J. Roland Dashiell & Sons, Inc., a Maryland corporation, Linwood Daniel Shockley, individually and Linwood D. Shockley, personal representative of the Estate of Iva J. Shockley, and recorded June 29, 1998, among the Land Records of Wicomico County, Maryland in Liber 1614, folio 266.
DOES NOT AFFECT

10. Reciprocal Easement and Operation Agreement dated February 18, 1998 made by and between DDRC PDK Salisbury LLC, an Ohio limited liability company and Home Depot U.S.A., Inc., a Delaware corporation, and recorded February 20, 1998, among the Land Records of Wicomico County, Maryland in Liber 1588, folio 201; as amended by Second Amendment of Reciprocal Easement and Operation Agreement dated December 7, 1998, made by and between Home Depot U.S.A., Inc., a Delaware corporation, DDRC PDK Salisbury LLC, an Ohio limited liability company and Dayton Hudson Corporation, a Minnesota corporation, and recorded December 11, 1998, among the Land Records of Wicomico County, Maryland in Liber 1646, folio 689; as affected by Assignment of Agreements dated May 18, 2018 made by and between DDRC PDK Salisbury LLC, a Delaware limited liability company, DDRC PDK Salisbury Phase III LLC, a Delaware limited liability company and RCG-Salisbury, LLC, a Georgia limited liability company, and recorded May 24, 2018, among the Land Records of Wicomico County, Maryland in Liber 4329, folio 112.
AFFECTS, BLANKET IN NATURE

11. Supplemental Operation and Easement Agreement dated December 7, 1998 made by and between Dayton Hudson Corporation, a Minnesota corporation and DDRC PDK Salisbury LLC, an Ohio limited liability company, and recorded December 11, 1998, among the Land Records of Wicomico County, Maryland in Liber 1646, folio 709; as amended by First Amendment to Supplemental Operation and Easement Agreement dated February 28, 2001 made by and between Target Corporation and DDRC PDK Salisbury LLC, an Ohio limited liability company, and recorded March 8, 2001, among the Land Records of Wicomico County, Maryland in Liber 1800, folio 823; as affected by Assignment of Agreements dated May 18, 2018 made by and between DDRC PDK Salisbury LLC, a Delaware limited liability company, DDRC PDK Salisbury Phase III LLC, a Delaware limited liability company and RCG-Salisbury, LLC, a Georgia limited liability company, and recorded May 24, 2018, among the Land Records of Wicomico County, Maryland in Liber 4329, folio 112.
AFFECTS, BLANKET IN NATURE; NO BUILD AREA SUPERCEDED BY LIBER 1646, FOLIO 709

12. Subject to notes, notations, rights of way, easements, setbacks, reservations, building restriction lines and restrictions as set forth upon a Plat entitled "Dashiell, J. Roland and Sons Incorporated and Linwood D. Shockley" and recorded in Plat Book 11, Page 224.
AFFECTS, AS SHOWN

13. Deed of Easement dated January 7, 1998 made by and between John A. Davis, Gerald G. Friedel, John Christian Davis and DDRC PDK Salisbury LLC, an Ohio limited liability company, and recorded January 8, 1998, among the Land Records of Wicomico County, Maryland in Liber 1580, folio 170.
AFFECTS, AS SHOWN

14. Deed of Easement dated March 25, 1994 made by and between Linwood Daniel Shockley and Iva J. Shockley, his wife and City of Salisbury, a municipal corporation, and recorded March 25, 1994, among the Land Records of Wicomico County, Maryland in Liber 1384, folio 261.
AFFECTS, AS SHOWN

15. Right of Way Agreement dated October 29, 1930 made by and between Norman F. Brown and Bertha M. Brown his wife and The Eastern Shore Public Service Company of Maryland, a Maryland corporation, and recorded March 16, 1931, among the Land Records of Wicomico County, Maryland in Liber 101 168, folio 65.
AFFECTS, CONTAINS NO PLOTTABLE ITEMS

16. Right-of-Way dated August 23, 1950 made by and between Albert Brown, Norman F. Brown and Bertha M. Brown and The Eastern Shore Public Service Company of Maryland, a Maryland corporation, and recorded December 19, 1950, among the Land Records of Wicomico County, Maryland in Liber JWTS 331, folio 25.
AFFECTS, AS SHOWN

17. Subject to notes, notations, rights of way, easements, setbacks, reservations, building restriction lines and restrictions as set forth upon a Plat entitled "Property Survey of Brown, John A." and recorded in Plat Book 655, Page 1.
AFFECTS, CONTAINS NO PLOTTABLE ITEMS

18. Subject to notes, notations, rights of way, easements, setbacks, reservations, building restriction lines and restrictions as set forth upon a Plat entitled "J. R. Dashiell and Sons, Inc., Linwood D. Shockley, et. ux; Proposed Utility Easements" and recorded in Plat Book 10, Page 28.
AFFECTS, AS SHOWN

19. Deed dated December 9, 1998, made by and between Roland Dashiell & Sons, Inc., a Maryland corporation and DDRC PDK Salisbury LLC, an Ohio limited liability company, and recorded December 10, 1998, among the Land Records of Wicomico County, Maryland in Liber 1646, folio 405.
DOES NOT AFFECT

20. Construction, Operation and Easement Agreement dated December 4, 1998, made by and between DDRC PDK Salisbury LLC, an Ohio limited liability company and Thomas S. Leidy, LLC, a Maryland limited liability company, and recorded December 14, 1998, among the Land Records of Wicomico County, Maryland in Liber 1647, folio 66; as affected by Assignment of Agreements dated May 18, 2018 made by and between DDRC PDK Salisbury LLC, a Delaware limited liability company, DDRC PDK Salisbury Phase III LLC, a Delaware limited liability company and RCG-Salisbury, LLC, a Georgia limited liability company, and recorded May 24, 2018, among the Land Records of Wicomico County, Maryland in Liber 4329, folio 112.
AFFECTS, BLANKET IN NATURE

21. Restrictive Covenant dated September 18, 2002, made by and between DDRC PDK Salisbury LLC, an Ohio limited liability company and McDonald's Corporation, a Delaware corporation, and recorded September 23, 2002, among the Land Records of Wicomico County, Maryland in Liber 1967, folio 186; as amended by Amendment to Restrictive Covenant, made by and between RCG-Salisbury, LLC, a Georgia limited liability company and McDonald's Corporation, a Delaware corporation, and recorded October 29, 2018 among the Land Records of Wicomico County, Maryland in Liber 4394, folio 479.
AFFECTS, CONTAINS NO PLOTTABLE ITEMS

22. Deed dated January 6, 1998, made by and between the City of Salisbury, a municipal corporation and DDRC PDK Salisbury LLC, an Ohio limited liability company, and recorded January 8, 1998, among the Land Records of Wicomico County, Maryland in Liber 1580, folio 148.
AFFECTS, AS SHOWN

23. Deed of Easement dated January 6, 1998, made by and between DDRC PDK Salisbury LLC, an Ohio limited liability company and John A. Davis, Gerald G. Friedel and John Christian Davis, as tenants in common, and recorded January 8, 1998, among the Land Records of Wicomico County, Maryland in Liber 1580, folio 167.
AFFECTS, AS SHOWN

24. Utility Easement Agreement dated July 1, 1998, made by and between DDRC PDK Salisbury LLC and Delmarva Power & Light Company, a corporation of the State of Delaware and the Commonwealth of Virginia, and recorded August 3, 1998, among the Land Records of Wicomico County, Maryland in Liber 1620, folio 296.
UNABLE TO DETERMINE FROM RECORD DOCUMENT; UNABLE TO DETERMINE EASEMENT LOCATION

25. Deed of Easement dated April 24, 1998, made by and between DDRC PDK Salisbury LLC, an Ohio limited liability company and the City of Salisbury, a Maryland municipal corporation, and recorded October 22, 1998, among the Land Records of Wicomico County, Maryland in Liber 1636, folio 291.
AFFECTS, AS SHOWN

26. Assignment of Agreements dated May 18, 2018 made by and between DDRC PDK Salisbury LLC, a Delaware limited liability company, DDRC PDK Salisbury Phase III LLC, a Delaware limited liability company and RCG-Salisbury, LLC, a Georgia limited liability company, and recorded May 24, 2018, among the Land Records of Wicomico County, Maryland in Liber 4329, folio 112.
AFFECTS, CONTAINS NO PLOTTABLE ITEMS

27. Subject to notes, notations, rights of way, easements, setbacks, reservations, building restriction lines and restrictions as set forth upon a Plat entitled "RCG-Salisbury LLC, Lot 22A, Resubdivision, Revision" and recorded in Plat Book 17, Page 402.
AFFECTS, AS SHOWN

28. Declaration of Restrictive Covenants and Easement Agreement dated February 26, 2024, made by RCG-Salisbury, LLC, a Georgia limited liability company, its successors and assigns, and recorded March 6, 204, among the Land Records of Wicomico County, Maryland in Liber 5361, folio 349.
AFFECTS, BLANKET IN NATURE

29. Subject to notes, notations, rights of way, easements, setbacks, reservations, building restriction lines and restrictions as set forth upon a Plat entitled "Re-Subdivision Plat for RCG-Salisbury, LLC" and recorded in Plat Book 17, Page 120.
AFFECTS, AS SHOWN

30. Declaration of Covenants and Restrictions Regarding Outparcel dated February 21, 2019, made by RCG-Salisbury, LLC, a Georgia limited liability company, and recorded on February 27, 2019 among the Land Records of Wicomico County, Maryland in Liber 4439, folio 277; as amended by First Amendment to Declaration of Covenants and Restrictions Regarding Outparcels dated December 23, 2020, made by RCG-Salisbury, LLC, a Georgia limited liability company, and recorded on January 19, 2021 among the Land Records of Wicomico County, Maryland in Liber 4770, folio 483.
AFFECTS, CONTAINS NO PLOTTABLE ITEMS

31. Subject to notes, notations, rights of way, easements, setbacks, reservations, building restriction lines and restrictions as set forth upon a Plat entitled "State Roads Commission of Maryland" and recorded in Plat No. 7603.
AFFECTS, AS SHOWN IN ITS APPROXIMATE LOCATION

Basis of Bearings

The meridian for all bearings shown hereon is North 12°42'18" East, as the east line of U.S. Route 13, as described in Plat Book 17, Folio 402, Wicomico County Records.

Encroachment Statement

At the time of survey, there were no visible encroachments on the subject property.

Flood Zone

By graphic plotting only, this property lies within Zone X of the Flood Insurance Rate Map, Community Panel No. 24045C0112E, which bears an effective date of August 17, 2015 and is not in a special flood hazard area.

X (Areas outside the 0.2% annual chance floodplain.)

Zoning Notes

Pursuant to Table A, Item 6, zoning has not been provided to the surveyor.

Parking

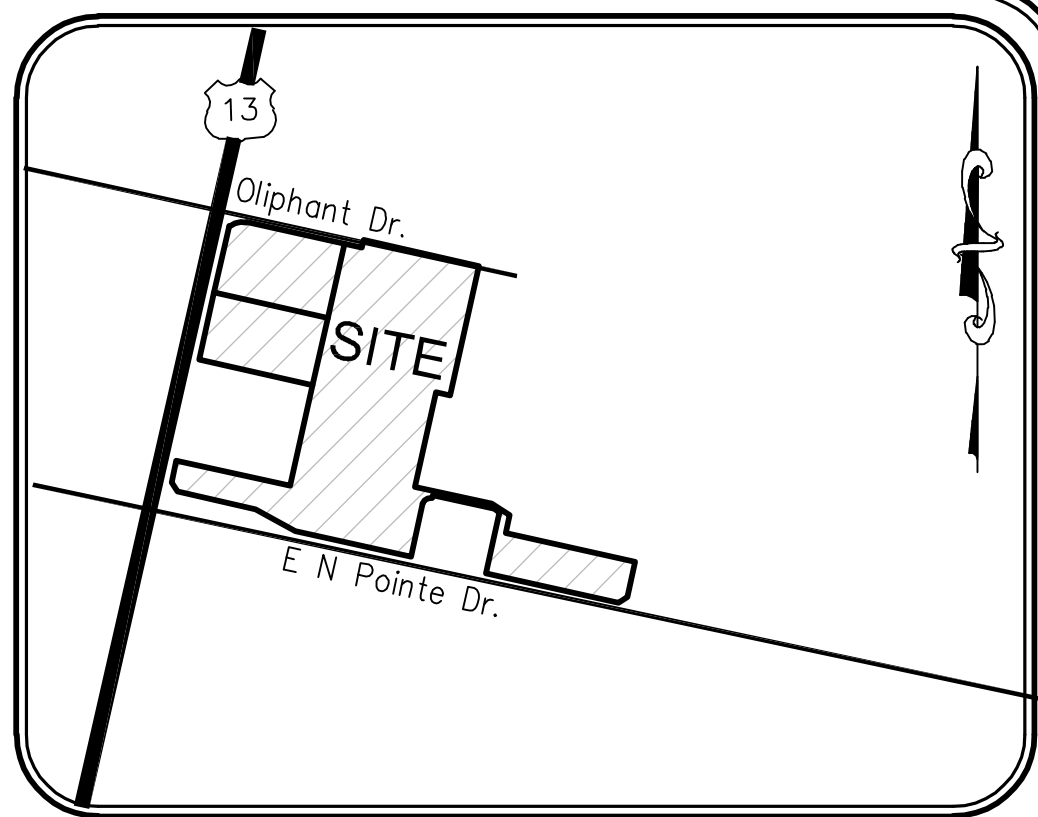
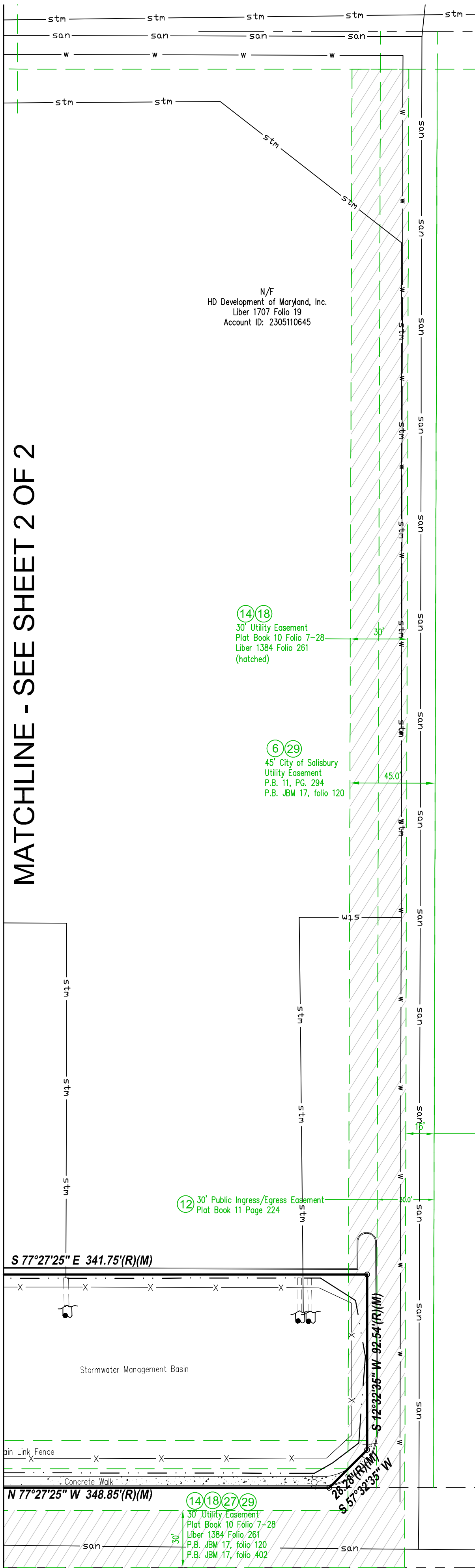
494 Regular Spaces
27 Handicapped Spaces
521 Total Spaces

Land Area

Parcel 1:
7.5028 Acres±
326,820 Square Feet±
Parcel 2:
1.3415 Acres±
58,434 Square Feet±
Parcel 3:
1.2155 Acres±
52,946 Square Feet±
Total Land Area:
10.0598 Acres±
438,200 Square Feet±

References

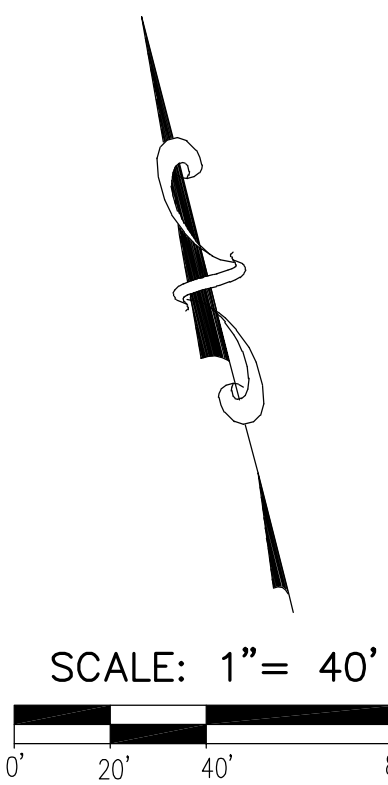
Liber 4329, Folio 99
Plat Book 17, Page 402



Vicinity Map Not to Scale

General Notes

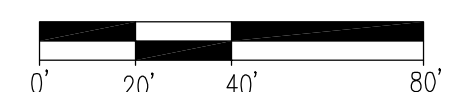
- There is direct access to the subject property via East North Pointe Drive & Oliphant Drive, each a public right of way and there is access to the subject property per an easement set forth in Liber 1588, Folio 201 from East North Point Drive, a public right-of-way.
- The address of the site is 109 E North Pointe Drive and 2717 & 2721 N Salisbury Boulevard, Salisbury, MD.
- Any underground utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.
- There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- At the time of this survey there was no information made available to the surveyor regarding proposed changes in street right-of-way lines. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.
- At the time of survey there was no evidence of the property being used as a cemetery, burial ground or grave site.
- Building square footage as shown on the survey is calculated by the exterior footprint of all buildings at ground level and should be used for general purposes only. This calculation does not determine gross floor area and should not be used for any purpose in which a gross floor area determination is required.
- At the time of the survey, there were no party walls observed or designated by the client.
- All plottable offsite easements or servitudes are shown on the survey. Offsite easements by graphic depiction only, improvements were not located.
- At the time of the survey, ownership of fencing shown hereon is unknown to the surveyor.
- Interior locations are shown per field survey and available records.
- This survey has not been prepared for recordation, and may not meet the requirements for recording in the jurisdiction in which the property was surveyed.



Legend

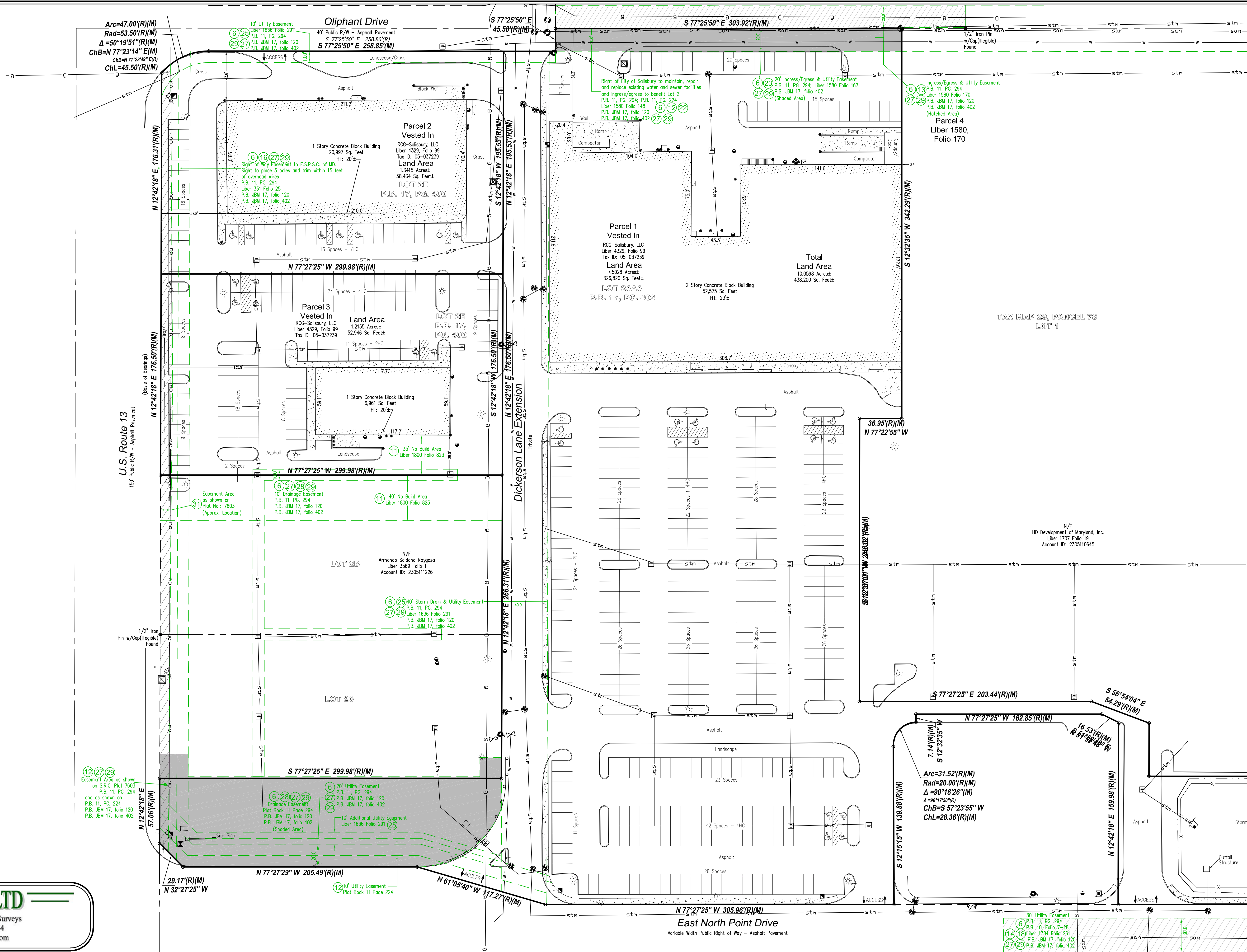
- R/W - Right-of-Way
- C/L - Centerline
- - Monumentation Found (as noted)
- - 5/8" Rebar Set
- △ - Encroachment
- ⊗ - Schedule B-Section II Item
- (M) - Measured
- (R) - Record
- Rad - Radius
- Arc - Arc Length
- Δ - Delta Angle
- ChL - Chord Length
- ChB - Chord Bearing
- ⊗ - Water Valve
- ⊗ - Sanitary Manhole
- ⊗ - Clean Out
- ⊗ - Gas Valve
- ⊗ - Catch Basin (Square)
- ⊗ - Storm Manhole
- ⊗ - Utility Box
- ⊗ - Transformer
- ⊗ - Electric Meter
- ⊗ - Cable Box
- ⊗ - Power Pole
- ⊗ - Light Pole
- ⊗ - Sign
- ⊗ - Ballard
- ⊗ - Handicapped Space
- ou - Overhead Utility Line
- C.L.F. - Chain Link Fence
- X - Fence (As noted)
- ▨ - Concrete Area
- ▨ - No Parking Area
- ▨ - Building Area
- san - Underground Sanitary Sewer Line
- stm - Underground Storm Sewer Line
- w - Underground Water Line
- g - Underground Gas Line
- e - Underground Electric Line

SCALE: 1" = 40'



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MATCHLINE SEE SHEET 1 OF 2