

1 TITLE DESCRIPTION

All of those lots or parcels of land located in Frederick County, Maryland, and more particularly described as follows:

All those lots, parts of lots or parcel of land situate in the Town and District of Thurmont, Frederick County, State of Maryland, on the Northerly side of East Main Street and on the Westerly side of Apple's Church Road, said parcel of land being at the Northwesterly intersection of the aforesaid Streets and beginning at a point at the Northwesterly intersection of the curb line of the aforesaid Streets and running thence by and with the Northerly side of East Main Street North 52° 5' West 89.4 feet; thence North 22° 10' East 221.5 feet; thence South 59° 5' East 57.2 feet to the Westerly side of Apple's Church Road; thence by and with the same South 15° 15' West 238.4 feet to the place of beginning, containing 0.39 acre of land, more or less.

The land shown in this survey is the same as that described in the First American Title Insurance Company commitment #NCS-401470-362-KCTY, dated April 06, 2015

2 TITLE INFORMATION

The Title Description and Schedule B Items hereon are from First American Title Insurance Company, commitment No.:NCS-401470-362-KCTY, Dated April 06, 2015.

The land shown in this survey is the same as that described in First American Title Insurance Company, Commitment #NCS-401470-362-KCTY, dated April 06, 2015.

6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

3 SCHEDULE 'B' ITEMS

- 4- Right of Way and Covenants contained in Deed dated June 20, 1967 by Aero Realty Inc. recorded among the aforesaid Land Records in Liber 766, folio 712. (SHOWN ON SURVEY, AFFECT THE SUBJECT PROPERTY)
- 5- Deed to The Commissioners of Thurmont dated November 27, 1945 and recorded among the aforesaid Land Records in Liber 452, folio 2. (SHOWN ON SURVEY, AFFECT THE SUBJECT PROPERTY)
- 6- Right of Way to The Potomac Edison dated August 1, 1947 and recorded among the aforesaid Land Records in Liber 447, folio 449. (SHOWN ON SURVEY, AFFECT THE SUBJECT PROPERTY)

4 SURVEYOR CERTIFICATION

This survey is made for the benefit of: 605 East Main Street, Bank of America, N.A., successor in interest to Thurmont Bank, Commercial Due Diligence Service, First American Title Insurance Company and their respective successors and assigns.

I, Andrew Husband, a Registered Land Surveyor in the State of Maryland, do hereby certify to the aforesaid parties, their successors and assigns, as of the date set forth above, that I have made a careful survey of a tract of land 605 East Main Street, described as follows:

1. The survey reflected by this plot was actually made upon the ground, 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 2011, and includes items 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), (as to utilities, surface matters only), 13, 14, 16, and 18, 21, 23 (to the extent possible, graphically depict on survey drawing the zoning setback lines), and 24 (graphically depict in relation to the subject tract or property any offsite easement or servitudes benefitting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A") to the Table A listing. Pursuant to the Accuracy Standards as adopted by ALTA, ACSM 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 District of Columbia, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Andrew Husband
Name:
Reg. Land Surveyor No. 218811

The Field work Completed on: 01-09-2014
Date of Plot or Map: 01-14-2014

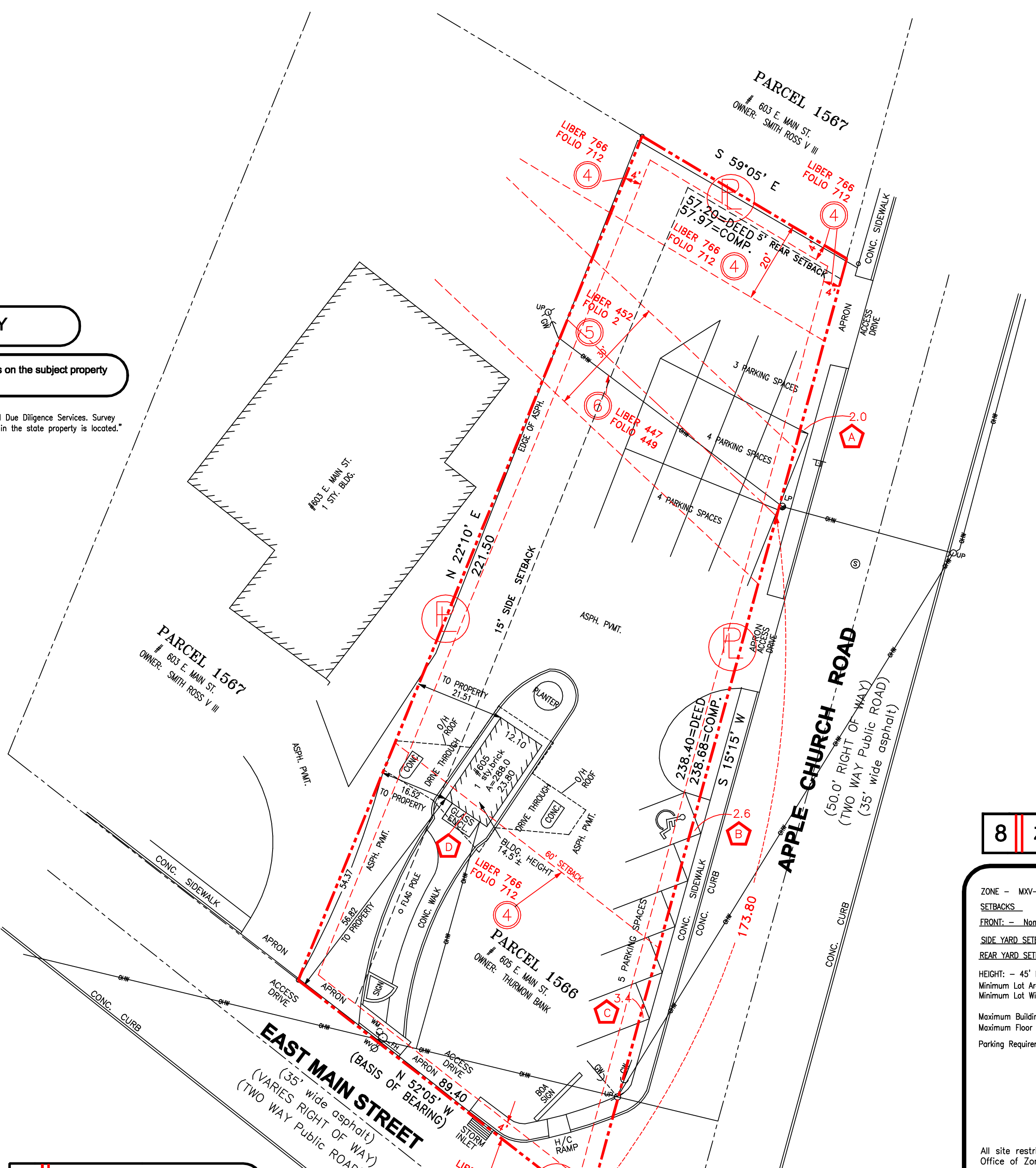
5 FLOOD INFORMATION

"SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP No. 24021CO 135D WITH A DATE OF IDENTIFICATION OF 09/27/2010, FOR COMMUNITY NUMBER 24021CO, IN FREDERICK COUNTY, STATE OF MARYLAND, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED. THE SURVEY SHALL INDICATE THE LIMITS OF THE FLOOD ZONE IF THE PROPERTY LIES IN MORE THAN ONE FLOOD ZONE OR IF ONLY A PORTION OF THE PROPERTY LIES IN A FLOOD ZONE.

NOTE: NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN.

Approved Surveyor
Surveyor's Name: AAH CONSULTANTS LLC
Address: 4200 Forbes Blvd # 203, MD 20706
Telephone Number: 301-429-1750
Fax Number: 301-429-1757
email: aahusbands@gmail.com
MD Professional Land Surveyor No. 218811



19 SURVEY DRAWING

7 STATEMENT OF ENCROACHMENTS

- A - PARKING SPACE- 2.0± DISTANCES VARY
- B - PARKING SPACE- 2.6± DISTANCES VARY
- C - PARKING SPACE- 3.4± DISTANCES VARY
- D - BUILDING ENCROACHMENT IN SETBACK LINE- 2.7± DISTANCES VARY

13 LAND AREA

16,998 square feet or 0.38999 Acres (DEED)
16,191 square feet or 0.3716 Acres (COMP.)

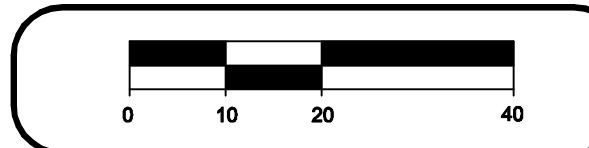
14 BUILDING AREA

Blgd Footprint at ground level: 288 square feet

15 BUILDING HEIGHT

Blgd 1: Height 14.5± or 1 Story

17 NORTH ARROW / SCALE



12 PARKING INFORMATION

- 15 Parking Spaces
- 1 Handicap Spaces
- 16 Total Parking Spaces

10 BASIS OF BEARINGS

The bearing North 52°05' West being the southerly line and South 15°15' West Easterly line of Parcel Liber 766 Folio 712, among the Records of Frederick County Maryland, was used as the Basis of Bearing for this survey. Said Southerly line of Parcel 1566 being shown on said map as N 52°05' W 88.40.

8 ZONING INFORMATION

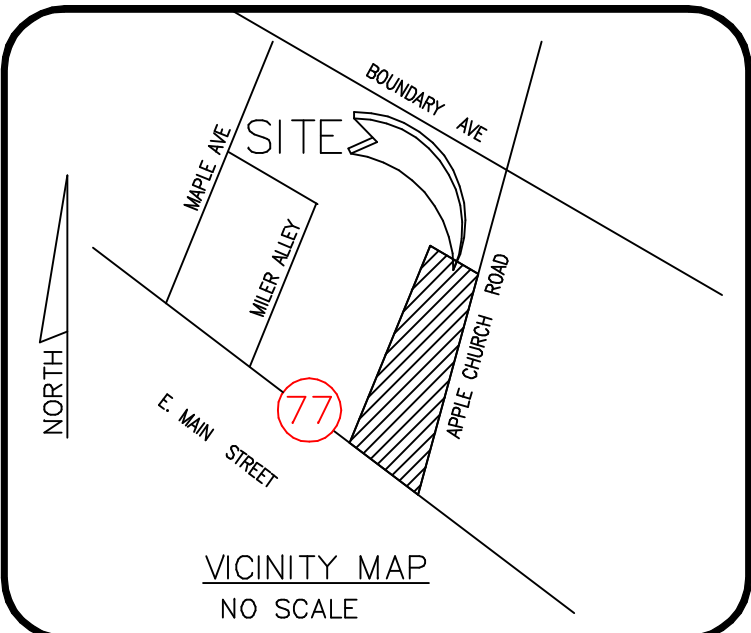
ZONE - MXV-1 Mixed Use Village I District
SETBACKS -
FRONT: - None
SIDE YARD SETBACK: 15 FEET
REAR YARD SETBACK: 5 FEET
HEIGHT: - 45' MAXIMUM ALLOWED
Minimum Lot Area: Not Noted
Minimum Lot Width: Not Noted
Maximum Building Coverage: 70%
Maximum Floor Area Ratio: Not Noted
Parking Requirements: Banks, Financial institutions and similar areas 1 per 300 sq.ft.Floor area.

All site restrictions were obtained per the City of Thurmont Office of Zoning.
Website: <http://www.thurmont.com>

9 LEGEND

⊕ SEWER MANHOLE	—G— GAS LINE	—P— PROPERTY LINE
⊕ STORM DRAIN MANHOLE	—S— SEWER LINE	⊕ HANDICAP PARKING
⊕ WATER MANHOLE	—SD— STORM SEWER	⊕ GATE
⊕ MANHOLE	—E— POWER LINE	⊕ WROUGHT IRON FENCE
⊕ STEAM MANHOLE	—W— WATER LINE	⊕ CONTROL
⊕ ELECTRIC MANHOLE	—ST— STEAM LINE	D/CURB= DEPRESSED CURB
⊕ WATER METER	UP ⚡ PEPCO POWER POLE	E/GREEN= EVERGREEN
⊕ WATER VALVE	UTILITY POLE	E/BOX= ELECTRICAL BOX
⊕ GAS VALVE		M/GRATE= METAL GRATE
⊕ GAS METER	UP ⚡ PEPCO LIGHT POLE	U/GR= UNDERGROUND
⊕ FIRE HYDRANT	TS □ TRAFFIC SIGN	S/INLET= STORM DRAIN INLET
⊕ WATER FAUCET	⊕ CIRCULAR METAL VENT	IRRIG= IRRIGATION
⊕ CLEAN OUT	⊕ CIRCULAR METAL COVER	BL = BOLLARD
⊕ TREE	⊕ STAND PIPE	←GW→ GUY WIRE
⊕ SIGN	(MST.) MEASURED	OHW= OVER HEAD WIRE
	(REC.) RECORD	

16 VICINITY MAP



11 SURVEYOR'S NOTES

1. No observable evidence of earth moving work, building construction or building additions within recent months.
2. No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
3. No observable evidence of site use as a solid waste dump, sump or sanitary landfill.
4. Property has both pedestrian and vehicular access to East Main Street & Apple Church Road, Public right of way.
5. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
6. The Building is fixed calls 16.52, 21.51 & 56.82 to Property are monument to the property.

18 ALTA/ACSM Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys (Effective February 23, 2011)



A division of FA Business Services, LLC
Certificate of Authorization No.: 24GA2823100
1700 South Broadway, Bldg E
Moore, Oklahoma 73160
Office: 405.378.5800 - Fax: 405.703.1851
Toll Free: 888.457.7878

Drwn By: RBP	Date: 08-20-14
Surveyor Ref.No: 14-108	Revision: QC revisions
Aprvd By: AAH	Date: 05-19-15
Field Date: January 09, 2014	Revision: New Title Report
Scale: 1"=20'	Date:
	Revision:

Prepared For:
Client Ref. No:

20 PROJECT ADDRESS

605 East Main Street
Thurmont, MD 21788
Project Name:
BOA MD9-918 THURMONT, MD
CDS Project Number:
14-05-15001