

Pursuant to Owner's Policy No. 0-9993-426832 issued by Stewart Title Guaranty Company and dated (last revised) April 8, 2005 we have determined the following in respect to schedule B exceptions:

- Subject to a Declaration of Covenants, Conditions, Restrictions and Easements dated May 16, 1997 and recorded among the Land Records of Harford County in Liber 2522, folio 871 as amended by Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements dated September 1, 1999 and recorded among the Land Records aforesaid in Liber No. 3116 folio 345 by Bata Shoe Co., Inc., and BLC Properties, Inc. This Company hereby provides affirmative coverage that the Declaration has not been violated and a future violation will not create a reversion or forfeiture of title. (Subject to - Not Plottable)
- Subject to an Agreement dated November 15, 1939 and recorded among the Land Records of Harford County in Liber 259, folio 7. (Subject to - Not Plottable)
- Subject to a Pole Agreement dated January 14, 1941 and recorded among the Land Records of Harford County in Liber 263, folio 309. (Subject to - Not Plottable)
- Intentionally deleted. (Liber No. 442, folio 17)
- Subject to a Pole Agreement dated February 25, 1959 and recorded among the Land Records of Harford County in Liber 622, folio 169. (Subject to - Not Plottable)
- Subject to a Deed dated June 26, 1958 and recorded among the Land Records of Harford County in Liber 505, folio 800, as shown on survey. (Subject to - as shown on survey)
- Subject to an unrecorded Consent Order dated May 7, 1997 and Amendment to Administrative Consent Order dated September 1, 1999 and recorded in Liber 3116 folio 324, as shown on survey. (Subject to - as shown on survey)
- Intentionally deleted. (Liber No. 2549, folio 777)
- Intentionally deleted. (Liber 2551, folio 165 & Liber 2561, folio 72)
- Subject to the terms and conditions as set forth in a Utilities Easement agreement dated September 2, 1999 and recorded among the Land Records aforesaid in Liber No. 3116 folio 400 by and between Bata Shoe Company, Inc., and Waters Edge Corporate Campus, LLC. (Subject to - Not Plottable)
- Subject to the terms and conditions as set forth in an Easement Agreement dated September 2, 1999 and recorded among the Land Records aforesaid in Liber No. 3116 folio 407 by and between Bata Shoe Company, Inc. and Waters Edge Corporate Campus, LLC. (Subject to - Not Plottable)
- Intentionally deleted. (Liber No. 3116 folio 319)
- Intentionally deleted. (Plat Book No. 92 folio 11)
- Subject to the terms and conditions contained in a Maintenance Agreement dated September 24, 2002 and recorded among the aforesaid in Liber No. 4330, folio 289 by and between Water's Edge Corporate Campus and Harford County, Maryland, as shown on survey. (Subject to - as shown on survey)
- Intentionally deleted. (Liber No. 4330, folio 306)
- Intentionally deleted. (Liber No. 4583, folio 288)
- Intentionally deleted. (Liber No. 4583, folio 294)
- Subject to the terms and conditions contained in a First Amendment to Declaration dated April 30, 2003 and recorded among the aforesaid in Liber No. 4583, folio 297 by Waters Edge Corporate Campus, LLC and Second Amendment dated March 2, 2006 and recorded among the aforesaid in Liber No. 6755, folio 088. (Subject to and Benefits - Not Plottable)
- Intentionally deleted. (Liber No. 4875, folio 619 & Liber No. 5720, folio 034)
- Intentionally deleted. (Liber No. 5360, folio 175 & Liber No. 5945, folio 035)
- Intentionally deleted. (Liber No. 5410, folio 440)
- Intentionally deleted. (Liber No. 5742, folio 210)
- Intentionally deleted. (Liber No. 5810, folio 071)
- Intentionally deleted. (Liber No. 5950, folio 428)
- Intentionally deleted. (Liber No. 6113, folio 611)
- Intentionally deleted. (Liber No. 6502, folio 132)
- Taxes and other public charges, including assessments by any county, municipality, metropolitan district or commission, payable on an annual basis not now covered by this Commitment Policy specifically payable on an annual basis have been paid through the fiscal year ending June 30, 2008 and that if payable on a semi-annual basis, taxes and any applicable service charge(s) have been paid through June 30th or December 31st following the Effective Date of the herein Commitment Policy, whichever of said dates is the first to occur. This Commitment Policy does not insure against the balance of any public charges (including assessments by any county, municipality, metropolitan district or commission) payable on an annual basis subsequent to the current fiscal year or part thereof for which such charges have last been levied. Nor does this Commitment Policy insure against possible future tax levies nor against possible public charges as defined above that have not been levied or assessed. (Not a survey matter)
- Intentionally deleted. (Any claim which arises out of the transaction...)
- Intentionally deleted. (Subject to any and all utility agreements...)
- Intentionally deleted. (Subject to any restrictions of record...)
- Subject to the terms and conditions contained in the Waters Edge Corporate Campus Property Owners Association Declaration of Covenants, Conditions and Restrictions dated July 25, 2000 and recorded among the aforesaid in Liber No. 3505, folio 130 by Waters Edge Corporate Campus, LLC. (Possibly subject to and benefit of)
- Subject to the terms and conditions contained in a Deed of Easement and Agreement dated December 30, 1999 and recorded among the aforesaid in Liber No. 3181, folio 091, between BLC Properties, Inc. and Waters Edge Properties, LLC and Waters Edge Corporate Campus, LLC. (Subject to and benefit of - offsite)
- Subject to the terms and conditions contained in a Deed of Easement and Agreement dated September 5, 2001 and recorded among the aforesaid in Liber No. 3876, folio 024 between Waters Edge Properties, LLC and Waters Edge Corporate Campus Property Owners Association, Inc. (Subject to and benefit of - offsite)
- Subject to the legal operation and effect of an Indemnity Deed of Trust, Assignment and Security Agreement dated as of July 31, 2003 from Waters Edge Corporate Campus LLC to George W. Barrett, Jr. and Paul J. Cashour, as trustees for the benefit of Rosedale Federal Savings and Loan Association and recorded among the Land Records of Harford County in Liber J.R. No. 4806, folio 337 and Indemnity Financing Statement from Waters Edge Corporate Campus LLC to Rosedale Federal Savings and Loan Association recorded among the aforesaid in Liber J.R. No. 4806, folio 369. (Subject to - Not Plottable)

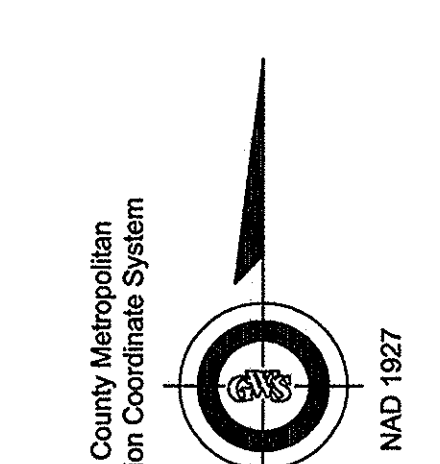
Beginning for the same at a pin and cap (GWS) set on the southerly right-of-way line of U.S. Route 40 - Pulaski Highway, a 150' wide right of way, on the westerly side of Millennium Drive as shown on a plat entitled "Final Plat Two Waters Edge Corporate Campus", recorded among the Land Records of Harford County, Maryland in Plat Book J.J.R. 111, folio 41, thence binding on Millennium Drive as shown on said plat with bearings referred to the Harford County Metropolitan District Coordinate System, NAD 27 datum, the following eight (8) courses and distances, viz:

- South 78°49'50" East 14.14 feet to a pin and cap (GWS) set.
- South 33°49'50" East 55.00 feet to a pin and cap (GWS) set.
- North 56°10'10" East 8.00 feet to a pin and cap (GWS) set.
- South 33°49'50" East 362.48 feet to a nail set.
- Southeasterly by a curve to the left having a radius of 312.00 feet and an arc length of 60.82 feet, said curve being subtended by a chord bearing South 39°24'55" East 60.73 feet to a nail set.
- S 45°00'00" East 75.94 feet to a nail set.
- Southeasterly by a curve to the left having a radius of 100.00 feet and an arc length of 78.54 feet, said curve being subtended by a chord bearing South 67°30'00" East 76.54 feet to a nail set and
- North 50°00'00" East 34.01 feet to a nail set, thence leaving Millennium Drive and binding on Lot 2 as shown on a plat entitled "Final Plat One Waters Edge Corporate Campus", recorded among the Land Records of Harford County, Maryland in Plat Book C.G.H. 101, folio 36, the following course and distances,
- South 00°00'00" East 343.90 feet (passing over a pin and cap (GWS) set at 306.90 feet, 35.00 feet from the end) to intersect the mean high water line of the northerly side of the Bush River, thence meandering along said water line the following fifteen (15) courses and distances, viz:
  - North 84°02'41" West 40.26 feet,
  - North 18°18'48" West 51.64 feet,
  - North 27°59'05" West 86.02 feet,
  - North 26°18'10" West 29.00 feet,
  - North 44°39'12" West 12.47 feet,
  - North 79°37'17" West 19.07 feet,
  - South 85°24'21" West 34.50 feet,
  - South 83°29'29" West 36.79 feet,
  - South 57°59'28" West 21.46 feet,
  - North 89°41'46" West 82.67 feet,
  - South 85°39'32" West 109.95 feet,
  - South 83°56'25" West 46.59 feet,
  - North 89°41'46" West 82.67 feet,
  - South 70°03'05" West 51.08 feet and,
  - South 19°49'09" West 62.98 feet, to the beginning of the thirty-third (33rd) or North 30°33'44" West 346.22 foot line of a parcel of land described in a deed dated September 2, 1999 from Bata Shoe Company to Waters Edge Corporate Campus, LLC, recorded among the Land records of Harford County, Maryland in Liber C.G.H. 3116, folio 360, thence leaving Bush River and binding on the 33rd through 37th lines thereof the following five (5) courses and distances, viz:
    - North 30°33'44" West 346.22 feet, (passing over a pin and cap (GWS) set at 46.22 feet, 300.00 feet from the end) to an iron pipe found,
    - Northwesterly by a non-tangent curve to the right having a radius of 515.00 feet and an arc length of 142.36 feet, said curve being subtended by a chord bearing North 87°07'22" West 141.93 feet to a pin and cap (GWS) set.
    - North 79°12'18" West 27.32 feet to a pin and cap (GWS) set.
    - North 33°49'50" West 122.97 feet to a pin and cap (GWS) set, to intersect the southerly right-of-way line of U.S. Route 40 as shown on SRC Plat 1436, thence binding on a portion thereof,
    - North 56°10'10" East 623.95 feet, to the POINT OF BEGINNING.

Containing 378,985 square feet or 8.700 Acres of Land more or less.

Being the first described parcel (Exhibit "A") conveyed and described in a deed dated September 2, 1999 from Bata Shoe Company to Waters Edge Corporate Campus, LLC, recorded among the Land records of Harford County, Maryland in Liber C.G.H. 3116, folio 360.

Legend	
[Symbol]	Light Box
[Symbol]	Guy Wire
[Symbol]	Water Valve
[Symbol]	Fire Hydrant
[Symbol]	Storm Drain MH
[Symbol]	Sanitary Sewer MH
[Symbol]	Inlet
[Symbol]	Light
[Symbol]	Phone
[Symbol]	Electric Box
[Symbol]	Clean Out
[Symbol]	Sign
[Symbol]	Utility Pole
[Symbol]	Transformer
[Symbol]	Well
[Symbol]	Wetlands
[Symbol]	Stream/Water Line
[Symbol]	Overhead Wire
[Symbol]	Miscellaneous
[Symbol]	Asse
[Symbol]	Paving
[Symbol]	Floodplain Line
[Symbol]	RCP= Reinforced Concrete Pipe

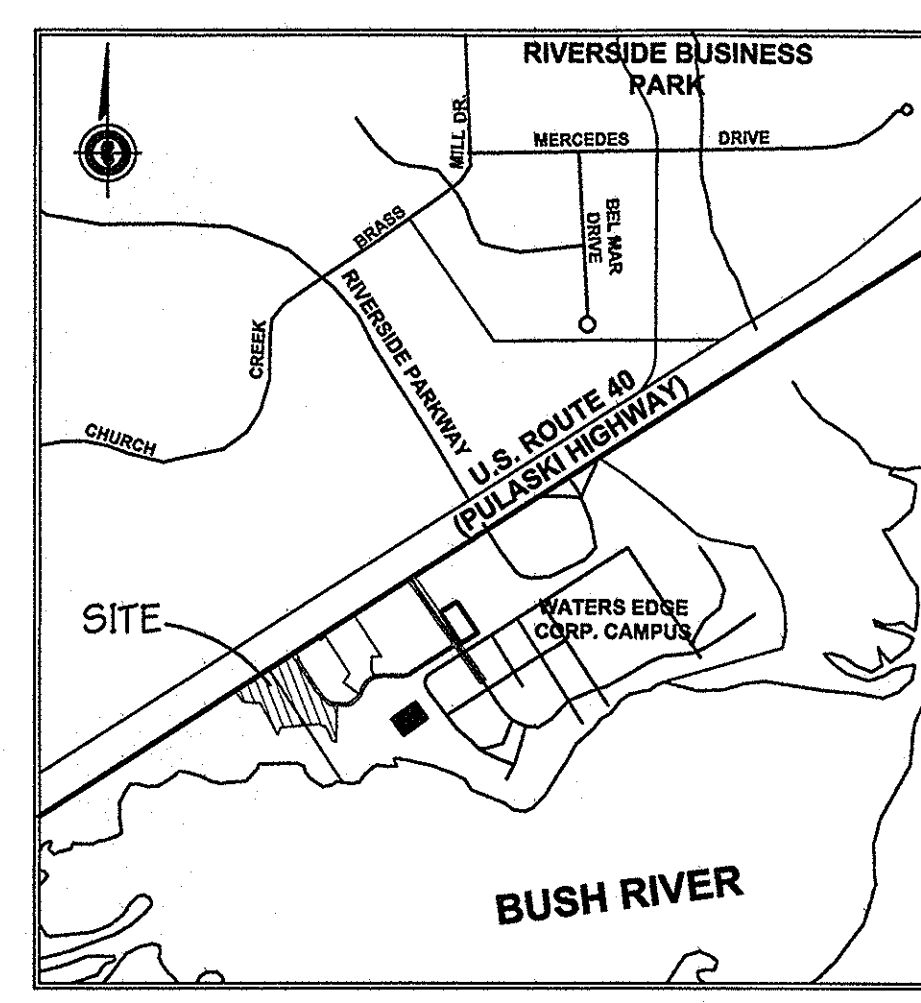


Harford County Metropolitan  
Commission Coordinate System

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	515.00'	142.36'	141.59'	N 87°07'22" W	19°50'16"
C2	312.00'	60.82'	60.73'	S 39°24'55" E	11°10'10"
C3	100.00'	78.54'	76.54'	S 67°30'00" E	45°00'00"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 26°18'10" W	29.00'
L2	N 44°39'12" W	12.47'
L3	N 79°37'17" W	19.07'
L4	S 85°24'21" W	34.50'
L5	S 83°29'29" W	36.79'
L6	S 57°59'28" W	21.46'
L7	S 83°56'25" W	46.59'
L8	S 77°41'15" W	39.78'
L9	S 70°03'05" W	31.08'

Lot ③  
N/F  
MTWE Lot 3 LLC  
Second Revised Final Plat Two  
Waters Edge Corporate Campus Lot 3  
Plat Book J.J.R. 116, folio 45  
Tax Map 62, Parcel 861

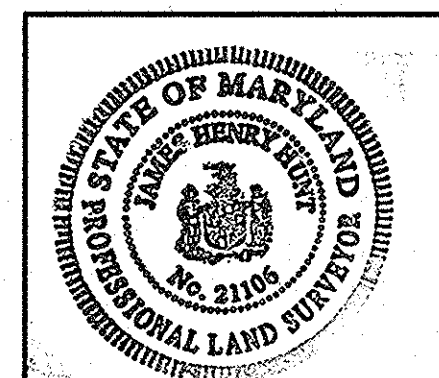


Vicinity Map  
Scale: 1" = 200'  
Tax Map 62, Parcel: Part of Former Parcel 61

- General Notes:
- Horizontal Datum: Harford County Commission Coordinate System, NAD 27.
  - Tax Map: 62, Parcel: Part of Former Parcel 61
  - Deed Ref.: Liber C.G.H. 3116, Folio 360
  - Field work performed by G.W. Stephens Jr. & Associates, Inc. on and between: August 15, 2007 & November 9, 2007.
  - The Parcel shown hereon lies partially within Zone X (Unshaded) (areas determined to be outside the 500-year flood plain) and Zone AE (Special Flood Hazard Areas Inundated by 100 year flood), graphically plotted hereon and shown on the Flood Insurance Rate Map for Harford County, Maryland, Map Number 24025C0278 D, Effective Date January 7, 2000. There is a Conditional Letter of Map Revision dated 7/11/00 stating the FEMA map is to be superseded by the final location of the 10 foot elevation contour.
  - Water boundaries are subject to change due to natural causes and that it may or may not represent the actual limit of title. Date of Measurement was November 7, 2007.
  - A portion of the parcel shown hereon lies within the Habitat Protection Area.
  - This site is located entirely within the Chesapeake Bay Critical Area Overlay District and classified as Intensely Developed Area (IDA).
  - A Licensed Surveyor in the State of Maryland was in responsible charge over the preparation and surveying work reflected in this exhibit, all in compliance with the requirements set forth in Title 09.13.06.12 Regulations.

Lot ②  
N/F  
4685 Millennium Drive, LLC  
Final Plat One  
Waters Edge Corporate Campus  
Plat Book C.G.H. 101, folio 36  
Tax Map 62, Parcel 830

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
GWS	595723.748	1015033.837	12.48	IPC
GW9	598254.656	1014685.158	0.00	IPC
TM1	598100.680	1014379.084	20.88	IPC
TM2	595995.534	1014091.722	18.34	IPC
TM3	595750.011	1013859.502	17.93	IPC
TM4	595705.784	1014219.763	0.00	IPC
TM5	595422.559	1014237.571	6.49	IPC
TM6	595491.522	1014445.618	9.32	IPC
TM7	595542.982	1014881.441	11.29	IPC



James H. Hunt  
21104  
9-02-2008  
Scale: 1"=40'  
Project No: 20-10856-5

Boundary Survey  
**Remaining Lands of  
Waters Edge Corporate Campus, LLC**  
OWNER:  
Water's Edge Corporate Campus, LLC  
c/o Manekin LLC  
8601 Robert Fulton Dr.  
Columbia Md. 21046-2278  
Harford County, Maryland

Election District No. 1

**GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC.**  
ENGINEERS • PLANNERS • SURVEYORS • TRANSPORTATION  
WATERS EDGE CORPORATE CAMPUS  
4685 MILLENNIUM DRIVE, SUITE 100  
BELCAMP, MARYLAND 21017  
Ph: (410) 297-2340  
Fax: (410) 297-2345

Date: 08/20/2008