

Stewart Title Guaranty Company
ALTA Commitment No. C9912-49464/hlt
Schedule B-Part II Exceptions
Dated October 31, 2005

Item #	Instrument	Applicable/Non-Applicable	Defined/Non-Defined	Description
2	Deed Liber 3850 Folio 787	Applicable	Non-Defined	Deed of easement and agreement between Thelma V. Tribull and Anne Arundel County.

Stewart Title Guaranty Company
Additional Items

Instrument	Applicable/Non-Applicable	Defined/Non-Defined	Description
Anne Arundel County Circuit Court Case No. C-92-07236	Applicable	Non-Defined	Court document with a decision regarding garage on Lot 12 and boundary line dispute between Lots 11 and 12.
Anne Arundel County Circuit Court Case No. C-92-07236-0C	Applicable	Non-Defined	Court document clarifying prior court document listed above regarding garage on Lot 12 and boundary line dispute between Lots 11 and 12.

Description Of
The Remainder Of
Lot 12 "Point Pleasant"
Anne Arundel County, Maryland

Being or intended to be part of the lands in the conveyance from Ronald Elwood Barnhart and Patresa A. Barnhart to the Ronald E. Barnhart Revocable Living Trust and the Patresa A. Barnhart Revocable Living Trust by deed dated April 26, 2000 recorded among the Land Records of Anne Arundel County, Maryland in Liber 9786 at Folio 632; also being or intended to be the remainder of Lot 12 as shown on an unrecorded plat entitled "Point Pleasant", and being more particularly described as follows:

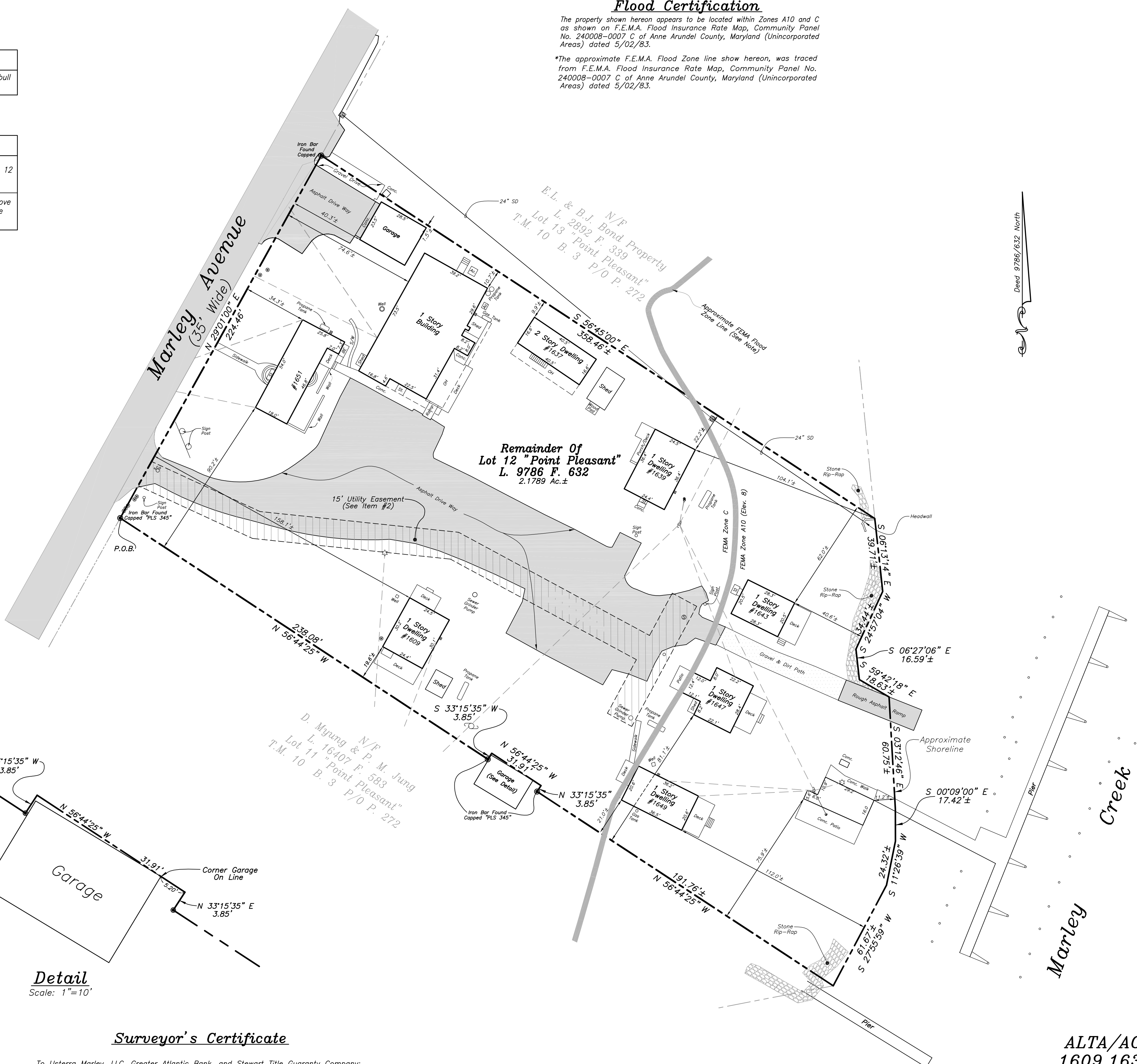
Beginning for the same at an iron bar found capped "PLS 345" on the easternmost side of Marley Avenue, 35 feet wide, at the division line of Lots 11 and 12 as shown on an unrecorded plat entitled "Point Pleasant"; thence binding on Marley Avenue, with the bearings now being referred to the meridian of the conveyance from Ronald Elwood Barnhart and Patresa A. Barnhart to the Ronald E. Barnhart Revocable Living Trust and the Patresa A. Barnhart Revocable Living Trust by deed dated April 26, 2000 recorded among the Land Records of Anne Arundel County, Maryland in Liber 9786 at Folio 632,

- North 29 degrees 01 minutes 00 seconds East 224.46 feet to an iron bar found capped at the division line of Lots 12 and 13 as shown on the plat of "Point Pleasant"; thence leaving Marley Avenue and binding on the division line of Lots 12 and 13
- South 56 degrees 45 minutes 00 seconds West 358.46 feet, more or less, to the approximate shoreline of Marley Creek; thence leaving the division line of Lots 12 and 13 and running with the approximate shoreline of Marley Creek
- South 06 degrees 13 minutes 14 seconds East 39.71 feet, more or less; thence
- South 24 degrees 57 minutes 04 seconds West 34.44 feet, more or less; thence
- South 06 degrees 27 minutes 06 seconds East 16.59 feet, more or less; thence
- South 59 degrees 42 minutes 18 seconds East 18.63 feet, more or less; thence
- South 03 degrees 12 minutes 46 seconds East 60.75 feet, more or less; thence
- South 00 degrees 09 minutes 00 seconds East 17.42 feet, more or less; thence
- South 11 degrees 26 minutes 39 seconds West 24.32 feet, more or less; thence
- South 27 degrees 55 minutes 59 seconds West 61.67 feet, more or less, to a point at the division line of Lots 11 and 12 as shown on the plat of "Point Pleasant"; thence leaving Marley Creek and binding on the division line of Lots 11 and 12
- North 56 degrees 44 minutes 25 seconds West 191.76 feet, more or less, to an iron bar found capped "PLS 345"; thence leaving the division line of Lots 11 and 12 and running through Lot 12, in order to go around the garage on Lot 11 as intended in Anne Arundel County Circuit Court Case No. C-92-07236-0C
- North 33 degrees 15 minutes 35 seconds East 3.85 feet to a point; thence
- North 56 degrees 44 minutes 25 seconds West 5.20 feet to the corner of the garage on Lot 11, thence continuing 26.71 feet, for a total of 31.91 feet to a point; thence
- South 33 degrees 15 minutes 35 seconds West 3.85 feet to an iron bar found capped "PLS 345", and thence
- North 56 degrees 44 minutes 25 seconds West 238.08 feet to the point of beginning.

Containing in all 2.1789 acres of land, more or less.

BOYD & DOWGIALLO, P.A.

ENGINEERS*SURVEYORS*PLANNERS
 7678 Quarterfield Road
 Suite 201
 Glen Burnie, Maryland 21061
 (410) 863-1234



Detail
 Scale: 1"=10'

Surveyor's Certificate

To Usterra Marley, LLC, Greater Atlantic Bank, and Stewart Title Guaranty Company:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM, and NSPS in 2005. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor in the State of Maryland, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

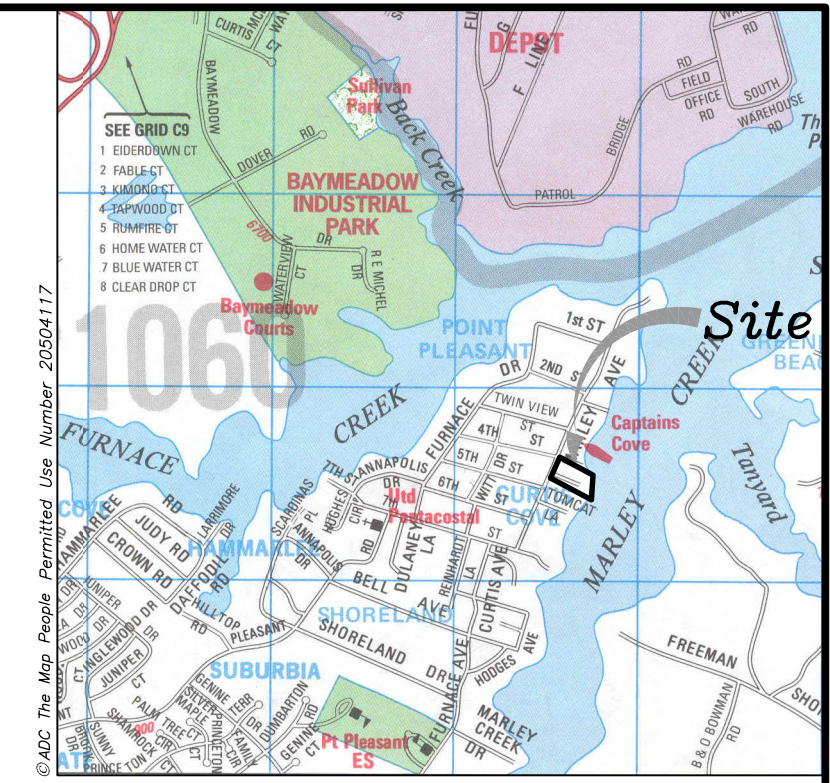
Boyd & Dowgiallo, P.A. Reg. #171

By: Barry D. Pyle Date
 Maryland Professional Land Surveyor #21117

Flood Certification

The property shown hereon appears to be located within Zones A10 and C as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 240008-0007 C of Anne Arundel County, Maryland (Unincorporated Areas) dated 5/02/83.

*The approximate F.E.M.A. Flood Zone line show hereon, was traced from F.E.M.A. Flood Insurance Rate Map, Community Panel No. 240008-0007 C of Anne Arundel County, Maryland (Unincorporated Areas) dated 5/02/83.



Vicinity Map
 Scale: 1"=2000'

Legend

- Overhead Wire
- Sewer Manhole
- Sewer Cleanout
- Utility Pole
- Guy Wire
- Utility Box
- Small Utility Box (Telephone/Cable)
- Water Manhole
- Light Pole
- Water Valve
- Fire Hydrant
- Storm Drain Manhole
- Storm Drain Inlet
- Chimney
- Iron Bar W/Cap Found
- Piling

ALTA/ACSM Land Title Survey
1609,1637,1639,1643,1647,1649,
1651 & 1653 Marley Avenue
Deed Liber 9786 Folio 632
Remainder Of Lot 12 "Point Pleasant"
 Tax Map 10 Block 3 P/O Parcel 272
 Fifth District Anne Arundel County, Maryland 21060
 July 21, 2006 Scale: 1"= 30'
 Revised August 8, 2006
 Graphic Scale: 1"=30'

