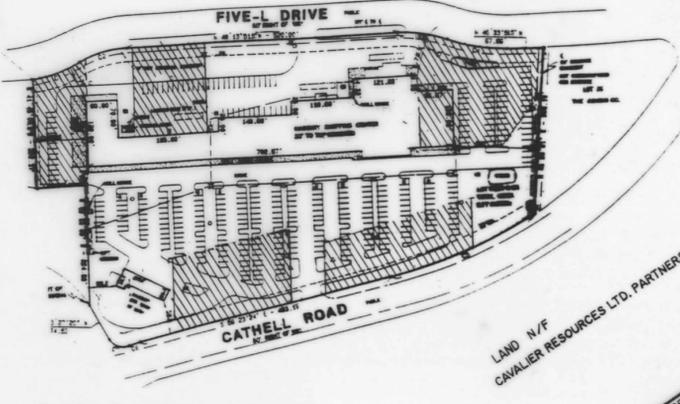
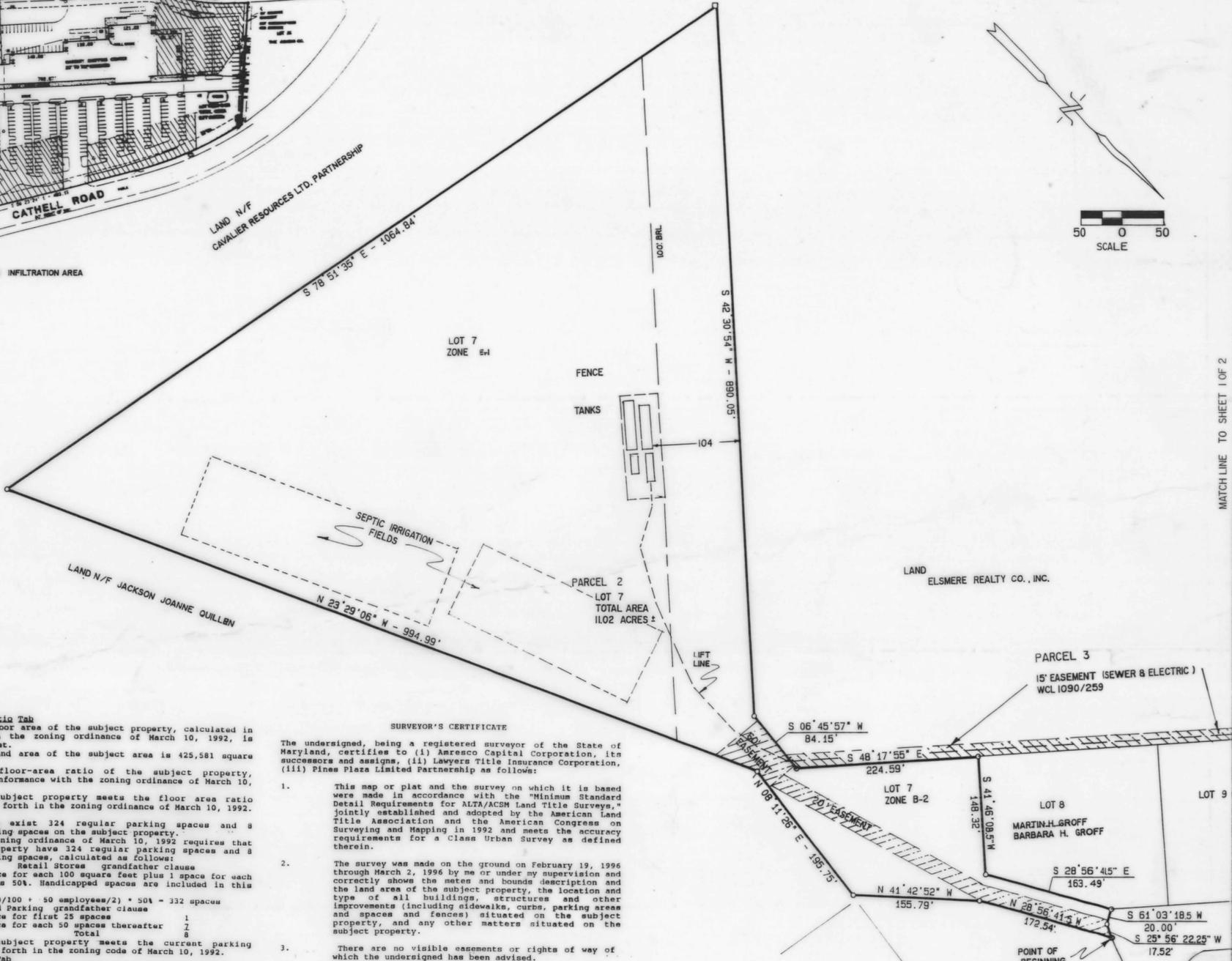


**CURVE DATA**

DELTA	RADIUS	ARC	CHORD BEARING	CHORD
1. Δ=20° 18' 30"	R=255.02'	A=90.39'	CB=N 65° 53' 32" W	C=89.92'
2. Δ=27° 48' 56"	R=195.02'	A=94.68'	CB=N 62° 08' 19.5" W	C=93.75'
3. Δ=20° 36' 55"	R=269.06'	A=96.81'	CB=N 37° 55' 24" W	C=96.29'
4. Δ=18° 56' 55.25"	R=354.78'	A=117.33'	CB=N 37° 05' 24" W	C=116.80'
5. Δ=18° 53' 12"	R=314.93'	A=101.59'	CB=S 68° 50' 00" E	C=100.23'
6. Δ=05° 20' 57"	R=270.00'	A=25.18'	CB=S 62° 03' 41" E	C=25.17'
7. Δ=78° 11' 06"	R=30.00'	A=40.93'	CB=S 25° 38' 14" E	C=37.83'



200 SCALE PLAN INDICATING INFILTRATION AREA AS PER PLAN DATE 2-21-86



MATCHLINE TO SHEET 1 OF 2

**A. Floor Area Ratio Tab**  
 1. The floor area of the subject property, calculated in conformance with the zoning ordinance of March 10, 1992, is 63,900 square feet.  
 2. The land area of the subject area is 425,581 square feet.  
 3. The floor-area ratio of the subject property, calculated in conformance with the zoning ordinance of March 10, 1992, is 0.15.  
 4. The subject property meets the floor area ratio requirements set forth in the zoning ordinance of March 10, 1992.

**B. Parking Tab**  
 1. There exist 324 regular parking spaces and 8 handicapped parking spaces on the subject property.  
 2. The zoning ordinance of March 10, 1992 requires that the subject property have 324 regular parking spaces and 8 handicapped parking spaces, calculated as follows:  
 Parking      Retail Stores      grandfather clause  
 1 space for each 100 square feet plus 1 space for each 2 employees times 50. Handicapped spaces are included in this computation.  
 (63,900/100) + 50 employees/2) + 50 = 332 spaces  
 Handicapped Parking grandfather clause  
 1 space for first 25 spaces      1  
 1 space for each 50 spaces thereafter      2  
 Total      3

3. The subject property meets the current parking requirements set forth in the zoning code of March 10, 1992.

**C. Loading Area Tab**  
 1. There exist 3 loading areas on the subject property.  
 2. The zoning ordinance of March 10, 1992 requires that the subject property have 3 loading areas, calculated as follows:  
 Gross Floor Area      4 Spaces  
 50,001 to 100,000 square feet      3  
 3. The subject property meets the current loading area requirements set forth in the zoning code of March 10, 1992.

**NOTE:** Pines Plaza currently exceeds all landscaping requirements of both the code under which it was built and the current code. The current landscaping layout would be reproduced to comply with today's ordinance, so there would be no loss of parking. The County's buffering requirements are between B-2 zones and other zoning. Pines Plaza has B-2 zoning on either and adjoining property and roads on the other two sides. No buffering or screening is required.

**RIGHT OF WAY EASEMENT**

Right of Way Easement dated November 5, 1982 from Five-L Limited Partnership to W.H.L. Inc. and recorded among the Land Records of Worcester County, Maryland in Liber W.C.L. No. 942, folio 407, et seq.  
 Right of Way Easement dated October 8, 1977 from Five-L Limited Partnership, et al. to County Commissioners of Worcester County, Maryland and recorded among the aforesaid Land Records in Liber F.W.B. No. 706, folio 302, et seq.  
 Right of Way Easement dated October 17, 1985 from Pines Plaza Limited Partnership to Choptank Electric Cooperative, Inc. and recorded among the aforesaid Land Records in Liber W.C.L. No. 1150, folio 475.  
 Deed of Dedication dated May 30, 1985 by Pines Plaza Limited Partnership and recorded among the aforesaid Land Records in Liber W.C.L. No. 1093, folio 582, et seq.  
 Right of Way Easement dated October 17, 1985 from Pines Plaza Limited Partnership to Choptank Electric Cooperative, Inc. and recorded among the aforesaid Land Records in Liber W.C.L. No. 1150, folio 473.  
 Right of Way Easement dated April 5, 1974 from Loewer & Lynn to Choptank Electric Cooperative, Inc. and recorded among the aforesaid Land Records in Liber F.W.B. No. 443, folio 310.  
 Right of Way Easement dated July 21, 1970 from Charles W. Lewis and Ruth Ann Lewis to Choptank Electric Cooperative, Inc. and recorded among the aforesaid Land Records in Liber F.W.B. No. 287, folio 646.  
 Right of Way Easement dated April 2, 1970 from Howard E. Cathell, Jr. and Hallie Cathell to Choptank Electric Cooperative, Inc. and recorded among the aforesaid Land Records in Liber F.W.B. No. 285, folio 585.  
 Right of Way Easement dated April 11, 1962 from Howard Elton Cathell, Jr. and Hallie J. Cathell to Choptank Electric Cooperative, Inc. and recorded among the aforesaid Land Records in Liber F.W.B. No. 159, folio 211.  
 Deed of Right of Way dated May 24, 1985 by Elsmere Realty Company, Inc. and Pines Plaza Limited Partnership and Grayson E. Oullben and Patricia Oullben, his wife, and recorded among the aforesaid Land Records in Liber W.C.L. No. 1090, folio 242, et seq. and Confirmatory Deed of Right of Way dated June 20, 1985 by Elsmere Realty Company, Inc. et al. and recorded among the aforesaid Land Records in Liber W.C.L. No. 1115, folio 525, et seq.  
 Rights of Ways in Deed of Exchange dated May 24, 1985 by Elsmere Realty Company, Inc. and Pines Plaza Limited Partnership and recorded among the aforesaid Land Records in Liber W.C.L. No. 1090, folio 258, et seq. and Confirmatory Deed of Exchange dated June 20, 1985 by and between Elsmere Realty Company, Inc. and Pines Plaza Limited Partnership and recorded among the aforesaid Land Records in Liber W.C.L. No. 1115, folio 528, et seq.

**SURVEYOR'S CERTIFICATE**

The undersigned, being a registered surveyor of the State of Maryland, certifies to (1) Amresco Capital Corporation, its successors and assigns, (2) Lawyers Title Insurance Corporation, (3) Pines Plaza Limited Partnership as follows:

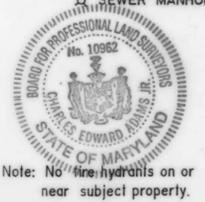
- This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1992 and meets the accuracy requirements for a Class Urban Survey as defined therein.
- The survey was made on the ground on February 19, 1996 through March 2, 1996 by me or under my supervision and correctly shows the sites and bounds description and the land area of the subject property, the location and type of all buildings, structures and other improvements (including sidewalks, curbs, parking areas and spaces and fences) situated on the subject property, and any other matters situated on the subject property.
- There are no visible easements or rights of way of which the undersigned has been advised.
- There are no party walls and no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets, alleys, easements, or rights of way, or (b) by the improvements on any adjoining properties, streets, or alleys upon the subject property.
- The location of each easement, right of way, servitude, and other matter (above or below ground) affecting the subject property and listed in the title insurance commitment no. N/A dated March, 1996, issued by Lawyers Title Insurance Corporation with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with the minimum setback, side yard and rear yard lines, provisions and restrictions of record for the subject property referenced in such title commitment.
- The subject property has direct access to and from a duly dedicated and accepted public street or highway.
- The subject property does not serve any adjoining property for drainage, utilities, structural support or ingress or egress, except the ingress/egress easement for the Elsmere property across Lot 7.
- The record description of the subject property forms a mathematically closed figure.
- No portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located.
- The improvements lie wholly within the boundaries of the property.
- No part of the improvements encroaches on or overhangs any easement, right of way or land of others.
- The improvements are wholly within building restriction lines established by plat, other recorded document or local zoning ordinances.
- No adjoining structure encroaches on the property or any dominant appurtenant easement.
- The improvements are in compliance with the County zoning requirements as to:
  - Area, width, or depth of the land as a building site for the structure;
  - Floor space area of the structure;
  - Setback of the structure from the property to the rear of the land; or
  - Height of the structure.

The parties listed above and their successors and assigns are entitled to rely on the survey and this certificate as being true and accurate.

*Charles Adams*  
 Charles Adams  
 Registration No. 10962

Dated: March 2, 1996

- ELECTRIC TRANSFORMER
- LIGHT
- △ SIGN
- IRON BAR
- PIPE
- CONCRETE MONUMENT
- POINT
- ⊗ HANDICAPPED SPACE
- ⊗ SEWER MANHOLE



**SURVEY AND LOCATION PLAN**  
 FOR PINES PLAZA SHOPPING CENTER - OCEAN PINES, BERLIN MARYLAND  
 PINES PLAZA LIMITED PARTNERSHIP

LOT 17, 20, 25 AND 7 (RESUBDIVIDED) FIVE-L PARK

DRAWN CEA	DATE 3-2-96	THIRD ELECTION DISTRICT WORCESTER COUNTY STATE OF MARYLAND	
APPROVED BY CEA	REVISED 3-21-96		
SCALE 1"=100'	SHEET 2	SHEET OF 2	PROJECT NO. LOEWER.500

FILED  
 APR 2 11 38 AM '96  
 RICHARD H. OULTEN  
 CLERK OF COURT  
 WOR. CO.

R 10 146/3

MSA S50 1257-6403-2