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STEPHEN V. HALES
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WOR. CO.

ALTA/ACSM LAND TITLE SURVEY

OF LANDS OF RAYMOND BANKS

FOURTH TAX DISTRICT
WORCESTER COUNTY, MARYLAND
DATE: 12/17/10

LEGAL DESCRIPTION OF PARCEL #27

All that tract, parcel, or piece of land situated, lying, and being in the Fourth Tax District of Worcester County, Maryland and being located on the westerly side of the old run of the Pocomoke River and on both the southerly and northerly sides of Whiton Crossing Road as more particularly described in Item One and Item Two as follows:

Item One, SOUTHERLY PART OF PARCEL #27 - LEGAL DESCRIPTION AS SURVEYED

Beginning of a re-bar set on the southerly side of Whiton Crossing Road at the northwesterly corner of lands of Sharon E. and Robin K. Doss (deed reference RHO 1822/198 & RHO 1822/194); said re-bar set 15 feet from the center of pavement and W 89°50'07" E, 223.30 feet from the concrete monument found at the southwest corner of the original parcel of the lands of Sharon E. Doss (formerly known as Sharon L. Engerman) as described in said deed RHO 1822/194;

Thence, by and with the westerly boundary lines of the aforesaid lands of Sharon E. and Robin K. Doss and the lands now or formerly of Ray Allen Lewis (deed reference SVH 2737/543 & SVH 2772/254), the following (18) courses and distances:

- S 08°58'07" W 223.30' to a concrete monument found;
- S 01°20'21" W 189.48' to a re-bar found;
- S 07°21'22" E 166.30' to a re-bar set;
- S 19°19'03" E 57.35' to a re-bar found;
- S 29°21'56" E 279.50' to a tree;
- S 15°32'21" E 167.48' to a re-bar found;
- S 06°20'36" E 185.98' to a re-bar set;
- S 08°50'28" W 98.43' to a re-bar set;
- S 01°13'37" W 256.19' to a re-bar set;
- S 08°36'26" E 46.20' to a re-bar set;
- S 03°27'47" E 196.10' to a re-bar set;
- S 04°57'25" E 83.48' to a re-bar set;
- S 01°26'38" W 138.82' to a re-bar set;
- S 19°32'50" W 85.63' to a re-bar set;
- S 14°45'58" W 293.32' to a re-bar set;
- S 26°10'38" W 184.94' to a re-bar set;
- S 38°19'13" W 56.72' to a re-bar set;
- S 21°50'35" W 84.94' to a re-bar set;

Thence, by and with the westerly lines of the lands now or formerly of Bounds Family Limited Liability Partnership (deed reference RHO 2589/160 and FWH 485/590) as based on a plat entitled "Plat of Road Surveyed for Dr. William H. White" by George E. Jackson dated July 31, 1909 and recorded in ODC 5/16/12; the following (17) courses and distances:

- S 13°44'36" W 132.25' to a re-bar set;
- S 18°56'03" W 66.00' to a re-bar set;
- S 36°56'03" W 214.50' to a re-bar set;
- S 47°56'03" W 82.50' to a re-bar set;
- S 68°56'03" W 99.00' to a re-bar set;
- S 35°56'03" W 66.00' to a re-bar set;
- S 17°33'57" E 284.00' to a re-bar set;
- S 03°56'03" W 214.50' to a re-bar set;
- S 17°56'03" W 123.75' to a re-bar set;
- S 29°56'03" W 214.50' to a re-bar set;
- S 14°33'57" E 214.50' to a re-bar set;
- S 27°56'03" W 49.50' to a re-bar set;
- S 75°56'03" W 66.00' to a re-bar set;
- S 88°56'03" W 66.00' to a re-bar set;
- S 68°03'57" W 82.50' to a re-bar set;
- N 53°03'57" W 99.00' to a re-bar set;
- N 65°03'57" W 95.79' to a re-bar set;

Thence by and with a line of pointed and marked trees S 07°32'35" W (passing thru a re-bar set at a distance of 1010.81 feet) 1020.81 feet to the center of Old Mill Branch;

Thence, by and with the center of Old Mill Branch and the westerly lines of other lands now or formerly of Bounds Family Limited Liability Partnership (deed reference RHO 2589/160 and FWH 216/559) the following (47) courses and distances:

- S 83°06'18" W 8.56' to a point;
- S 42°13'49" W 76.43' to a point;
- S 23°04'33" W 60.04' to a point;
- S 07°03'58" W 112.13' to a point;
- S 35°26'35" W 75.69' to a point;
- S 80°17'04" W 45.88' to a point;
- S 30°35'57" W 66.79' to a point;
- S 14°57'20" W 66.90' to a point;
- S 35°10'52" W 50.42' to a point;
- S 21°52'37" W 174.72' to a point;
- S 60°03'59" W 56.30' to a point;
- S 22°46'12" W 81.19' to a point;
- S 35°11'44" W 171.33' to a point;
- S 76°31'41" W 55.53' to a point;
- N 85°26'05" W 47.60' to a point;
- S 30°02'27" W 95.33' to a point;
- S 86°54'41" W 53.94' to a point;
- S 40°02'08" W 72.60' to a point;
- S 25°08'45" W 68.11' to a point;
- S 27°39'24" W 74.92' to a point;
- S 49°39'04" W 51.17' to a point;
- S 36°30'17" W 75.67' to a point;
- S 05°37'32" E 70.87' to a point;
- S 05°11'33" W 101.25' to a point;
- S 48°42'47" W 45.44' to a point;
- S 09°31'05" E 81.12' to a point;
- S 03°39'13" E 111.53' to a point;
- S 38°18'34" E 24.39' to a point;
- N 77°20'03" E 33.73' to a point;
- S 77°06'08" E 40.96' to a point;
- S 20°23'19" E 53.45' to a point;
- S 28°35'00" E 66.94' to a point;
- S 25°09'08" W 26.77' to a point;
- S 19°11'20" E 104.36' to a point;
- S 02°34'33" E 45.50' to a point;
- S 28°35'08" W 47.71' to a point;
- S 05°34'20" W 77.20' to a point;
- S 20°43'40" W 68.07' to a point;
- S 00°26'43" W 49.94' to a point;
- S 24°52'00" E 72.98' to a point;
- S 02°06'51" W 52.16' to a point;
- S 26°26'07" W 52.94' to a point;
- S 14°07'36" E 93.88' to a point;
- S 28°17'07" E 53.37' to a point;
- S 01°13'16" E 56.38' to a point;
- S 08°04'46" W 75.52' to a point;
- S 20°28'10" W 160.75' to a point;

Thence, by and with the center of the old run of the Pocomoke River, the following (94) courses and distances:

- N 48°23'19" W 227.08' to a point;
- S 32°06'44" W 41.19' to a point;
- S 57°04'43" W 83.12' to a point;
- N 90°00'00" W 94.50' to a point;
- N 38°13'04" W 147.75' to a point;
- N 31°37'49" W 189.12' to a point;
- N 30°59'11" E 106.36' to a point;
- N 05°28'43" E 50.65' to a point;
- N 24°35'11" W 238.38' to a point;
- N 14°28'58" E 198.29' to a point;
- N 09°31'58" E 217.64' to a point;
- N 32°01'42" W 181.55' to a point;
- N 24°19'25" W 327.27' to a point;
- N 29°46'01" W 310.30' to a point;
- N 18°27'01" W 425.93' to a point;
- N 15°00'54" W 289.60' to a point;
- N 41°16'39" W 78.79' to a point;
- N 32°25'46" W 92.69' to a point;
- S 08°54'00" W 46.13' to a point;
- N 00°29'50" W 52.60' to a point;
- N 58°51'01" W 36.01' to a point;
- N 18°03'16" E 23.72' to a point;
- N 55°11'28" E 83.63' to a point;
- N 41°08'46" E 33.53' to a point;
- N 26°21'33" E 147.45' to a point;
- N 40°33'42" W 83.95' to a point;
- N 07°33'47" W 140.38' to a point;
- N 75°11'26" W 48.08' to a point;
- S 32°29'35" W 54.93' to a point;
- N 58°22'11" W 83.64' to a point;
- N 10°09'50" W 92.20' to a point;
- N 77°20'24" E 81.76' to a point;
- N 28°50'04" E 58.53' to a point;
- N 02°00'59" E 79.29' to a point;
- N 23°01'11" E 87.81' to a point;
- N 05°41'41" W 66.28' to a point;
- N 04°49'49" W 164.70' to a point;
- N 12°09'44" E 99.57' to a point;
- N 18°52'04" W 73.12' to a point;
- N 06°05'25" W 134.27' to a point;
- N 28°40'07" W 68.63' to a point;
- N 37°00'32" E 105.48' to a point;
- N 67°38'05" W 153.49' to a point;
- N 29°54'49" W 65.52' to a point;
- N 52°03'04" W 108.71' to a point;
- N 23°53'15" W 67.99' to a point;
- N 11°56'51" E 180.22' to a point;
- N 11°27'10" E 147.66' to a point;
- N 07°44'19" E 160.81' to a point;
- N 72°32'16" W 149.87' to a point;
- N 51°44'31" W 108.08' to a point;
- N 06°17'53" E 87.37' to a point;
- N 03°49'09" E 60.88' to a point;
- N 14°22'37" W 56.82' to a point;
- N 15°56'15" W 93.24' to a point;
- N 37°39'03" E 40.76' to a point;
- N 56°54'40" E 159.20' to a point;
- N 34°10'07" E 77.01' to a point;
- N 06°59'27" E 59.04' to a point;
- N 05°16'00" W 130.51' to a point;
- N 05°59'13" E 114.64' to a point;
- N 44°45'29" E 81.38' to a point;
- N 89°38'06" E 126.51' to a point;
- N 68°44'50" E 53.83' to a point;
- N 43°33'24" E 53.82' to a point;
- N 00°29'11" E 73.17' to a point;
- N 13°44'21" W 123.00' to a point;
- N 76°30'08" W 107.83' to a point;
- N 30°08'25" W 87.30' to a point;
- N 14°06'35" W 141.10' to a point;
- N 01°22'34" E 124.84' to a point;
- N 21°32'03" W 122.62' to a point;
- N 43°17'32" W 96.28' to a point;
- N 20°21'03" W 94.87' to a point;
- N 01°43'52" W 99.26' to a point;
- N 25°58'11" E 86.79' to a point;
- N 14°23'37" W 80.40' to a point;
- N 24°36'02" W 113.53' to a point;
- N 33°09'15" W 75.43' to a point;
- N 41°45'02" W 68.68' to a point;
- N 10°55'57" E 104.97' to a point;
- N 14°57'30" E 91.25' to a point;
- N 22°35'37" W 78.66' to a point;
- N 14°02'54" W 53.95' to a point;
- N 39°19'44" W 50.92' to a point;
- N 23°51'27" W 55.93' to a point;
- N 55°35'05" W 50.51' to a point;
- N 05°49'29" E 105.58' to a point;
- N 10°32'13" E 136.72' to a point;
- N 18°04'38" E 130.52' to a point;
- N 01°41'27" W 106.95' to a point;
- N 23°00'24" W 98.80' to a point;
- N 56°07'02" W 107.67' to a point;
- N 66°13'57" W 150.84' to a re-bar set;

Thence, by and with the southerly right of way lines of Whiton Crossing Road and fifteen feet from the center of the pavement the following (33) courses and distances:

- N 77°05'19" E 6.56' to a point;
- N 85°32'21" E 94.19' to a point;
- S 89°15'07" E 264.01' to a point;
- N 89°20'13" E 204.20' to a point;
- N 87°55'22" E 550.20' to a point;
- N 87°19'59" E 274.11' to a point;
- N 85°39'23" E 337.70' to a point;
- N 84°09'17" E 345.49' to a point;
- N 81°38'19" E 72.36' to a point;
- N 77°52'48" E 72.56' to a point;
- N 70°41'55" E 70.61' to a point;
- N 64°41'47" E 48.70' to a point;
- N 61°20'11" E 37.04' to a point;
- N 58°28'27" E 118.72' to a point;
- N 57°10'32" E 288.61' to a point;
- N 61°47'46" E 73.24' to a point;
- N 70°27'29" E 65.47' to a re-bar set;
- N 79°49'05" E 40.49' to a point;
- N 88°37'31" E 40.89' to a point;
- N 75°38'38" E 49.55' to a point;
- N 58°34'44" E 42.27' to a point;
- N 45°09'38" E 34.51' to a point;
- N 33°49'48" E 74.22' to a point;
- N 26°57'08" E 75.92' to a point;
- N 25°16'08" E 236.70' to a point;
- N 29°43'01" E 154.66' to a point;
- N 32°10'45" E 162.47' to a point;
- N 33°37'26" E 230.48' to a point;
- N 35°33'18" E 91.17' to a point;
- N 43°35'53" E 39.75' to a point;
- N 49°10'11" E 38.99' to a point;
- N 54°45'46" E 40.05' to a point;
- N 59°03'27" E 20.48' to the point of beginning;

Containing 435.21 acres of land, more or less.

Item Two, NORTHERLY PART OF PARCEL #27 - LEGAL DESCRIPTION AS SURVEYED

Beginning at a re-bar set on the northerly side of Whiton Crossing Road at the southeast corner of this tract being described, said re-bar set N 14°51'43" W, 30.10 feet from a re-bar set on the southerly side of Whiton Crossing Road at the end of Line 184 of the courses and distances of the description of the southerly part of this Parcel #27 previously described;

Thence, by and with the northerly right of way lines of Whiton Crossing Road and 15 feet from the center of pavement the following (17) courses and distances:

- S 70°27'28" W 70.20' to a point;
- S 61°47'46" W 76.72' to a point;
- S 57°10'32" W 289.48' to a point;
- S 58°28'27" W 117.63' to a point;
- S 61°20'11" W 35.41' to a point;
- S 64°14'17" W 48.24' to a point;
- S 70°41'55" W 67.15' to a point;
- S 77°52'48" W 69.70' to a point;
- S 81°38'19" W 70.72' to a point;
- S 84°09'17" W 344.44' to a point;
- S 85°39'23" W 336.97' to a point;
- S 87°19'59" W 273.51' to a point;
- S 87°55'22" W 549.68' to a point;
- S 89°20'13" W 203.46' to a point;
- N 89°15'07" W 265.00' to a point;
- S 85°32'21" W 97.77' to a point;
- S 76°59'31" W 22.28' to a re-bar set;

Thence, by and with the old run of the Pocomoke River as shown on a plat entitled "Survey Plat of Lands of J.W. Shockley and Son, Inc. by Harvey Wm. Pusey dated December 12, 1988 and recorded in plat book RHO 120/61-62, the following (27) courses and distances:

- N 03°51'46" W 125.00' to a point;
- N 46°02'44" E 130.56' to a point;
- N 62°55'03" E 226.05' to a point;
- N 35°11'26" E 314.88' to a point;
- N 49°24'08" E 325.42' to a point;
- N 59°49'34" E 189.22' to a point;
- N 49°04'23" E 132.18' to a point;
- N 10°55'43" E 269.04' to a point;
- N 70°24'44" E 99.43' to a point;
- N 45°45'03" E 286.84' to a point;
- N 50°06'44" W 286.91' to a point;
- N 04°11'34" E 199.12' to a point;
- N 52°44'26" E 127.61' to a point;
- N 22°11'05" E 46.48' to a point;
- N 00°58'26" W 156.17' to a point;
- N 04°05'34" E 180.10' to a point;
- N 02°16'42" W 308.76' to a point;
- N 22°28'53" E 93.37' to a point;
- N 40°58'22" E 315.42' to a point;
- N 14°36'48" W 40.38' to a point;
- N 07°37'45" E 549.48' to a point;
- N 17°21'34" E 362.98' to a point;
- N 38°29'08" E 82.40' to a point;
- N 38°28'09" E 302.58' to a point;
- N 18°15'23" E 85.65' to a point;
- N 68°11'59" E 58.98' to a point;
- N 12°46'49" E 839.04' to a point;

Thence, by and with the center of Nine Pin Branch the following (4) courses and distances:

- N 70°29'23" E 193.56' to a point;
- N 53°07'28" E 125.06' to a point;
- N 68°06'19" E 75.61' to a point;
- N 78°55'58" E 103.02' to a point;

Thence, by and with a new boundary line of agreement dividing this property from the lands of Pearson Farms Limited Liability Partnership (deed reference SVH 4714/172 and FWH 534/313) and also the lands of Louis W. Shockley, Emily and Edward Lerner, Trustees (deed reference RHO 2441/33 and FWH 167/543) S 02°42'18" E, 4825.69 feet to the point of beginning, containing 169.00 acres of land, more or less.

Item One and Item Two as described above containing a total of 604.21 acres, more or less, as surveyed and shown on a plat entitled "ALTA/ACSM LAND TITLE SURVEY OF LANDS OF RAYMOND BANKS", Fourth Tax District, Worcester County, MD, dated 12/17/10, and prepared by L. E. Bunting Surveys Inc.

Being the same property which, by deed dated January 16, 1941, and recorded among the Land Records of Worcester County, Maryland in Liber No. JEB 8, folio 385, was granted and conveyed by Severn W. Murray and Blanche E. Murray unto Raymond L. Banks.

TOTAL AREA OF PARCEL #27 = ±604.21 ACRES

OWNER:

RAYMOND BANKS (DECEASED)
C/O MARGARET L. WEST
32890 JONES ROAD
FRANKFORD, DELAWARE 19945

DEED REFERENCE:

JEB B/385
PARCEL # 27
TAX MAP # 30

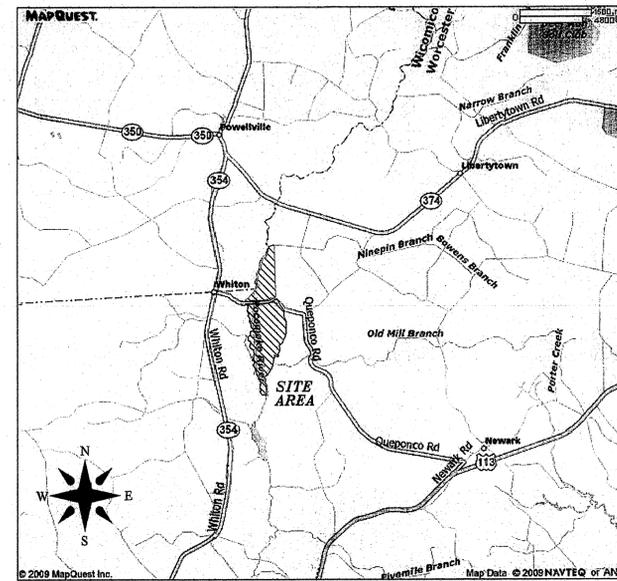
PROPERTY ZONED: A-1

MIN. FRONT YARD 36'
60' FROM CENTER OF ROAD
MIN. REAR YARD 50'
MIN. SIDE YARD 20'

GENERAL NOTES:

THIS PROPERTY IS SITUATED WITHIN FLOOD HAZARD ZONE A AS SHOWN ON FIRM MAP # 240083-0100-B, DATED 06/15/83.

THIS PROPERTY IS IN THE CHESAPEAKE BAY CRITICAL AREA, ZONE: RCA (RESOURCE CONSERVATION AREA).



VICINITY MAP

SUBJECT PARCEL - LEGAL DESCRIPTION OF RECORD

All that swamp land lying on the east side of the Pocomoke River run in the Fourth Election District of Worcester County, in the State of Maryland, being part of all those tracts of land that were conveyed unto the said Severn W. Murray by Edward Jones and others by deed dated January 21st, 1835 recorded among the land records of Worcester County in Liber B.B. No. 22, folio 211, that is to say all the lands described and referred to in said deed except the piece in the Sixth Election District on the west side of the Pocomoke River that the said Murray and wife have conveyed unto J. William Shockley by deed dated October 2, 1937, recorded in said records in Liber B.B.32, folio 428.

SCHEDULE B - SECTION TWO - EXCEPTIONS

COMMITMENT NUMBER: 23890-09 EFFECTIVE DATE: September 7, 2010 (revised)

Any facts, rights, interests, or claims which are not shown by the public record but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof. - Not a survey issue, therefore not addressed herein.

Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records. - Any of these items which were apparent are shown or referenced herein.

Any lien, or right to a lien, for service, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records. - Not a survey issue, therefore not addressed herein.

Roads, ways, streams or easements, if any, not shown of record, riparian rights and the title to any filled-in lands. - No guarantee made to any easements other than those shown herein.

Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment. - Not a survey issue, therefore not addressed herein.

Taxes, State, County and Municipal and other charges (including, but not limited to, assessments by any State, County, Municipality, Metropolitan District or Commission) subsequent to June 30, 2006. In addition this policy of title insurance does not insure against possible future tax levies and/or front foot benefit assessments, nor against such public charges and assessments, or the balance thereof for existing or proposed improvements, which may have been levied or assessed, or to be levied or assessed, but which are not now due and payable to said State, County, Municipality, Metropolitan District or Commission. - Not a survey issue, therefore not addressed herein.

The existence of any or all of the following matters:

a) that portion of the land or improvements included within the bounds of the land described in Schedule A that comprises filled land, accretions thereto, or improvements into the bed of navigable waters (to include land created by the deposit of dredge spoil and improvements thereto) being subject to the navigational servitude and regulatory power of the U.S. government, including the power to cause removal of such filled land and/or improvements without payment of compensation;

b) any portion of said land filed subsequent to July 1, 1970 or lying below the mean high water line on or after said date being subject to the regulatory power of the State of Maryland over wetlands, including the power, in the event that a violation of state law is found to exist, to require restoration of said land to its former condition without payment of compensation;

c) public rights to use so much of the land described in Schedule A as lies between the mean natural high water line and the mean natural low water line of any tidal waters located adjacent to or within said land;

d) title to so much of the land described in Schedule A as may have been created by the deposit of dredge spoil by the United States of America, any agency or instrumentality thereof or any political subdivision;

e) rights of the United States of America, the State of Maryland, and the public generally in and to that portion of the property lying below the mean high water mark.

SURVEYOR'S CERTIFICATION

To Commonwealth Land Title Insurance Company, and

To the State of Maryland to the use of the Department of Natural Resources and its successors and/or assigns as to their interests may appear:

This is to certify that 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 ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that the positional uncertainties resulting from survey measurements made on the survey do not exceed the allowable positional tolerance. This survey satisfies the state-required Minimum Standards of Real Property Section 3-106 of the Annotated Code of Maryland latest edition as far as it concerns the making of this plat and the setting of markers.

L.E. Bunting Surveys, Inc.

By: *J.E. Bunting Jr.*
L.E. Bunting, Jr.
Property Line Surveyor No. 142

Date: December 17, 2010

P187332 MIA Cu 2157 B708-1

