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March 21, 2011

Philip J. Kotschenreuther
Brown, Brown & Young
200 South Main Street
Bel Air, MD 21014

RE: Baltimore Area Council Boy Scouts of America
"Missing Piece" near Peach Orchard Road

Dear Phil:

I have identified the owners of the properties which share common lines with this unidentified parcel. To the southwest, the parcel adjoins land of Roy W. Smith, et al. To the east and north, the property adjoins land already owned by the Boy Scouts (Parcel No. 2 of deed GCB-298-106 "McNabb"). To the west, the property adjoins other land of the Boy Scouts (Deed GRG-848-381 "Glackin").

None of the legal descriptions for the three adjoining properties identifies the owner of the subject property. I chained the Smith property back to the creation of its description in 1855 (deed ALJ-6-205). I chained the McNabb property back to the creation of its description in 1853 (Equity Record ALJ-14-93). I chained the Glackin property back to the creation of its description in 1855 (deed ALJ-6-411). I then examined the Land Records indices for each owner in the chains, looking for any instruments which would give a clue as to the owner of the subject property. None was found.

In a discussion with Frank Richardson of Highland Survey Associates, he shared with me his belief that the subject property is still vested in the State of Maryland, having never been conveyed by patent. The subject property contains roughly 19 acres.

I examined the Patent Records for Harford and Baltimore Counties (Harford County was formed in 1773 from Baltimore County), and examined all land patents which met one or more of the following criteria:

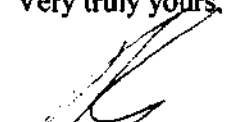
- a. a tract named in any of the descriptions of the adjoining properties.
- b. a tract patented to any of several surnames appearing in the chains of title.
- c. a tract containing between 15 and 35 acres.

None of the patents, when platted, came near to matching the configuration of the subject property.

It is my conclusion, then, that my research is sufficient to prove the negative (if such a thing is at all possible): namely, that title to the subject property is still vested in the State of Maryland.

This letter constitutes my report of title.

Very truly yours,



PHILIP D. KILBY