TITLE REPORT NOTE

TITLE REPORT FURNISHED BY LAWYERS TITLE INSURANCE CORPORATION
DATE: AUGUST 12, 2008
FILE NO. 0825994

THE FOLLOWING ITEMS APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CAN NOT BE GRAPHICALLY SHOWN DUE TO A LACK OF A METES AND BOUNDS DESCRIPTION, PLAT AND/OR SKETCH:

ITEM 8.) DEED RECORDED IN LIBER 451 AT FOLIO 337.
ITEM 9.) DEED RECORDED IN LIBER 326 AT FOLIO 37.
ITEM 14.) DEED RECORDED IN LIBER 4095 AT FOLIO 772 (APPEARS TO BE THE RIGHT-OF-WAY DESCRIBED IN LIBER 188 AT FOLIO 56, SHOWN HEREON)
ITEM 30.) RIGHT-OF-WAY RECORDED IN LIBER 5262 AT FOLIO 465 (APPEARS TO BE THE RIGHT-OF-WAY DESCRIBED IN LIBER 1734 AT FOLIO 66, SHOWN HEREON)
ITEM 40.) RIGHT-OF-WAY RECORDED IN LIBER 19445 AT FOLIO 228.(APPEARS TO BE THE RIGHT-OF-WAY DESCRIBED IN LIBER 1734 AT FOLIO 66, SHOWN HEREON)
ITEM 41.) RIGHT-OF-WAY RECORDED IN LIBER 410 AT FOLIO 105.

THE FOLLOWING ITEMS APPEAR TO AFFECT THE SUBJECT PROPERTY AND ARE SHOWN HEREON:

ITEM 10.) INDENTURE RECORDED IN LIBER 1598 AT FOLIO 328. (RIGHT-OF WAY SHOWN HEREON)
ITEM 11.) AGREEMENT RECORDED IN LIBER 1734 AT FOLIO 66.
ITEM 12.) INDENTURE RECORDED IN LIBER 188 AT FOLIO 56. (RIGHT-OF WAY SHOWN HEREON)

THE FOLLOWING ITEMS DO NOT APPEAR TO AFFECT THE SUBJECT PROPERTY:

ITEM 13.) DEED OF EASEMENT RECORDED IN LIBER 3141 AT FOLIO 35. (LOCATED TO THE NORTHWEST OF THE SUBJECT PROPERTY)
ITEM 15.) DEED OF EASEMENT RECORDED IN LIBER 4095 AT FOLIO 777. (LOCATED JUST NORTH OF SUBJECT PROPERTY)
ITEM 16.) DEED OF EASEMENT RECORDED IN LIBER 2857 AT FOLIO 8. (LOCATED TO THE NORTHWEST OF THE SUBJECT PROPERTY)
ITEM 18.) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN LIBER 7353 AT FOLIO 535 (LOCATED TO THE EAST OF THE SUBJECT PROPERTY)
ITEM 19.) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN LIBER 1545 AT FOLIO 549 (LOCATED TO THE NORTH OF THE SUBJECT PROPERTY)
ITEM 24.) RIGHT-OF-WAY RECORDED IN LIBER 1572 AT FOLIO 542. (LOCATED TO THE EAST OF THE SUBJECT SITE)
ITEM 26.) RIGHT-OF-WAY MENTIONED IN LIBER 7353 AT FOLIO 535 (THIS DOCUMENT IS THE SAME AS ITEM 18)
ITEM 27.) RIGHT-OF-WAY AGREEMENT RECORDED IN LIBER 4280 AT FOLIO 220. (LOCATED TO THE SOUTHEAST OF THE SUBJECT PROPERTY)
ITEM 28.) RIGHT-OF-WAY AGREEMENT RECORDED IN LIBER 4726 AT FOLIO 492 (LOCATED TO THE SOUTHEAST OF THE SUBJECT PROPERTY)
ITEM 32.) RIGHT-OF-WAY RECORDED IN LIBER 3719 AT FOLIO 500 (LOCATED TO THE SOUTHEAST OF THE SUBJECT PROPERTY)

THE FOLLOWING ITEMS DO NOT MENTION A RIGHT-OF-WAY IN THE DOCUMENT:

ITEM 17.) DEED OF EXCHANGE RECORDED IN LIBER 4095 AT FOLIO 766.
ITEM 20.) RIGHT-OF-WAY RECORDED IN LIBER 29763 AT FOLIO 37.
ITEM 21.) RIGHT-OF-WAY RECORDED IN LIBER 2318 AT FOLIO 149.
ITEM 22.) RIGHT-OF-WAY RECORDED IN LIBER 2654 AT FOLIO 613.
ITEM 23.) RIGHT-OF-WAY RECORDED IN LIBER 7854 AT FOLIO 861.
ITEM 29.) RIGHT-OF-WAY RECORDED IN LIBER 914 AT FOLIO 81.
ITEM 31.) RIGHT-OF-WAY RECORDED IN LIBER 914 AT FOLIO 82.
ITEM 33.) RIGHT-OF-WAY RECORDED IN LIBER 2287 AT FOLIO 122.
ITEM 34.) RIGHT-OF-WAY RECORDED IN LIBER 2287 AT FOLIO 118.
ITEM 38.) RIGHT-OF-WAY RECORDED IN LIBER 203 AT FOLIO 121.
ITEM 39.) RIGHT-OF-WAY RECORDED IN LIBER 1237 AT FOLIO 30.

THE FOLLOWING DOCUMENTS ARE ILEGIBLE SO THERE AFFECT AS TO THE SUBJECT PROPERTY CAN NOT BE DETERMINED:

ITEM 25.) RIGHT-OF-WAY RECORDED IN LIBER J.B. 1 AT FOLIO 168
ITEM 35.) RIGHT-OF-WAY RECORDED IN LIBER 27 AT FOLIO 304.
ITEM 36.) RIGHT-OF-WAY RECORDED IN LIBER 48 AT FOLIO 342.
ITEM 37.) RIGHT-OF-WAY RECORDED IN LIBER 50 AT FOLIO 356.

NOTES:

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. 33 AS THE FOLLOWING PARCELS:

	TAX ACCOUNT NO.	ZONE
PARCEL NO.		
PARCEL 34	2424737	R-55
PARCEL 35	2424729	R-55

2.) THE SUBJECT PROPERTY IS LOCATED IN ZONE "C" (AREA OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 245208 0025 C, FOR PRINCE GEORGE'S COUNTY, MARYLAND, DATED JUNE 18, 1987.

3.) THE HORIZONTAL AND VERTICAL DATUM IS BASED ON THE FOLLOWING UNIVERSITY OF MARYLAND SURVEY CONTROL MONUMENTS:

CONCRETE MONUMENT #8 – NORTH 481,436.65 EAST 1,326,177.95 ELEV. 166.73'
CONCRETE MONUMENT #9 – NORTH 480,293.51 EAST 1,328,230.81 ELEV. 134.73'
CONCRETE MONUMENT #10– NORTH 480,540.06 EAST 1,329,238.92 ELEV. 101.22'
THE HORIZONTAL DATUM IS NAD83 AND THE VERTICAL DATUM IS NGVD29.

4.) THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

5.) THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.

6.) THERE IS NO OBSERVABLE EVIDENCE OF A CEMETARY OR FAMILY BURIAL SITE.

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

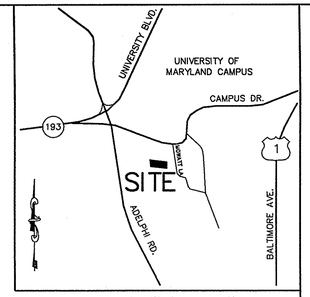
MD.STATE GRID NORTH

LEGAL DESCRIPTION

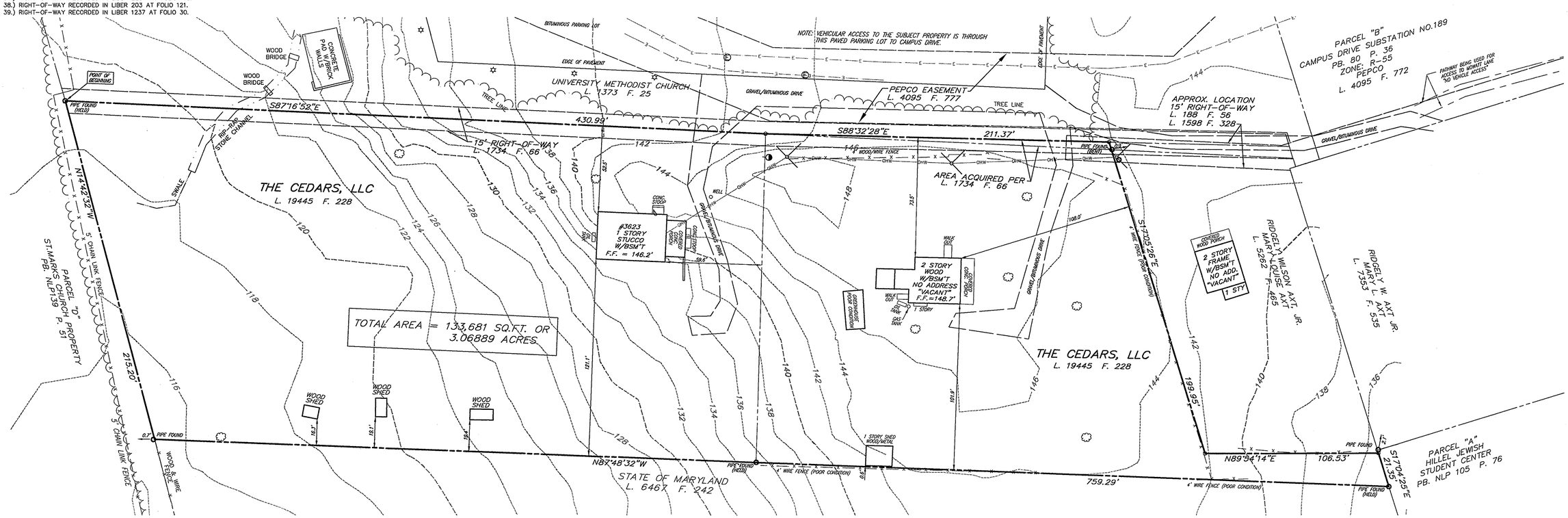
Being the property acquired by the Cedars, LLC, from Dennis A. White, Personal Representative of the Estate of Richard O. White, Jr., deceased, by deed dated March 1, 2004 and recorded in Liber 19445 at Folio 228 among the Land Records of Prince George's County, Maryland, and being more particularly described as follows:

Beginning for the same at a pipe found marking the westerly end of the first (1st) or North 87° 17' 44" West, 430.99 foot line of Parcel 1 as described in the aforesaid conveyance, said point also marking the common westerly corner with the property of University Methodist Church, recorded in Liber 1373 at Folio 25, and also marking the common corner of Parcel D, St. Marks Church Property recorded in Plat Book NLP 139 as Plat No. 51 all among the aforesaid Land Records; thence running with the common line of said University Methodist Church, and in the datum of Maryland State Grid North, the following two (2) courses and distances

1.) South 87° 16' 52" East, 430.99 feet to a point marking an area acquired in Liber 1734 at Folio 66; thence running with said area acquired
2.) South 08° 32' 28" East, 211.37 feet to a point marking the common corner of the property of Ridgely Wilson Axt, Jr. and Mary Louise Axt as recorded in Liber 5262 at Folio 465; thence running with the common line of said Axt Property, the following two (2) courses and distances
3.) South 17° 05' 26" East, 199.95 feet to a point; thence
4.) North 89° 54' 14" East, 106.53 feet to a point marking the common line of Parcel A, Hillel Jewish Student Center, recorded in Plat Book NLP 105 as Plat No. 76 among the aforesaid Land Records; thence running with a portion of said common line
5.) South 17° 04' 25" East, 21.35 feet to a pipe found marking the common corner of the property of the State of Maryland as recorded in Liber 6467 at Folio 242 among the aforesaid Land Records; thence running with said common line of the State of Maryland
6.) North 87° 48' 32" West, 759.29 feet to a point passing over a pipe found at 389.15 feet along said line, said point marking the aforesaid common line of Parcel D, St. Marks Church Property; thence running with the common line of said Parcel D, St. Marks Church Property
7.) North 14° 42' 32" West, 215.20 feet to the point of beginning containing 133,681 square feet or 3.06889 acres of land.



VICINITY MAP
SCALE: 1" = 2000'



UTILITY NOTE

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING. THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS, LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY	PLAN # / SHEET #
VERIZON 3901 Calverton Boulevard – 3rd Floor Beltsville, Maryland 20705	OVERHEAD WIRES – NO UNDERGROUND PLANS PROVIDED
COMCAST 20 West Gude Drive Rockville, Maryland 20850	NO REPLY AT THIS TIME
WASHINGTON GAS/MD REPLACEMENT SECTION 6801 Industrial Road Springfield, VA 22151	NO REPLY AT THIS TIME
MCI WORLDCOM 2250 Lakeside Road Richardson, TX 75082	NO SERVICE IN THIS AREA
PEPCO 4081 POWDERMILL ROAD CALVERTON, MD. 20705	NO REPLY AT THIS TIME
W.S.S.C. – WATER & SEWER	CONTRACT DWG'S AND 200' SCALE PLANS

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

LEGEND

- C — CABLE TELEVISION CONDUIT
- E — ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- X — FENCE LINE
- G — NATURAL GAS CONDUIT
- OHW — OVERHEAD WIRES
- P — TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- S — SANITARY SEWER CONDUIT
- SD — STORM DRAIN CONDUIT
- W — WATER CONDUIT
- CONC. ..... CONCRETE
- C&G ..... CURB AND GUTTER
- BLDG. ..... BUILDING
- STY. ..... STORY
- TRV ..... ELECTRICAL TRANSFORMER
- ASPH. ..... ASPHALT
- ESMT. ..... EASEMENT
- RCP ..... REINFORCED CONCRETE PIPE
- CMP ..... CORRIGATED METAL PIPE
- BRL ..... BUILDING RESTRICTION LINE
- R/W ..... RIGHT-OF-WAY
- WOOD POST
- INLETS
- CURB INLET
- SANITARY CLEANOUT
- STORM DRAIN MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS MANHOLE
- GUY POLE
- GAS VALVE
- LIGHT POLE
- PHONE PEDESTAL
- PHONE MANHOLE
- UTILITY POLE
- SANITARY MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TREE
- CABLE TELEVISION PEDESTAL
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- BOLLARD
- SIGN POST

SURVEYOR'S CERTIFICATION

TO: JLB PARTNERS
LAWYERS TITLE INSURANCE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, "JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 2, 3, 4, 6, 7(A), 8, 9, 10, 11, 13, 14, 16 AND 18 OF TABLE A THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THE CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS".

OCTOBER 7, 2008
DATE

HARRY L. JENKINS
PROPERTY LINE SURVEYOR
MARYLAND NO. 606

VIKA
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GERMANTOWN, MD. ■ MCLEAN, VA.

PROPERTY OF
THE CEDARS, LLC
L. 19445 F. 228
21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

ALTA / ACSM
LAND TITLE SURVEY

VIKA REVISIONS

DATE: SEPT. 2008
DES. HLJ | DWN. HLJ
SCALE: 1"=30'
PROJECT/FILE NO.
SHEET NO. 1