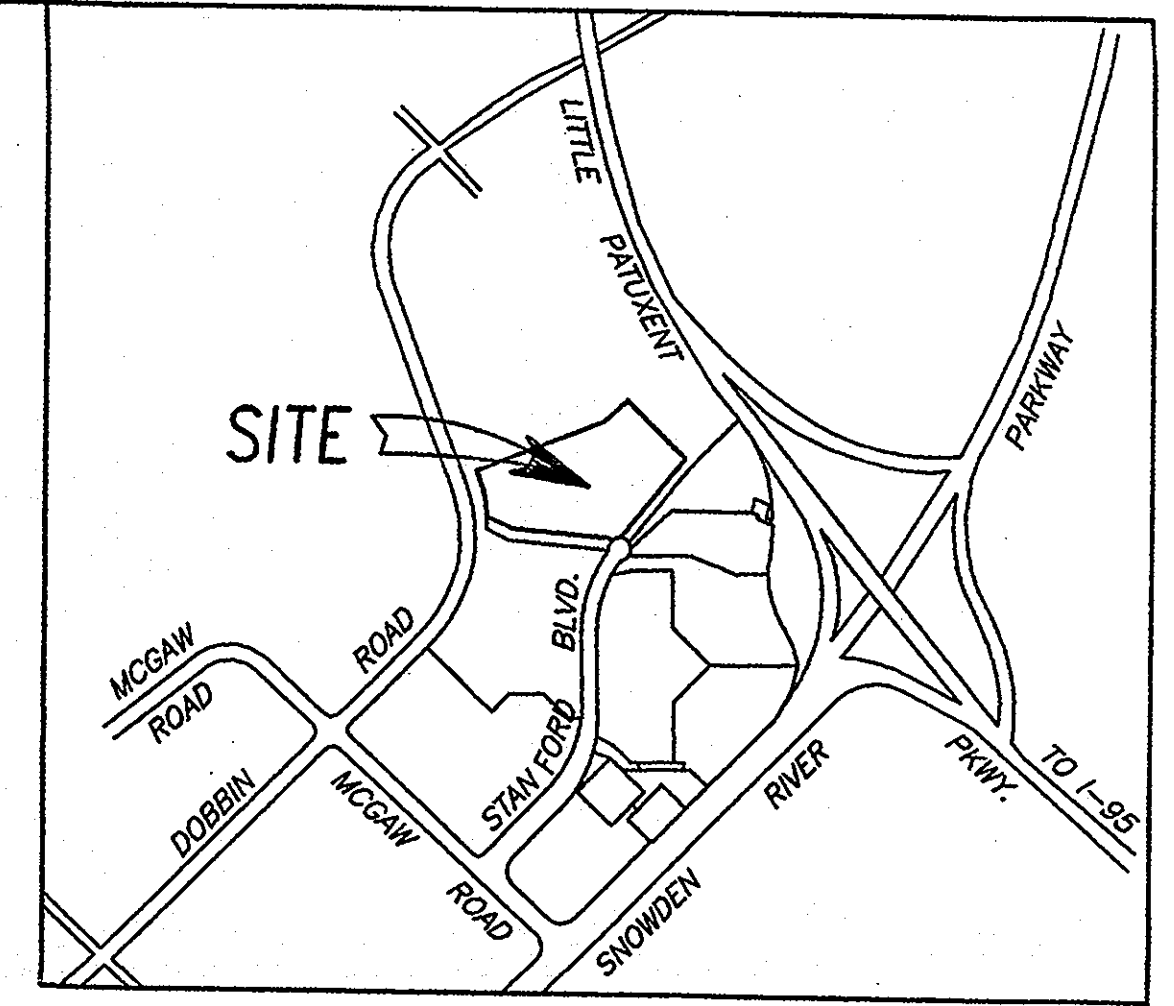
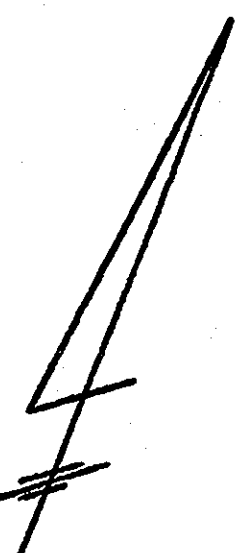


DOBBIN ROAD COMMERCIAL CENTER
SECTION 1 AREA 1
PARCEL A
PLAT #4875

DOBBIN ROAD COMMERCIAL CENTER
SECTION 1 AREA 1
PARCEL J
PLAT #4875

POINT 47
PLAT No. 9553

POINT 48
PLAT No. 9553



LOCATION MAP
SCALE: 1" = 1000'

PARCEL A-18
10.490 AC +/-
OR 450,944 SQ. FT. +/-

TWO STORY MASONRY BUILDING
FOOTPRINT = 81,167 SQ. FT.
#8930 STANFORD BOULEVARD
COLUMBIA, MARYLAND

NOTES CORRESPONDING TO EXCEPTIONS CONTAINED IN SCHEDULE B - SECTION II OF FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK'S COMMITMENT FOR TITLE 29, 1999.

- EXCEPTION 8 - Deed, Agreement and Declaration of Covenants, Easements, Charges and Liens dated December 13, 1986, by and between The Columbia Park and Recreation Association, Inc. and C. Allen Ames, recorded among the Land Records of Howard County, Maryland in Liber 453 folio 186 (affects the property but cannot be plotted).
- EXCEPTION 9 - Existing Industrial Restrictions, Deed, Agreement and Declaration of Covenants, Easements, Charges and Liens dated May 31, 1972, by and between The Howard Research and Development, Inc. and Rose Marie Venera et al., recorded among the Land Records of Howard County, Maryland in Liber 335 folio 100 (affects the property but cannot be plotted).
- EXCEPTION 10 - Declaration of Covenants, Conditions and Restrictions for Columbia Corporate Park, dated December 14, 1989 by Columbia Corporate Park Associates, recorded among the Land Records of Howard County, Maryland in Liber 2098 folio 334 (affects the property but cannot be plotted).
- EXCEPTION 11 - Covenants and Restrictions, etc. in a Deed dated May 31, 1972, by and between The Howard Research and Development Corporation and J. Martin McDonough, recorded among the Land Records of Howard County, Maryland in Liber 335 folio 456 (affects the property but cannot be plotted).
- EXCEPTION 12 - Terms, conditions and covenants as set forth in a Deed dated May 31, 1972 between J. Martin McDonough and Western Electric Company, recorded among the Land Records of Howard County, Maryland in Liber 335 folio 633 (affects the property but cannot be plotted).
- EXCEPTION 13 - Terms, conditions, easements, restrictions and all other matters as set forth on Plat entitled "Columbia Corporate Park, Parcels A-18, A-19, a Resubdivision of Parcels A-16 and A-17 Columbia Corporate Park, Records of Howard County, Maryland as Plat #9553 (shown to the extent plotable affecting the property).
- EXCEPTION 14 - Easement Agreement dated December 15, 1989 by and between Columbia Corporate Park Associates and Airline Foods, Inc., recorded among the Land Records of Howard County, Maryland in Liber 2098 folio 380 (shown to the extent plotable affecting the property).
- EXCEPTION 15 - Rights of Baltimore Gas and Electric Company to construct, operate and maintain electric, gas and telephone lines, etc. site the right of way and to extend said lines, etc. as set forth in an Agreement dated April 28, 1957, between Baltimore Gas and Electric Company, Maryland in Liber 468 folio 239 (affects the property but cannot be plotted).
- EXCEPTION 16 - Maintenance Agreement, Private Storm Water Management Corporate Park Associates and Howard County, Maryland, recorded among the Land Records of Howard County, Maryland in Liber 1737 folio 686 (affects the property but cannot be plotted).
- EXCEPTION 17 - Maintenance Agreement, Private Storm Water Management Corporate Park Associates and Howard County, Maryland, recorded among the Land Records of Howard County, Maryland in Liber 2134 folio 142 (affects the property but cannot be plotted).
- EXCEPTION 18 - Rights of Howard County, Maryland to construct and maintain waterlines and other multiple utilities in certain easements, as set forth in a Deed of Easement and Agreement dated November 20, 1981, recorded among the Land Records of Howard County, Maryland in Liber 2432 folio 322 (shown to the extent plotable affecting the property).
- EXCEPTION 19 - Rights of Baltimore Gas and Electric Company as set forth in Howard County, Maryland in Liber 1867 folio 516 (file offline and does not apply).

GENERAL NOTES
1) Terms, conditions, easements, restrictions and all other matters as set forth on the Plat entitled "Columbia Corporate Park, Parcel A-18, A-19, a Resubdivision of Parcels A-16 and A-17 Columbia Corporate Park, Records of Howard County, Maryland in Plat Book 2098 folio 334 (affects the property but cannot be plotted).
2) Existing Zoning: NT
3) Total parking shown hereon is 608 spaces, comprised of 588 regular spaces, 2 truck spaces and 18 handicapped spaces.
4) The property shown hereon is serviced by sewer, water, storm drain, electric, telephone and gas.

Beginning for the same of a point on the eastern side of Dobbin Road, 60.00 feet wide, said point being designated 155, of the division line between Parcel A-18 and Parcel A-19 shown on a Plat entitled "COLUMBIA CORPORATE PARK, Parcels A-18, A-19," dated February 26, 1990 recorded among the Plat Records of Howard County, Maryland as Plat No. 9553, running thence leaving said point of beginning, binding on the eastern side of said road, shown on said Plat, 1) northwesterly by a curve to the left having a radius of 790.00 feet for a distance of 245.57 feet, said curve being subtended by a chord bearing North 32 degrees 32 minutes 16 seconds West 244.29 feet to point 47 on said Plat, running thence leaving said road, shown on said Plat, 2) North 68 degrees 34 minutes 05 seconds East 701.67 feet to point 48 on said Plat and 3) North 47 degrees 32 minutes 54 seconds East 128.55 feet to point 49 on said Plat, running thence binding on the division line between said Parcel A-18 and Parcel A-19 shown on a Plat entitled "COLUMBIA CORPORATE PARK, Parcels A-14, A-15, A-16 and A-17," dated July 26, 1989 recorded among the Plat Records of Howard County, Maryland as Plat No. 8996, the two following courses: 4) South 45 degrees 53 minutes 30 seconds East 427.17 feet to point 695 on said Plat and 5) South 39 degrees 31 minutes 07 seconds West 529.59 feet to intersect the out-draw of Stanford Boulevard at point 694 on said first mentioned Plat, running thence binding on said out-draw, 6) southwesterly by a curve to the left having a radius of 60.00 feet for a distance of 40.88 feet, said curve being subtended by a chord bearing South 58 degrees 04 minutes 40 seconds West 40.09 feet to point 159 on said first mentioned Plat, running thence leaving said out-draw, 7) North 56 degrees 13 minutes 58 seconds West 27.57 feet to point 158 on said first mentioned Plat, 8) South 89 degrees 52 minutes 20 seconds West 129.47 feet to point 157 on said first mentioned Plat, 9) North 83 degrees 20 minutes 18 seconds West 577.71 feet to point 156 on said first mentioned Plat and 10) North 68 degrees 53 minutes 45 seconds West 141.94 feet to the point of beginning. Containing 10.490 acres of land more or less. Together with the benefits of a non-exclusive easement as contained in that certain Easement Agreement dated as of December 15, 1989 by and between Columbia Corporate Park Associates and Airline Foods, Inc. recorded in Liber 2098 folio 380.

SEWER, DRAINAGE & UTILITY EASEMENT

COURSE	BEARING	DISTANCE
A1	S 89°52'20" W	4.53'
A2	N 27°35'55" E	33.74'
A3	N 68°53'04" E	86.85'
A4	N 37°47'57" E	493.99'
A5	S 45°55'30" E	20.12'
A6	S 37°47'57" W	484.69'
A7	S 50°08'52" E	6.85'
A8	S 39°51'07" W	47.00'
A9	R = 60.00'	L = 40.88'
CHD.	S 58°04'48" W	40.09'
A10	N 58°13'58" W	27.57'

GRADING & LANDSCAPE EASEMENTS

COURSE	BEARING	DISTANCE
B	S 45°55'30" E	20.04'
C	S 39°51'07" W	397.00'
D	N 45°55'30" W	390.78'
E	N 17°24'12" W	38.46'
F	N 39°51'07" E	507.73'
G	S 42°27'02" W	30.06'
H	S 39°51'07" W	529.59'

CENTERLINE 20' WATER & UTILITY EASEMENTS

COURSE	BEARING	DISTANCE
1	N 22°32'57" E	57.25'
2	R = 300.00'	L = 57.10'
3	CHD. = N 08°54'14" W	57.02'
4	N 10°51'28" W	101.73'
5	N 34°08'35" E	11.14'
6	N 34°08'35" E	15.00'
7	N 58°51'29" W	34.17'
8	N 02°51'40" E	15.00'
9	N 02°51'40" E	15.00'
10	N 89°03'11" W	28.20'
11	S 89°03'11" W	20.14'
12	N 45°55'30" W	257.67'
13	S 89°03'11" W	20.14'
14	S 47°32'54" W	106.64'
15	N 42°27'02" W	25.00'
16	R = 750.00'	L = 66.11'
17	CHD. = S 42°23'37" W	86.00'
18	S 39°51'07" W	80.00'
19	S 39°51'07" W	18.00'
	N 50°08'53" W	25.00'

CERTIFICATION:
I, the undersigned, a registered surveyor in the State of Maryland do hereby certify to #8930 STANFORD BOULEVARD, LLC, CORPORATE PROPERTIES ASSOCIATES 14 INCORPORATED, FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK and REED SMITH SHAW & MCCLAY as follows with respect to that certain survey entitled "ALTA/ACSM LAND TITLE SURVEY, #8930 STANFORD BOULEVARD, PARCEL A-18, COLUMBIA CORPORATE PARK," said survey was prepared on December 16, 1997 and most recently revised by me or under my direct supervision through September 16, 1999:
(a) that the survey was actually made upon the ground and that it and the information, courses and distances shown hereon are correct;
(b) that the title lines and lines of actual possession are the same;
(c) that the site, location and type of building, structures and other visible improvements are as shown on the survey and all are within the boundary lines of the subject property as depicted hereon;
(d) that there are no easements, encroachments or uses affecting the subject property which appear from a careful physical inspection of the same, other than those shown and depicted hereon;
(e) that all utility services required for the operation of the subject property are available to said subject property without the need for easements across the land of others;
(f) that the survey shows the location of all storm drainage systems for the collection and disposal of all roof and surface drainage;
(g) that any discharge into streams, rivers or other conveyance systems is shown hereon;
(h) that the property shown hereon does not lie within any 100 year flood hazard boundary, shown on National Flood Insurance Program Flood Insurance Rate Map for Howard County, Maryland, Community Panel Number 240044 0034 B, Map Revised December 4, 1986, but lies within Zone C (area of minimal flooding) shown on said map;
(i) that the survey was made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA/ACSM and NSPS in 1997 and includes items 2, 3, 4, 6, 7a & b, 9, 10, 11b & c and 13 of Table A thereof and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an "Urban" Survey.
We have reviewed a copy of Schedule B - Section II of Fidelity National Title Insurance Company of New York's Commitment for Title Insurance, File No. NYNS9-4315MD, Commitment No. 99-09-051, Effective Date July 29, 1999, and have shown and/or noted all exceptions listed therein except as otherwise noted hereon.

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
Associate
10/15/99
Date



GWS
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CONSULTING ENGINEERS,
LAND PLANNERS, LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286
(410) 825-8120

REFERENCE
Plat entitled "COLUMBIA CORPORATE PARK" Parcels A-18, A-19, a Resubdivision of Parcels A-16 and A-17 Columbia Corporate Park, Records of Howard County, Maryland as Plat No. 9553, dated February 26, 1990 recorded among the Plat Records of Howard County, Maryland as Plat No. 9553.

FOR TITLE SEE:
Deed dated February 5, 1998 between Merritt-Z01, LLC and 8930 Stanford Boulevard, recorded among the Land Records of Howard County, Maryland in Liber 418, folio 24.

ALTA/ACSM LAND TITLE SURVEY
#8930 STANFORD BOULEVARD
PARCEL A-18
COLUMBIA CORPORATE PARK
HOWARD COUNTY, MARYLAND
ELECT. DIST. 6
SEPTEMBER 22, 1999
REVISOR: OCTOBER 15, 1999