

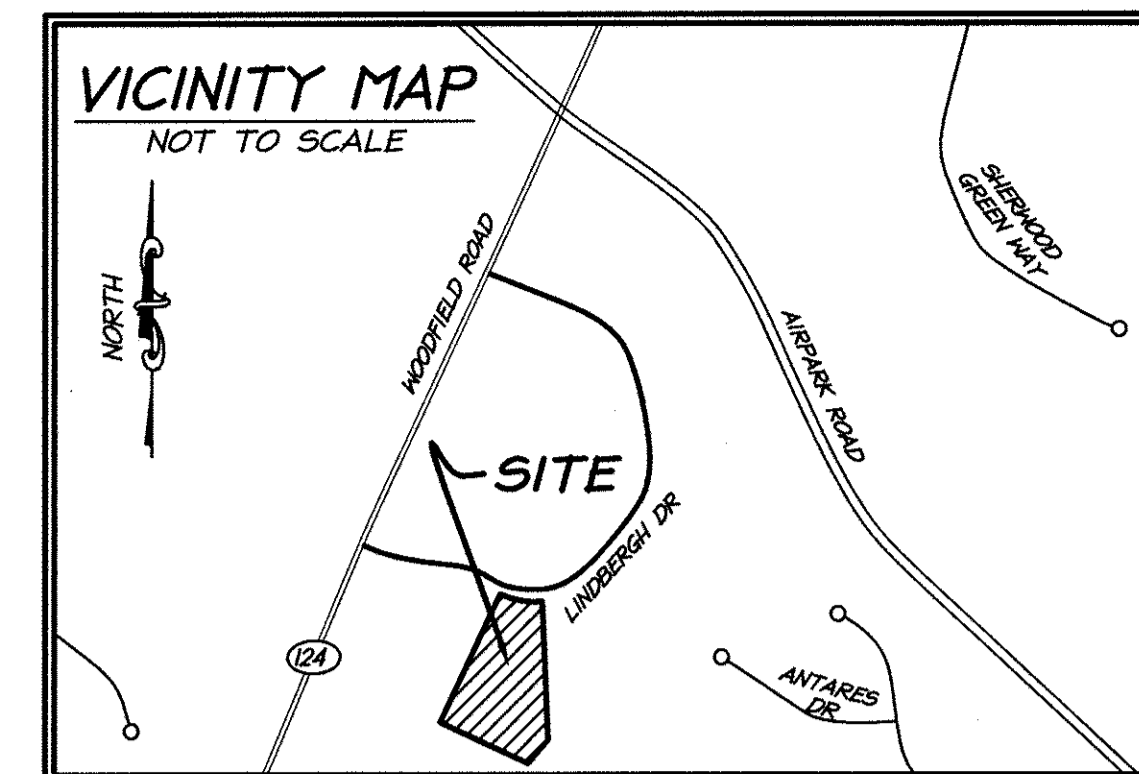
**GENERAL NOTES**

- THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF 7419 LINDBERGH DRIVE, LLC BY INSTRUMENT RECORDED IN LIBER 18259 AT FOLIO 622, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- THE PROPERTY HAS A RECORD AND MEASURED AREA OF 4.67855 ACRES.
- BOUNDARY AND PHYSICAL IMPROVEMENTS SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY PERFORMED BY THIS FIRM BETWEEN AUGUST 31, 2016 AND SEPTEMBER 15, 2016.
- HORIZONTAL DATUM SHOWN HEREON IS RECORD NORTH AS SHOWN IN PLAT BOOK 139 AT PLAT No. 16078, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- A TITLE REPORT WAS FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY AND HAS BEEN INCORPORATED HEREON. ALL UNDERLYING TITLE LINES, RIGHT-OF-WAYS, EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE SUBJECT PROPERTY ARE AS SHOWN PER COMMITMENT NUMBER 16-001829 EFFECTIVE DATE AUGUST 14, 2016 AT 9:00 AM.
- DURING THE PROCESS OF OUR PHYSICAL SURVEY NO INDICATIONS OF A CEMETERY WAS FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
- NO CERTIFICATION IS MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, CATV, WATER, SANITARY AND STORM SEWERS.
- NO GEOTECHNICAL, SUBSURFACE, FIELD REVIEWS, RESEARCH, AGENCY OR GOVERNMENTAL RECORD REVIEWS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF WETLANDS, HAZARDOUS MATERIALS, OR OTHER ENVIRONMENTAL CONCERNS ON SITE IN THE PERFORMANCE OF CHRISTOPHER CONSULTANTS, LTD SERVICES FOR THE PROJECT AS SHOWN HEREON.
- THE PROPERTY IS ZONED IM-2.5: MODERATE INDUSTRIAL & IL-1.0: LIGHT INDUSTRIAL AS APPROXIMATED HEREON PER THE ONLINE MONTGOMERY COUNTY ATLAS AS IDENTIFIED ON SEPTEMBER 6, 2016, AS TO TABLE A ITEM No. 6(9); A ZONING REPORT WAS NOT PROVIDED AT THE TIME OF THE SURVEY.
- ALL BUILDING DIMENSIONS ARE MEASURED AT THE OUTSIDE GROUND LEVEL OF BUILDING. OVERALL SQUARE FOOTAGE HAS BEEN DETERMINED BY EXTERIOR DIMENSIONS AT GROUND LEVEL.
- PARKING SPACES:  
STANDARD PARKING SPACES 48  
HANDICAP PARKING SPACES 3
- AS TO TABLE A ITEM No. 16; THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.
- AS TO TABLE A ITEM No. 17; THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.
- THE SITE IS ACCESSED VIA LINDBERGH DRIVE.

**NOTES CORRESPONDING TO SCHEDULE B-SECTION 2**

THE FOLLOWING EASEMENTS AND/OR EXCEPTIONS AS LISTED IN SCHEDULE B - SECTION 2 OF THE COMMITMENT FOR TITLE INSURANCE FURNISHED BY COMMONWEALTH LAND TITLE COMPANY COMMITMENT No. 16-001829, EFFECTIVE DATE OF AUGUST 14, 2016 AT 9:00 AM WAS REVIEWED AND ADDRESSED AS FOLLOWS AS TO THEIR CONNECTION WITH THE PROPERTY SHOWN HEREON AND AS DESCRIBED IN SCHEDULE A OF SAID COMMITMENT:

- A SUMMARY OF ALL RIGHTS OF WAY, EASEMENTS AND SERVITUDES BURDENING THE PROPERTY SURVEYED AND IDENTIFIED IN THE TITLE EVIDENCE PROVIDED TO OR OBTAINED BY THE SURVEYOR PURSUANT TO SECTION 4. SUCH SUMMARY SHALL INCLUDE THE RECORD INFORMATION OF EACH SUCH RIGHT OF WAY, EASEMENT OR SERVITUDE, A STATEMENT INDICATING WHETHER OR NOT IT IS SHOWN ON THE PLAT OR MAP, AND A RELATED NOTE IF:
- The following matters set forth on the plat entitled, "Montgomery Airpark Business Center" recorded in Plat Book 139 at Plat No. 16078:  
A. Stormwater Management Easement.  
RESPONSE: EASEMENT SHOWN HEREON.  
B. Minimum Building Restriction Lines established by the Owner's Dedication, but not shown thereon; and RESPONSE: MINIMUM BUILDING RESTRICTION LINE NOT SHOWN HEREON. NONE SHOWN AND NO DISTANCE CALLED FOR IN THE OWNER'S DEDICATION.  
C. Public Utility Easement subject to the provisions of the Declaration of Terms and Provisions for Public Utility Easements recorded in Liber 3034 at folio 457.  
RESPONSE: EASEMENT SHOWN HEREON.
  - Covenants and easements set forth in the Approach Zone Easement dated November 4, 1965 and recorded November 12, 1965 in Liber 3426 at folio 118.  
RESPONSE: EASEMENT SHOWN HEREON.
  - Easements granted by virtue of Declaration of Easement dated March 24, 1987 and recorded March 26, 1987 in Liber 7605 at folio 64.  
RESPONSE: EASEMENT SHOWN HEREON.
  - Easements granted by virtue of Declaration of Easement dated April 1, 1987 and recorded April 3, 1987 in Liber 7624 at folio 20.  
RESPONSE: EASEMENT SHOWN HEREON.
  - Covenant, conditions, restrictions and provisions for assessments set forth in the Declaration of Protective Covenants for Lindbergh Park Owners Association dated April 2, 1987 and recorded April 30, 1987 in Liber 7666 at folio 559; as amended by First Amendment to Declaration of Protective Covenants dated June 1, 2000 and recorded June 1, 2000 in Liber 10123 at folio 660; and as further amended by First Amendment to Declaration of Covenants, Amended and Rescinded to Conform with Amendment created by the State of Maryland dated August 3, 2000 and recorded January 11, 2001 in Liber 18646 at folio 642.  
RESPONSE: NO PLOTTABLE EASEMENTS WITHIN THE DOCUMENTS. BUILDING RESTRICTIONS CALLED FOR IN LIBER 7666 AT FOLIO 559 NOT SHOWN BECAUSE THEY ARE UNCLEAR.
  - Easements granted by virtue of a Grant of Storm Drainage Easement and Right of Way recorded on June 23, 1987 in Liber 7767 at folio 301.  
RESPONSE: EASEMENT SHOWN HEREON.
  - Covenants set forth in Agreement by and between Montgomery Airpark Business Center Assoc. Ltd Partnership, and the Washington Suburban Sanitary Commission dated October 21, 1987 and recorded November 20, 1987 in Liber 8029 at folio 775.  
RESPONSE: NO PLOTTABLE EASEMENTS.



**LEGAL DESCRIPTION**

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE, LYING AND BEING IN MONTGOMERY COUNTY, MARYLAND, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT NUMBERED THIRTEEN (13) IN BLOCK LETTERED "A" IN THE SUBDIVISION KNOWN AS "MONTGOMERY AIRPARK BUSINESS CENTER", AS PER PLAT THEREOF RECORDED IN PLAT BOOK 139 AT PLAT No. 16078, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

**SURVEYOR'S CERTIFICATION**

TO: COMMONWEALTH LAND TITLE INSURANCE COMPANY;  
FMI AIRPARK LLC, SANDY SPRING BANK AND EACH OF THEIR SUCCESSORS AND ASSIGNS;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1, 2, 3, 4, 6(b), 7(a), 7(b), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17 and 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON: 09/15/2016



*Daniel Eric Mirabile* 10/5/2016  
DANIEL ERIC MIRABILE  
PROFESSIONAL LAND SURVEYOR No. 21018  
STATE OF MARYLAND  
LICENSE EXPIRATION DATE: JANUARY 06, 2018

**FLOOD ZONE NOTE**

THE PROPERTY SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL No. 240310195D, EFFECTIVE DATE SEPTEMBER 29, 2006.  
BY GRAPHIC DEPICTION ONLY, THE PROPERTY SHOWN HEREON IS SHOWN IN:  
• FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN  
A FIELD SURVEY WAS NOT PERFORMED TO DETERMINE THE FLOOD ZONES LISTED HEREON. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**UTILITY NOTES (AS TO TABLE A, ITEM No. 11)**

- THE LOCATION OF PUBLIC UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES AND SURFACE GROUND MARKINGS ONLY. THE SURVEYOR HAS NOT PROVIDED WITH UNDERGROUND PLANS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
- BEFORE DIGGING IN THIS AREA, CALL "MISS UTILITY" 1-800-552-7001 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.
- MISS UTILITY WAS CONTACTED ON AUGUST 29, 2016 TO PROVIDE UNDERGROUND UTILITY MARKS IN THE SUBJECT PROPERTIES. TICKET NUMBER 16576532, TRANSMIT DATE OF AUGUST 29, 2016 AT 10:24 AM WAS PROVIDED.
- THE FOLLOWING UTILITIES AS REPORTED BEING THE RESPONSIBILITY OF BY MISS UTILITY WERE FOUND TO BE IN THE GENERAL VICINITY OF THE SUBJECT PROPERTIES. NO CERTIFICATION IS MADE TO THE FOLLOWING DETERMINATIONS OF UTILITY ENCUMBRANCES ON SITE SHOWN HEREON AS INDICATED ON THE ABOVE MENTIONED TICKET. NOT ALL POTENTIAL UNDERGROUND UTILITIES ARE SHOWN HEREON.

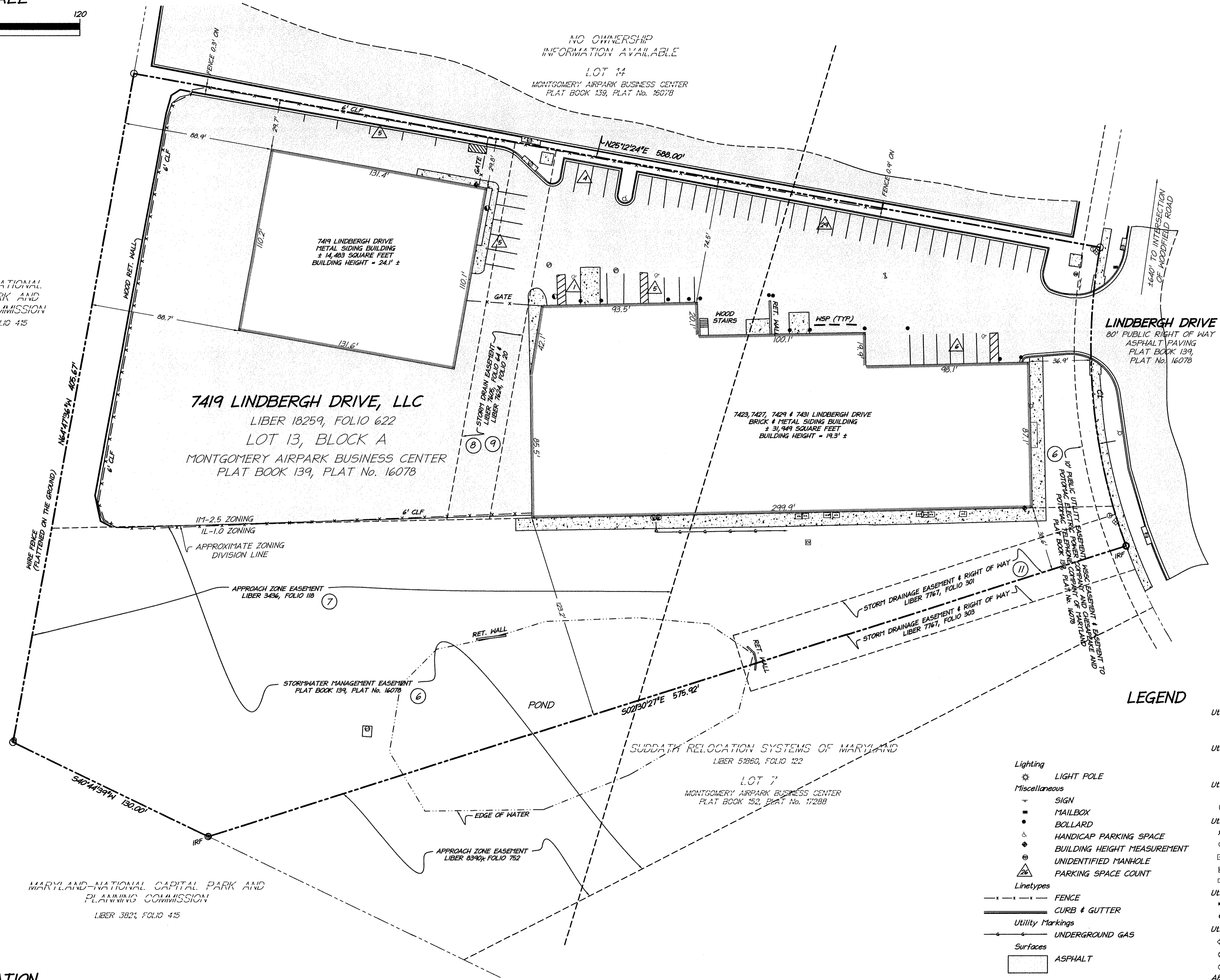
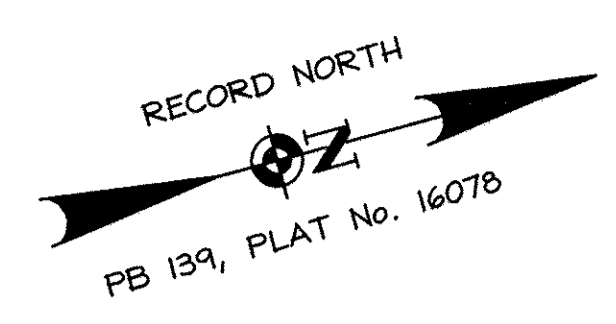
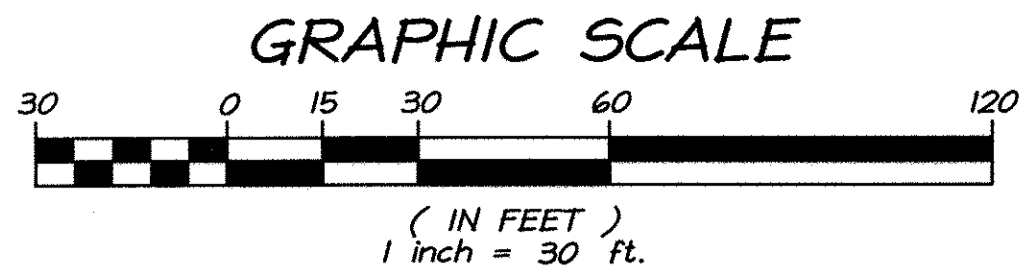
UTILITY DESCRIPTION	RESPONSE
POTOMAC ELECTRIC (PEPCO)	NOT LOCATED
COMCAST MONTGOMERY CO (TRU01)	NOT IN CONFLICT
WASHINGTON GAS OF MARYLAND (WGL06)	MARKED
VERIZON (VY6)	DESIGN NO CONFLICT

Rev#	DATE	REVISION
..	..	....

2016 ALTA/NSPS LAND TITLE SURVEY OF  
LOT 13, BLOCK A  
MONTGOMERY AIRPARK BUSINESS CENTER  
PLAT BOOK 139, PLAT No. 16078  
NOW IN THE NAME OF  
7419 LINDBERGH DRIVE, LLC  
LIBER 18259, FOLIO 622  
MONTGOMERY COUNTY, MARYLAND

PROJECT No.: 16109.001.00  
SCALE: 1" = N/A  
DATE: 10/05/2016  
DRAWN: DEM  
CHECKED: DFR  
SHEET No.





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2016 ALTANSPS LAND TITLE SURVEY OF  
LOT 13, BLOCK A  
MONTGOMERY AIRPARK BUSINESS CENTER  
PLAT BOOK 139, PLAT No. 16078  
7419 LINDBERGH DRIVE, LLC  
LIBER 18259, FOLIO 622  
MONTGOMERY COUNTY, MARYLAND

**SURVEYOR'S CERTIFICATION**

Daniel Mirabile  
10/5/2016  
DANIEL ERIC MIRABILE  
PROFESSIONAL LAND SURVEYOR No. 21010  
STATE OF MARYLAND  
LICENSE EXPIRATION DATE: JANUARY 06, 2018

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	340.00'	181.10'	30°31'06"	92.75'	S80°03'07"E	178.96'

Rev#	DATE	REVISION
..	..	..

PROJECT No.: 16109.001.00  
SCALE: 1" = 30'  
DATE: 10/05/2016  
DRAWN: DEM  
CHECKED: DFR  
SHEET No.  
**2 of 2**