Attachment 'B'

Title exce
NCS-7316
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Exception
George F
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(Applies -

Exception 5. Intentionally Deleted

Exception 6. Deed dated December 19, 1946 by and between George F. Stratmann and Elma also known as Elma M. Stratmann, his wife and The Wilmarco Company, recorded in C.J.S. 1505/521.
(Delete - Does not Apply)

Exception 7. Right of way contained in a Deed dated October 31, 1946 by and between William Hartman and Patricia L. Hartman, his wife and Guy E. Smith and Ruth E. Smith, his wife, recorded in J.W.B. 1526/77.
(Delete - Does not Apply)

Exception 8. Right of way contained in a Deed dated December 11, 1947 by and between James S. Janiski, et al and The Wilmarco Company recorded in J.W.B. 1612/288.
(Delete - Does not Apply)

Exception 9. Restrictions contained in an instrument dated May 2, 1965 by and between Fairkland Real Estate Company and North Towson Building Company Inc. recorded in J.W.B. 1846/521.
(Bad Reference)

Exception 10. Agreement dated January 19, 1949 by and between Signode Steel Strapping Company and Consolidated Gas Electric Light and Power Company of Baltimore, recorded in T.B.S. 1737/380.
(Applies - Blanket)

Exception 11. Deed and Agreement dated June 11, 1963 by and between Signode Steel Strapping Company and Baltimore County, Maryland recorded in E.H.K. 4187/444.
(Applies - Shown hereon)

Exception 12. Easements contained in Deed dated May 25, 1994 by and between Signode Corporation (formerly known as Signode Steel Strapping Company), and HS Processing Company recorded in S.M. 8192/137, as affected by Termination of Easement dated July 26, 2007 by and between Illinois Tool Works, Inc., an assignee of Signode Corporation and HS Processing Company recorded in S.M. 26065/186.
(Applies - Shown hereon)

Exception 13. Right of way Easement dated July 2, 1990 by and between Signode Steel Strapping Company and The Chesapeake and Potomac Telephone Company of Maryland recorded in S.M. 8538/452.
(Applies - Shown hereon)

Exception 14. Right of way Easement dated September 7, 1990 by and between Signode Steel Strapping Company and The Chesapeake and Potomac Telephone Company of Maryland recorded in S.M. 8620/401.
(Applies - Shown hereon)

Exception 15. Deed of Declaration and Easement dated April 14, 2005 by and between Illinois Tool Works, Inc. recorded in S.M. 21999/620.
(Applies - Shown hereon)

July 26, 2007
deeds, Inc.
S.M. 26065/

7, 2010 by
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1, 2010 by
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27.

(Applies - Blanket)

Exception 20. All matters shown on a subdivision plat entitled "Amended Plat of Signode Corporation" as recorded in Plat Book S.M. 61/82.
(Applies - Blanket)

Exception 21. All matters shown on a subdivision plat entitled "Second Amended Plat of HS Processing Company and Illinois Tool Works Inc. Property Lots 1 & 2" recorded in Plat Book R.D.A., Jr. 79/81.
(Applies - Blanket)

Legal Description

BEGINNING for the same on the west side of North Point Boulevard, 120 feet wide, at the beginning of the land which by deed dated April 23, 1948 and recorded among the Land Records of Baltimore County, Maryland in Liber J.W.B. 1846, Folio 521 was granted and conveyed by Bethlehem Steel Company to Signode Steel Strapping Company, thence running and binding on the west side of North Point Boulevard, with all courses of this description referred to the Maryland Coordinate System (NAD83/2011), the two following courses and distances, viz:

(1) 408.26 feet along the arc of a non-tangent curve to the left having a radius of 1,333.24 feet and subtended by a long chord bearing South 18°30'50" East 404.69 feet, and

(2) South 27°04'36" East 200.00 feet to the beginning of the third line of said conveyance, thence leaving North Point Boulevard and running and binding on said line,

(3) South 62°55'24" West 2,238.03 feet to the end thereof and to the east side of Grays Lane there abutting, thence running and binding on a part of the fourth line of said conveyance, and binding on the east side of Grays Lane,

(4) North 04°01'36" West 56.17 feet to intersect the division lines between Lots 1 and 2 as laid out and shown on a subdivision plat entitled, "Second Amended Plat of HS Processing Company and Illinois Tool Works Inc. Property, Lots 1 & 2" dated February 26, 2010 and recorded among the Land Records aforesaid in Plat Book R.D.A., Jr. 79, Page 81, thence leaving the outlines of the land conveyed as aforesaid by Bethlehem Steel Company and running across the same, and binding on the division lines between Lots 1 and 2 as shown on said plat, the eleven following courses and distances, viz:

(5) 267.59 feet along the arc of a non-tangent curve to the right having a radius of 360.00 feet and subtended by a long chord bearing North 41°37'08" East 261.47 feet,
(6) North 62°54'47" East 870.72 feet,
(7) North 24°22'11" West 5.94 feet,
(8) North 13°03'47" East 37.52 feet,
(9) North 18°28'27" East 30.65 feet,
(10) North 18°28'27" East 30.65 feet,
(11) North 13°56'00" East 19.73 feet,
(12) North 07°33'14" East 8.36 feet,
(13) North 18°29'43" West 10.36 feet,
(14) North 13°30'23" West 89.92 feet,
(15) North 04°14'13" East 72.74 feet, and
(16) North 62°55'24" East 1,041.70 feet to the point of beginning, containing 17.9971 acres of land, more or less, as surveyed in June 2015 by B.J. Martenet & Co.

BEING and COMPRISING the land subject to a Confirmatory Deed in Exemption dated April 14, 2005 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 21760, Folio 697 from Signode Corporation to Illinois Tool Works, Inc., and the land which by deed dated December 17, 2010 and recorded among the Land Records aforesaid in Liber J.L.C. 30805, Folio 1 was granted and conveyed by HS Processing Company to Illinois Tool Works Inc.

General Notes

1. Bearings shown on this plat are referred to the system of coordinates established in the Maryland Coordinate System (NAD 83/2011) and based on the following Baltimore County control station and bearing:
N12: 578,580.96 E 1,464,423.04
Bearing to B16A: North 69°18'30" West

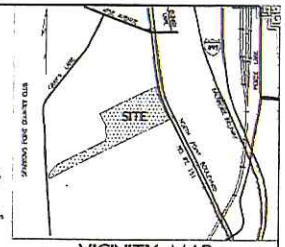
2. Bolded text denotes items that potentially warrant action

3. A.C. - Denotes an apparent encroachment.

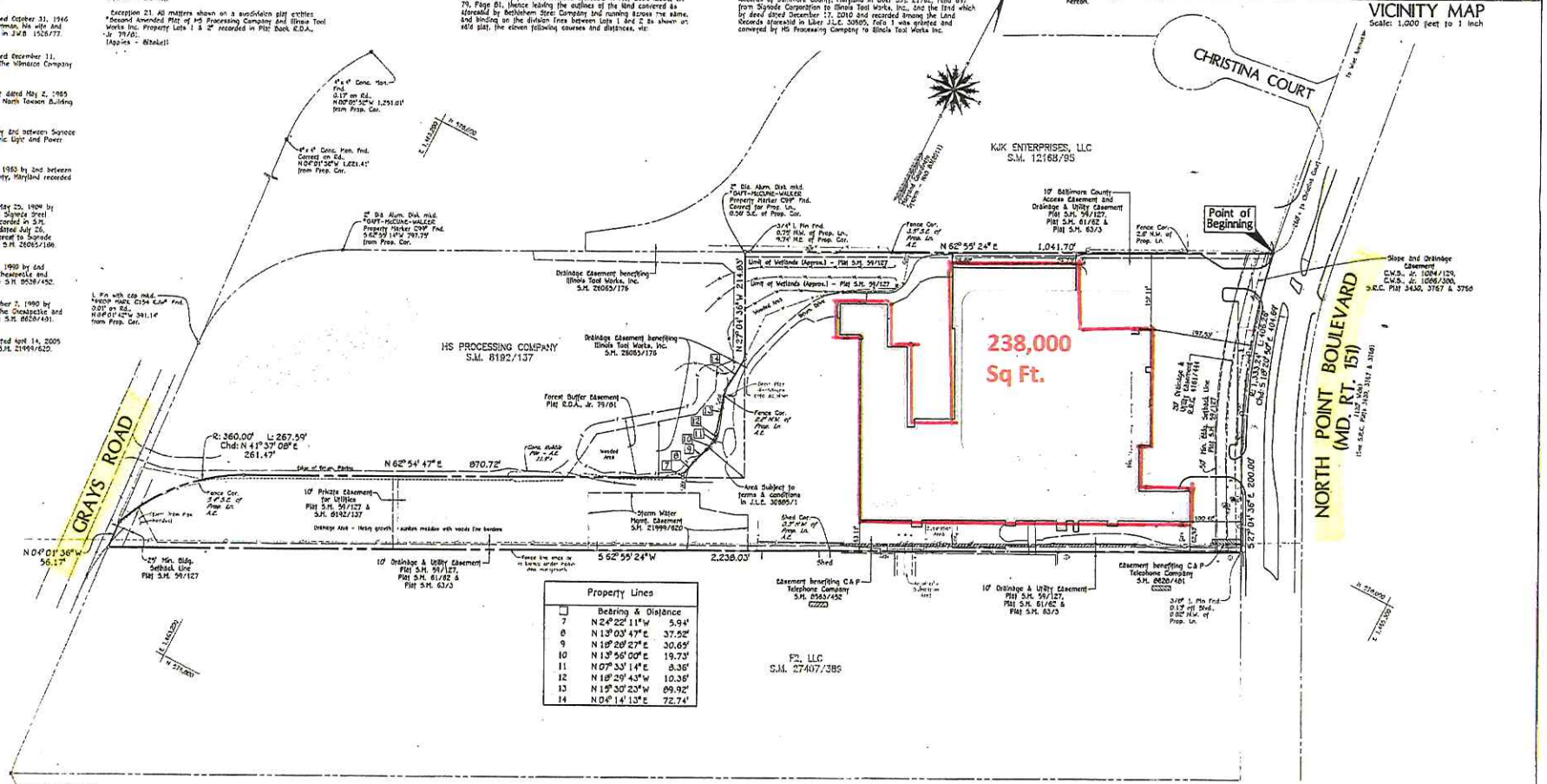
4. Zoning: We have received no zoning information from the title insurer.

5. The property shown hereon lies within an area designated as "Zone X (Area determined to be outside the 0.2% annual chance floodplain)" as shown on Federal Emergency Management Agency Flood Insurance Rate Map No. 24005C0040D4, dated Mar. 5, 2014

6. Per our client's request, the full extent of the improvements on this site has not been shown hereon. However, all visible improvements within 5 feet of the boundary lines shown hereon have been depicted hereon.



VICINITY MAP
Scale: 1,000 feet to 1 inch



Legend

Utility Pole
Guy Wire
Sanitary Manhole
Telephone Manhole
Water Valve
Fire Hydrant
Overhead Wires
Chain Link Fence
Railroad Track
Limit of Wetlands
Forest Buffer Line

Surveyor's Certification

TO: ERASMUS PROPERTIES HOLDING COMPANY, INC. and FIRST AMERICAN TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4 and 6(b) of Table A thereof. The field work was completed June 23, 2015.
I further certify that this plat and the surveying work upon which it is based were prepared under my responsible charge, in accordance with the requirements set forth in C.O.M.A.R. Section 09.13.06.12. My license expires December 30, 2016

STATE OF MARYLAND
JOEL H. LEININGER
No. 467
PROPERTY LINE SURVEYOR

Joel H. Leininger, Registered Property Line Surveyor No. 467 — Date

B. J. Martenet and Co. Inc.
Land Surveyors since 1849
1114 St. Paul Street
Baltimore, Maryland 21202
Telephone: (410) 539-1263
www.martenet.com

Graphic Scale
0 100 200 300

ALTA/ACSM LAND TITLE SURVEY
of
No. 4505 NORTH POINT BOULEVARD

Tax Map 104 - Grid 21 - Parcel 608
Fifteenth Election District - Baltimore County, Maryland
Scale: 100 feet to 1 inch — Date: June 23, 2015

115013

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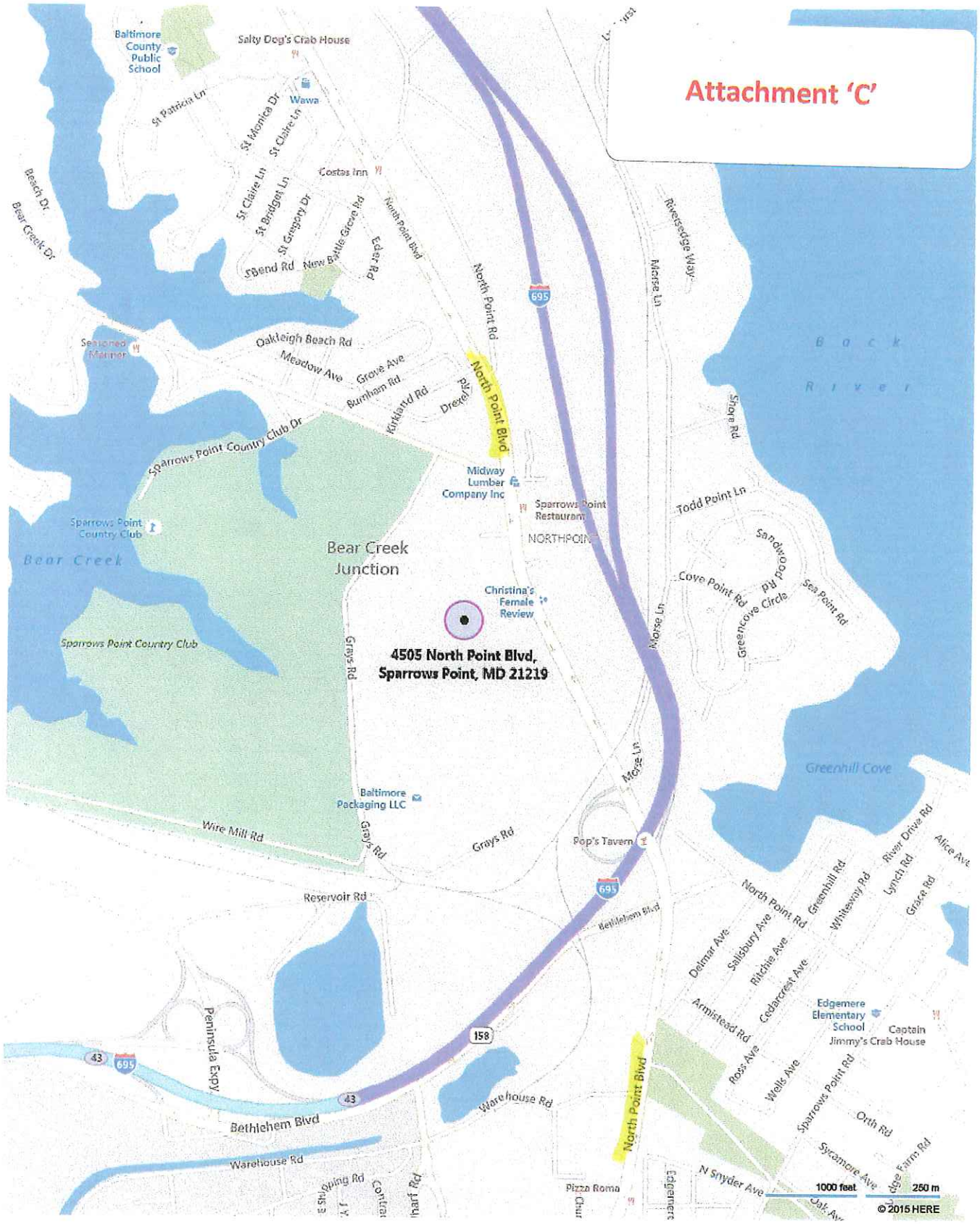
Attachment 'C'
Baltimore County Public School
Salty Dog's Crab House
Wawa
St Patrick Ln
St Monica Dr
St Claire Ln
Costas Inn
Beach Dr
Bear Creek Dr
St Bridget Ln
St Gregory Dr
Bend Rd
New Battle Grove Rd
Edera Rd
North Point Blvd
Riversedge Way
Morse Ln
695
Seasoned Mariner
Oakleigh Beach Rd
Meadow Ave
Grove Ave
Burnham Rd
Kirkland Rd
Drexel Rd
Back River
Shore Rd
Sparrows Point Country Club Dr
Midway Lumber Company Inc
Sparrows Point Restaurant
Todd Point Ln
Sparrows Point Country Club
Bear Creek
Bear Creek Junction
NORTHPOINT
Sandwood Rd
Cove Point Rd
Greencove Circle
Sea Point Rd
Christina's Female Review
Sparrows Point Country Club
4505 North Point Blvd, Sparrows Point, MD 21219
Grays Rd
Greenhill Cove
Baltimore Packaging LLC
Wire Mill Rd
Pop's Tavern
Reservoir Rd
Bethlehem Blvd
North Point Rd
Greenhill Rd
Whitewoy Rd
River Drive Rd
Lynch Rd
Grace Rd
Alice Ave
Dalmar Ave
Salisbury Ave
Ritchie Ave
Cedarcrest Ave
Armistead Rd
Edgemere Elementary School
Captain Jimmy's Crab House
Peninsula Expy
158
43
Ross Ave
Wells Ave
Sparrows Point Rd
Warehouse Rd
Orth Rd
Sycamore Ave
N Snyder Ave
Pizza Roma
1000 feet
250 m
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