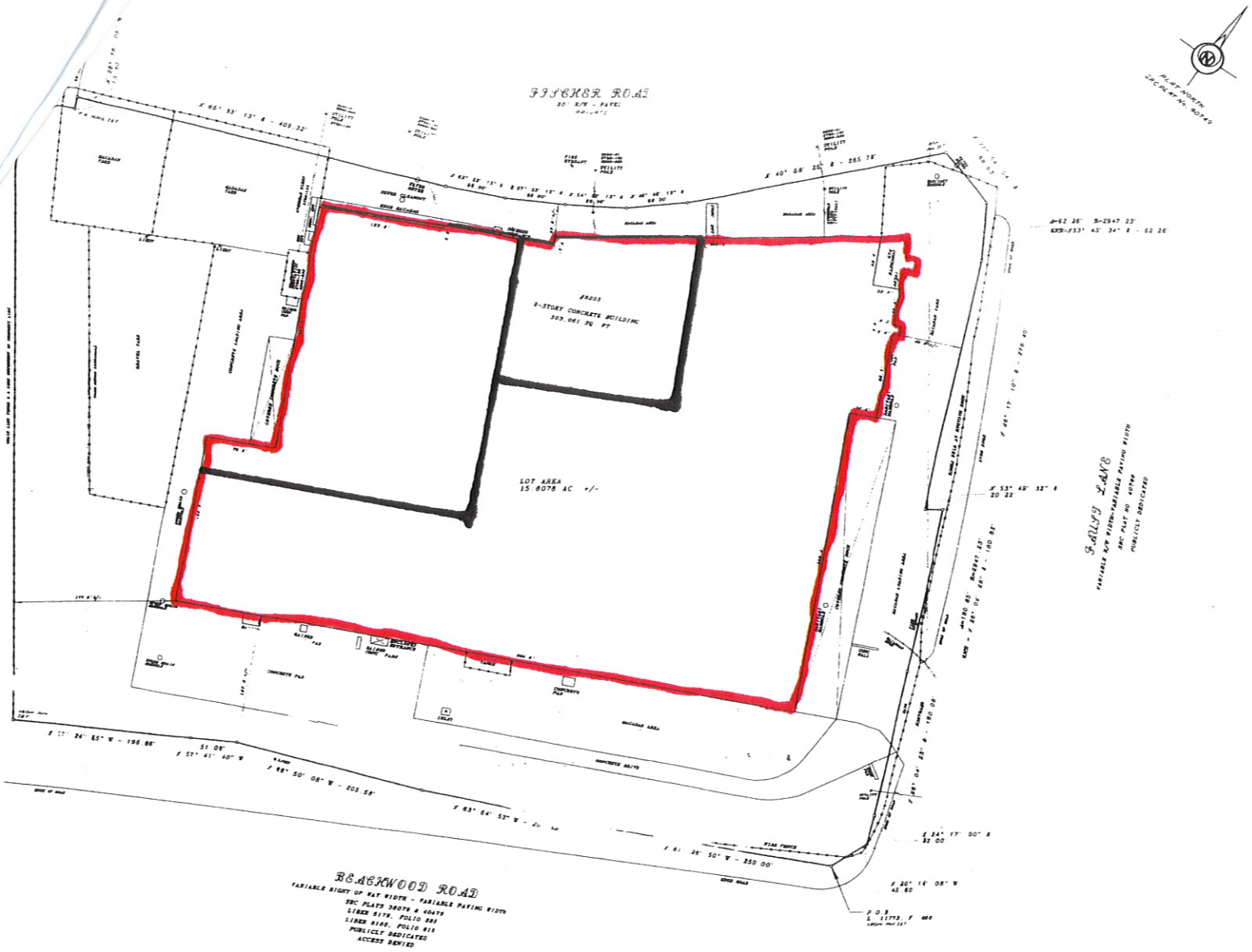

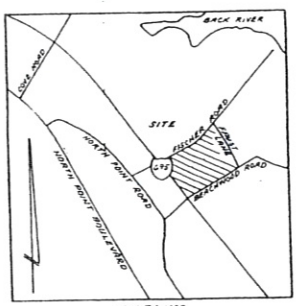

VICINITY MAP
1" = 1000'

CONCRETE — CONC
METAL ENTRANCE — MET. ENT
FENCE
OVERHEAD WIRES
UTILITY POLE

Exhibit B

8203 Fischer Road
Ruxton Services, LLC

NOTES:

1. ITEM 4: 2395-91 AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON
2. ITEM 5: 2735-199 AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON
3. ITEM 6: 3266-528 AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON
4. ITEM 7: 5127-139 AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON
5. ITEM 8: 5179-285 AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON
6. THERE ARE NO RECORDED BUILDING SETBACK LINES.

NOTES AND BOUNDS DESCRIPTION

Beginning for the same at a point formed by the intersection of the southwesterly side of Faust Lane (variable right-of-way width) and the northwesterly side of Beachwood Road (variable right-of-way width) as shown on SRC Plat No. 40799 at the beginning of the first or South 81 degrees 28 minutes 50 seconds West 250.00 feet line of that parcel of land conveyed to BMI Products, Inc. by a deed dated July 31, 1996 and recorded among the Land Records of Baltimore County in Liber 11772, folio 488, thence binding along the aforesaid northwesterly side of Beachwood Road as shown on SRC Plat No. 40479 the five following courses and distances, and binding along the outline of said conveyance the six following courses and distances.

1. South 81 degrees 28 minutes 50 seconds West 250.00 feet.
2. South 63 degrees 54 minutes 53 seconds West 201.48 feet.
3. South 66 degrees 50 minutes 08 seconds West 205.58 feet.
4. South 57 degrees 41 minutes 40 seconds West 51.06 feet.
5. South 57 degrees 24 minutes 55 seconds West 180.86 feet to a point on the northeast side of Patapsco Freeway (300 feet wide) as shown on SRC Plat Nos. 38518 and 38519, thence binding thereon the 12 following courses and distances.
6. North 38 degrees 34 minutes 06 seconds West 874.00 feet, thence continuing to binding along the outline of aforesaid conveyance as now surveyed, the two following courses and distances.
7. North 54 degrees 20 minutes 41 seconds East 66.71 feet.
8. North 26 degrees 56 minutes 06 seconds West 13.38 feet to a point distant South 38 degrees 56 minutes 06 seconds East 66.13 feet on iron pin now found, said point being on the southerly right line of Fischer Road (80 feet wide), thence binding thereon, and leaving said Patapsco Freeway, and binding along the outline of aforesaid conveyance the five following courses and distances.
9. North 65 degrees 33 minutes 13 seconds East 409.38 feet.
10. North 62 degrees 23 minutes 13 seconds East 66.00 feet.
11. North 57 degrees 33 minutes 13 seconds East 66.00 feet.
12. North 54 degrees 58 minutes 13 seconds East 66.00 feet.
13. North 48 degrees 45 minutes 13 seconds East 66.00 feet, thence continuing along the outline of aforesaid conveyance the nine following courses and distances as now surveyed.
14. North 40 degrees 58 minutes 25 seconds East 285.78 feet to a point formed by said southerly right-of-way line of Fischer Road and the aforesaid southwesterly side of Faust Lane as shown on aforesaid SRC Plat No. 40799, thence leaving Fischer Road, and binding along Faust Lane the eight following courses and distances.
15. South 77 degrees 54 minutes 04 seconds East 68.63 feet.
16. by a curve to the right with a radius of 2947.23 feet an arc distance of 62.26 feet, said arc subtended by a chord bearing South 33 degrees 43 minutes 34 seconds East 62.26 feet.
17. South 26 degrees 17 minutes 10 seconds East 276.40 feet.
18. North 53 degrees 49 minutes 32 seconds East 20.22 feet.
19. by a curve to the right with a radius of 2947.23 feet an arc distance of 180.85 feet, said arc subtended by a chord bearing South 26 degrees 02 minutes 20 seconds East 180.82 feet.
20. South 26 degrees 04 minutes 23 seconds East 180.08 feet.
21. South 24 degrees 17 minutes 00 seconds East 32.00 feet.
22. South 20 degrees 14 minutes 08 seconds West 45.60 feet to the point of beginning, containing 679,873.56 square feet or 15 acres of land, more or less, the improvements thereon being as 8203 Fischer Road

Being the same and all that parcel of land conveyed by MMI PROD TO 8203 FISCHER ROAD, LLC by a deed dated July 31, 2006 and recorded among the Land Records of Baltimore County in Liber 5M 20451, folio 588.

210	SCALE 1" = 50' DATE: JANUARY 11, 2006	DEED REFERENCE LIBER 5M 20451 FOLIO 588		ALTA/ACSM LAND TITLE SURVEY OF LANDS OF 8203 FISCHER ROAD, LLC KNOWN AS 8203 FISCHER ROAD 15th ELECTION DISTRICT BALTIMORE COUNTY MARYLAND