

TITLE EXCEPTIONS:

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 3020-127JMD01
EFFECTIVE DATE: JULY 30, 2023

6. RIGHT OF WAY FROM LACEY R. REDD AND M. VIRGINIA REDD TO EASTERN SHORE PUBLIC SERVICE COMPANY OF MARYLAND AND CHESAPEAKE & POTOMAC TELEPHONE COMPANY OF MARYLAND DATED APRIL 27, 1960 AND RECORDED AMONG THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND IN LIBER F.W.H. NO. 127, AT FOLIO 25. MAY OR MAY NOT AFFECT SUBJECT PROPERTY, UNABLE TO PLOT OR LOCATE PER DOCUMENT PROVIDED.

7. RIGHT OF WAY FROM MARGARET DICKINSON CROCKETT TO MARYLAND LIGHT AND POWER COMPANY DATED OCTOBER 17, 1936 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER B.B. 30, AT FOLIO 526. BLANKET TYPE EASEMENTS, UNABLE TO SHOW ON PLAT - SEE DEED OF RECORD.

8. UTILITY EASEMENT AGREEMENT DATED JULY 31, 1996 BY AND BETWEEN LOW OF POCOMOKE, L.L.C. AND DELMARVA POWER & LIGHT COMPANY AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER R.H.O. 2305, AT FOLIO 459. BLANKET TYPE EASEMENTS, UNABLE TO SHOW ON PLAT - SEE DEED OF RECORD.

9. EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND DATED JUNE 27, 1997 BY LOW OF POCOMOKE, LLC AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER R.H.O. 2414, AT FOLIO 595. AFFECTS SUBJECT PROPERTY AS SHOWN ON SURVEY.

10. STORM DRAINAGE LINE, 20 FOOT SETBACK LINE AND FORESTATION DISTURBANCE LINE AS SHOWN ON PLAT ENTITLED "RESUBDIVISION OF THE LANDS OF LOW OF POCOMOKE, L.L.C." PREPARED BY JOHN H. PLUMMER AND ASSOCIATES, INC. DATED JUNE 6, 1997 AND RECORDED AMONG THE AFORESAID PLAT RECORDS IN PLAT CABINET LIBER R.H.O. 151, AT FOLIO 68. AFFECTS SUBJECT PROPERTY AS SHOWN ON SURVEY.

11. DECLARATION OF EASEMENTS DATED JUNE 26, 1997 BY LOW OF POCOMOKE, L.L.C. AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER R.H.O. NO. 2417, AT FOLIO 364. AFFECTS SUBJECT PROPERTY AS SHOWN ON SURVEY.

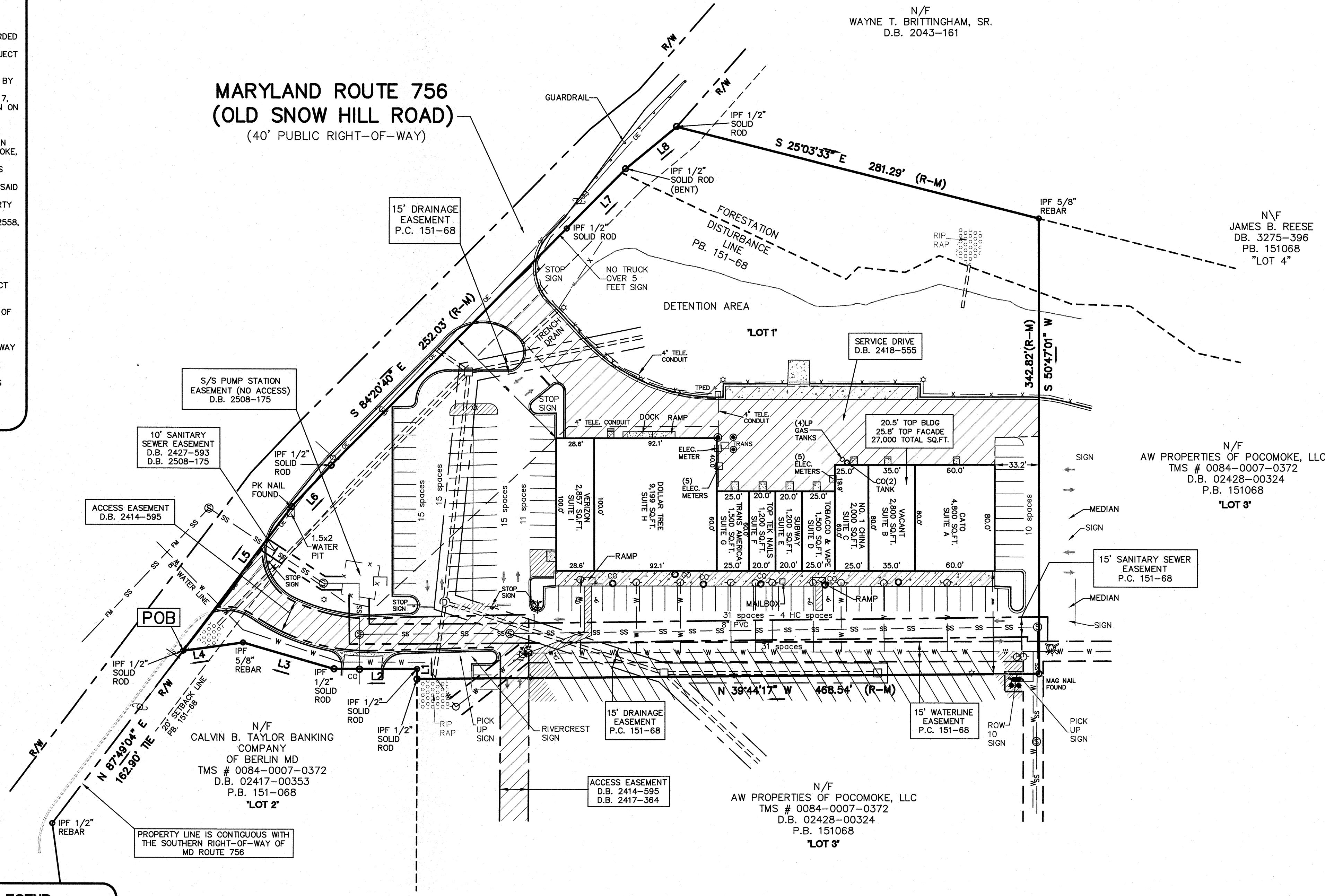
12. EASEMENT WITH COVENANTS AND RESTRICTIONS AFFECTING LAND DATED JULY 29, 1997 BY AND BETWEEN WALMART ESTATE BUSINESS TRUST AND LOW OF POCOMOKE, L.L.C., AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER R.H.O. 2418, AT FOLIO 555; AS AMENDED BY FIRST AMENDMENT DATED JULY 14, 1998 AND RECORDED JULY 15, 1998 AMONG THE AFORESAID LAND RECORDS IN LIBER 2552, AT FOLIO 397, AS AFFECTED BY NOTICE STATEMENT BY ACQUIRING PARTY DATED JULY 14, 1998 AND RECORDED JULY 30, 1998 AMONG THE AFORESAID LAND RECORDS IN LIBER 2558, AT FOLIO 165; AS AFFECTED BY DECLARATION OF NOTICE DATED JULY 29, 1997, MADE BY AND BETWEEN POCOMOKE (EAST TOWN) WMB, LLC AND WAL-MART REAL ESTATE BUSINESS TRUST AND LOW OF POCOMOKE, L.L.C., AND RECORDED ON APRIL 25, 2006 AMONG THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND IN LIBER 4689, FOLIO 239. AFFECTS SUBJECT PROPERTY - SEE DEED OF RECORD.

13. RIGHT OF WAY DATED AUGUST 27, 1997 FROM LOW OF POCOMOKE, L.L.C. AND POCOMOKE SHOP SPACE, L.L.C. TO POCOMOKE CITY AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER R.H.O. 2427, AT FOLIO 593, AS AMENDED BY AMENDMENT TO RIGHT OF WAY BY LOW OF POCOMOKE, L.L.C., POCOMOKE SHOP SPACE, L.L.C. AND AW PROPERTIES OF POCOMOKE L.L.C., AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 2508, AT FOLIO 175. AFFECTS SUBJECT PROPERTY AS SHOWN ON SURVEY.

LINE TABLE				
LINE	LENGTH	BEARING		
L1	7.52'	N 50°47'06" E	(R-M)	
L2	62.66'	N 39°12'59" W	(R-M)	
L3	71.27'	N 23°01'44" W	(R-M)	
L4	45.64'	N 47°10'56" W	(R-M)	
L5	136.05'	N 87°49'04" E	(R-M)	
L6	43.03'	S 85°38'57" E	(R-M)	
L7	63.20'	S 84°32'15" E	(R-M)	
L8	49.53'	S 78°41'35" E	(R-M)	

MARYLAND ROUTE 756
(OLD SNOW HILL ROAD)

(40' PUBLIC RIGHT-OF-WAY)



LEGEND:

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- IPS NEW IRON PIN (5/8" REBAR)
- IPF EXISTING IRON PIN
- R/W RIGHT-OF-WAY
- PP POWER POLE
- EM ELECTRIC METER
- WM WATER METER
- FM FIRE HYDRANT
- SDMH STORM DRAIN MANHOLE
- CBMH CATCH BASIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- CO CLEANOUT
- T-PED TELEPHONE PEDESTAL
- G.P. GUARD POST
- SIGN
- OE OVERHEAD ELECTRIC LINE
- SS SANITARY SEWER LINE
- W WATER LINE
- SDM STORM DRAIN PIPE
- F FENCE

ALWAYS CALL 811 BEFORE YOU DIG

EVERY DIGGING JOB REQUIRES A CALL - EVEN IF YOU THINK YOU KNOW WHERE THE UTILITY LINES ARE. IF YOU HIT AN UNDERGROUND UTILITY LINE WHILE DIGGING, YOU CAN HARM YOURSELF OR THOSE AROUND YOU, DISRUPT SERVICE TO AN ENTIRE NEIGHBORHOOD, AND POTENTIALLY BE RESPONSIBLE FOR FINES AND REPAIR COSTS.

SMART DIGGING MEANS CALLING 811 BEFORE EACH DIG. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL CONTRACTOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.

FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"
(AREAS OF MINIMAL FLOODING)
PER NFIP FIRM COMMUNITY PANEL NO. 24047C0333H
EFFECTIVE DATE: 7-16-2015.

ZONING INFORMATION:
ZONED: B-2 (GENERAL BUSINESS DISTRICT)
SETBACK LINE:
FRONT: 25'
SIDE: 5'
BACK: 20'
MAX HEIGHT: 40'
REQUIRED PARKING:
TOTAL REQUIRED 288 SPACES

PARKING INFORMATION:
126 REGULAR SPACES
4 HANDICAP SPACES
132 SPACES TOTAL

TITLE DESCRIPTION:

The Land is described as follows:
Real property in the City of Pocomoke, County of Worcester, State of Maryland, described as follows:

FEE PARCEL:
BEING KNOWN AND DESIGNATED AS "PARCEL 1" AS DEPICTED ON THAT SUBDIVISION PLAT ENTITLED "RESUBDIVISION OF THE LANDS OF LOW OF POCOMOKE, L.L.C." RECORDED AMONG THE PLAT RECORDS OF WORCESTER COUNTY, MARYLAND AS PLAT CABINET R.H.O. NO. 151, FOLIO 68.

EASEMENT PARCEL 1:
The non-exclusive rights and benefits accruing to Parcel No. 1 as set forth in the Easements with Covenants and Restrictions Affecting Land by LOW of Pocomoke, L.L.C., dated June 27, 1997, and recorded in aforesaid Land Records in Liber R.H.O. No. 2414, Folio 595.

EASEMENT PARCEL 2:
The non-exclusive rights and benefits accruing to Parcel No. 1 as set forth in the Easements with Covenants and Restrictions Affecting Land between Wal-Mart Real Estate Business Trust and LOW of Pocomoke, L.L.C., dated July 29, 1997, and recorded in aforesaid Land Records in Liber R.H.O. No. 2418, Folio 555; as amended by First Amendment to Easements with Covenants and Restrictions Affecting Land dated July 14, 1998, by and between Wal-Mart Real Estate Business Trust, AW Properties of Pocomoke, L.L.C. and Pocomoke Shop Space, L.L.C., and recorded in aforesaid Land Records in Liber R.H.O. No. 2552, Folio 397, as affected by Notice Statement by Acquiring Party dated July 14, 1998 and recorded July 30, 1998 among the aforesaid Land Records in Liber 2558, folio 165; as affected by Declaration of Notice dated July 29, 1997, made by and between Pocomoke (East Town) WMB, LLC and Wal-Mart Real Estate Business Trust and LOW of Pocomoke, L.L.C., and recorded on April 25, 2006 among the Land Records of Worcester County, Maryland in Liber 4689, folio 239.

SURVEY DESCRIPTION:

COMMENCING AT AN IRON PIN LOCATED ON THE NORTHERN RIGHT-OF-WAY OF U.S. HWY 13 (OCEAN HWY) AND BEING THE COMMON CORNER WITH WAYNE T. BRITTINGHAM (DB 2043-181); THENCE ALONG SAID RIGHT-OF-WAY N 39-13-00 W FOR 554.11 FEET TO AN IRON PIN; THENCE N 39-13-00 W FOR 975.54 FEET TO A CONCRETE MONUMENT, COMMON CORNER WITH DAUGHERTY; THENCE LEAVING SAID RIGHT-OF-WAY AND FOLLOWING THE COMMON LINE OF DAUGHERTY N 13-54-31 W FOR 73.69 FEET TO A CONCRETE MONUMENT, COMMON CORNER WITH SELBY; THENCE ALONG THE COMMON LINE OF SELBY N 88-32-24 E FOR 210.61 FEET TO A CONCRETE MONUMENT; THENCE N 13-55-55 W FOR 414.17 FEET TO AN IRON PIN ON THE PROPOSED SOUTHERN RIGHT-OF-WAY OF MD ROUTE 756 (LINDEN AVE.); THENCE ALONG SAID PROPOSED RIGHT-OF-WAY N 87-49-04 E FOR 128.50 FEET TO AN IRON PIN, COMMON CORNER WITH AN OUT PARCEL; THENCE N 87-49-04 E FOR 162.90 FEET TO AN IRON PIN, BEING THE POINT OF BEGINNING; THENCE N 87-49-04 E FOR 136.05 FEET TO AN IRON PIN; THENCE S 85-38-57 E FOR 43.03 FEET TO AN IRON PIN; THENCE S 84-32-15 E FOR 63.20 FEET TO AN IRON PIN; THENCE S 78-41-35 E FOR 49.53 FEET TO AN IRON PIN; THENCE LEAVING SAID RIGHT-OF-WAY AND FOLLOWING THE COMMON LINE OF THE RESIDUAL TRACT S 25-03-33 E FOR 281.29 FEET TO AN IRON PIN, COMMON CORNER WITH THE WALMART TAX LOT; THENCE ALONG THE COMMON LINE WITH WALMART TAX LOT S 50-47-01 W FOR 342.82 FEET TO A PK NAIL; THENCE N 39-44-17 W FOR 468.54 FEET TO AN IRON PIN; THENCE ALONG THE COMMON LINE OF AN OUT PARCEL N 50-47-06 E FOR 7.52 FEET TO AN IRON PIN; THENCE N 39-12-59 W FOR 62.66 FEET TO AN IRON PIN; THENCE N 23-01-44 W FOR 71.27 FEET TO AN IRON PIN; THENCE N 47-10-56 W FOR 45.64 FEET TO AN IRON PIN, BEING THE TRUE POINT OF BEGINNING. SAID TRACT CONTAINS 4.284 ACRES MORE OR LESS.

POSSIBLE PROJECTIONS:

NONE OBSERVED

LAND AREA:
186,633 SQ.FT.
4.284 ACRES

ALTA/NSPS CERTIFICATE:

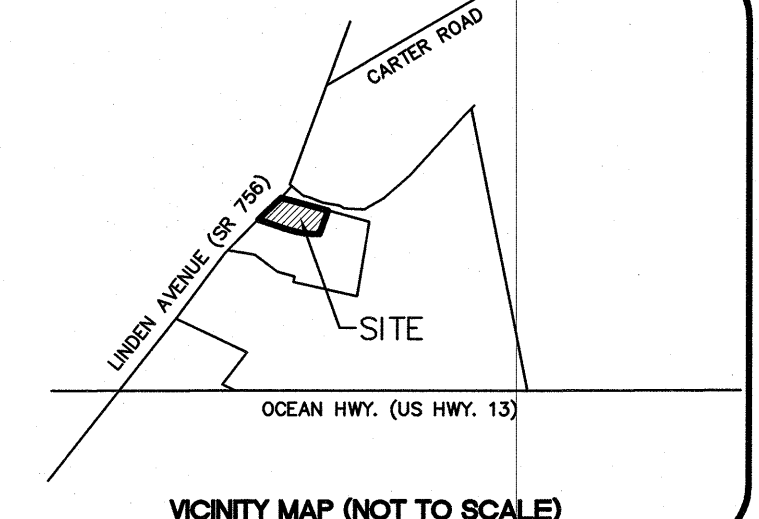
TO: POCOMOKE (EAST TOWNE)WMB, LLC, WELLS FARGO BANK, NATIONAL ASSOCIATION, a national banking association, and its successors and/or assigns and FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6A, 6B, 7A, 7B1, 7C, 8, 11, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7-28-2025.

DATE OF PLAT OR MAP: 8-12-2025

THE PROPERTY SHOWN HEREON IS THE SAME AS SET FORTH IN (TITLE COMMITMENT #3020-127JMD01).

J. R. Freeland
JAMES R. FREELAND, PLS
REGISTRATION/LICENSE NUMBER: 21277



SURVEYOR'S NOTES:

- 1) ZONING PROVIDED BY THE PLANNING AND ZONING RESOURCE COMPANY BEARING PZR SITE # 182404-3, DATED 8/22/2025.
- 2) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.
- 3) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- 4) THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM PLANS PROVIDED BY THE UTILITY COMPANIES AND FIELD MARKED BY LOCATOR SERVICES AND VISUAL APPARATUS SUCH AS VALVES AND METERS. CONTRACTOR SHALL CALL LOCATOR SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
- 5) THE SUBJECT PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN THAT CERTAIN TITLE COMMITMENT FILE NO. 3020-127JMD01 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JULY 30, 2025, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM PHYSICAL INSPECTION OF THE SUBJECT PROPERTY OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY, WITHOUT ANY GAPS OR GORES.
- 6) THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF MARYLAND.
- 7) THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY.
- 8) THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- 9) THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 10) THERE IS NO OBSERVED EVIDENCE OR EVIDENCE FROM APPROPRIATE AUTHORITIES THAT THERE ARE WETLAND AREAS LOCATED ON THE PROPERTY.
- 11) THE PROPERTY SHOWN HEREON HAS DIRECT ACCESS TO MARYLAND ROUTE # 756 (OLD SNOW HILL ROAD), A DEDICATED PUBLIC RIGHT OF WAY.
- 12) THE TOTAL NUMBER OF STRIPED PARKING SPACES REQUIRED BY LOCAL ZONING ORDINANCE IS 108, INCLUDING 0 DESIGNATED AS HANDICAPPED SPACES. THE NUMBER OF ACTUAL PARKING SPACES LOCATED ON THE SUBJECT PROPERTY IS 132, INCLUDING 4 DESIGNATED AS HANDICAPPED SPACES.
- 13) THE PROPERTY SHOWN AND DESCRIBED HEREON IS THE SAME AS THAT SHOWN ON PLAT BOOK 151-68, AND IS ALSO THE SAME AS THAT DESCRIBED IN DB. 4639-677.
- 14) THE FEE PARCEL AND THE EASEMENT PARCEL DESCRIBED UNDER TITLE DESCRIPTION ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARY LINES.



FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN:	CF	PARTY CHIEF:	RH	CHECKED:	JCC
REF. PLAT BOOK:	151-068				
REF. DEED BOOK:	4639-677				
TAX MAP :	0084-007-0372				
DATE OF SURVEY:	7-30-2025				
DATE DRAWN:	8-12-2025				
DRAWING NO:	84356				
DATE OF LAST REVISION:	9-3-2025	TITLE DESCRIPTION			

0' 50' 100' 150'
SCALE: 1" = 50'

8-26-2025 ZONING REPORT
8-18-2025 COMMENTS
8-14-2025 COMMENTS

RLS: JAMES R. FREELAND
NO: 21277

STATE OF MARYLAND
WORCESTER COUNTY
POCOMOKE CITY
ALTA/NSPS LAND TITLE
SURVEY FOR
POCOMOKE (EAST
TOWNE) WMB, LLC.
(EAST TOWN PLAZA)

SITE ADDRESS:
2146 OLD SNOW HILL ROAD (A-J)
POCOMOKE CITY, MD 21851