COMMITMENT FOR TITLE INSURANCE NAME (TO BE DETERMINED) FILE No. 103CC **EFFECTIVE DATE: AUGUST 16, 2013** SCHEDULE B PART II

4) Subject to rights granted unto Consolidated Gas Electric Light and Power Company of Baltimore by virtue of an Agreement dated January 14, 1954 and recorded among the Land Records of Howard County, Maryland in Liber No. 255, folio 48 from John G. Rogers, Jr., and Alice H. Rogers. APPLIES TO SUBJECT PROPERTY AS SHOWN.

5) Subject to rights granted unto Baltimore Gas and Electric Company by virtue of an Agreement dated June 30, 1958 and recorded among the Land Records of Howard County, Maryland in Liber No. 316, folio 437 from John G. Rogers, Jr., and Alice H. Rogers. APPLIES TO SUBJECT PROPERTY. NON-PLOTTABLE.

6) Subject to the terms and conditions set forth in the Deed dated June 27, 1949 and recorded among the Land Records of Howard County, Maryland in Liber No. 214, folio 131 from Alice H. Rogers and John G. Rogers, Jr., and Rebecca O. Dorsey and William R. Dorsey, Jr., et al. unto The County Commissioners of Howard County. DOES NOT APPLY TO SUBJECT PROPERTY.

7) Subject to setbacks, easements, notations, if any, and all matters as shown on the Plat entitled "Park View at Ellicott City Subdivision Plat of Rogers Property Parcel A & B", and recorded among the Plat Records of Howard County at Plat No. 12971, which Plat was revised by Plat entitled, "Plat of Revision, Park View at Ellicott City, Subdivision Plat of Rogers Property Parcels A & B, Sheet 1 of 1" and recorded among the aforesaid Land Records at Plat No. 13220, as affected by the plat entitled "Plat of Revision Park View at Ellicott City, Parcels A & B" which plat is recorded among the Plat Records of Howard County, Maryland as Plat No. 14758. APPLIES TO THE SUBJECT PROPERTY AS SHOWN.

8) Subject to rights granted unto Baltimore Gas and Electric Company by Agreement dated October 6, 1997 and recorded among the Land Records of Howard County, Maryland in Liber No. 4094, folio 290 from The Estate of John G. Rogers, III, et al. APPLIES TO SUBJECT PROPERTY. NON-PLOTTABLE.

9) Subject to such rights as the State of Maryland may have in any portion of said land which may have been designated as "wetlands" pursuant to the Maryland Wetlands Act, Title 9 of the Natural Resources Article. **NOTHING TO PLOT.**

10) Subject to riparian rights of others as to the stream traversing the property. NOTHING TO PLOT.

11) Subject to a Maintenance Agreement pertaining to site development and private storm water management facilities, dated May 4, 1998 and recorded among the Land Records of Howard County, Maryland in Liber No. 4293, folio 246 by and between Shelter Development, LLC, The Shelter Foundation, Inc., Ellicott City Limited Partnership and Howard County, Maryland. APPLIES TO SUBJECT PROPERTY. NOT A SURVEY MATTER.

12) A Survey made by Gerhold, Cross & Etzel, LTD dated May 19, 1998 and entitled "Property of Ellicott City Limited Partnership and The Shelter Foundation, Inc." reveals the following matters of which this company takes exception thereto, viz:

(a) A portion of an existing Macadam Driveway encroaches inside the southernmost boundary line

(b) A portion of an existing Chain Link Fence encroaches inside of the westernmost boundary line of the property.

SURVEY NOT PROVIDED. NON-PLOTTABLE.

13) Subject to the terms and provisions set forth in a Lease dated August 5, 1998 and recorded among the Land Records of Howard County, Maryland in Liber 4387, folio 42, from the Howard County Housing Commission unto Ellicott City Limited Partnership, which Lease includes but is not limited to re-entry rights and purchase options. APPLIES TO SUBJECT PROPERTY. NOT A SURVEY MATTER.

14) Subject to the terms and provision set forth in a Home Regulatory Agreement, Declaration of Covenants, and Deed of Trust dated August 5, 1998 and recorded among the Land Records of Howard County, Maryland in Liber 4387, folio 131 from Ellicott City Limited Partnership and the Howard County Housing Commission unto William N. Fitzpatrick, Jr., and Anthony J. Mohan, Trustees for the benefit of the Department of Housing and Community Development, in the original principal amount of \$1,000,000.00, as affected by First Amendment to Regulatory Agreement dated July 19, 2005 and recorded among the Land Records of Howard County, Maryland in Liber No. 9342, folio 438 by and among Ellicott City Limited Partnership and the Department of Housing and Community Development, a principal department of the State of Maryland. [To be assumed] APPLIES TO SUBJECT PROPERTY. NOT A SURVEY MATTER.

15) Subject to the terms and provisions set forth in Financing Statement dated August 5, 1998 and recorded among the Land Records of Howard County, Maryland in Liber 4387, folio 180 by and between Ellicott City Limited Partnership and the Howard County Housing Commission, Debtors, and the Maryland Department of Housing and Community Development, Secured Party. [To be assumed] APPLIES TO SUBJECT PROPERTY. NOT A SURVEY MATTER.

16) Subject to the terms and provisions set forth in an Extended Low-Income Housing Covenant for Low-Income Housing Tax Credits dated August 5, 1998 and recorded among the Land Records of Howard County, Maryland in Liber 4387, folio 187 by and between Ellicott City Limited Partnership and the Department of Housing and Community Development. APPLIES TO SUBJECT PROPERTY. NOT A

17) Subject to the terms and provisions set forth in Deed of Trust dated August 5, 1998 and recorded among the Land Records of Howard County, Maryland in Liber 4387, folio 199 from Ellicott City Limited Partnership unto Robert R. Kern, Jr., and Stephen A. Goldberg, Trustees for the benefit of The Shelter Foundation, Inc., in the original principal amount of \$300,000.00, as affected by Superior Mortgage's Agreement dated August 5, 1998 and recorded among the Land Records of Howard County, Maryland in Liber 4387, folio 168 by and between Provident Bank of Maryland and the Department of Housing and Community Development. [To be assumed] APPLIES TO SUBJECT PROPERTY. NOT A SURVEY

18) Subject to the terms and provisions set forth in a Declaration of Covenants and Restrictions dated August 5, 1998 and recorded among the Land Records of Howard County, Maryland in Liber 4387, folio 214 and made by Ellicott City Limited Partnership. APPLIES TO SUBJECT PROPERTY. NOT A SURVEY

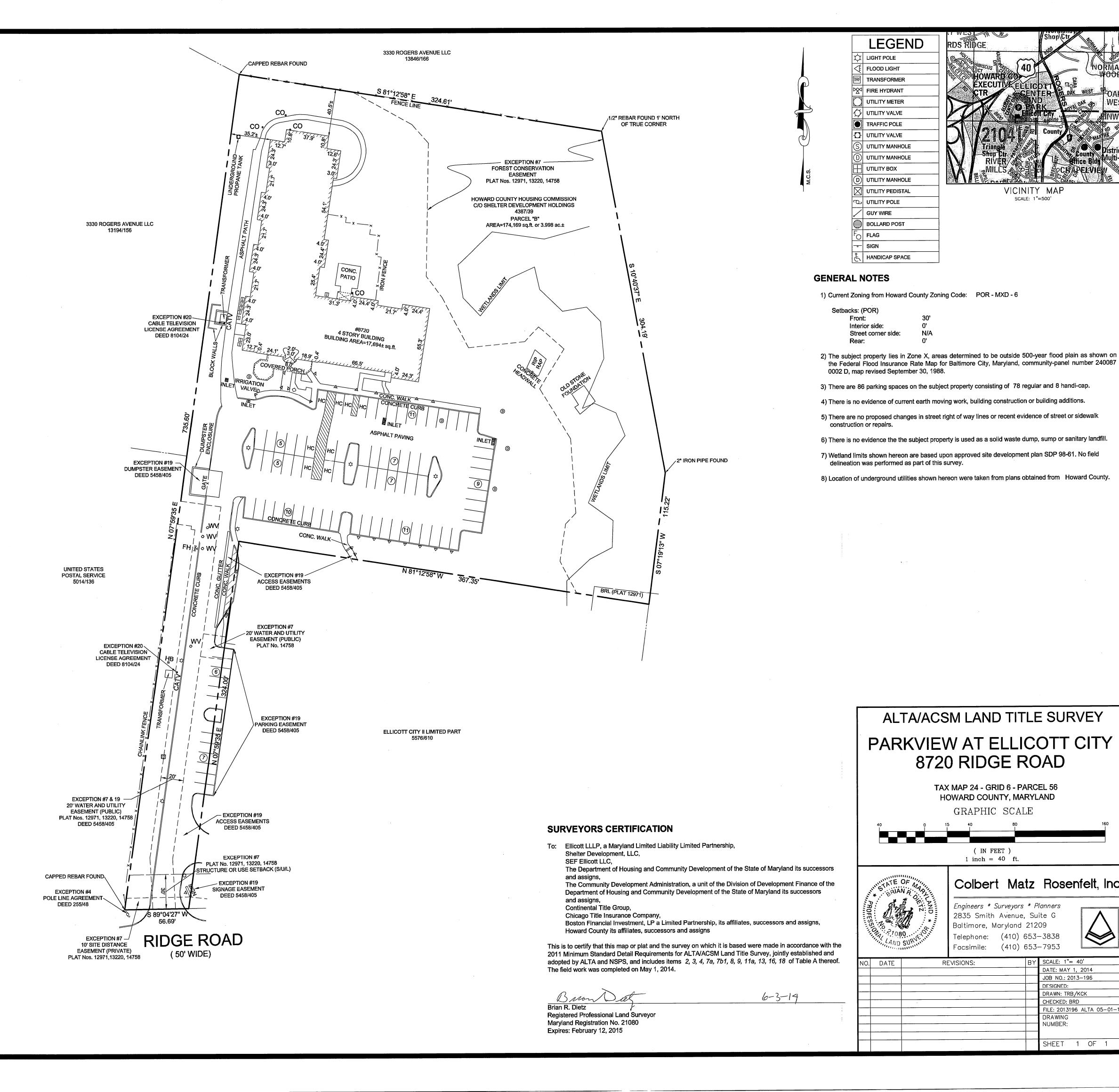
19) Subject to the terms, provisions, and easements set forth in Joint Easement Agreement and Declaration dated April 30, 2001 and recorded among the Land Records of Howard County, Maryland in Liber No. 5458, folio 405 by and among the Howard County Housing Commission, Ellicott City Limited Partnership and Ellicott City II Limited Partnership. APPLIES TO THE SUBJECT PROPERTY AS SHOWN.

20) Subject to the terms and provisions set forth in Memorandum of Cable Television License Agreement ____ day of _____, 1999 and recorded among the Land Records of Howard County, Maryland in Liber No. 8104, folio 24 by and between Ellicott City, LP and Comcast Cablevision of Howard County, Inc. APPLIES TO SUBJECT PROPERTY AS SHOWN.

DESCRIPTION OF 8720 RIDGE ROAD HOWARD COUNTY, MARYLAND

BEING KNOWN AND DESIGNATED as Parcel "B", on the plat entitled "Plat of Revision Park View at Ellicott City, Parcels A & B" which plat is recorded among the Plat Records of Howard County, Maryland as

TOGETHER WITH those easements appurtenant to the above-described property as set forth in Joint Use Easement Agreement and Declaration dated April 30, 2001 and recorded among the Land Records of Howard County, Maryland in Liber No. 5458, folio 405 by and among the Howard County Housing Commission, Ellicott City Limited Partnership and Ellicott City II Limited Partnership.



SCALE: 1"=500'

TAX MAP 24 - GRID 6 - PARCEL 56

HOWARD COUNTY, MARYLAND

GRAPHIC SCALE

1 inch = 40 ft.

Engineers * Surveyors * Planners

2835 Smith Avenue, Suite G

Telephone: (410) 653-3838

Facsimile: (410) 653-7953

Baltimore, Maryland 21209

REVISIONS:

Colbert Matz Rosenfelt, Inc.

SCALE: 1"= 40'

DESIGNED:

DRAWING

NUMBER:

DATE: MAY 1, 2014

JOB NO.: 2013-196

DRAWN: TRB/KCK

FILE: 2013196 ALTA 05-01-14

SHEET 1 OF 1

CHECKED: BRD