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July 9, 2010

Director
Anne Arundel County
2664 Riva Road
Annapolis, MD 21401

Re: Odenton Town Center at Seven Oaks
Our File No. 29-004-395

Dear Sir/Madame:

CERTIFICATE OF TITLE

Fee simple record title to the real property described on Exhibit "A" attached hereto and incorporated herein, is vested in Halle Development, Inc., free and clear of all liens and encumbrances, except as follows:

DESCRIPTION: All that lot, piece or parcel of land situate, lying and being in the 4th Assessment District of Anne Arundel County, Maryland, being more particularly described as follows:

See attached Exhibit "A"

Said land being shown on Plats entitled, "SEVEN OAKS, RESERVE PARCEL 6 AND 16 AND PASSIVE RECREATION AREA", Plats One and Two, recorded in Plat Book 233 at pages 41 and 42 and "SEVEN OAKS (REVISED)", Plats One, Two and Six, recorded in Plat Book 113 at pages 31, 32 and 36.

Being part of the same property described in a deed recorded September 10, 1987 in Liber 4451 at folio 864, deed recorded September 10, 1987 in Liber 4451 at folio 339, and deed recorded December 7, 2007 in Liber 19726 at folio 172.

MORTGAGE AND/OR DEEDS OF TRUST:

None

RIGHTS OF WAY:

Rights and restrictions by virtue of Deeds recorded in Liber 1271 at folio 542, Liber 1466 at folios 357 and 361, Liber 4782 at folio 498 and Liber 4923 at folio 428.

Rights of State Roads Commission of Maryland by virtue of Deeds recorded in Liber JHH 274 at folio 239 and Liber JHH 274 at folio 242.

Rights of Baltimore Gas and Electric Company by virtue of instruments recorded in Liber 1032 at folio 003, Liber 2713 at folio 848, Liber 4376 at folio 435, Liber 4376 at folio 437, Liber 4519 at folio 155, and Liber 4562 at folio 803.

Rights of Chesapeake & Potomac Telephone Company by virtue of instruments recorded in Liber GW 133 at folio 213, Liber 4376 at folio 439, Liber 4391 at folio 497, and Liber 4534 at folio 157.

Rights and restrictions contained in Boundary Agreement recorded in Liber GW 26 at folio 55.

Rights of ingress and egress by virtue of instrument recorded in Liber 288 at folio 491.

Rights and restrictions contained in instruments recorded in Liber 1356 at folio 591 and Liber 2151 at folio 440.

Rights and restrictions contained in instruments recorded in Liber 1565 at folio 368, Liber 2130 at folio 440, Liber 2130 at folio 482, Liber 4535 at folio 104, Liber 4535 at folio 123, Liber 4556 at folio 684, Liber 4556 at folio 699, Liber 4556 at folio 713, Liber 4694 at folio 409 and Liber 4775 at folio 245 (water and sewer facilities and charges).

Rights and restrictions contained in instrument recorded in Liber 4556 at folio 729 (public utilities).

Rights and restrictions contained in an Agreement for Storm Water Management Facility recorded in Liber 4759 at folio 499.

Rights and restrictions contained in a Subdivision Agreement and Quality Assurance Agreement recorded in Liber 4777 at folio 129 and a Traffic Agreement recorded in Liber 4777 at folio 124.

Rights and restrictions contained in a School Facility Agreement recorded in Liber 4818 at folio 743.

Rights and restrictions contained in an Agreement recorded in Liber 4940 at folio 382 and amended in Liber 9204 at folio 649, Deed recorded in Liber 9616 at folio 570 regarding recreational area.

Rights and restrictions contained in Declaration of Covenants recorded in Liber 4391 at folio 521, Liber 4854 at folio 392, Liber 4858 at folio 661, Liber 5083 at folio 811, Liber 6758 at folio 500, Liber 9783 at folio 452, Liber 10261 at folio 95, Liber 10935 at folio 353.

100 year flood plane and non-tidal wetlands and minimum building restriction lines, per recorded plat of subdivision.

Inspection Agreements for completion of sewer and water facilities recorded in Liber 4556 at folio 721 and Liber 4561 at folio 553.

Compliance with Storm Water Management Bill No. 87-94 and Noise Mitigation from Route 32 per Council Bill No. 5-98.

Inspection Agreements, Public Works Agreements and Utility Agreements per recorded plat of subdivision.

Terms, conditions, restrictive easements and other matters set forth on recorded plats of subdivision.

Twenty-five foot (25') undisturbed wetland buffer and one hundred foot (100') undisturbed from stream bed edge, per recorded plat of subdivision.

Memorandum of Agreement between Halle Development and Reliable Contracting Co. Profit Sharing Trust regarding Wetland Permits recorded in Liber 17948 at folio 371.

Inspection and Maintenance Agreement between Halle Development, Inc. and Anne Arundel County, Maryland dated April 30, 2008, recorded May 7, 2008 among the Land Records of Anne Arundel County, Maryland in Liber 20129 at folio 123.

Partial Release of Memorandum of Agreement between Halle Development, Inc., Reliable Contracting Company, Inc. Profit Sharing Trust and Odenton Investments, LLC dated March 10, 2010, recorded March 18, 2010 among the Land Records of Anne Arundel County, Maryland in Liber 22102, folio 274.

TAXES:

Lien for taxes, assessments and other public charges.

This Title Certificate does not certify against any unrecorded liens or encumbrances and is further subject to unrecorded easements on above or below the surface, discrepancies or conflicts in boundary lines, shortages in area, encroachments or any state of facts which would be disclosed by a current and accurate survey of the above property. This Title Certificate is issued only to the County and is as of June 16, 2010 and does not indicate anything after this date.

The information in this letter reflects information abstracted from the Land Records of Anne Arundel County through June 16, 2010 and nothing further is represented. It is based on abstracts of title from Abstract Associates, Inc. and updated by Compass Research Group, LLC dated through June 16, 2010, and we accept no responsibility for matters not contained in said abstracts. The purpose of this letter is to inform Anne Arundel County of the identity of the owner and mortgage lien holder of the above property as of June 16, 2010 and nothing more is certified or represented. This Certificate of Title is issued for the sole use and benefit of Anne Arundel County, Maryland and may not be relied upon by anyone else.

Sincerely,
SHULMAN, ROGERS, GANDAL,
PORDY & ECKER, P.A.

By: 
David M. Kochanski

DMK/cam
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cc: Mr. Stephen N. Fleischman

EXHIBIT "A"
TAX MAP 21 GRID 16 PART OF PARCEL 53
TAX MAP 21 GRID 16 PART OF PARCEL 77
TAX MAP 21 GRID 22 PART OF PARCEL 373
PROPERTY OF HALLE DEVELOPMENT, INC.
FOURTH TAX ASSESSMENT DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND

PARCEL ONE

Being a part of the property conveyed by Peter G. Byrnes, Thomas I. Baldwin, Ernest J. Litty, Jr., William E. Dixon and Philip E. Ratcliffe, Trustees, to Halle Development, Inc., a Maryland corporation, by deed dated September 10, 1987 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 4451 at Folio 864;

Also being a part of Reserve Parcel 15 as shown on a plat of subdivision entitled "Plat 6 of 7, Seven Oaks (revised), recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 113 at Page 36 as Plat Number 5960. The same being all of that portion of Reserve Parcel 15 that lies to the east of the state road taking of Maryland Route 32, and being more particularly described as follows:

Beginning for the same at a point at the beginning of the southerly or South 44°23'49" West, 542.14 foot plat line as shown on the aforesaid plat, thence running with the outline of said Reserve Parcel 15 by the following three (3) courses as now surveyed

1. South 44°22'40" West, 541.49 feet to an iron pipe found, thence
2. North 52°11'18" West, 224.95 feet to a rebar found, thence
3. North 57°42'48" West, 161.75 feet to a rebar found on the southerly right of way line of Maryland Route 32, thence running with said right of way line as shown on Maryland State Roads Commission Plats 50201 and 50165 by the following six (6) courses
4. North 50°12'41" East, 102.49 feet to a point, thence
5. North 42°03'57" West, 163.72 feet to a point, thence
6. North 52°37'32" East, 434.55 feet to a point, thence
7. North 35°19'59" West, 5.00 feet to a point, thence
8. 406.67 feet along the arc of a curve deflecting to the right, having a radius of 3,689.72 feet and a chord bearing and a chord of North 57°50'29" East, 406.46 feet to a point, thence
9. South 29°00'02" East, 1.25 feet to a point on the easterly or South 04°09'53" East, 816.60 foot plat line of reserve Parcel 15 as shown on the aforesaid plat, said point being 307.72 feet from the northerly end thereof, thence running with the remainder of said line
10. South 04°09'53" East, 508.88 feet to the point of beginning; containing 353,863 square feet or 8.12 acres of land.

PARCEL TWO

Being a part of the property conveyed by Peter G. Byrnes, Thomas I. Baldwin, Ernest J. Litty, Jr., William E. Dixon and Philip E. Ratcliffe, Trustees, to Halle Development, Inc., a Maryland corporation, by deed dated September 10, 1987 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 4451 at Folio 864;

Also being all of Reserve Parcel 16(R) as shown on a plat of subdivision entitled "Administrative Plat 2 of 2, Seven Oaks" recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 233 at Page 42 as Plat Number 12218, and being more particularly described as follows:

Beginning for the same at a point at the beginning of the westerly or North 04°09'53" West, 559.30 foot plat line of Reserve Parcel 16(R) as shown on the aforesaid plat, thence running with the outline of said Reserve Parcel 16(R) by the following thirteen (13) courses as now surveyed

1. North 04°09'53" West, 559.30 feet to a point on the southerly right of way line of Maryland Route 32, thence running with said right of way line as shown on Maryland State Roads Commission Plats 50165 and 50166 by the following eight (8) courses
2. North 61°26'05" East, 266.93 feet to a point, thence
3. North 62°34'48" East, 97.88 feet to a point, thence
4. North 63°35'17" East, 97.99 feet to a point, thence
5. North 69°29'21" East, 293.40 feet to a point, thence
6. North 72°41'04" East, 293.42 feet to a point, thence
7. North 82°50'56" East, 390.77 feet to a point, thence
8. South 11°18'56" East, 90.00 feet to a point, thence
9. South 89°36'27" East, 102.83 feet to a point on the westerly right of way line of Amtrack National Railroad Passenger Company as described in a deed recorded among the aforesaid Land Records in Liber 3236 at Folio 523, thence running with said westerly right of way line by the following three (3) courses
10. South 11°06'03" West, 956.58 feet to a point, thence
11. South 01°15'03" West, 163.68 feet to a point, thence
12. South 11°06'03" West, 418.94 feet to a rebar found, thence leaving said Amtrack right of way line
13. North 63°07'31" West, 1,304.03 feet to the point of beginning; containing 1,532,548 square feet or 35.18 acres of land.

PARCEL THREE

Being a part of the property conveyed by Mary L. Joseph, H. Paul Rome, Judith R. Kolker and Paula R. Rome, Personal Representatives of the Estate of Stuart H. Rome, to Halle Development, Inc., a Maryland corporation, by deed dated September 2, 1987 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 4451 at Folio 339, and being more particularly described as follows:

Beginning for the same at a rebar found at the beginning of the first (1st) or South 11°06'03" West, 1,405.26 foot deed line as described in the aforesaid deed, thence running with the first (1st) through the fourth (4th) and a part of the fifth (5th) deed lines by the following five (5) courses as now surveyed

1. South 11°07'37" West, 1,407.39 feet to a rebar found, thence
2. North 78°51'46" West, 473.63 feet to a point, thence
3. South 06°48'16" West, 112.34 feet to an iron pipe found, thence
4. North 87°51'48" West, 171.00 feet to an iron pipe found, thence

5. South 06°51'44" West, 48.41 feet to a point, thence running so as to cross the property described in the aforesaid deed, and binding on the property conveyed by Halle Development, Inc. to Anne Arundel County, Maryland (Liber 19559 Folio 023) by the following two (2) courses
6. South 57°17'23" West, 73.74 feet to a point, thence
7. 215.26 feet along the arc of a curve deflecting to the left, having a radius of 680.00 feet and a chord bearing and a chord of South 48°13'15" West, 214.36 feet to a point on the seventh (7th) or North 56°30'27" West, 725.81 foot deed line as described in the aforesaid deed recorded in Liber 4451 at Folio 339, said point being 185.80 feet from an iron pipe found at the beginning thereof, thence running with the seventh (7th) through the fourteenth (14th) deed lines as described in said deed by the following eight (8) courses
8. North 56°28'17" West, 539.99 feet to an iron pipe found, thence
9. North 19°09'48" West, 588.44 feet to a concrete monument found, thence
10. North 57°37'35" West, 1,098.45 feet to a stone found, thence
11. North 50°12'41" East, 990.18 feet to a rebar found, thence
12. South 57°42'48" East, 161.75 feet to a rebar found, thence
13. South 52°11'18" East, 224.95 feet to an iron pipe found, thence
14. North 44°22'40" East, 567.55 feet to an iron pipe found, thence
15. South 63°07'31" East, 1,397.93 feet to the point of beginning; containing 3,495,035 square feet or 80.23 acres of land.

PARCEL FOUR

Being all of the property conveyed by Odenton Investments, LLC to Halle Development, Inc., a Maryland corporation, by deed dated October 19, 2007 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 19726 at Folio 172, and being more particularly described as follows:

Beginning for the same at an iron pipe found at the beginning of the first (1st) or South 87°55'36" East, 59.03 foot deed line as described in the aforesaid deed, thence running with the first (1st) through the fourth (4th) deed lines of said deed as now surveyed

1. South 87°51'48" East, 58.56 feet to a point, thence
2. 62.15 feet along the arc of a curve deflecting to the right, having a radius of 500.00 feet and a chord bearing and a chord of South 53°43'44" West, 62.11 feet to a point, thence
3. South 57°17'23" West, 16.91 feet to a point, thence
4. North 06°51'44" East, 48.41 feet to the point of beginning; containing 1,485 square feet or 0.03 of an acre of land.

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PARCEL FIVE

Part of Reserve Parcel 17, containing 7.61 acres, in the subdivision known as PLATS 1 THRU 7, SEVEN OAKS (REVISED), per Plat Book 113 at Plat 31 and 36, and recorded among the Land Records of Anne Arundel County, Maryland.