

**SURVEYOR'S CERTIFICATE**

I hereby certify that the plan shown hereon is correct,  
 That it is a resubdivision of I) all of Parcel 'D', as shown on a plat of subdivision entitled "Parcels 'D' and 'E', Hampton Mall", recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP 103 at Plat Number 83, being 1) all of the lands conveyed by C. D. Hyllton, et al., to Hampton Mall Associates, by deed dated August 31, 1984 and recorded among said Land Records in Liber 0004 at Folio 14, and, 2) all of the lands conveyed by Horizonte, S.A., to Home Depot U.S.A., Inc. by deed dated June 27, 1994 and recorded among said Land Records in Liber 0655 at Folio 157, also being a resubdivision of II) all of Lots 4 and 5, Block 'H', as shown on a plat of subdivision entitled "Lots 4 and 5, Block 'H', Hampton Park" recorded among said Land Records in Plat Book NLP 124 at Plat Number 84, Lot 5 being all of the lands conveyed by Capitol Heights Super 8 Motel, Inc. to Home Depot U.S.A., Inc. by deed dated June 25, 1994 and recorded among said Land Records in Liber 0655 at Folio 143, and Lot 4 being all of the lands conveyed by D.C. East, Inc., to Home Depot U.S.A., Inc. by deed dated June 28, 1994 and recorded among said Land Records in Liber 0655 at Folio 167; and

That the total area included in this plan of resubdivision is 35.9755 acres.  
 OCTOBER 26, 1994

*David Stewart Cestly*  
 David Stewart Cestly  
 Professional Land Surveyor  
 Maryland No. 10809

**OWNERS' DEDICATION**

We, Hampton Mall Associates, a Maryland Limited Partnership, by Redstone Development Corp., General Partner, by Daniel Rosenstein, Secretary, and Samuel J. Rosenstein, C.E.O., and Home Depot U.S.A., Inc., a Delaware Corporation, by Sheryl M. Maus, Assistant Secretary and A.M. Litt, Senior Corporate Counsel - Real Estate owners of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this plan of resubdivision and establish the minimum building restriction lines and 100 Year Flood Plain Easements; and further certifies

That property line markers designated thus: — will be placed in accordance with Section 24-120 (b)(1)(F)(ii) of the Subdivision Regulations, Prince George's County Code.

There are no suits, actions, leases, liens or trusts on the property included in this plat of resubdivision, except certain deeds of trusts, and all parties in interest thereto have below indicated their assent.

SEPTEMBER 12, 1994  
 HAMP. MALL ASSOCIATES (G.C.)  
 By: REDSTONE DEVELOPMENT CORP., a General Partner  
 Daniel Rosenstein, Secretary  
 Samuel J. Rosenstein, C.E.O.  
 OCTOBER 14, 1994  
 HOME DEPOT U.S.A., INC. (G.C.)  
 Sheryl M. Maus, Assistant Secretary  
 A.M. Litt, Senior Corporate Counsel - Real Estate  
 We hereby assent to this plan of resubdivision.  
 Edward I. Levin, Trustee

**FILED**

JAN 4 1995

CLERK OF THE CIRCUIT COURT  
 FOR PRINCE GEORGES COUNTY, MD.

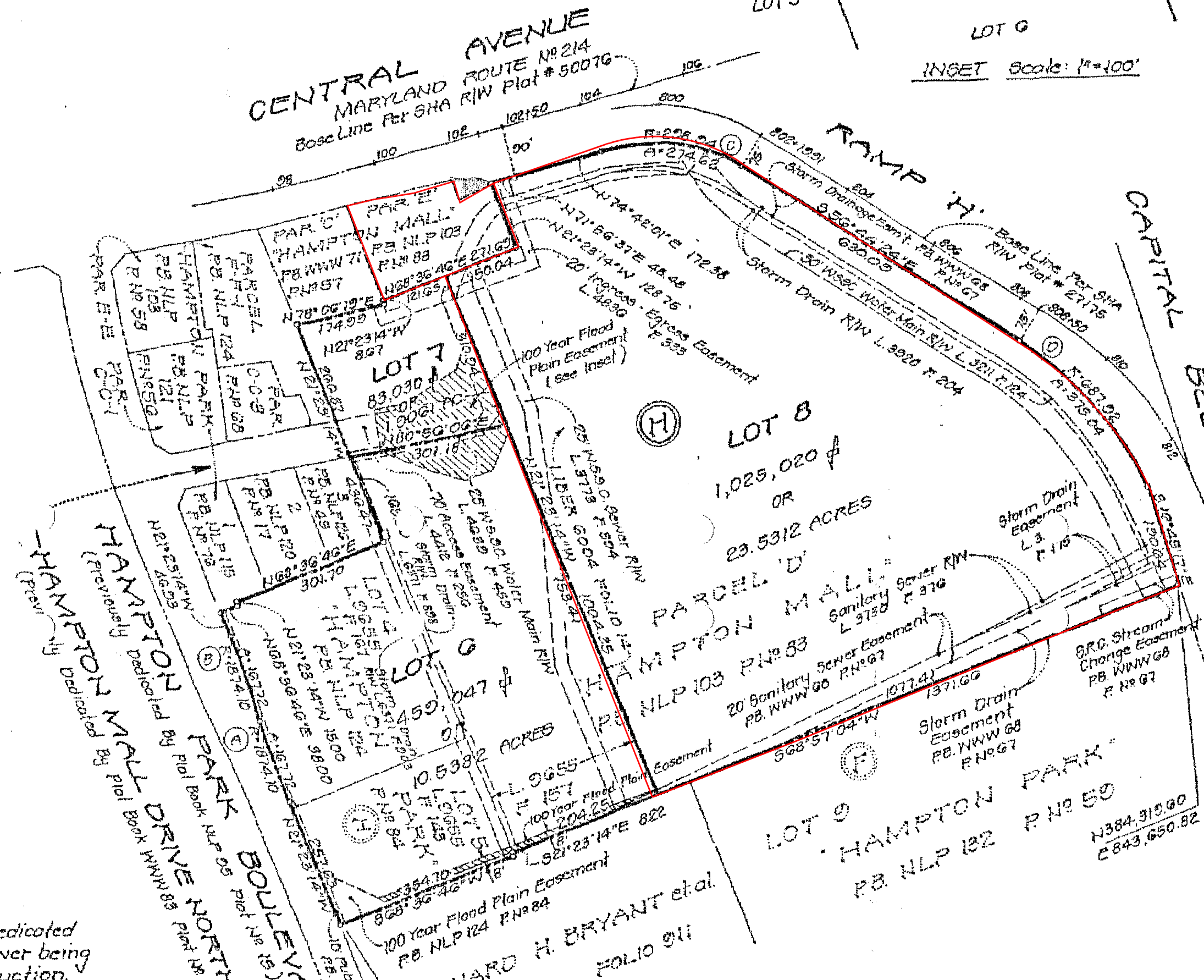
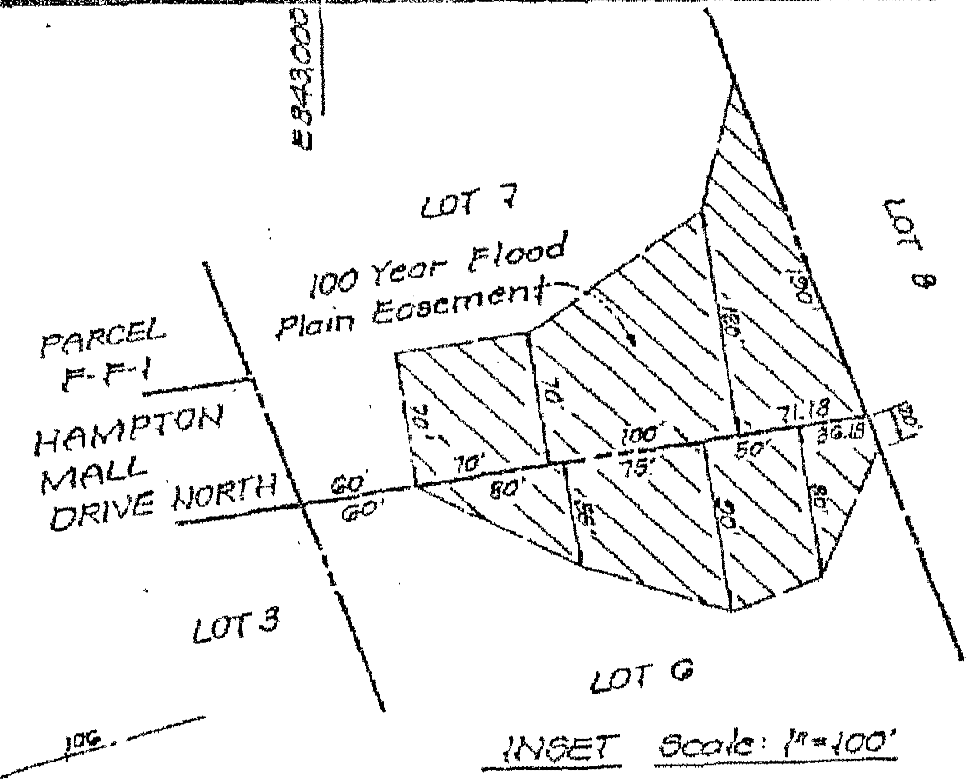
**LOTS 6, 7 AND 8, BLOCK 'H'**  
 (BEING A RESUBDIVISION OF PARCEL 'D', 'HAMPTON MALL'  
 AND LOTS 4 AND 5, BLOCK 'H', 'HAMPTON PARK')

**HAMPTON PARK**

KENT DISTRICT No. 13  
 PRINCE GEORGES COUNTY, MARYLAND  
 SEPTEMBER, 1994 SCALE: 1"=200'

**CURVE DATA**

No.	RADIUS	Δ	ARO	TAN.	CHORD	BEARING
A	1874.10	05°07'40"	167.72	83.92	167.67	N13°49'24"W
B	1874.10	05°07'40"	167.72	83.92	167.67	N13°49'24"W
C	238.34	52°38'01"	274.62	147.85	265.08	S83°03'25"E
D	687.92	31°14'11"	375.04	132.31	370.41	S41°07'19"E



**AREA SUMMARY**

Home Depot, Inc.  
 Liber 0655 Folio 143: 1.9542 Ac.  
 Liber 0655 Folio 157: 7.2065 Ac.  
 Liber 0655 Folio 167: 3.2839 Ac.  
 12.4443 Ac.  
 Hampton Mall Associates  
 Liber 0004 Folio 14: 23.5312 Ac.  
 Total: 35.9755 Ac.

**NOTES**

- Approval of this plot is predicated upon public water and sewer being available prior to construction.
- This plot is prepared in accordance with Section 24-108 (a) (3) of the Subdivision Regulations, Prince Georges County Code
- Flood Plain Easement established by this plat

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 PRINCE GEORGES COUNTY PLANNING  
 APPROVED: 3 JANUARY 1995  
 [Signatures]  
 PLANNING DIRECTOR  
 M.N.C.P. & P.C. RECORD FILE No. 5-95001

DEPARTMENT OF ENVIRONMENTAL RESOURCES  
 PRINCE GEORGES COUNTY, MARYLAND  
 APPROVED: November 1, 1994  
 [Signature]  
 DIRECTOR OR DESIGNEE

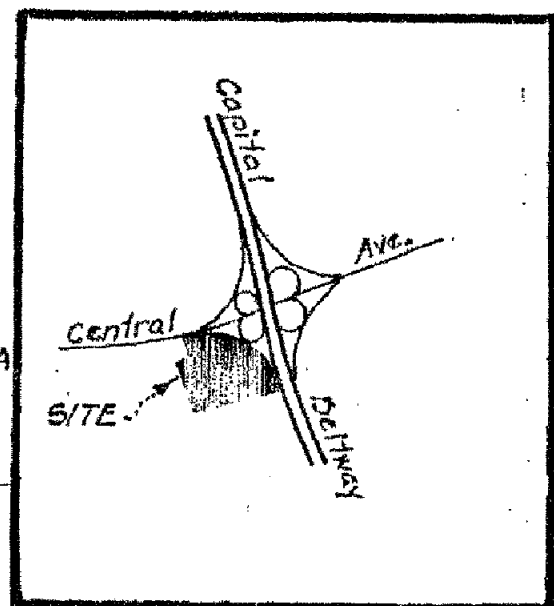
RECORDED: 1-4-95  
 PLAT BOOK: Vol. 171  
 PLAT No. 50  
 PRELIMINARY PLAN No. EXEMPT

BEN DYER ASSOCIATES, INC.  
 ENGINEERS - SURVEYORS  
 ONE METRO PLAZA  
 8100 PROFESSIONAL PLACE  
 LANDOVER, MARYLAND 20785  
 PHONE: (301) 459-9200  
 J-G0214  
 W.O. # 43094

**ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) ALL OF THE LAND CONVEYED TO G.D. HYLTON BY EASTERN LAND CORPORATION, A VIRGINIA CORPORATION BY DEED DATED FEBRUARY 15, 1972 RECORDED IN LIBER 400 AT FOLIO 592 AND (2) PART OF LAND CONVEYED TO G.D. HYLTON BY CENTRAL DEVELOPMENT CORP., A MARYLAND CORPORATION, BY DEED DATED SEPTEMBER 20, 1968 RECORDED IN LIBER 3657 AT FOLIO 155, THAT IT IS A RESUBDIVISION OF PARCELS A/B AS SHOWN ON A PLAT ENTITLED "PARCELS A/B HAMPTON MALL" RECORDED IN PLAT BOOK 68 AT PLAT 67 ALL RECORDED AMONG THE LANDS RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND; PROPERTY LINE MARKERS WILL BE PLACED IN ACCORDANCE WITH SECTION 24-105(B)(7) OF THE PRINCE GEORGE'S COUNTY CODE, THE TOTAL AREA INCLUDED IN THIS PLAN OF RESUBDIVISION IS 51.89612 AC. OF LAND.

*Jesse N. Teacher*  
 JESSE N. TEACHER P.L.S. MD #7782



VICINITY MAP  
 No Scale

**OWNER'S DEDICATION**

I, CECIL D. HYLTON, OWNER OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE ENGINEER'S CERTIFICATE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND RE-ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. THERE ARE NO SUITS, ACTIONS, LEASES, LIENS, TRUSTS OR THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT A CERTAIN DEED OF TRUST AND THE PARTIES IN INTEREST THEREIN HAVE BELOW INDICATED THEIR ASSENT TO THIS PLAN OF SUBDIVISION.

DATE: 6/15/79  
 WITNESS: *Carol E. Hylton*  
 CECIL D. HYLTON

WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

DATE: 6/15/79  
 WITNESS: *Neil Selby*  
 DATE: 6/15/79  
 WITNESS: *Beverly K. Higgins*

**FILED**  
 JUL 19 1979  
 Deed # 3571  
 Norman E. Pritchett  
 Clerk of the Circuit Court  
 Prince Georges County, Md.

APPROVED  
 7/18/79  
*Mary J. Plummer*

**PARCELS D & E  
 HAMPTON MALL**

A RESUBDIVISION OF PARCELS A/B AS RECORDED IN PLAT BOOK WWN 68 PLAT 67  
 KENT DISTRICT  
 PRINCE GEORGE'S COUNTY MARYLAND.  
 Scale 1"=100' MARCH 1979

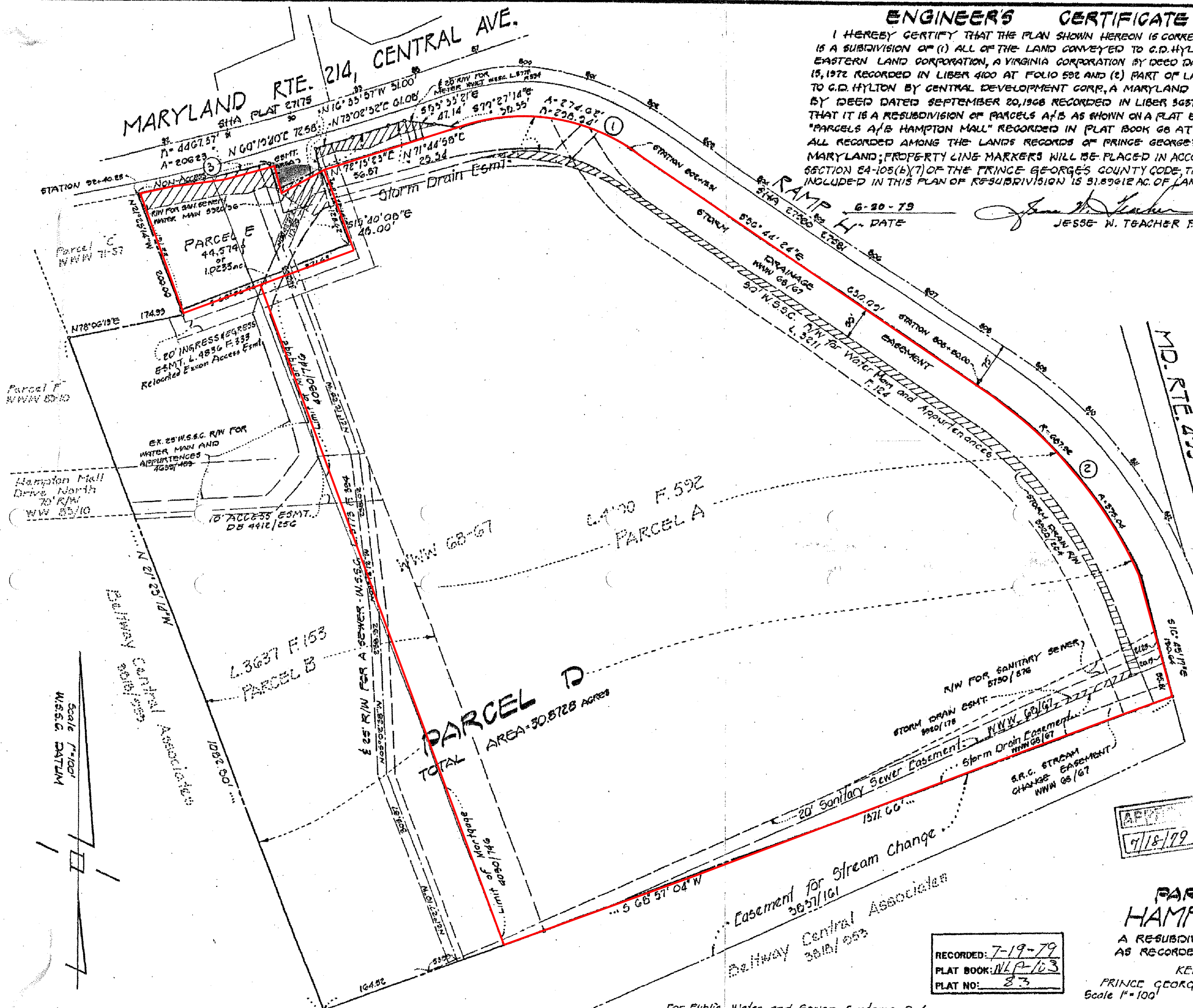
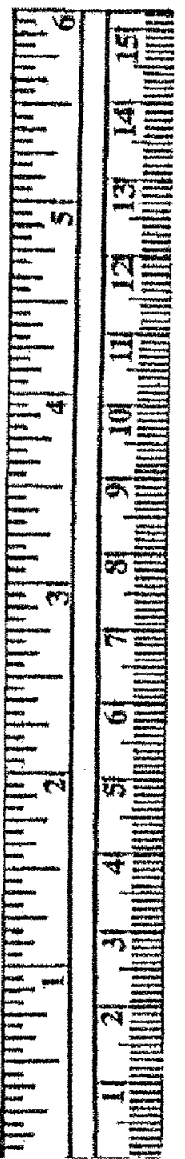
SMITH-TEACHER & ASSOCIATES, INC.  
 ENGINEERS-PLANNERS-SURVEYORS  
 6805 Livingston Road, Oxon Hill, Maryland, 20021  
 (301) 567-1700

RECORDED: 7-19-79  
 PLAT BOOK: WLP-163  
 PLAT NO: 83

For Public Water and Sewer Systems Only  
 MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 PRINCE GEORGE'S COUNTY PLANNING BOARD  
 JULY 12, 1979

APPROVED  
*John B. Burcham Jr.* CHAIRMAN  
*Ruth M. Roberts* Assistant-Secretary

M.N.C.P. & P.C. RECORD FILE No. 5-79/35



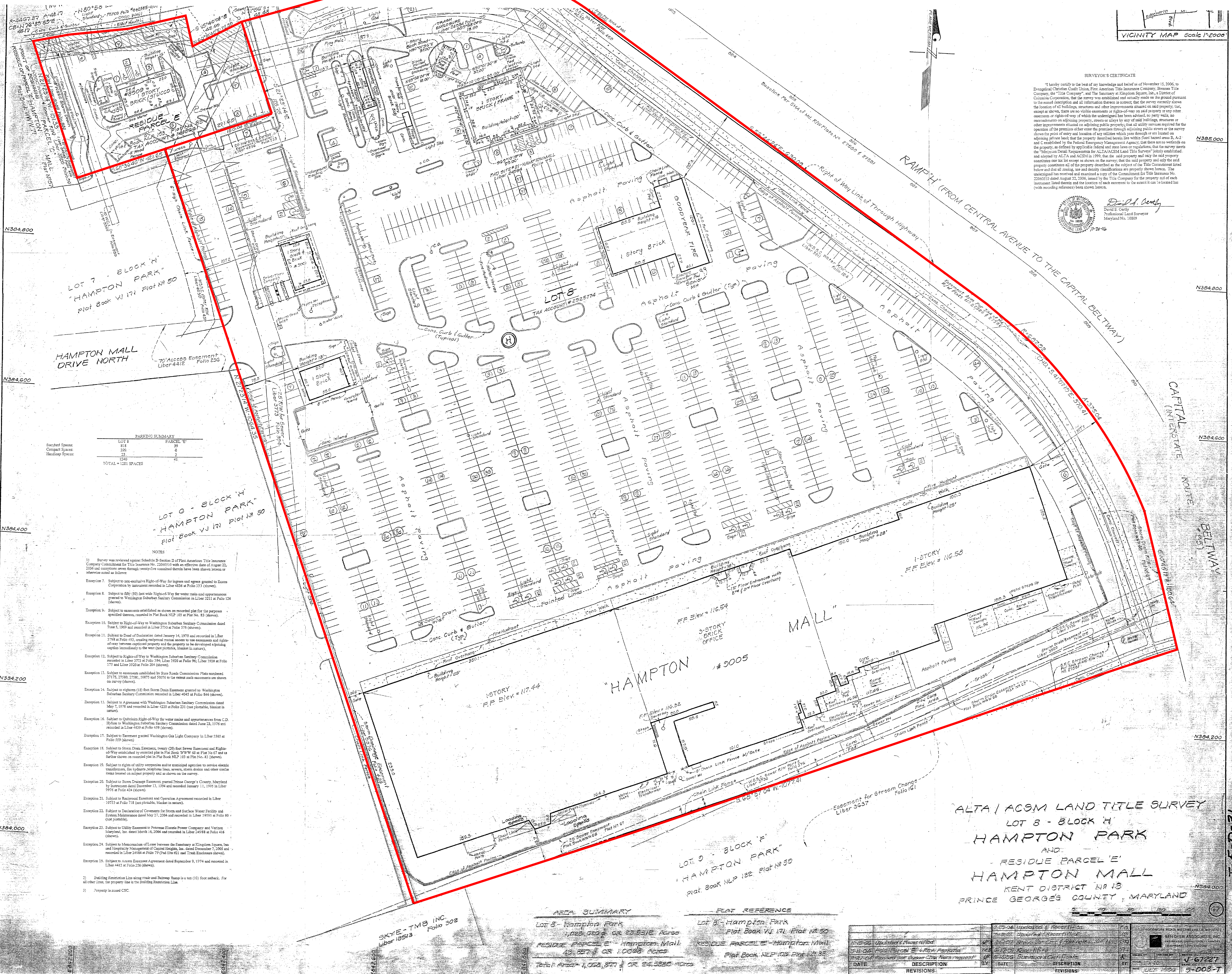
CURVE DATA						
Nº	RADIUS	Δ	ARC	CHD BEARING	CHORD	TAN.
1	298.94	62° 38' 01"	274.62	S83° 03' 25" E	269.06	147.85
2	687.92	31° 14' 11"	373.04	S41° 07' 19" E	370.41	192.31
3	4467.37	02° 38' 42"	206.23	N75° 41' 24" E	206.22	105.15

Scale 1"=100'  
 M.S.S.C. DATUM

**SURVEYOR'S CERTIFICATE**

I hereby certify to the best of my knowledge and belief as of November 13, 2006, to Evangelical Christian Church (Third), Fire American Title Insurance Company, Branch Title Company, the "Title Company", and The Secretary of Kingdom Square, Inc., a Director of Columbia Corporation, that the survey was established and actually made on the ground pursuant to the record description and all information thereon is correct; that the survey correctly shows the location of all buildings, structures and other improvements situated on said property, and, except as shown, there are no visible encroachments or rights-of-way on said property or any other encroachments or rights-of-way of which the undersigned has been advised, no party walls, no easements or rights-of-way, streets or alleys by any of said buildings, structures or other improvements situated on adjoining public property, that all utility services required for the operation of the premises either enter the premises through adjoining public streets or the survey shows the points of entry and location of any utilities which pass through or are located on adjoining private lands; that the property described herein lies within flood hazard area II, A-2 and is established by the Federal Emergency Management Agency; that there are no wetlands on the property, as defined by applicable Federal and State laws or regulations; that the survey meets the "Minimum Detail Requirements for ALTA/ACSM Land Title Surveys" format established and issued by ALTA and ACSM in 1999; that the land surveyed and only the said property constitutes the tax lot except as shown on the survey; that the said property and only the said property constitutes all of the property described as the subject of the Title Insurance Policy below and that all zoning, use and density classifications are properly shown hereon. The undersigned has received and examined a copy of the Commission for Title Insurance No. 12 instrument, dated August 23, 2006, issued by the Title Company for the property and of each instrument, listed therein and the location of each instrument to the extent it can be located but with recording reference here shown hereon.

*David S. Certy*  
 David S. Certy  
 Professional Land Surveyor  
 Maryland No. 10089



**PARKING SUMMARY**

LOT #	FACILE #
8	39
9	0
10	7
<b>TOTAL</b>	<b>46</b>

Handicap Spaces: 7  
 Compact Spaces: 0  
 Handicap Spaces: 7

- NOTES**
- Survey was reviewed against Schedule B Section II of First American Title Insurance Company Commitment for Title Insurance No. 2206910 with an effective date of August 23, 2006 and exceptions were shown through twenty-five (25) encumbrances have been shown below or otherwise noted as follows:
  - Exception 7. Subject to non-exclusive Right-of-Way for ingress and egress granted to Ector Corporation by easement recorded in Liber 4834 at Folio 233 (above).
  - Exception 8. Subject to 50' (50) foot wide Right-of-Way for water main and appurtenances granted to Washington Suburban Sanitary Commission in Liber 2211 at Folio 124 (above).
  - Exception 9. Subject to easements established as shown on recorded plat for the purposes specified therein, recorded in Plat Book NLP 103 at Plat No. 83 (above).
  - Exception 10. Subject to Right-of-Way to Washington Suburban Sanitary Commission dated June 5, 1969 and recorded in Liber 3790 at Folio 376 (above).
  - Exception 11. Subject to Deed of Dedication dated January 14, 1970 and recorded in Liber 3798 at Folio 402, creating informal mutual access to new easements and rights-of-way between captioned property and the property to be developed adjoining captioned property to the west (see plat, location in survey).
  - Exception 12. Subject to Right-of-Way to Washington Suburban Sanitary Commission recorded in Liber 2773 at Folio 394, Liber 3908 at Folio 396, Liber 3909 at Folio 397 and Liber 3920 at Folio 394 (above).
  - Exception 13. Subject to easements established by State Roads Commission, Plats numbered 27136, 27150, 27241, 50071 and 50076 to the extent such easements are shown on survey (above).
  - Exception 14. Subject to easements (18) Foot Storm Drain Easement granted to Washington Suburban Sanitary Commission recorded in Liber 4945 at Folio 846 (above).
  - Exception 15. Subject to Agreement with Washington Suburban Sanitary Commission dated May 7, 1978 and recorded in Liber 4220 at Folio 231 (see plat, location in survey).
  - Exception 16. Subject to Quietclaim Right-of-Way for water main and appurtenances from C.D. Styles to Washington Suburban Sanitary Commission dated June 23, 1976 and recorded in Liber 4539 at Folio 458 (above).
  - Exception 17. Subject to Easement granted Washington Gas Light Company in Liber 5565 at Folio 259 (above).
  - Exception 18. Subject to Storm Drain, Easement, twenty (20) foot Sewer Easement and Right-of-Way established by recorded plat in Plat Book NLP 103 at Plat No. 87 and a further shown on recorded plat in Plat Book NLP 103 at Plat No. 83 (above).
  - Exception 19. Subject to rights of utility companies and/or municipal agencies to service electric transformers, fire hydrants, telephone lines, sewer, storm drains and other similar lines located on subject property and as shown on the survey.
  - Exception 20. Subject to Storm Drainage Easement granted Prince Georges County, Maryland by Instrument dated December 13, 1994 and recorded January 11, 1995 in Liber 5906 at Folio 424 (above).
  - Exception 21. Subject to Recreational Easement and Operative Agreement recorded in Liber 10753 at Folio 718 (see plat, location in survey).
  - Exception 22. Subject to Declaration of Conveyance for the Storm and Surface Water Facility and System Maintenance dated May 27, 2004 and recorded in Liber 14951 at Folio 80 (see plat, location in survey).
  - Exception 23. Subject to Utility Easement to Potomac Electric Power Company and Verizon, Maryland, Inc. dated March 16, 2006 and recorded in Liber 24988 at Folio 416 (above).
  - Exception 24. Subject to Memorandum of Understanding between the Elementary at Kingdom Square, Inc. and Kingdom Square Capital Heights, Inc. dated December 7, 2005 and recorded in Liber 24984 at Folio 79 (see plat, location in survey).
  - Exception 25. Subject to Access Easement Agreement dated September 9, 1974 and recorded in Liber 4422 at Folio 254 (above).
- 2) Building Restriction Line along road and Railway Ramp is a ten (10) foot setback. For all other lines, see property line to the Building Restriction Line.
- 3) Property is zoned C50.

**AREA SUMMARY**

LOT 8 - Hampton Park  
 1,025.020 ± OR 22,931.2 ACRES

RESIDUE PARCEL E - Hampton Mall  
 43,357 ± OR 1,008.8 ACRES

**Total Area: 1,068,377 ± OR 24,938.0 ACRES**

**PLAT REFERENCES**

Lot 8 - Hampton Park  
 Plat Book VI, 171, Plat No. 50

RESIDUE PARCEL E - Hampton Mall  
 Plat Book NLP 103, Plat No. 83

**ALTA / ACSM LAND TITLE SURVEY**  
 LOT 8 - BLOCK 'H'  
 HAMPTON PARK  
 AND  
 RESIDUE PARCEL 'E'  
 HAMPTON MALL  
 KENT DISTRICT NO. 13  
 PRINCE GEORGES COUNTY, MARYLAND

DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
11-13-06	Update of Plan	DCS	11-13-06	Update of Plan	DCS
11-13-06	Update of Plan	DCS	11-13-06	Update of Plan	DCS
11-13-06	Update of Plan	DCS	11-13-06	Update of Plan	DCS
11-13-06	Update of Plan	DCS	11-13-06	Update of Plan	DCS
11-13-06	Update of Plan	DCS	11-13-06	Update of Plan	DCS

DATE: 11-13-06  
 DESCRIPTION: Update of Plan  
 BY: DCS