




ITEMS CORRESPONDING TO SCHEDULE B-II


15. LEASE REFERENCED IN DEED IN LIBER MSB 2029, FOLIO 412 WITH ECKERO CORPORATION APPEARS TO BE UNRECORDED.  
**THIS ITEM IS LOCATED ON THE SURVEYED PROPERTY, HOWEVER THERE ARE NO PLOTTABLE SURVEY ITEMS.**
16. DEED OF EASEMENT RECORDED IN LIBER JWTS 458, FOLIO 490.  
**THIS ITEM IS PLOTTED AND SHOWN HEREON.**
17. DEED RECORDED IN LIBER JWTS 506, FOLIO 286.  
**THIS ITEM IS PLOTTED AND SHOWN HEREON.**
18. DEED RECORDED IN LIBER JWTS 564, FOLIO 475.  
**THIS ITEM IS NOT LOCATED ON THE SURVEYED PROPERTY. THE ITEM LIES WITHIN THE RIGHT OF WAY OF SOUTH TOWER DRIVE.**
19. UTILITY EASEMENT AGREEMENT RECORDED IN LIBER MSB 1975, FOLIO 251.  
**THIS ITEM IS PLOTTED AND SHOWN HEREON.**


LEGEND OF SYMBOLS & ABBREVIATIONS


-  POWER POLE WITH ARMS


 LIGHT POLE


 GUY WIRE


 ELECTRIC MANHOLE


 ELECTRIC METER


 ELECTRIC VAULT


 TRANSFORMER


 AIR CONDITIONER UNIT


 TELEPHONE MANHOLE


 TELEPHONE PEDESTAL


 CABLE BOX


 STORM DRAIN MANHOLE


 STORM DRAIN INLET


 STORM PIPE


 GREASE TRAP


 5/8" IRON ROD REBAR WITH B/C CAP SET UNLESS OTHERWISE NOTED


 OH



 E

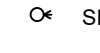
 GAS

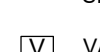
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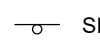
 SD


 S



-  TRAFFIC SIGNAL BOX


 SIGNAL LIGHT POLE


 SIGNAL LIGHT


 VAULT


 SIGN


 TOWER


 MONITORING WELL


 FLAG POLE


 WATER VALVE

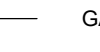
 FIRE HYDRANT


 SIAMESE FIRE HYDRANT


 WATER MANHOLE


 BACKFLOW PREVENTER


 WATER METER

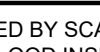
 WELL HEAD

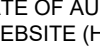
 POINT OF ACCESS


 CONCRETE HATCH


 OVERHEAD WIRES



 UNDERGROUND ELECTRIC LINE


 GAS LINE


 WATER LINE


 STORM DRAIN LINE


 SEWER LINE



-  SANITARY MANHOLE

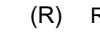
 CLEAN OUT

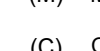
 GAS MANHOLE


 GAS VALVE

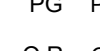
 GAS METER

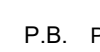
 HANDICAPPED PARKING


 MITERED END SECTION


 BENCHMARK

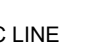
 (R) RECORD


 (M) MEASURED


 (C) CALCULATED

 VOL VOLUME

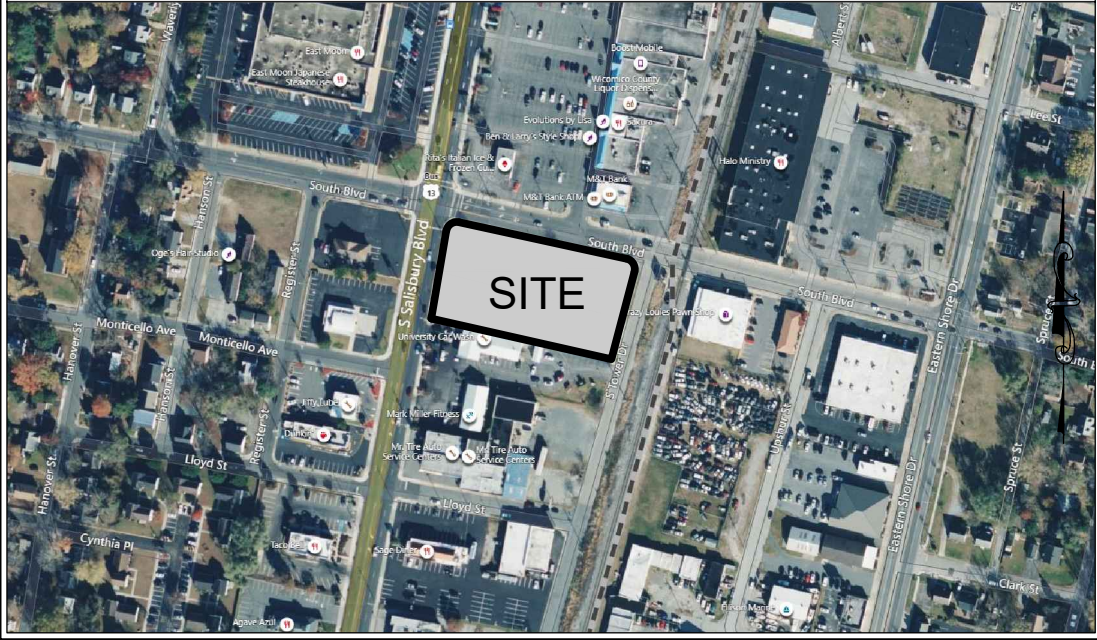
 PG PAGE

 O.R. OFFICIAL RECORDS

 P.B. PLAT BOOK

 CMP CORRUGATED METAL PIPE

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- MN1** SURVEY PERFORMED BY: BOCK & CLARK CORPORATION, AN NV5 COMPANY, 3550 W. MARKET STREET, SUITE 200, AKRON, OH 44333  
PHONE: (800) 787-8394 FAX: (724) 934-0062 BYRON.HOWELL@NV5.COM
- MN2** THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE. NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH SURVEYOR'S SEAL.
- MN3** TABLE A 2: AN ADDRESS OF 833 S SALISBURY BOULEVARD WAS POSTED ON THE SURVEYED PROPERTY.
- MN4** TABLE A 4: THE SURVEYED PROPERTY CONTAINS AN AREA OF 1.56± ACRES (68,125± SQUARE FEET), MORE OR LESS.
- MN5** TABLE A 8: ONLY OBSERVABLE SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- MN6** TABLE A 9: THERE ARE 66 STRIPED REGULAR PARKING SPACES AND 4 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 70 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.
- MN7** TABLE A 10: NO DIVISION OR PARTY WALLS WERE DESIGNATED BY THE CLIENT OR LOCATED BY SURVEYOR WITH RESPECT TO ADJOINING PROPERTIES.
- MN8** TABLE A 16: AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- MN9** TABLE A 17: AT THE TIME OF SURVEY, THE SURVEYOR WAS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- MN10** THE SURVEYED PROPERTY HAS DIRECT ACCESS THROUGH A DIRECT ACCESS DRIVEWAY TO SOUTH SALISBURY BLVD., A 70 FOOT WIDE DEDICATED PUBLIC RIGHT-OF-WAY, SOUTH BLVD., A 54 FOOT WIDE DEDICATED PUBLIC RIGHT-OF-WAY, AND SOUTH TOWERS DRIVE, A 40 FOOT WIDE DEDICATED PUBLIC RIGHT-OF-WAY, AS SHOWN HEREON.
- MN11** OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.
- MN12** THERE ARE NO GAPS, GORES, OVERLAPS OR STRIPS PER REFERENCED TITLE COMMITMENT INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND ALL PARCELS ARE CONTIGUOUS.
- MN13** PROPERTY BOUNDARY LINES AND RIGHT OF WAY LINES ARE CONGRUENT WITHOUT GAPS OR GORES.
- MN14** BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERN RIGHT OF WAY LINE OF SOUTH BLVD, WICIMICO COUNTY, MARYLAND TO BEAR S 77° 38' 32" E, AS SHOWN HEREON.
- MN15** THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.
- MN16** THIS SURVEY CONFORMS TO THE MARYLAND SOCIETY OF PROFESSIONAL SURVEYORS FOR A BOUNDARY SURVEY UNDER CLASS URBAN SURVEY.
- MN17** CALCULATED SQUARE FOOTAGE OF THE BUILDING DOES NOT ACCOUNT FOR THE THICKNESS OF WALLS AND INTERIOR FRAMING AND IS NOT TO BE USED FOR THE INTERIOR SQUARE FOOTAGE CALCULATION.
- MN18** SURVEYOR NOT LIABLE FOR UTILITIES OBSTRUCTED OR COVERED FROM VIEW. CLIENT RESPONSIBLE FOR ALL INSPECTION OF SUBSURFACE UTILITIES AND SURVEYOR ASSUMES NO LIABILITY FOR ANY SUBSURFACE DAMAGE.
- MN19** THIS SURVEY IS BASED UPON THE TITLE COMMITMENT REFERENCED HEREON. THE SURVEYOR IS NOT RESPONSIBLE FOR DOCUMENTS OF RECORD NOT INCLUDED IN THE COMMITMENT PROVIDED.
- MN20** ENTRY INTO SANITARY AND STORM STRUCTURES REQUIRES A CONFINED SPACE PERMIT WHICH IS NOT INCLUDED IN THE SCOPE OF WORK.
- MN21** AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A BURIAL GROUND OR CEMETERY.
- MN22** BUILDING HEIGHT DOES NOT TAKE INTO ACCOUNT THE HEIGHT OF PARAPET WALLS.
- MN23** ONLY VISIBLE ABOVE GROUND EVIDENCE OF IMPROVEMENTS AND UTILITIES WERE LOCATED BY SURVEYOR. UNDERGROUND UTILITIES SHOWN HEREON PER RECORD INFORMATION. NO ONE CALL WAS PERFORMED AT THE TIME OF THIS SURVEY. BEFORE ANY CONSTRUCTION A 1 CALL MUST BE DONE WITH EXCAVATION TO LOCATE UTILITIES.
- MN24** SURVEY PREPARED BY WILLIAM BRUCE WAGNER, REGISTRATION NO. 470 OF SOULE & ASSOCIATES, DATED FEBRUARY 07, 2003, PROJECT NUMBER 02-278 WAS USED IN THE PREPARATION OF THIS SURVEY.
- MN25** ITEMS CORRESPONDING TO SCHEDULE B-II 1 THROUGH 14 ARE NOT SURVEY MATTERS.

RECORD DESCRIPTION

ALL THAT PROPERTY SITUATE IN WICOMICO COUNTY, STATE OF MARYLAND, DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT AN IRON PIPE AT THE BACK OF SIDEWALK ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH SALISBURY BOULEVARD (BUSINESS U.S. ROUTE 13) AT THE NORTHWEST CORNER OF THE LANDS OF PIRAEUS REALTY CORPORATION (DEED REFERENCE M.S.B. NO. 1796, FOLIO 700), SAID PLACE OF BEGINNING BEING THE SOUTHWESTERLY CORNER OF THE LANDS HEREBY CONVEYED; THENCE RUNNING BY AND WITH THE EASTERLY RIGHT OF WAY LINE OF SOUTH SALISBURY BOULEVARD, NORTH 09 DEGREES 37 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 169.000 FEET TO A POINT, SAID POINT BEING THE P.C. (POINT OF CURVATURE) OF A CURVE AND BEING MARKED BY A CHISEL CUT. THENCE BY AND WITH SAID CURVE TO THE RIGHT, HAVING A DELTA OF 92 DEGREES 44 MINUTES 05 SECONDS A RADIUS OF 20.00 FEET AND ARC LENGTH OF 32.37 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SOUTH BOULEVARD, SAID POINT BEING THE P.T. (POINT OF TANGENCY) OF THE CURVE AND BEING MARKED BY A CHISEL CUT AT THE BACK OF CURB. THENCE BY AND WITH SOUTHERLY RIGHT OF WAY LINE OF SOUTH BOULEVARD, SOUTH 77 DEGREES 38 MINUTES 32 SECONDS EAST, FOR A DISTANCE OF 324.80 FEET TO A POINT, SAID POINT BEING THE P.C. OF A CURVE AND BEING MARKED BY A CHISEL CUT AT THE BACK OF CURB. THENCE BY AND WITH SAID CURVE TO THE RIGHT, HAVING A DELTA OF 92 DEGREES 20 MINUTES 58 SECONDS, A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 32.24 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SOUTH TOWER DRIVE, SAID POINT BEING THE P.T. OF THE CURVE AND BEING MARKED BY AN IRON ROD WITH CAP. THENCE BY AND WITH THE WESTERLY RIGHT OF WAY LINE OF SOUTH TOWER DRIVE, SOUTH 14 DEGREES 42 MINUTES 26 SECONDS WEST, FOR A DISTANCE OF 171.06 FEET TO A POINT. SAID POINT BEING MARKED BY AN IRON ROD WITH CAP AND BEING THE NORTHEAST CORNER OF THE LANDS OF PIRAEUS REALTY CORPORATION AS AFOREMENTIONED. THENCE BY AND WITH THE NORTHERLY LINE OF THE LANDS OF PIRAEUS REALTY CORPORATION, NORTH 77 DEGREES 19 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 349.69 FEET TO THE POINT OF BEGINNING, CONTAINING 1.56 ACRES OR 68,126.58 SQ. FT. MORE OR LESS.

SUBJECT, NEVERTHELESS TO A DEED OF EASEMENT TO THE CITY OF SALISBURY FROM HARRY OLIPHANT, ET UX., DATED JULY 3, 1958 AND RECORDED AMONG THE LAND RECORDS OF WICOMICO COUNTY, MARYLAND IN J.W.T.S. LIBER 458, FOLIO 490.

BY DEED DATED FEBRUARY 12, 2003 AND RECORDED FEBRUARY 28, 2003 AMONG THE LAND RECORDS OF WICOMICO COUNTY, MARYLAND IN LIBER 2029 AT FOLIO 412.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. RAMD-47004, DATED FEBRUARY 02, 2022 AT 12:00 AM.

ALTA/NSPS LAND TITLE SURVEY

for  
**Rite Aid Salisbury Project**

NV5 Project No. 202200876-1  
833 S Salisbury Boulevard, Salisbury, MD 21801

**Based on Title Commitment No. RAMD-47004  
of Chicago Title Insurance Company  
bearing an effective date of February 02, 2022 at 12:00 am**

Surveyor's Certification

To: OBC Salisbury LLC; BayVanguard Bank, ISAOA, ATIMA; Dubin Singer P.C.; Riverside Abstract LLC; Chicago Title Insurance Company and Bock & Clark Corporation, an NV5 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, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17 and 19 of Table A thereof. The fieldwork was completed on February 28, 2022.



BYRON D. HOWELL  
REGISTRATION NO. 11048  
FIRM REGISTRATION NUMBER 21297  
IN THE STATE OF MARYLAND  
EXPIRATION DATE: 06-30-2023  
DATE OF FIELD SURVEY: FEBRUARY 28, 2022  
DATE OF LAST REVISION: APRIL 11, 2022  
NETWORK PROJECT NO. 202200876-1-AAC

4/19/2022 3:28:03 PM

SHEET 1 OF 3

**Bock & Clark Corporation  
an NV5 Company**

**NV5**

**Transaction Services 1-800-SURVEYS (787-8397)**  
3550 W. Market Street, Suite 200, Akron, Ohio 44333

www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

**SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT**

PITTSBURGH PROJECT NO. 5202201287

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
03/14/2022	FIRST DRAFT	03/31/2022	REVISED SCH B 19 ON SHEET 2
03/25/2022	TITLE PROVIDED	04/11/2022	ADDED CERT NAME. ADDED EXCEPTIONS 1-14 NOTE, REMOVED ZONING
03/30/2022	UPDATED ZONING REPORT		
FIELD WORK: TS	DRAFTED: BS	CHECKED BY: BH	FB & PG.

SIGNIFICANT OBSERVATIONS

NONE APPARENT

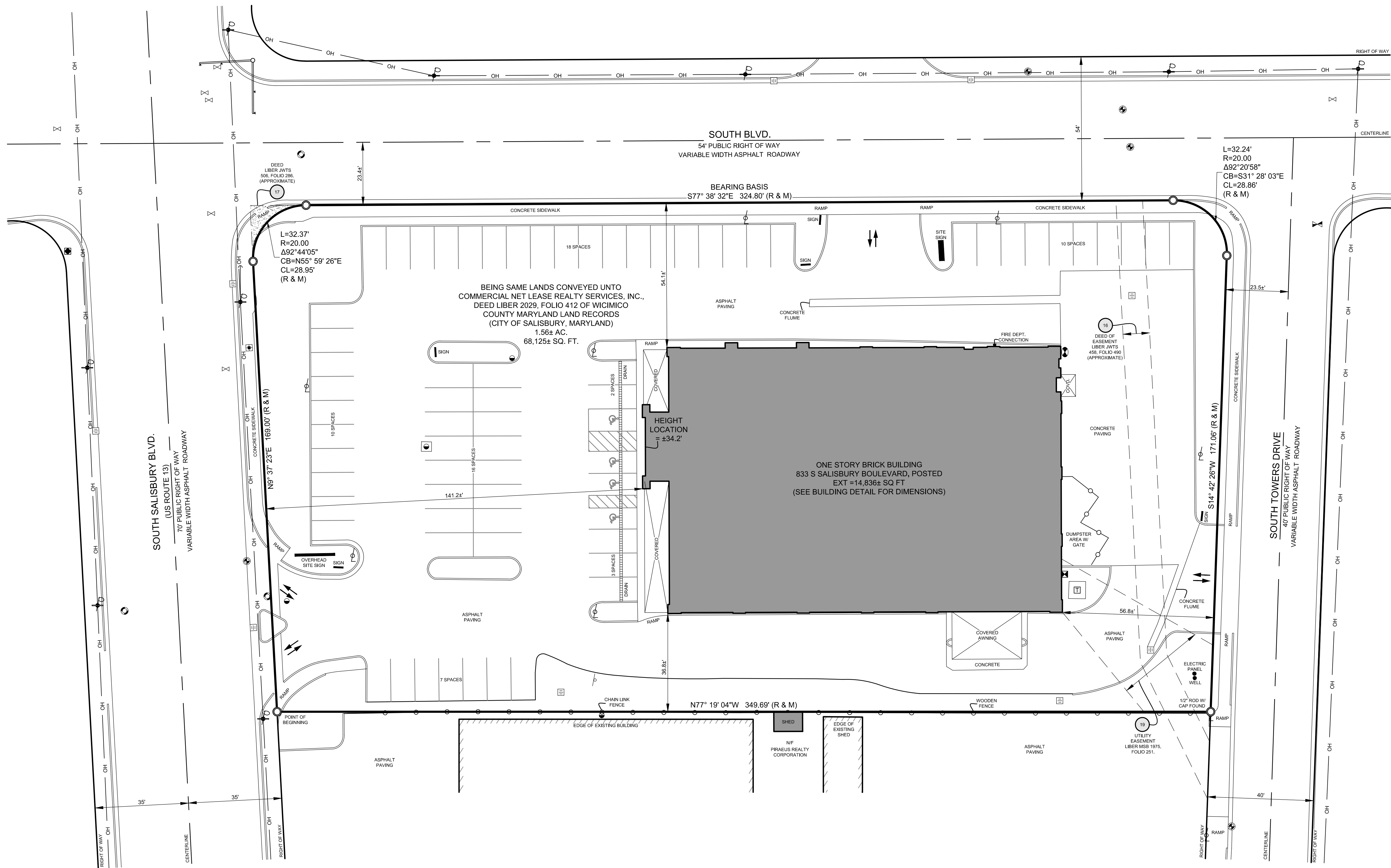
LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

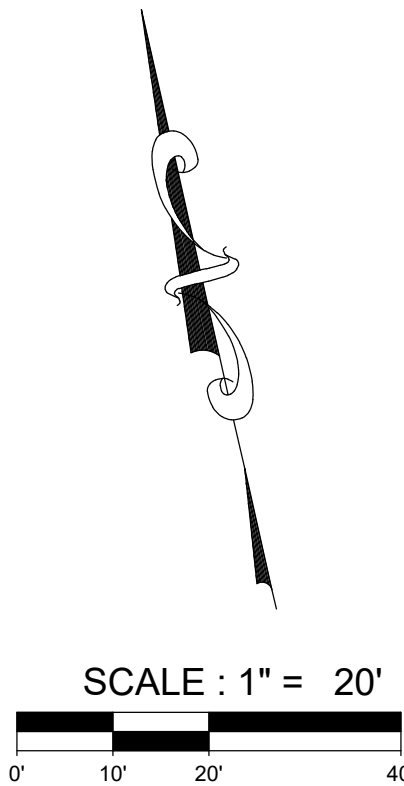
FLOOD NOTE

PURSUANT TO TABLE A 3, DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 24045C0251E, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 17, 2015 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) BY FIRMETTE CREATED ON MARCH 10, 2022 WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.





LEGEND OF SYMBOLS & ABBREVIATIONS		



N

V

5

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR

RITE AID SALISBURY PROJECT

DATE OF FIELD SURVEY: FEBRUARY 28, 2022

NETWORK PROJECT NUMBER: 202200876-1-AAC

1-(800)-SURVEYS (787-8397)

TRANSACTION SERVICES

www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com

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