

NOTES

1. THE SURVEYED PROPERTY DELINEATED HEREON IS LOCATED AT MAP F562 PARCEL N598.
2. THE SURVEYED PROPERTY IS NOW IN THE NAME OF GELLY, LLC, LIBER 66043 FOLIO 208.
3. BEARINGS AND NORTH MERIDIAN ARE REFERENCED MARYLAND STATE PLANE 1983(2011).
4. THE PROPERTIES SHOWN HEREON LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS (FIRM) FOR MONTGOMERY COUNTY, MARYLAND, MAP NUMBERS 2403030270 AND 2403030310, MAPS DATED SEPTEMBER 29, 2006.
5. THE LOCATION OF ALL VISIBLE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SURVEYED PROPERTY, WHICH HAS BEEN CAREFULLY ESTABLISHED BY THE CLASSIFICATION AND SPECIFICATIONS FOR CADASTRAL SURVEYS, IS CORRECTLY SHOWN.
6. ALL EASEMENTS AND RIGHTS-OF-WAY APPEAR FROM A CAREFUL PHYSICAL INSPECTION OF THE SURVEYED PROPERTY, OR AS IDENTIFIED IN SCHEDULE B - SECTION II OF THE COMMITMENT FOR THE SURVEY, ARE CORRECTLY SHOWN UNLESS OTHERWISE NOTED.
7. IN REFERENCE TO TABLE "A" ITEM 16, THE PROPERTY IS CURRENTLY ZONED GR-1-S HAS GENERAL RETAIL AS OBTAINED BY THE MONTGOMERY COUNTY ZONING MAP. NO ZONING REPORT PROVIDED.
8. IN REFERENCE TO TABLE "A" ITEM 16, NO EVIDENCE OF EARTH MOVING AND CONSTRUCTION WAS OBSERVED DURING CONDUCTING THE FIELD WORK.
9. IN REFERENCE TO TABLE "A" ITEM 17, THERE ARE NO PROPOSED CHANGES IN RIGHT-OF-WAY PROVIDED OR OBSERVED AT TIME OF SURVEY.
10. THE PROPERTY SHOWN ON THE SURVEY IS THE SAME AS THE PROPERTY DESCRIBED IN THE COMMITMENT.
11. THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITHOUT ANY GAPS OR HOLES.
12. THERE ARE NO VISIBLE ENCROACHMENTS EITHER ONTO THE SUBJECT PROPERTY OR ADJACENT PROPERTIES BY BUILDINGS OR OTHER IMPROVEMENTS.
13. PROPERTY HAS INDIRECT ACCESS TO SHADY GROVE ROAD, A PUBLIC RIGHT OF WAY.

TITLE LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PARCEL OF LAND TOGETHER WITH ALL IMPROVEMENTS THEREON LOCATED AND BEING IN THE COUNTY OF MONTGOMERY, MARYLAND AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL, NUMBERED AND LETTERED 7-C WASHINGTON INDUSTRIAL PARK; AS PER PLAT RECORDED IN PLAT BOOK 100 AT PLAT NO. 11309, ON OF THE PLATS RECORDED FOR MONTGOMERY COUNTY, MARYLAND.

PARCEL 7A WASHINGTON INDUSTRIAL PARK PLAT 10198

ISTAR BOWLING CENTERS #1 UP LIBER 26930 FOLIO 1 MAP: F562 PARCEL N543

PARCEL 12 WASHINGTON INDUSTRIAL PARK PLAT 25271

ALEX ASSOCIATES, LLC LIBER 56737 FOLIO 341 MAP: F562 PARCEL N555

GELLY, LLC LIBER 66043 FOLIO 208 MAP: F562 PARCEL N598

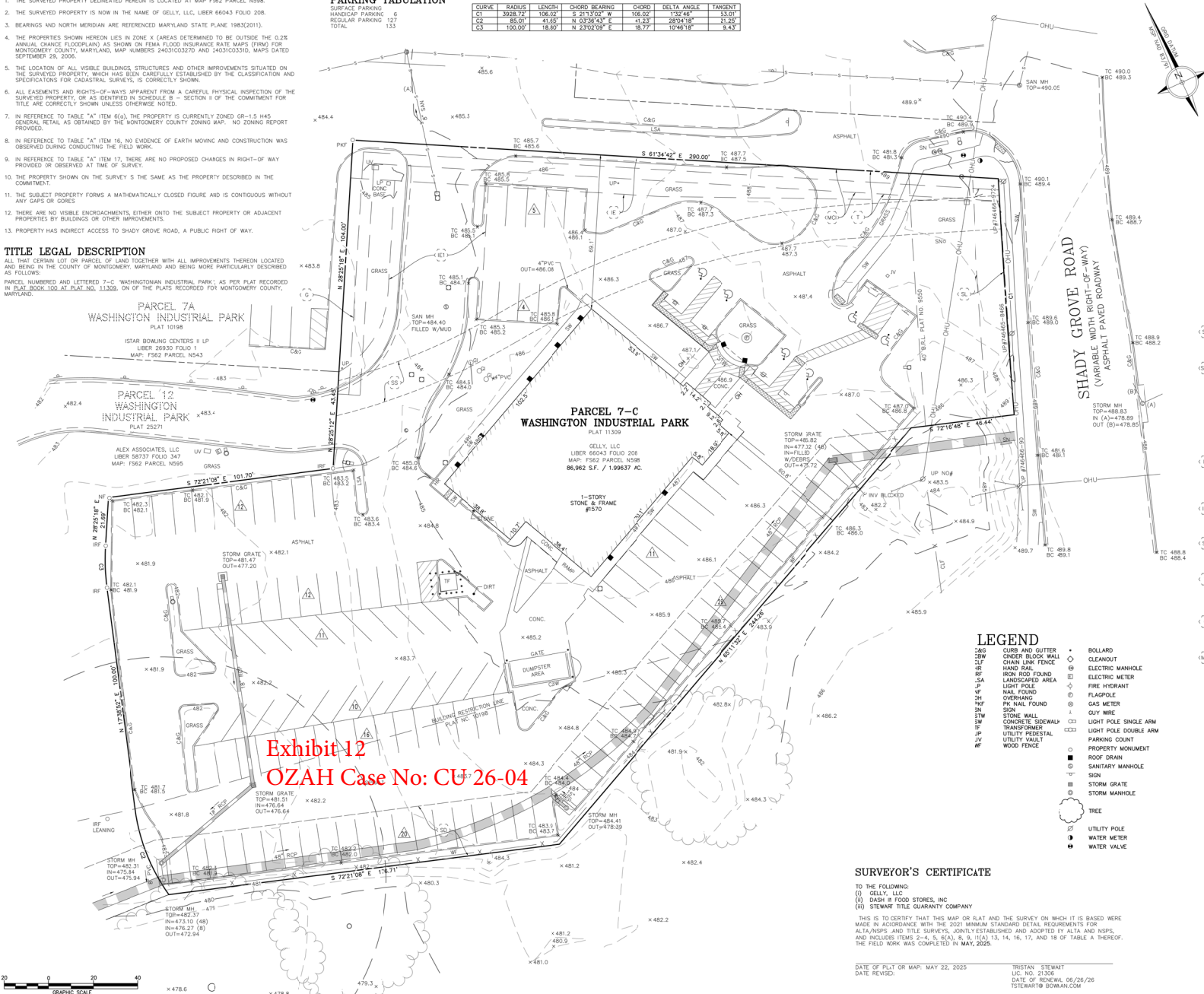
86,992.92 SQ. FT. / 1,996.97 AC.

PARKING TABULATION

SURFACE PARKING 6
HANDICAP PARKING 6
REGULAR PARKING 127
TOTAL 133

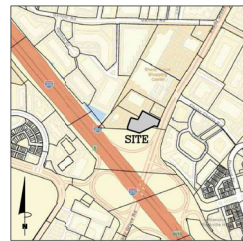
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA ANGLE	TANGENT
C1	3028.72	106.55	S 113°10'00" W	106.02	133.46	33.01
C2	85.01'	41.45'	N 93°36'43" E	41.93'	28°04'18"	21.25'
C3	100.00'	18.80'	N 23°02'09" E	18.77'	10°46'18"	8.43'



EASEMENT LEGEND

- (A) APPROX. LOC.
- (B) WASHINGTON GAS EASEMENT L. 4959 F. 355
- (C) INGRESS EGRESS EASEMENT L. 4957 F. 598
- (D) INGRESS EGRESS EASEMENT L. 4831 F. 189
- (E) 10' MO. EASEMENT L. 1389 F. 218
- (F) STORM DRAINAGE EASEMENT L. 3913 F. 237
- (G) 12' SLOPE EASEMENT L. 4859 F. 237
- (H) WSCC EASEMENT L. 4859 F. 237
- (I) CAP TELEPHONE EASEMENT L. 4905 F. 753



TITLE COMMITMENT SCHEDULE B, SECTION II REVIEW

THE FOLLOWING EXCEPTIONS AS LISTED IN SCHEDULE B, PART A OF ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 2500077, DATED FEBRUARY 19, 2025 AT 8:00AM, WERE REVIEWED AND ADDRESSED WITH RESPECT TO THE SURVEYED PROPERTY AS FOLLOWS:

ITEMS 1-4, PERTAIN TO THE SURVEYED PROPERTY BUT ARE NOT SURVEY MATTERS.

5. SUBJECT TO TERMS AND CONDITIONS SET FORTH IN A DEED DATED JULY 21, 1958 BY AND BETWEEN SHADY GROVE INVESTMENT COMPANY, U. S. 240 CORPORATION AND GATHERSBURG HILLS CORPORATION AND J. DOUGLAS BRADSHAW AND FLUMER M. SEARIN, JOINT TENANTS, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER CWR NO. 2481, FOLIO 482; AS AFFECTED BY MODIFICATION OF COVENANTS DATED JULY 24, 1958, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER CWR NO. 2481, FOLIO 482; THE SURVEYED PROPERTY, GENERAL IN NATURE, NO PLUTABLE ITEMS, NOT A SURVEY MATTER.

6. SUBJECT TO TERMS AND CONDITIONS SET FORTH IN A DEED DATED JULY 9, 1959 BY AND BETWEEN SHADY GROVE INVESTMENT COMPANY, A MARYLAND CORPORATION AND U. S. 240 CORPORATION, A MARYLAND CORPORATION AND MARY PACE HOPKINS, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER CWR NO. 2623, FOLIO 569; MAY AFFECT THE SURVEYED PROPERTY, GENERAL IN NATURE, NO PLUTABLE ITEMS, NOT A SURVEY MATTER.

7. SUBJECT TO TERMS AND CONDITIONS SET FORTH IN A DEED DATED OCTOBER 13, 1969 BY AND BETWEEN MARY PACE HOPKINS, KIDOR JOSEPH W. HOPKINS, LINDSEY DAVID S. BETTS AND MARY PACE HOPKINS, TRUSTEES AND THE COUNTY, A BODY CORPORATE; RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER CWR NO. 3631, FOLIO 567; AFFECTS SUBJECT PROPERTY, STORM DRAINAGE EASEMENT SHOWN.

8. SUBJECT TO TERMS AND CONDITIONS SET FORTH IN A DEED DATED FEBRUARY 22, 1969 BY AND BETWEEN JOSEPH W. HOPKINS, LINDSEY DAVID S. BETTS AND MARY PACE HOPKINS, TRUSTEES AND THE COUNTY, A BODY CORPORATE; RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER CWR NO. 3631, FOLIO 567; AFFECTS SUBJECT PROPERTY, SLOPE EASEMENT SHOWN.

9. SUBJECT TO TERMS AND CONDITIONS SET FORTH IN A DEED DATED FEBRUARY 22, 1972 BY AND BETWEEN JEWELS LIMITED PARTNERSHIP, A LIMITED PARTNERSHIP FOR THE GENERAL PARTNERS OF JEWELS LIMITED PARTNERSHIP, A LIMITED PARTNERSHIP AND FAR LANES MONTGOMERY, INC., A CALIFORNIA CORPORATION, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER CWR NO. 4831, FOLIO 189; AFFECTS SUBJECT PROPERTY, INGRESS EGRESS EASEMENT SHOWN.

10. SUBJECT TO TERMS AND CONDITIONS SET FORTH IN A DEED DATED FEBRUARY 11, 1973 BY AND BETWEEN JEWELS LIMITED PARTNERSHIP, A LIMITED PARTNERSHIP FOR THE GENERAL PARTNERS OF JEWELS LIMITED PARTNERSHIP, A LIMITED PARTNERSHIP AND FAR LANES MONTGOMERY, INC., A CALIFORNIA CORPORATION, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER CWR NO. 4831, FOLIO 189; AFFECTS SUBJECT PROPERTY, INGRESS EGRESS EASEMENT SHOWN.

11. SUBJECT TO TERMS AND CONDITIONS SET FORTH IN A DEED DATED AUGUST 20, 1976 BY AND BETWEEN JEWELS LIMITED PARTNERSHIP, A LIMITED PARTNERSHIP FOR THE GENERAL PARTNERS OF JEWELS LIMITED PARTNERSHIP, A LIMITED PARTNERSHIP AND FAR LANES MONTGOMERY, INC., A CALIFORNIA CORPORATION, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER CWR NO. 4831, FOLIO 189; AFFECTS SUBJECT PROPERTY, INGRESS EGRESS EASEMENT SHOWN.

12. SUBJECT TO TERMS AND CONDITIONS SET FORTH IN A DEED DATED JANUARY 18, 1977 BY AND BETWEEN RED LOBSTER INNS OF AMERICA, INC., A CORPORATION AND THE WASHINGTON SUBURBAN SANITARY COMMISSION, A PUBLIC CORPORATION OF THE STATE OF MARYLAND, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER CWR NO. 4869, FOLIO 232; AFFECTS SUBJECT PROPERTY, SANITARY EASEMENT SHOWN.

13. SUBJECT TO TERMS AND CONDITIONS SET FORTH IN A DEED OF WAY DATED JANUARY 18, 1977 BY AND BETWEEN RED LOBSTER INNS OF AMERICA, INC., A CORPORATION AND POTOMAC ELECTRIC POWER COMPANY, A DISTRICT OF COLUMBIA AND VIRGINIA CORPORATION, AND CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF MARYLAND, A MARYLAND CORPORATION, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER CWR NO. 4869, FOLIO 232; AFFECTS SUBJECT PROPERTY, CAP TELEPHONE SHOWN.

14. SUBJECT TO TERMS AND CONDITIONS SET FORTH IN A DEED DATED MAY 20, 1977 BY AND BETWEEN RED LOBSTER INNS OF AMERICA, INC., A CORPORATION AND THE WASHINGTON SUBURBAN SANITARY COMMISSION, A PUBLIC CORPORATION OF THE STATE OF MONTGOMERY COUNTY, MARYLAND IN LIBER CWR NO. 4869, FOLIO 232; AFFECTS SUBJECT PROPERTY, APPROXIMATE LOCATION GAS EASEMENT SHOWN.

15. SUBJECT TO TERMS AND CONDITIONS SET FORTH IN A DEED OF WAY DATED JANUARY 18, 1977 BY AND BETWEEN RED LOBSTER INNS OF AMERICA, INC., A CORPORATION AND POTOMAC ELECTRIC POWER COMPANY, A DISTRICT OF COLUMBIA AND VIRGINIA CORPORATION, AND CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF MARYLAND, A MARYLAND CORPORATION, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER CWR NO. 4869, FOLIO 232; AFFECTS SUBJECT PROPERTY, APPROXIMATE LOCATION GAS EASEMENT SHOWN.

16. EASEMENTS, RIGHTS OF WAY, BUILDING SET BACK LINES, NOTES AND OTHER CRITERIA AS SHOWN ON THE FOLLOWING PLATS:

a. PLAT ENTITLED, "PARCEL 7 WASHINGTON INDUSTRIAL PARK", RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN PLAT NO. 9250.

b. PLAT ENTITLED, "PARCELS 7-A AND 7-B WASHINGTON INDUSTRIAL PARK", RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN PLAT NO. 10198.

c. PLAT ENTITLED, "PARCELS 7-C AND 7-D WASHINGTON INDUSTRIAL PARK", RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN PLAT NO. 11309.

SEE CURRENT SURVEY.

ALTA/NPS LAND TITLE SURVEY
ON THE LANDS OF
GELLY, LLC
LIBER 66043 FOLIO 208
LOT 7-C
WASHINGTON INDUSTRIAL PARK
PLAT 11309
ELECTION DISTRICT NO. 9
MONTGOMERY COUNTY MARYLAND

LEGEND

- 240 CURB LINE CUTTER
- 28W ORDER BLOCK WALL
- 30W CHAIN LINK FENCE
- 40 HAND RAIL
- 5A IRON ROD FOUND
- 6A LANDSCAPED AREA
- 7A LIGHT POLE
- 8A NAIL FOUND
- 9A OIL TANK
- 10A PK. NAIL FOUND
- 11A SON
- 12A STW
- 13A CONCRETE SIDEWALK
- 14A TRANSFORMER
- 15A UTILITY PRECINCT
- 16A UTILITY VAULT
- 17A WOOD FENCE
- 18A BOLLARD
- 19A CLEANOUT
- 20A ELECTRIC MANHOLE
- 21A ELECTRIC METER
- 22A FIRE HYDRANT
- 23A FLAGPOLE
- 24A GAS METER
- 25A GUY WIRE
- 26A LIGHT POLE SINGLE ARM
- 27A LIGHT POLE DOUBLE ARM
- 28A PARKING COUNT
- 29A PROPERTY MONUMENT
- 30A ROOF DRAIN
- 31A SANITARY MANHOLE
- 32A SON
- 33A STORM GRATE
- 34A STORM MANHOLE
- 35A TREE
- 36A UTILITY POLE
- 37A WATER METER
- 38A WATER VALVE

SURVEYOR'S CERTIFICATE

TO THE FOLLOWING:
(1) GELLY, LLC
(2) DASH R FOOD STORES, INC.
(3) STEWART TITLE GUARANTY 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/NPS AND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 2-4, 5, 6(A), 8, 9, 11(A), 13, 14, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN MAY, 2025.

DATE OF FIELD OR MAP: MAY 22, 2025
DATE REVISED:
TRISTAN STEWART
LIC. NO. 21308
DATE OF RENEWAL: 06/26/26
TSTEWART@BOWMAN.COM

SCALE: 1" = 20' DATE: MAY 22, 2025

REVISION	
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