

SURVEYOR'S CERTIFICATE

The undersigned being a registered surveyor of the state of Pennsylvania, certifies to:

1. The map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for the ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 2010 and meets the accuracy requirements for an Urban Survey, as defined therein, and includes items 1,2,3,4,6,7(a),8,9,11(a),13,14,15,16,17,18, and 19.
2. The survey was made on the ground on March 18, April 11 and 17, and June 10, 2013 by me or under my supervision and correctly shows the metes and bounds description and the land area of the subject property, the location and type of all buildings, structures and other improvements (including sidewalks, curbs, parking areas and spaces and fences) situated on the subject property, and any other matters situated on the subject property.
3. Except as shown on the survey there are no visible easements or right of way of which the undersigned has been advised.
4. Except as shown on the survey there are no party walls and no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets, alleys, easements, or rights of way, or (b) by the improvements on any adjoining properties, streets, or alleys upon the subject property.
5. The location of each easement, right of way, servitude, and other matter (above or below ground) affecting the subject property and listed in the title insurance commitment No. xxxxxxxx, xxxxx date xxxxxxxx, issued by xxxxxxxx with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback, side yard and rear yard lines, provisions and restriction of record for the subject property referenced in such title report.
6. The subject property has direct access to and from a duly dedicated and accepted public street via the access road shown on plan.
7. Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, structural support or ingress or egress.
8. The description of the subject property forms a mathematically closed figure.
9. The current zoning of Dickson City Borough C3 (HIGHWAY COMMERCIAL). The subject property meets the current zoning ordinance requirements.
10. Except as shown on the survey no portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for Blakely Borough.

The parties listed above and their successors and assigns are entitled to rely on the survey and this certificate as being true and accurate.

NAME OF SUREYOR _____ DATED _____
 REGISTRATION NO. 33606E

NOTES

1. ACCESS TO ALL LOTS SHOWN ON THIS SUBDIVISION IS LIMITED TO THE SIGNALIZED INTERSECTION BETWEEN LOT 2 (PANERA BREAD) AND LOT 3 (RED ROBIN) AND THE ACCESS EASEMENTS SHOWN HEREON.
2. THE DRIVEWAYS, EASEMENTS, UTILITIES, STORM WATER AND SEWER FACILITIES OR ANY OTHER SITE IMPROVEMENTS EXISTING OR PROPOSED SHOWN HEREON WILL NOT BE OFFERED TO DICKSON CITY BOROUGH FOR DEDICATION.
3. NO WETLANDS EXIST UPON THE SITE BASED ON THE U.S.G.S WETLAND INVENTORY MAPS.
4. ALL LOTS CREATED BY THIS SUBDIVISION WILL BE JOINTLY AND SEPARATELY RESPONSIBLE FOR THE MAINTENANCE OF THE INFRASTRUCTURE WITHIN THE BOUNDS OF THE PARCEL.
5. NO CONSTRUCTION OR EARTH DISTURBANCE SHALL OCCUR IN ANY AREA WHICH IS WETLANDS UNLESS ALL NECESSARY AND APPLICABLE PERMITS FROM ALL FEDERAL, STATE AND LOCAL AGENCIES HAVING JURISDICTION ARE OBTAINED.
6. SITE VERTICAL AND HORIZONTAL DATUM WAS SUPPLIED BY SINIAWA XII.
7. THE DESCRIPTIONS, DIMENSIONS, AND LOCATIONS OF THE UTILITIES SHOWN SHOULD BE FIELD VERIFIED BEFORE BEING INCORPORATED INTO ANY DESIGN OF CONSTRUCTION ACTIVITY.
8. LOCATION OF ZONING LINES ARE AN APPROXIMATION BASED ON SCALED DISTANCES FROM THE DICKSON CITY ZONING MAP. (SEE ZONING DATA)
9. THERE ARE NO BUILDINGS ON THE SUBJECT PREMISES.

SITE DATA

ADDRESS - 1245 COMMERCE BOULEVARD
 NUMBER OF LOTS - 5
 PARCEL AREA PRE SUBDIVISION - 18.55 ACRES
 LOT 1 AREA - 2.88 ACRES
 LOT 2 AREA - 1.33 ACRES
 LOT 3 AREA - 2.21 ACRES
 LOT 4 AREA - 12.15 ACRES (CURRENT)
 LOT 4A AREA - 2.406 ACRES (PROPOSED)
 LOT 4 AREA - 9.744 ACRES RESIDUAL (LOT 4 - LOT 4)

(SEE INSET)

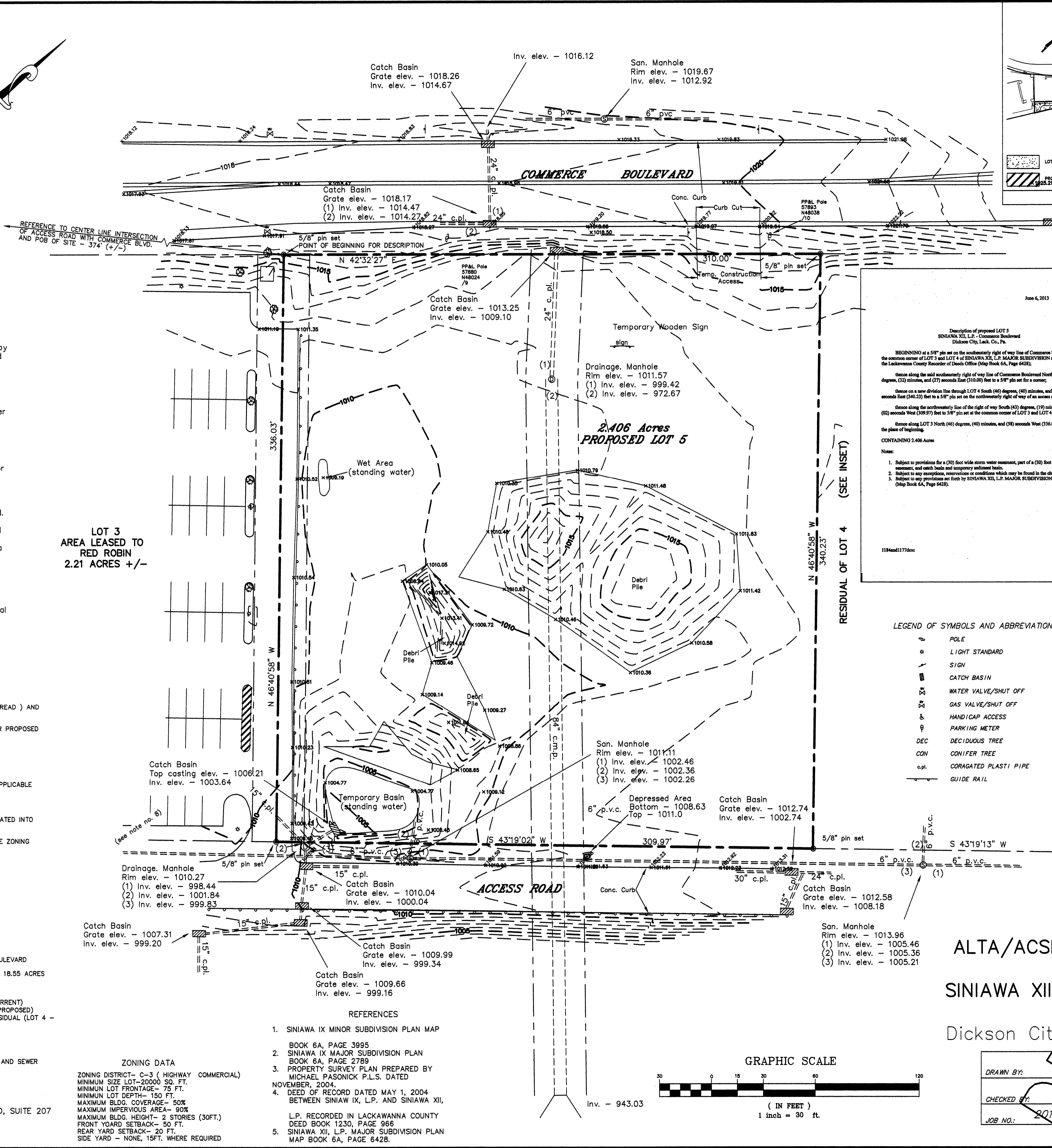
LOTS SERVED BY PUBLIC WATER AND SEWER

ZONING DATA

ZONING DISTRICT - C-3 (HIGHWAY COMMERCIAL)
 MINIMUM SIZE LOT - 20000 SQ. FT.
 MINIMUM LOT FRONTAGE - 75 FT.
 MINIMUM LOT DEPTH - 150 FT.
 MAXIMUM BLDG. COVERAGE - 50%
 MAXIMUM IMPERVIOUS AREA - 90%
 MAXIMUM BLDG. HEIGHT - 2 STORES (30FT.)
 FRONT YARD SETBACK - 50 FT.
 REAR YARD SETBACK - 20 FT.
 SIDE YARD - NONE, 15FT. WHERE REQUIRED

REFERENCES

1. SINIAWA IX MINOR SUBDIVISION PLAN MAP BOOK 6A, PAGE 3995
2. SINIAWA IX MAJOR SUBDIVISION PLAN BOOK 6A, PAGE 2789
3. PROPERTY SURVEY PLAN PREPARED BY MICHAEL PASONICK P.L.S. DATED NOVEMBER, 2004.
4. DEED OF RECORD DATED MAY 1, 2004 BETWEEN SINIAWA IX, L.P. AND SINIAWA XII, L.P. RECORDED IN LACKAWANNA COUNTY DEED BOOK 1230, PAGE 966
5. SINIAWA XII, L.P. MAJOR SUBDIVISION PLAN MAP BOOK 6A, PAGE 6428.



June 6, 2013

Description of proposed LOT 5 SINIAWA XII, L.P. - Commerce Boulevard Dickson City, Lack. Co., Pa.

BEGINSING at a 5/8" pin set on the southerly right of way line of Commerce Boulevard at the corner corner of LOT 3 and LOT 4 of SINIAWA XII, L.P. MAJOR SUBDIVISION as shown in the Lackawanna County Recorder of Deeds Office (Map Book 6A, Page 6428);

thence along the said southerly right of way line of Commerce Boulevard North (42) degrees, (24) minutes, and (27) seconds East (140.00) feet to a 5/8" pin set for a corner;

thence on a new division line through LOT 4 South (46) degrees, (40) minutes, and (08) seconds East (240.21) feet to a 5/8" pin set on the northerly right of way of an access road;

thence along the northerly line of the right of way South (43) degrees, (19) minutes, and (02) seconds West (309.97) feet to a 5/8" pin set at the common corner of LOT 3 and LOT 4;

thence along LOT 3 North (46) degrees, (40) minutes, and (08) seconds West (236.02) feet to the place of beginning.

CONTAINING 2.406 Acres

Notes:

1. Subject to provisions for a (30) foot wide storm water easement, part of a (30) foot wide access easement, and such utility easements as may be shown on the plan.
2. Subject to any easements, reservations or conditions which may be found in the chain of title.
3. Subject to any provisions set forth by SINIAWA XII, L.P. MAJOR SUBDIVISION PLANS (Map Book 6A, Page 6428).

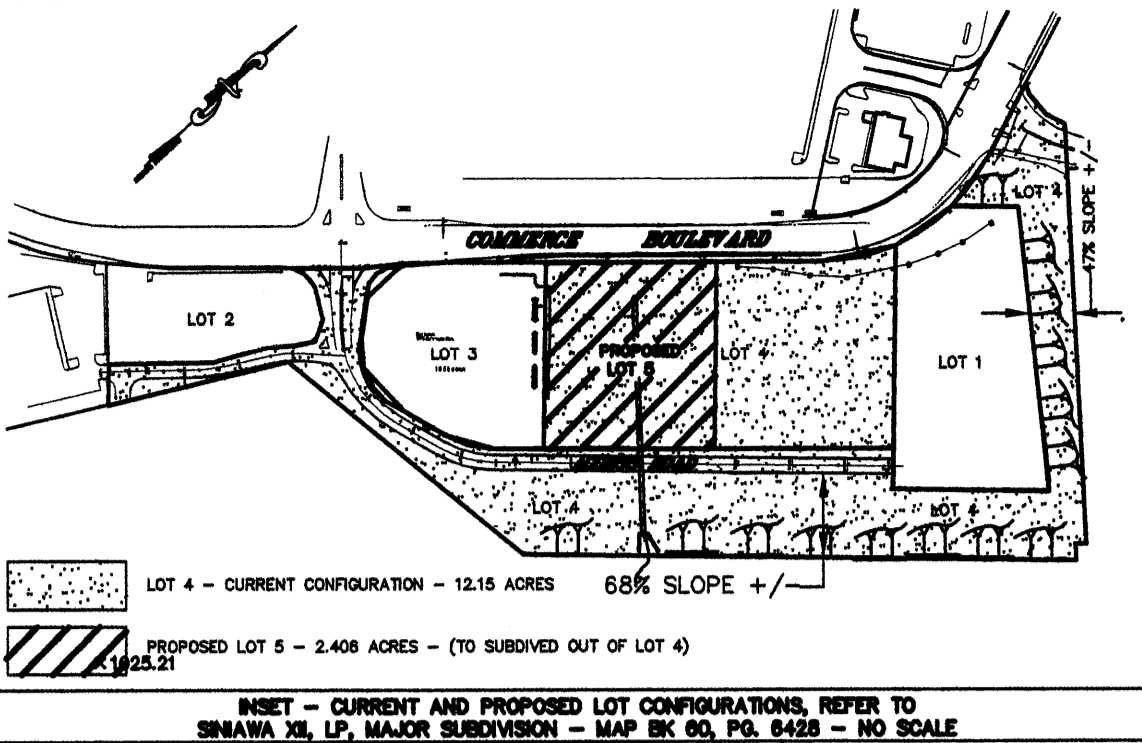
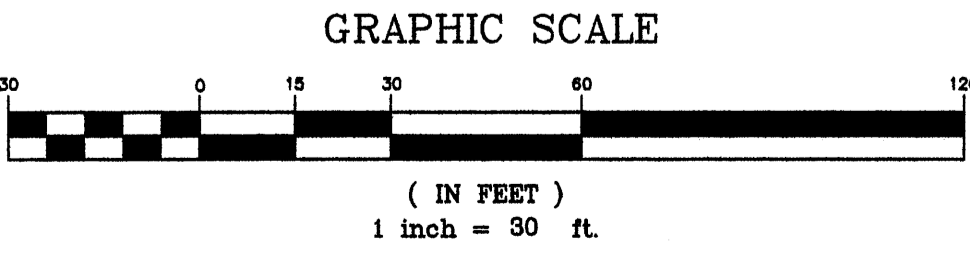
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LEGEND OF SYMBOLS AND ABBREVIATIONS:

- POLE
- LIGHT STANDARD
- SIGN
- CATCH BASIN
- WATER VALVE/SHUT OFF
- GAS VALVE/SHUT OFF
- HANDICAP ACCESS
- PARKING METER
- DECIDUOUS TREE
- CONIFER TREE
- c.p.l. CORRUGATED PLASTIC PIPE
- GUIDE RAIL

ALTA/ACSM LAND TITLE SURVEY
SINIAWA XII, L.P. - PROPOSED LOT
 Dickson City Borg., Lack. Co., Pa.

DRAWN BY: JRB	DATE: JUNE 14, 2013
CHECKED BY: KR	DRAWING NO. 1184R1176ALTA
JOB NO.: 2013.184	SHEET 1 OF 1



THIS DEED made the 1st day of May, 2004, between Siniawa IX, L.P., a Limited Partnership with its principal office located at 851 Commerce Boulevard, Suite 207, Dickson City, Lackawanna County, Pennsylvania, hereinafter called "Grantor";

- A.N.D. -

Siniawa XII, L.P., a Limited Partnership with its principal office located at 851 Commerce Boulevard, Suite 207, Dickson City, Lackawanna County, Pennsylvania, hereinafter called "Grantee";

WITNESSETH, That in consideration of One Thousand (\$1,000.00) Dollar and valuable consideration, the receipt hereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, its successors and assigns;

ALL that certain piece, parcel or plot of land situate in the Borough of Dickson City, County of Lackawanna, State of Pennsylvania, located and described as follows:

BEGINNING at a pole on the southerly edge of the 87' wide right of way of Commerce Boulevard, where said right of way intersects the southerly edge of the lands of Siniawa IX, L.P. as recorded in Deed Book 1594, Page 153, recorded August 22, 1997 and described as follows:

THENCE along the southerly edge of Commerce Boulevard, North 47 degrees, 37 minutes, 3 seconds East, 117.13 feet to a corner;

THENCE along the southerly edge of Commerce Boulevard, North 42 degrees, 31 minutes, 27 seconds East, 146.65 feet to a corner;

THENCE along the southerly edge of Commerce Boulevard, North 26 degrees, 24 minutes, 7 seconds East, 93.51 feet to a corner;

THENCE along the southerly edge of Commerce Boulevard, North 42 degrees, 32 minutes, 27 seconds East, 743.69 feet to a corner;

CONTAINING 18.55 acres of land.

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