

**SURVEYOR'S CERTIFICATE**  
 The undersigned being a registered surveyor of the state of Pennsylvania, certifies to:  
 Quattro Springfield, LLC

1. The map or plot 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 National Society of Professional Surveyors, dated 2/20/10 and 1.2.3.4.6.7(d). 8.9.11(1)(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 (G) by the improvements on the subject property upon adjoining properties, streets, alleys, easements, or rights of way, or (D) by the improvements on any adjoining properties, streets, or alleys, on the subject property, right of way, servitude, and other matter (above or below ground) affecting the subject property and listed in the property report #12-064708, received September 11, 2013 from Quattro Development Company, 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 accordance with minimum setback, side yard and rear yard lines, provisions and restriction of record for the subject property referenced in such title report.  
 5. The subject property has direct access to and from a duly dedicated and accepted public street via the driveway shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, structural support or ingress or egress.  
 6. The description of the subject property forms a mathematically closed figure.  
 7. The current zoning of Dickson City Borough C3 (HIGHWAY COMMERCIAL). The subject property meets the current zoning ordinance requirements.  
 8. Except as shown on the survey no portion of the property shown on the survey lies within a Special Hazard Area, as depicted on the Flood Insurance Rate Map for Berks County, Pennsylvania, dated 10/19/98, the survey and this certificate as being true and accurate.  
 9. The name of the surveyor is Joseph Paul Barrett, DATED: September 11, 2013  
 REGISTRATION NO. 33608E

**NOTES**

- ACCESS TO ALL LOTS SHOWN ON THIS SUBDIVISION IS LIMITED TO THE SIGNALIZED INTERSECTION BETWEEN LOT 2 ( PALMERA BREAD ) AND LOT 3 ( RED ROBIN ) AND THE ACCESS EASEMENTS SHOWN HEREON.
- 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.
- NO WETLANDS EXIST UPON THE SITE BASED ON THE U.S.S. WETLAND INVENTORY MAPS.
- ALL UTILITIES OPERATED BY THIS SUBDIVISION WILL BE JOINTLY AND SEPARATELY RESPONSIBLE FOR THE MAINTENANCE OF THE INFRASTRUCTURE WITHIN THE BOUNDS OF THE PARCEL.
- 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.
- SITE VERTICAL AND HORIZONTAL DATUM WAS SUPPLIED BY SINAWA XII.
- THE DESCRIPTIONS, DIMENSIONS, AND LOCATIONS OF THE UTILITIES SHOWN SHOULD BE FIELD VERIFIED BEFORE BEING INCORPORATED INTO ANY DESIGN OF CONSTRUCTION ACTIVITY.
- LOCATION OF ZONING LINES ARE AN APPROXIMATION BASED ON SCALED DISTANCES FROM THE DICKSON CITY ZONING MAP. (SEE ZONING DATA)
- THERE ARE NO BUILDINGS ON THE SUBJECT PREMISES.



**Barrett Surveying & Mapping**  
 RR #1, Box 1172  
 Conowingo, MD 21040  
 Phone (570) 222-5717

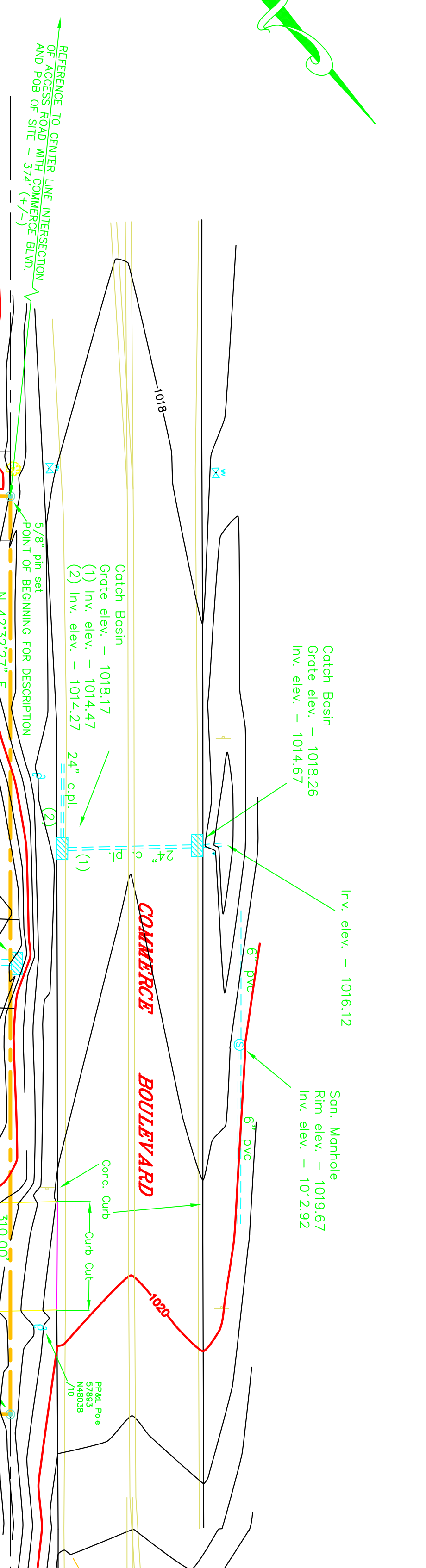
SURVEYED: March - April 2013  
 Fieldwork and data collection  
 Must be inspected by the surveyor's embossed seal

**SITE DATA**  
 ADDRESS - 1245 COMMERCE BOULEVARD  
 NUMBER OF LOTS - 5  
 PARCEL AREA PRE-SUBDIVISION - 18.59 ACRES  
 LOT 1 AREA - 2.86 ACRES  
 LOT 2 AREA - 2.21 ACRES  
 LOT 3 AREA - 2.21 ACRES  
 LOT 4 AREA - 2.406 ACRES (CURRENT)  
 LOT 4A AREA - 2.406 ACRES (PROPOSED)  
 LOT 4B AREA - 9.746 ACRES RESIDUAL (LOT 4 - LOT 4)

**OWNER -**  
 SINAWA XII, L.P.  
 851 COMMERCE BOULEVARD, SUITE 207  
 DICKSON CITY, PA 18519  
 PHONE - 570-346-2910

**ZONING DATA**  
 ZONING DISTRICT - C-3 ( HIGHWAY COMMERCIAL )  
 MINIMUM LOT FRONTAGE - 75 FT.  
 MINIMUM LOT AREA - 2,000 SQ. FT.  
 MAXIMUM BLDG. COVERAGE - 50%  
 MAXIMUM IMPROVEMENTS AREA - 50%  
 MAXIMUM BLDG. HEIGHT - 2 STORIES (30FT)  
 REAR YARD SETBACK - 20 FT.  
 SIDE YARD - NONE, 15FT. WHERE REQUIRED

**REFERENCES**  
 1. SINAWA XII MINOR SUBDIVISION PLAN MAP  
 2. SINAWA XII MAJOR SUBDIVISION PLAN  
 3. BOOK 6A, PAGE 2789  
 4. PROPERTY SURVEY PLAN PREPARED BY MICHAEL PASONICK DATED: DATED  
 5. DEED OF RECORD DATED MAY 1, 2004 BETWEEN SINAWA XII, L.P. AND SINAWA XII, L.P. RECORDED IN LACKAWANNA COUNTY MAP BOOK 1200, PAGE 966  
 6. DEED OF RECORD DATED 08/11/2006 BETWEEN SINAWA XII, L.P. AND SINAWA XII, L.P. RECORDED IN LACKAWANNA COUNTY MAP BOOK 6A, PAGE 8428.

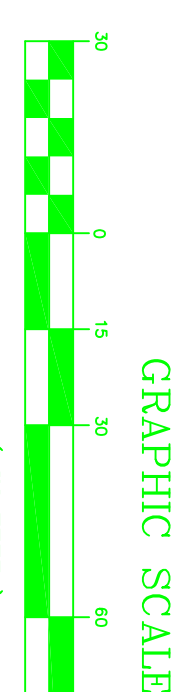


**LOT 3  
 AREA LEASED TO  
 RED ROBIN  
 2.21 ACRES +/-**

**2.406 Acres  
 PROPOSED LOT 5**

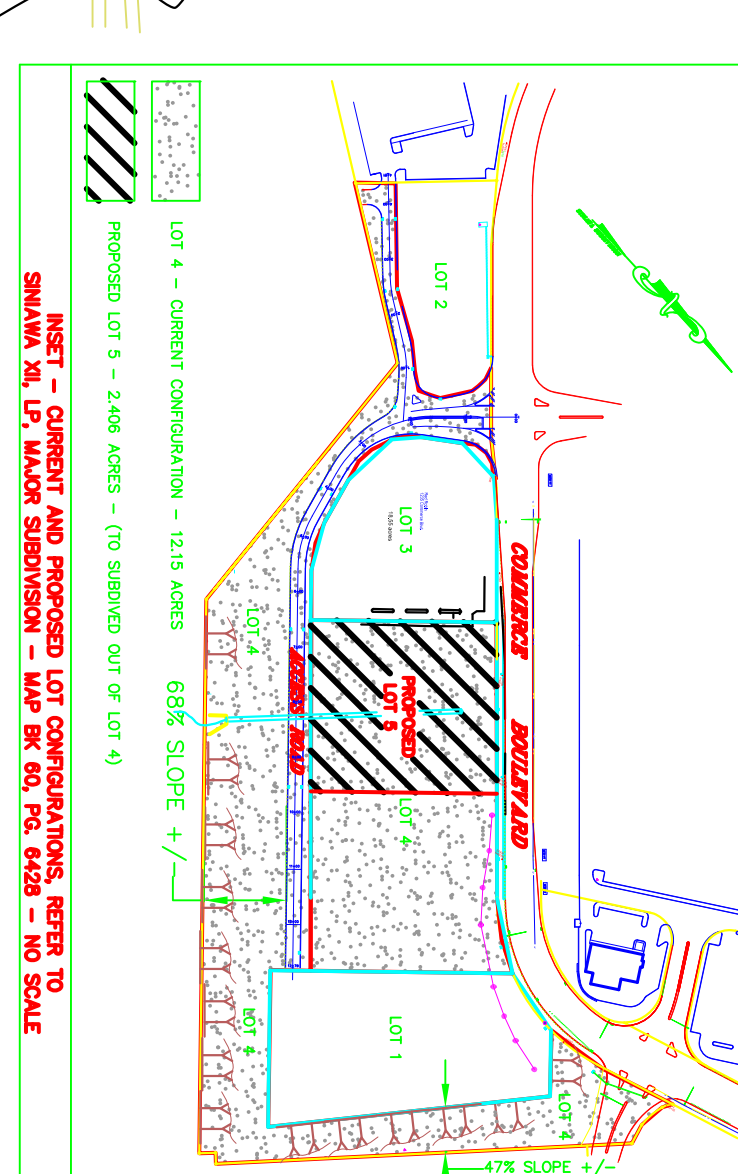
**LEGEND OF SYMBOLS AND ABBREVIATIONS:**

- PAVE
- POLE
- LIGHT STANDARD
- SILO
- CATCH BASIN
- WATER VALVE/SPLIT OFF
- GAS VALVE/SPLIT OFF
- HANDICAP ACCESS
- PARKING METER
- DECIDUOUS TREE
- CONIFER TREE
- CORROLATED PLASTIC PIPE
- CONC. CURB
- GRADE PAUL



**ALTA/ACSM LAND TITLE SURVEY**  
**SINAWA XII, L.P. - PROPOSED LOT**  
 Dickson City Boro., Lack. Co., Pa.

DRAWN BY:	JPB	DATE:	SEPT. 11, 2013
CHECKED BY:	KB	DRAWING NO.:	1184/R1176/ALTA
JOB NO.:	2013.1184	SHEET:	1 OF 1



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