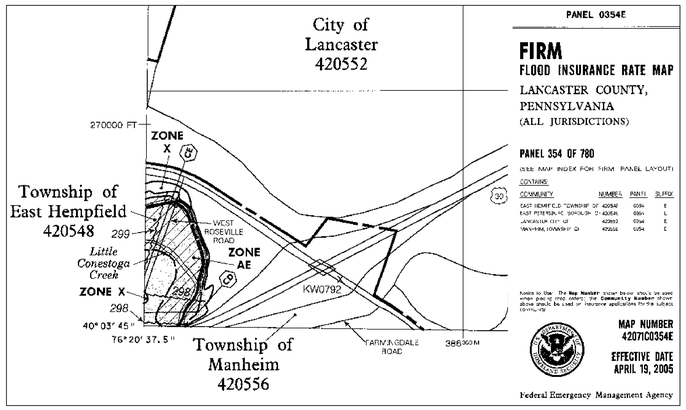


PANEL 0354E

FIRM
FLOOD INSURANCE RATE MAP
LANCASTER COUNTY, PENNSYLVANIA
(ALL JURISDICTIONS)

PANEL 354 OF 780

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
EAST HEMPFIELD TOWNSHIP OF	420548	0354	E
EAST PETERSBURG BOROUGH OF	420626	0354	E
LANCASTER CITY OF	420553	0354	E
MANHEIM TOWNSHIP OF	420556	0354	E

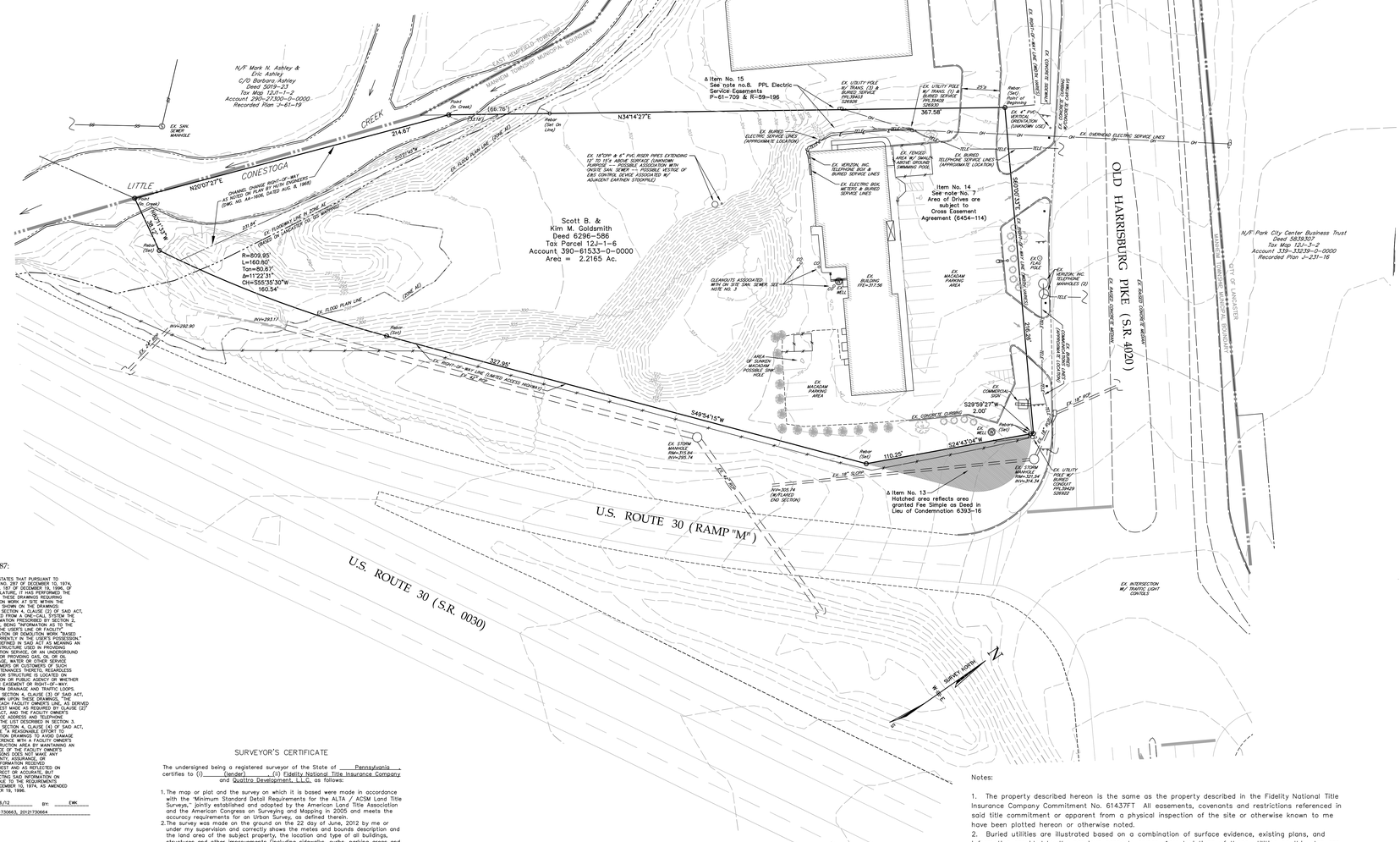
Notes to Use: The **Map Number** shown below should be used when placing orders; the **Community Number** shown above should be used on insurance applications for the subject community.

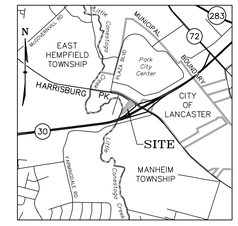
MAP NUMBER
42071C0354E

EFFECTIVE DATE
APRIL 19, 2005

Federal Emergency Management Agency

FEMA FIRM MAP
NO SCALE





LOCATION MAP
SCALE 1" = 2000'

ACT NO. 287/187:

DIEHM & SONS HEREBY STATES THAT PURSUANT TO THE PROVISIONS OF ACT NO. 287 OF DECEMBER 10, 1974, AS AMENDED BY ACT 187 OF DECEMBER 19, 1996, OF THE PENNSYLVANIA LEGISLATURE, IT HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT SITE WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THE DRAWINGS:
(1) PURSUANT TO SECTION 2, CLAUSE (1) OF SAID ACT, DIEHM & SONS REQUESTED FROM A ONE-CALL SYSTEM THE LINE AND FACILITY INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (2) OF SAID ACT, INCLUDING INFORMATION AS TO THE POSITION AND TYPE OF THE USER'S LINE OR FACILITY AT THE SITES OF EXCAVATION OR DEMOLITION WORK. "BASED ON THE INFORMATION CURRENTLY IN THE USER'S POSSESSION." "LINE" OR "FACILITY" IS DEFINED IN SAID ACT AS MEANING AN UNDERGROUND PIPE, CABLE, FIBER OPTIC, TRANSMISSION, ELECTRIC OR COMMUNICATION SERVICE, OR AN UNDERGROUND PIPE USED IN CARRYING OR PROVIDING GAS, OIL OR OIL PRODUCT DELIVERY, SEWAGE, WATER OR OTHER SERVICE TO ONE OR MORE CONSUMERS OR CUSTOMERS OF SUCH SERVICE, OR A CONCENTRATED GROUPING OF SUCH LINES OF WHETHER SUCH LINE OR STRUCTURE IS LOCATED ON LAND OWNED BY A PERSON OR PUBLIC AGENCY OR WHETHER IT IS LOCATED WITHIN AN EASEMENT OR RIGHT-OF-WAY. THE TERM INCLUDES STORM SEWERS AND TRAFFIC LOOPS.
(2) PURSUANT TO SECTION 2, CLAUSE (3) OF SAID ACT, DIEHM & SONS HAS SHOWN UPON THESE DRAWINGS, "THE POSITION AND TYPE OF EACH FACILITY OWNER'S LINE, AS DERIVED PRIMARILY FROM THE INFORMATION PROVIDED AS REQUIRED BY CLAUSE (2)" OF SECTION 2 OF SAID ACT, AND THE FACILITY OWNER'S NAMED DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER, AS SHOWN ON THE LIST DESCRIBED IN SECTION 3.
(3) PURSUANT TO SECTION 4, CLAUSE (4) OF SAID ACT, DIEHM & SONS HAS ACTED IN GOOD FAITH IN THE PREPARE THE CONSTRUCTION DRAWINGS TO AVOID DAMAGE TO AND MINIMIZE INTERFERENCE WITH A FACILITY OWNER'S FACILITIES IN THE CONSTRUCTION AREA BY MAINTAINING AN EIGHTEEN INCH CLEARANCE OF THE FACILITY OWNER'S FACILITIES. DIEHM & SONS MAKES NO ANY REPRESENTATION, WARRANTY, ASSURANCE, OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST AND AS REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE, BUT DIEHM & SONS BELIEVES THE DRAWINGS REFLECT ON THESE DRAWINGS ONLY DUE TO THE REQUIREMENTS OF SAID ACT 287 OF DECEMBER 10, 1974, AS AMENDED BY ACT 187 OF DECEMBER 19, 1996.

DATE: 06/28/12 BY: EMK

SERIAL NO. 20121730663, 20121730664

AT&T
2315 Salem Rd., 2nd Floor 03
Conyers, GA 30013
1-800-242-1776

Buckeye Partners
P.O. Box 368
Emmaus, PA 18049-0368
1-800-242-1776

Columbia Gas Trans.-Oxford
1470 Poorhouse Rd.
Downingtown, PA 19335
1-800-242-1776

Comcast Cable Comm., Inc.
1131 South Duke St.
PO Box 120
Lancaster, PA 17603
1-800-242-1776

D & E Communications
124 E. Main St.
PO Box 458
Ephrata, PA 17522-0458
1-800-242-1776

East Petersburg Borough
6040 Main St.
East Petersburg, PA 17520
1-800-242-1776

Frontier Communications
CTW LLC
100 Cir. Dr.
Dallas, PA 18612
1-800-242-1776

Frontier Comm. of PA, Inc.
PO Box 740436
New Holland, PA 19557
1-800-242-1776

Lancaster, City of
120 N. Duke St.
PO Box 1599
Lancaster, PA 17608-1599
1-800-242-1776

Lancaster Area Sewer Authority
130 Centerville Rd.
Lancaster, PA 17603
1-800-242-1776

Manheim Twp.-General Muni Auth.
1840 Municipal Drive
Lancaster, PA 17601-4162
1-800-242-1776

PPL Electric Utilities Corp.
2 North 9th St.
Allentown, PA 17101-3034
1-800-242-1776

Sperlo Energy
1000 Lancaster Pike
PO Box 420
Wyomissing, PA 19610-0420
1-800-242-1776

Sunoco Pipeline LP
525 Fritztown Rd.
Sinking Spring, Pa. 19608

UGI Utilities, Inc.
1500 Paxton St.
Harrisburg, PA 17104
1-800-242-1776

Verizon Pennsylvania Inc.
201 Stanwix St., 4th Floor
Pittsburg, Pa. 15222
1-800-242-1776

XO Communications, Inc.
C/O De-Tech Inc.
120 N. Pearl
Crestline Oh. 44827
1-800-242-1776

Zayo Bandwidth
C/O Roi Inc.
600 2nd Ave Ste 8
Seattle, WA 98104-2988
1-800-242-1776

Know what's **below.**
Call before you dig.

SURVEYOR'S CERTIFICATE

The undersigned being a registered surveyor of the State of Pennsylvania certifies to (i) (lender) (ii) Fidelity National Title Insurance Company and Quattro Development, L.L.C., as follows:

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 2005 and meets the accuracy requirements for an Urban Survey, as defined therein.
2. The survey was made on the ground on the 22 day of June, 2012 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 rights 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. 61437FT dated June 6, 2012, issued by Fidelity National Title Insurance Company 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 or highway.
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 record description of the subject property forms a mathematically closed figure.
9. Except as shown on the survey not portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community which the subject property is located.

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

Dated: 07/12/12

Timothy D. Diehm, P.L.S.

Registration No. 032483-E

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL LAND SURVEYOR TIMOTHY D. DIEHM 032483-E

LEGEND

- SURFACE WATERS
- EXISTING CONTOUR (NORMAL)
- EXISTING CONTOUR (INDEX)
- FLOOD PLAIN LINE
- EXISTING CURB
- DRIP-EDGE OF EXISTING WOODED AREA
- EXISTING OVERHEAD ELECTRIC (AND OTHER UTILITIES)
- EXISTING BURIED ELECTRIC LINE (APPROX. LOCATION)
- EXISTING BURIED TELEPHONE LINE (APPROX. LOCATION)
- EXISTING WATER LINE (APPROX. LOCATION)
- EXISTING SANITARY SEWER (APPROX. LOCATION)
- EXISTING STREET LAMP
- EXISTING FENCE
- EXISTING EDGE OF MACADAM
- EXISTING ROAD RIGHT-OF-WAY LINE
- EXISTING EASEMENT / RIGHT-OF-WAY LINE
- EXISTING SIGN (MULTI-POST)
- EXISTING SIGN
- EXISTING WELL LOCATION
- EXISTING STORM SEWER
- BENCHMARK
- EXISTING TRAFFIC CONTROL BOX
- EXISTING ELECTRIC TRANSFORMER
- EXISTING PROPERTY CORNER
- EXISTING UTILITY POLE W/ GUY WIRE
- EXISTING SHRUB
- EXISTING DICIDOUS TREE
- EXISTING CONIFER TREE

Notes:

1. The property described hereon is the same as the property described in the Fidelity National Title Insurance Company Commitment No. 61437FT. All easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted.
2. Buried utilities are illustrated based on a combination of surface evidence, existing plans, and information provided by the previous property owner. Any depictions of these utilities on this plan are subject to variations and are to be considered as approximate.
3. The hereon illustrated parcel is not served by a public water system and sanitary sewer system. Current systems are located onsite. Water wells are illustrated based on observed surface evidence. The nature of the sanitary sewer system is unknown beyond the presence of the cleanouts illustrated to the rear of the existing building. Both the water and sanitary sewer systems should be discussed with the current owner to understand their workings and true locations.
4. Diehm & Sons, Inc. makes no claim as to the feasibility of connecting to a public sanitary sewer system and a public water system. These questions should be directed to the associated authorities.
5. Due to complexities in the current Manheim Township Zoning ordinance, Diehm & Sons, Inc. recommends that the client meet with the existing zoning officer to discuss the zoning and any associated setbacks or restrictions as they apply to said parcel. Any issue pertaining to the use of the parcel should be directed to the municipal zoning officer.
6. FEMA FIRM Map Community–Panel Number 42071C0354E with an effective date of April 19, 2005 illustrates Zone AE, and Zone X defined flood hazard areas mapped within the current bounds of the subject parcel.

✱ No.14 7. Ingress, egress and regress associated with this parcel is defined in the Cross Easement Agreement noted as item No. 14 on the Schedule B – Section 2 of the title commitment (6454–114). Said agreement defines access relationship for the subject parcel and the adjacent parcel to the west of the subject parcel. The easement does not contain a description of a right–of–way or easement area or limit and is therefore not able to be mapped on this plan.

✱ No.15 8. PPL easements and rights referenced in Item No. 15 of the Schedule B – Section 2 are illustrated on the plan in the areas where facilities associated with PPL services remain. Document L–51–299 does not appear to be associated with the subject parcel and has not been illustrated on this plan.

9. Areas beyond the subject parcel's property lines are illustrated based on information derived from GIS resources including the Lancaster County GIS and the PAMAP project. Mapping in these off–parcel areas are subject to the inaccuracies consistent with GIS derived information and should not be utilized for engineering.

Fidelity National Title Insurance Company

SCHEDULE A
(continued)

File No. 61437FT

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land being situated on the southwest corner of Pennsylvania Legislative Route No. 30184, being known as Old Harrisburg Pike and Ramp "M" of Pennsylvania Legislative Route 792 in Manheim Township, Lancaster County, Pennsylvania as shown on a survey prepared by Huth Engineers, Inc., dated August 9, 1968, Drawing AA 1605, said tract being more fully bounded and described as follows:

BEGINNING at a point in the South right of way line of Old Harrisburg Pike, a corner of land of Benjamin Kreider; said point being situated a distance of 80.05 feet South of Pennsylvania Highway Station 910 + 97.76, said point being a P.K nail; thence extending along the South right of way line of Old Harrisburg Pike, South 59 degrees 19 minutes East, a distance of 218.26 feet to a point; thence extending along the right of way line of Ramp "M" of Pennsylvania Legislative Route 792, the following four courses and distances: (1) South 30 degrees 41 minutes West, a distance of 2.00 feet to a point; said point being the beginning of Limited Access along Ramp "M" of Pennsylvania Legislative 792, (2) in a line curving to the right having a radius of 35.00 feet, an arc distance of 67.14 feet, the chord of said arc being South 04 degrees 21 minutes 38 seconds East, a distance of 57.31 feet to appoint, (3) South 50 degrees 36 minutes 49 seconds West, a distance of 394.82 feet to a point and, (4) in a line curving to the right having a radius of 809.95 feet, an arc distance of 160.80 feet, the chord of said arc being South 56 degrees 17 minutes 03 seconds West, a distance of 160.54 feet to a point; said last-mentioned three courses and distances being indentified as Limited Access by Pennsylvania Department of Highways; thence North 79 degrees 30 minutes West, a distance of 38.12 feet to a point in the Little Conestoga Creek; thence extending in and along Little Conestoga Creek, North 20 degrees, 49 minutes East, a distance of 214.67 feet to a point on the northeast bank of the Little Conestoga Creek, a corner of land of Benjamin Kreider; thence extending along the same, North 34 degrees 55 minutes East, a distance of 367.58 feet to the point or place of BEGINNING.

BEING THE SAME PREMISES which Timothy A. Polko and Suzanne Polko by Deed Dated July 9, 1999, and Recorded July 9, 1999, in the Recorder's Office in and for Lancaster County, PA, in Record Book 6206, page 586, granted and conveyed unto Scott B. Goldsmith and Kim M. Goldsmith, Husband and Wife, their heirs and assigns, as tenants by the entireties.

EXCEPTING THEREFROM PREMISES which Scott B. Goldsmith and Kim M. Goldsmith by Deed in lieu of Condemnation dated September 2, 1999 and Recorded September 28, 1999 in the Recorder's Office in and for Lancaster County, PA in Record Book 6393, page 16 granted and conveyed unto the Commonwealth of Pennsylvania, Department of Transportation, its successors and assigns.

PROPERTY DESCRIPTION
AS PER 2012 ALTA/ACSM SURVEY

SUBJECT: Legal Description - 2012 ALTA/ACSM Survey of Scott B. & Kim M. Goldsmith Parcel for Quattro Development, L.L.C. Manheim Township, Lancaster County, Pennsylvania

ALL THAT CERTAIN parcel of land shown on an ALTA/ACSM survey plan prepared for the Quattro Development, L.L.C. prepared by Diehm & Sons, Inc. Land Surveyors and Civil Engineers (Project No. 12084), Said parcel situated on the South side of Old Harrisburg Pike (S.R. 4020) and the North side of U.S. Route 30 (S.R. 0030), located in the Township of Manheim, County of Lancaster, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a rebar in the southern right-of-way line of Old Harrisburg Pike, said rebar being the northwestern corner of the herein described parcel, thence in and along said right-of-way line of Old Harrisburg Pike South sixty degrees no minutes thirty-three seconds East (S60°00'33"E) two hundred sixteen and twenty-six hundredths (216.26) feet to a rebar in the northern right-of-way line of U.S. Route 30 thence in and along said right-of-way line the following five (5) courses; 1) South twenty-nine degrees fifty-nine minutes twenty-seven seconds West (S29°59'27"W) two and no hundredths (2.00) feet to a rebar, 2) South twenty-four degrees forty-three minutes four seconds West (S24°43'04"W) one hundred ten and twenty-five hundredths (110.25) feet to a rebar, 3) South forty-nine degrees fifty-four minutes fifteen seconds West (S49°54'15"W) three hundred twenty-seven and ninety-five hundredths (327.95) feet to a rebar, 4) on a line curving to the right having a radius of eight hundred nine and ninety-five hundredths (809.95) feet, an arc length of one hundred sixty and eighty hundredths (160.80) feet, and the chord thereof being South fifty-five degrees thirty-five minutes thirty seconds West (S55°35'30"W) one hundred sixty and fifty-four hundredths (160.54) feet to a rebar, 5) North eighty degrees eleven minutes thirty-three seconds West (N80°11'33"W) thirty-eight and twelve hundredths (38.12) feet to a point in the Little Conestoga Creek, thence in and along said Little Conestoga Creek North twenty degrees seven minutes twenty-seven seconds East (N20°07'27"E) two hundred fourteen and sixty-seven hundredths (214.67) feet to a point in the Little Conestoga Creek, thence leaving said creek and along the lands of Francis J. Jr. & Alyssa A. Hager North thirty-four degrees fourteen minutes twenty-seven seconds East (N34°14'27"E) three hundred sixty-seven and fifty-eight hundredths (367.58) feet to the **POINT OF BEGINNING.**

CONTAINING 2.2165 Acres

BEING part of the Scott B. & Kim M. Goldsmith deed recorded 6296-586

BEING all of Lancaster County tax account no. 390-61533-0-0000

UNDER AND SUBJECT to all notes, easements, conditions, rights-of-way and restrictions as shown on the above referenced plan and as may exist of record.

Fidelity National Title Insurance Company

SCHEDULE B – SECTION 2

File No. 61437FT

Schedule B of the policy or policies to be issued will contain the following exceptions unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
Δ 2. Discrepancies or conflicts in boundary lines, easements, encroachments, or area content which a satisfactory survey would disclose.
THIS EXCEPTION MAY BE REMOVED BY ENDORSEMENT 301 (OWNER'S POLICY) UPON RECEIPT OF ADDITIONAL REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO, AN UNDERWRITER APPROVED ALTA SURVEY AND PAYMENT OF AN ADDITIONAL PREMIUM IN THE AMOUNT OF 20% OF THE FILED RATE.
3. Any lien, or right to a lien for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by public records.
4. Rights or claims of parties in possession or under agreements of sale not shown by public records. (OWNER'S ONLY)
5. Possible additional tax assessments for new construction and or major improvements. Not yet due and payable.
6. Any reservation, restriction, limitations, conditions or agreements set forth in the instrument by which title is vested in the insured.
7. Accuracy of acreage content and/or square footage not guaranteed.
Δ 8. Subject to any line right of ways including electric line, telephone line, cable lines, water and sewer line right of ways in use and existing in, on or under the ground and the rights in relation thereto.
9. ~~Oil and Gas Exception: Oil and gas and minerals and all rights incident to the extraction or development of oil and gas or minerals heretofore conveyed, leased, excepted or reserved by instruments of record.~~ (Intentionally deleted)
10. Rights of the spouse of the insured seeking equitable distribution of marital property. (if applicable)
✱ 11. Rights of upper and lower riparian owners in and to the use of the waters of Little Conestoga Creek and the natural flow thereof. Company assumes no liability for the loss of land or change in boundary lines through erosion or changes in said creek.
✱ 12. Conditions of Acknowledgment as set forth in Deed Book Z, Volume 66, page 595.
Δ 13. Terms and conditions of Deed in lieu of Condemnation as set forth in Record Book 6393, page 16.
✱ 14. Terms and conditions of Cross Easement Agreement as set forth in Record Book 6454, page 114.
✱ Δ 15. Rights granted to Pennsylvania Power & Light Company as set forth in Deed Book L, Volume 51, page 299, Deed Book R, Volume 59, page 196, and Deed Book P, Volume 61, page 706.
Δ 16. Premises is bounded (in part) by Ramp "M" and LR 792, a limited access highway. Rights of egress and egress therefrom not insured.

Valid only if Schedules A and B4 are attached.

ALTA Commitment
Schedule B - b

EXCEPTION STATUS:

Δ The location of the exception to title is illustrated and/or described on the plan.

✱ The information contained in the documents is insufficient to establish the bounds of the easement, right of way, lease, etc.

GRAPHIC SCALE:
30 0 30 60
1 inch = 30 ft.

Surveying & Mapping
Civil Engineering
Land Planning
15 Ist Gate Road
Lititz, Pa. 17543
P: 717.626.0175
F: 717.626.0200
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QUATTRO DEVELOPMENT, L.L.C.
1480 HARRISBURG PIKE
IN
MANHEIM TOWNSHIP, LANCASTER COUNTY, PA

ALTA / ACSM SURVEY

Client:

Project Title:

Seal:

Revisions:
1.

Project Mgr.: EMK	Checked By: TDD
Survey By: EMK	Drawn By: EMK
Project No.: 12084	Date: 07/12/12
File: 12084bs1.dwg	
Layout: ALTA Survey	
Scale: 1"=30'	Sheet No.: 1 of 1