

## LEGEND

--- EXISTING PROPERTY LINE ADJOINING PROPERTY LINE EXISTING PROPERTY SETBACK LINE EXISTING EASEMENT EXISTING RIGHT-OF-WAY **EXISTING CENTERLINE** EXISTING TREELINE EXISTING RAILROAD TRACKS • • • • • • • • • • • • EXISTING SOIL BOUNDARY & TYPE EXISTING INTERMEDIATE CONTOUR — EXISTING INDEX CONTOUR EXISTING GAS LINE EXISTING SANITARY SEWER EXISTING ELECTRIC EXISTING UNDERGROUND ELECTRIC EXISTING WATER LINE EXISTING WATER STRUCTURE ■ EXISTING WATER VALVE **® EXISTING SEWER MANHOLE**  EXISTING STORM DRAIN MANHOLE EIP 

EXISTING IRON PIN **ERRS © EXISTING RAILROAD SPIKE** 
SIGN つ UTILITY POLE 

ORDER NO: 110538 **REFERENCE NO: WALPA-110538** EFFECTIVE DATE: APRIL 8, 2016

and the centerline of Runyan Road; running thence

South 48 degrees 35 minutes 48 seconds East, a distance of 284.96 feet to an iron pin; thence South 41 degrees 47 minutes 31 seconds West, a distance of 20.00 feet to an iron pin; thence

nence, S 48° 17' 40" W, passing through a found iron pin a distance of 0.36 feet, a total distance of 8.97 feet through said alley, along land of the same and land n/f Autowashery, Inc., to a set railroad South 41 degrees 27 minutes 17 seconds West, a distance of 78.55 feet to a Mag Nail; thence nence; N 41° 39' 43" W, 283.87 feet along land n/f Autowashery Inc., of which this was a part, to a set hence; N 48° 20' 17" E, 179.19 feet along the eastern Right-of-Way of US 11&15, to a found PK nail, the

EXCEPTING THEREOUT AND THEREFROM premises which PR Monroe Old Trail Limited Partnership by Deed dated November 26, 2013 and recorded January 17, 2014 in the Recorder of Deeds for Snyder County in Deed Book 1002 Page 956 granted and conveyed unto Gregory A. Mull and Teresa A. Mull, LL that certain, tract of land situated in Monroe Township, Snyder County, Pennsylvania, bounded and

Schedule C

L THAT CERTAIN piece or parcel of land situated in the Township of Monroe, Snyder County, know, Tract 2 as shown on the Plan for Ultimate Express Car Wash II, prepared by Meck-Tech Incorporated elinsgrove, PA, dated April 18, 2006, recorded in the Office of the Recorder in and for Snyder County in

ning at a found PK nail along the eastern Right-of-Way of US Routes 11&15 approximately 1,415

eet north of the intersection of Runyan Road and US Routes 11&15, also being the southwest corner o

ence; S 48° 52' 18" W, 58.15 feet through the center of a partially opened alley, along land n/f Martha

nd n/f J. Scott Reed, said PK nail being the northwest corner of land herein described, and running.

INNING at an iron pin on the east side of U.S. Rts 11-15 and being the southwest corner of land of the grantees herein, and the northern most corner of land of the grantor herein; thence along land of the grantee herein, South 40° 17' 04" East, 151.13 feet to an Iron pin at land of the grantors herein, and land of the grantees herein; thence North 48° 46' 28" West, 149.56 feet to an Iron pin on the east side of U.S. Rts. 11-15; thence along the east right-of-way of U.S. Rts. 11-15, North 41° 13' 32" East, 22.13 feet to an

ALL THAT CERTAIN tract of land situated in Monroe Township, Snyder County, Pennsylvania, bounded

BEGINNING at a found rebar at corner of land of the grantors herein being the northwestern most point land herein conveyed, thence, South 48° 46' 28" East, 135.05 feet to a set rebar at land of the grantors nd the Calvery Conservative Baptist Church of Snyder County: thence along said church land. South 4 46' 43" West, 19.99 feet to a found rebar at land of same; thence along land of the grantees herein, North 40° 17' 04" West, 136.35 feet to the point and place of Beginning.

BEING as to Parcel A, part of the same premises which Autowashery Incorporated by Deed dated October 8, 2007 and recorded October 19, 2007 in the Recorder of Deeds for Snyder County in Deed Book 756 Page 684 granted and conveyed unto PR Monroe Old Trail Limited Partnership. BEING as to Parcel B, the same premises which Gregory A. Mull and Teresa A. Mull, husband and wife, as tenants by the entireties by Deed dated January 16, 2014 and recorded January 17, 2014 in the Recorder of Deeds for Snyder County in Deed Book 1002 Page 952 granted and conveyed unto PR

Parcel / ID # 12-11-334A

Order No: WALPA-110538

ference No: WALPA-110538

ALL THAT CERTAIN lot or parcel of land situate in the Township of Monroe, County of Snyder, and State f Pennsylvania, more particularly bounded and described as follows BEGINNING at a point on the South side of a public road, on line of land of Penna. Power & Light Co.

thence along the south side of said road along land of Penna. Power & Light Co., North Forty three degrees forty eight minutes West (N. 43 degrees 48' W.) one hundred fifty five and ninety-five hundredths (155.95) feet to a point on the Eastern right of way line of Penna. State Highway route number 25, thence along the eastern right of way line of Penna with the member 25 forth fifty degrees fourteen minutes East (N. 50 degrees 14' E.) one hundred (100.0) feet to a stake; thence along land now or formerly of the heirs of Henry Hummel, dec'd., south forty three degrees forty eight minutes East (S. 43 degrees 48' E.) one hundred fifty seven and seventy six hundredths (157.76) feet to a stake in the center line of a public alley; thence in the center line of said public alley, south fifty one degrees fifteen minutes West (S. 51 degrees 15' W.) one hundred (100.0) feet to the point of beginning

ncluding a twenty (20) foot wide road along the South line and the western half of a sixteen (16) foot wide alley along the east line, both of which are to be kept open for public use. BEING the same premises which Marian U. Barash by Deed dated May 1, 2008 and recorded May 7, 2008 in the Recorder of Deeds for Snyder County in Deed Book 779 Page 424 granted and conveyed unto PR Monroe Old Trail Limited Partnership, in fee.

TRACT III:

Parcel / ID # 12-11-331

ALL THAT CERTAIN parcel or tract of land being conveyed herein is described in accordance with ALTA Survey prepared by Meck-Tech Incorporated dated June 6, 2000 revised June 27, 2000 as follows:

Order No: WALPA-110538 EGINNING at a set iron pin, said pin being the Southeastern corner of land now or formerly Marian U Barash and the Southwestern corner of land herein described and running: (1) thence North 49 degrees 30 minutes 55 seconds East, 99.97 feet along land now or formerly Marian U. Barash, passing through it center of an unopened 16 foot wide alley to a found iron pin; (2) thence North 49 degrees 30 minutes 55 seconds East, 52.03 feet, along land now or formerly Pennsylvania Power and Light Company, passing through the center of an unopened 16 foot wide alley, to a found iron pin; (3) thence South 45 degrees 32 minutes 05 seconds East, 126.79 feet, along the same passing through the center of an unopened 16 foot wide alley, to a set iron pin in the center of an opened 16 foot wide alley; (4) thence South 49 degrees 30 minutes 55 seconds West, 152.00 feet, through the center of said opened 16 foot wide alley, along land now or formerly Melvin F . & Lavean J. Naugle and land now or formerly David H. & Debra E. Sauers, to set iron pin; (5) thence North 45 degrees 32 minutes 05 seconds West, 126.80 feet, along land now or formerly said Pennsylvania Power and Light Company and along the Southern line of a 20 foot wide

bened alley, to a set iron pin, the place of beginning BEING more particularly bounded and described according to an ALTA/ACSM Land Title Survey by Meck-Tech Incorporated dated 6/2/2007, project No. 0754.M008, as follows:

BEGINNING at a point on the South Side (erroneously described in prior Deed as North Side) of a public road on line of land of Pennsylvania Power and Light Company; thence along the South side (erroneously page of the or interest of Fernisykania Power and Light escribed in prior Deed as North side) of said public road along land of Pennsylvania Power and Light Company, North 43 degrees 48 minutes, West, 126.8 feet to a point; thence crossing said public road in the center of public alley, along land now or late of Marian U. Barash and Pennsylvania Power and Light Company, North 51 degrees 15 minutes, East, 152 feet to a stake at the intersections of the centerline of another public alley; thence in the centerline of last said public alley and along land of Pennsylvania Power and Light Company, South 43 degrees 48 minutes, East, 126.8 feet to a point at the intersections of the centerline of a third public alley; thence in the centerline of said third public alley and along land of Melvi . Naugle and Maude E. Sassaman, South 51 degrees 15 minutes, West, 152 feet to the point of

ALL THAT CERTAIN lot or parcel of land SITUATE in Monroe Township, Snyder County, Pennsylvania;

BEGINNING at a found iron pin along the Eastern right of way to Routes 11 & 15, said iron pin being the Northwestern corner of land now or formerly Marian U, Barash and the Southwestern corner of land here described and running: (1) thence North 48 degrees 28 minutes 28 seconds East, 125.30 feet, along the Eastern right of way to Routes 11 & 15, to a found iron pin; (2) thence South 45 degrees 28 minutes 47 seconds East, 160.50 feet along land now or formerly Denise Skotedis, crossing the Western half of an unopened 16 foot wide alley, to a found iron pin; (3) thence South 45 degrees 28 minutes 47 seconds East, 124.94 feet, along land now or formerly Pennsylvania Power & Light Company, crossing the Easte half of said unopened alley, to a point in the center of opened 16 foot wide alley, to a set iron pin; (4) thence South 48 degrees 20 minutes 21 seconds West, 73.13 feet, in center of said opened 16 foot wide alley, along land now or formerly Neil A. & Carol A. Ulrich and land now or formerly Melvin F. & Lavean J. Naugle, to a set Iron pin in the center of another unopened 16 foot wide alley; (5) thence North 45 degrees 32 minutes 05 seconds West, 126.79 feet, along land now or formerly Douglas F. MacCuish, passing through the center of said unopened 16 foot wide alley, to a found iron pin; (6) thence South 49 degrees 30 minutes 55 second West, 52.03 feet, along said MacQuish, passing through the center of another unopened 16 foot wide alley, to a found iron pin; (7) thence North 45 degrees 30 minutes 46 seconds West, 157.89 feet, along said Marian U. Barash, crossing the Western half of an unopened 16 foot wide alley, to a found iron pin, the place of beginning.

BEING the same premises which Kelly & Cohen Appliances, Inc. by Deed dated August 3, 2007 and recorded August 16, 2007 in the Recorder of Deeds for Snyder County in Deed Book 749 Page 521 ranted and conveyed unto PR Monroe Old Trail Limited Partnership, in fee

Order No: WALPA-110538

Parcel / ID # 12-11-332

ALL THAT CERTAIN piece, parcel or tract of land situate in Monroe Township, Snyder County, ennsylvania, being more fully bounded and described as follows

Beginning at an existing Iron pin on the easterly right-of-way line of Route11 & 15 (SR 1115) said Iron pin being on the southwesterly corner of the herein described Tract. Said Iron pin also being located a distance of 225.30 feet distance northerly along the eastern right-of-way of said Route 11 & 15 (SR 1115) om the intersection of the north side of a road & said easterly right-of-way and running Thence; N. 48 degrees 25; 33:E., 140.12 feet along the easterly right-of-way of said Routed 11 & 15 (SR

hence; S. 45 degrees 31'27" E., 145.28 feet along the land of Pennsylvania Power & Light Company to hence; S. 48 degrees 20' 50" W. 70.25 feet along land of said Pennsylvania Power & Light Company to

hence; S. 49 degrees 11' 29" W. 69.93 feet along land of said Pennsylvania Power & Light Company to hence; N. 45 degrees 31' 27" W. 144.44 feet along land of Pennsylvania power & light co. To the point of

BEING the same premises which T. John Skotedis and Denise S. Skotedis, husband and wife by Deed dated July 23, 2007 and recorded July 24, 2007 in the Recorder of Deeds for Snyder County in Deed Book 746 Page 929 granted and conveyed unto PR Monroe Old Trail Limited Partnership, in fee. Parcel / ID # 12-11-335

JEFFREY E. ROCHMAN & ASSOCIATES AND WALNUT STREET ABSTRACT, L.P. STEWART TITLE GUARANTY COMPANY

AS-SURVEYED DESCRIPTION FOR COMBINED TRACT 1, PARCELS A & B: BEGINNING at an iron pin located on the southeasterly line of US Route 11 & 15, said point being distant 1393 feet more or less in a northeasterly direction from the intersection of said line of US Route 11 & 15

South 41 degrees 51 minutes 53 seconds West, a distance of 58.57 feet to an iron pin; thence

North 48 degrees 37 minutes 06 seconds West, a distance of 283.92 feet to an iron pin; thence

North 41 degrees 16 minutes 09 seconds East, a distance of 157.22 feet to the point and place of BEGINNING; said described tract containing 44, 684 S.F or 1.0258 acres.

SITE DATA: ZONING DISTRICT: COMMERCIAL ZONE MINIMUM LOT AREA: 20,000 S.F. MINIMUM LOT WIDTH: 100' MINIMUM FRONT SETBACK: 40' MINIMUM SIDE SETBACK: 10' EACH MINIMUM REAR SETBACK: 20' PRINCIPAL, 10' ACCESSORY STRUCTURE MAXIMUM BUILDING HEIGHT: 3 STORIES OR 40' LOT COVERAGE: 75%

TMP #12-11-337 & 337B

GREGORY A. MULL

TMP #12-11-325

AUTOWASHERY, INC.

DB 698 / 426 >

DB 765\/ 289

△ 20 & 37

AQUA PENNSYLVANIA 20', EASEMENT

20' STORMWATER EASEMENT

APPROX. LOCATION EX. GAS

SERVICE AND UGI PENN NATÚRAL

GAS EASEMENT DB 751 / 504/

MAY CROSS PROPERTY LINE!

PLOTTED FROM EASEMENT PLAT.

COMMERCIAL BUILDING

VACANT

TG = 469.8

CAR WASH

STREET #2290 >

INV = 466.1

MINLET

TMP #12-11-327

NEIL A. ULRICH

DB 147 // 852

△19 & 41

TG = 463.0 1

MINLET

, XG = 462.7

TMP #12-11-326

JEREMIAH C

HOOVER

DB 612 / 570

NV ≤ 462.7

TMP #12-11-334

DB\698 / 438

AUTOWASHER WINC

ORFICE TG = 466.7

35 & 42 HUMMELS WHARF MUNICIPAL

INV = 462.1 INV = 463.2)

AUTHORITY 20' EASEMENT

&20' ACCESS EASEMENT DB 523 / 193

TMP #12-11-328

LAVEAN

NAUGLE

DB 112 / 501

PARCEL A TMP #12-11-334A

PR MONROE OLD TRAIL LIMITED PARTNERSHIP

> DB 1002 / 960 43.320 S.F. OR

> 0.9947 ACRES

VACATÉD ALLEY

MONROE TOWNSHIP

ORDINANCE #2000-1

M INLET

%EX. 1 STORY OFFICE

0.4947 ACRES N43° 14' 29"E \( \text{\Omega} 25

TRAIL LIMITED

DB 746 / 929

20,243 S.F. OR

MATTRESS

WAREHOUSE

STORE STREET #2236

PREVIOUS PARTMERSHIP

DEED AREA PARCEL A

EX. 20' UTILITY EASEMEN

PARKING/

TRACT III

PARCEL A

TMR #12-11-932`

∕19,237 S.F. ØŘ

``0.4416 ACRES

PAVED ( / MINLET 1:

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RIM 464:50

<sup>2</sup> TG = 467.6√

INV 655.00

INV = 463,2/

TRACT III

PARCEL B

TMP #12-11-332

PR MONROE OLD

TRAIL LIMITED

PARTNERSHIP

DB 749 / 521,

0.6709 ACRES

TMP #12-11-331

RR MONROE OLD

TRAIL LIMITED

DB 779 / 424 VACANT

EX. 20' UTILITY EASEMENT

LOT

PARTNERSHIP

15,558 S.F. OR 0.3572 AGRB4

TMP #12-11-315

QUATTRO SELINSGROVE LLC

DB 1075 / 493/

THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, FLOOD

HAZARD MAP, COMMUNITY PANEL # 155, MAP NUMBER 42109C01155D, DATED: NOVEMBER 16, 2007 SHOWS NO

MINKET

MINLET

TG = 473:45/

GRAVEL AREA

SALES AREA

T/G = 473.29

POLE

TMP #12-11-315A

FLOOD HAZARD IN OR AROUND THIS SITE.

CHEDULE "A"

PARTNERSHIP GRAVEL

W/ BASEMENT -14.50' STREET #2270 2 9.67'

2 HANDICAP

PAVED

INV = 463.2

TMP #12-11-339

DAVID H. &

DEBRA E.

SAUERS

DB 247 / 340

`EX. 20' UTILITY EASEMENT

GRASS

TG = 473.3

M INLET

TG = 470.0

CALL BEFORE YOU DIG IN PENNSYLVANIA 1-800-242-1776 THE PENNSYLVANIA ONE CALL ACT (ACT 199 OF 2004) REQUIRES THE ONE CALL SYSTEM TO BE NOTIFIED NOT LESS THAN THREE NO MORE THAN TEN WORKING

> **DEVELOPER** QUATTRO SELINSGROVE, LLC 1100 JORIE BLVD., SUITE 140 OAK BROOK, IL 60523

DAYS IN ADVANCE OF BEGINNING EXCAVATION OR DEMOLITION WORK

SOURCE OF TITLE

TAX MAP PARCEL 12-11-331, DEED BOOK 779 / 424 TAX MAP PARCEL 12-11-332, DEED BOOK 749 / 521, PARCEL A & B TAX MAP PARCEL 12-11-335 & 336, DEED BOOK 746 / 929 TAX MAP PARCEL 12-11-334A, DEED BOOK 1002 / 960

SURVEYOR'S CERTIFICATION

TMP #12-11-324

N/F CALVARY CONSERVATIVE

BAPTIST CHURCH

MINIET

. THE SURVEY IS BASED ON WALNUT STREET ABSTRACT, L.P., STEWART

TITLE GUARANTY COMPANY TITLE INSURANCE COMMITMENT, ORDER NO:

110538, REFERENCE NO: WALPA-110538, BERING AN EFFECTIVE DATE OF

3. THERE APPEARS TO BE NO EVIDENCE OF ANY PROPOSED CHANGES IN

4. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK,

OR SANITARY LANDFILL ON THE PROPERTY ON THE DATE OF THIS

HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND

BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE PROPERTY

5. THERE IS NO OBSERVABLE EVIDENCE OF A SOLID WASTE DUMP, SUMP

WITH REGARD TO TABLE A, ITEM 11a, THE LOCATION OF UTILITIES SHOWN

APPURTENANCES ONLY, HOWEVER LACKING EXCAVATION, THE EXACT

LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY,

2. NO OVERLAPS, GAPS OR GORES WERE FOUND ALONG THE

BOUNDARIES.

THE STREET RIGHT-OF-WAY LINES.

COMPLETELY AND RELIABLY DEPICTED.

ON THE DATE OF THIS SURVEY.

TG = 460.0 INV = 458.0

To Quattro Selinsgrove, LLC its successors and/or assigns (the buyer),Jeffrey E. Rochman & Associates and Walnut Street Abstract, L.P. and 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 2011 Minimum Standard Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NPS, and includes Items 1-6, 7a, 8 - 9, 11a&b, 13,14,16 - 18 of Table A thereof. The field work was completed on January 7, 2016.

SURVEYOR'S SEAL Date of Plat or Map: 6/5//6
By Harold Mark Band, PA License #SU030155E

> PROFESSIONAL HAROLD MARK BARD

JEFFREY E. ROCHMAN & ASSOCIATES AND WALNUT STREET ABSTRACT, L.P. STEWART TITLE GUARANTY COMPANY ORDER NO: 110538 **REFERENCE NO: WALPA-110538** 

EFFECTIVE DATE: APRIL 8, 2016 Subject to rights public and private in 16 foot wide alley running along property line Highway Occupancy Permit as set forth in Book 724 Page 493. (Affects Tract I) All conditions, matters, easements and setback lines and Stormwater Management Facilities Maintenance Agreement as set forth on plat recorded in Plan Book 3930. (Affects Tract I) Rights granted to Bell Telephone Company as set forth in Misc. Book 9 Page 575. (Affects Tract Agreement with Rolling Green Water Company as set forth in Book 262 Page 463. (Affects Tract Exception, reservation and alley rights as set forth in Book 698 Page 438. (Affects Tract I) Easement granted to UGI Penn Natural Gas, Inc. as set forth in Book 751 Page 504. (Affects Cross Access Easement Agreement as set forth in Book 756 Page 717. (Affects Tract I) Easement Agreement for Stormwater Drainage as set forth in Deed Book 756 Page 690. (Affects Release and Extinguishment of Alley Rights as set forth in Deed Book 756 Page 740. (Affects All conditions, matters, easements and setback lines as set forth on plat recorded in Plan Book 4567. (Affects Tract I) (Copy to follow) Rights granted to Bell Telephone Company as set forth in Plan Book 3785. (Affects Tract II) All conditions, matters, easements and setback lines as set forth on plat recorded in Plan Book 3785. (Affects Tract II)

Agreement of Easement with Hummels Wharf Municipal Authority as set forth in Book 725 Page 799; and Book 734 Page 642. (Affects Tract II)

Traffic Signal Improvements Easement Agreement as set forth in Record Book 771 Page 858.

20 foot Building Line Restriction as set forth in Deed Book 68 Page 349. (Affects Tract II)

Order No: WALPA-110538 Billboard Maintenance and Easement Agreement as set forth in Record Book 779 Page 431. Declaration of Rights of Way as set forth in Deed Book 750 Page 622. ( Affects Tract II) Road and Alley Restrictions contained in Deed Book 779 Page 424. (Affects Tract II) Easements terms and conditions as contained in Agreement of Easement between Kelly & Cohen Appliances, Inc. and Hummels Wharf Municipal Authority as in Record Book 560 Page 775, Record Book 733 Page 402 and Record Book 734 Page 637. (Affects Tract III) Restrictions as in Record Book 68 Page 349. (Affects Tract III) Terms and conditions as contained in Agreement between Pennsylvania Power & Light Compan and Luke E. Bogar, Jr., trading as Rolling Green Water Company as in Record Book 262 Page

Exceptions and reservations as in Record Book 470 Page 264. (Affects Tract III) Vacations of alleys, abandoned by Ordinance No. 2000-1, as set forth in Record Book 470 Page 71, and Record Book 470 Page 264. (Affects Tract III) Agreement by and between PR Monroe Old Trail, LP. and Commonwealth of Pennsylvania as set forth in Deed Book 764 Page 86. (Affects Tract III) Rights granted to Bell Telephone Company as set forth in Misc. Book 9 Page 575. (Affects Tract

Easement to install sewer lines in Book 476 Page 270 and Book 523 Page 193. (Affects Tract IV) Agreement by and between PR Monroe Old Trail, LP, and Commonwealth of Pennsylvania as set forth in Deed Book 764 Page 83. (Affects Tract IV) Reservations as set forth in deed made by PPL Electric Utilities Corporation and PPL Montour, LLC recorded in Deed Book 470 Page 19. Reservations as set forth in deed made by PPL Electric Utilities Corporation and PPL Montour, LLC recorded in Deed Book 470 Page 61.

Deed made by PPL Montour, LLC to PPL Electric Utilities Corporation recorded in Deed Book 483

⚠ THE LOCATION OF THE EXCEPTION TO TITLE IS ILLUSTRATED AND/OR DESCRIBED ON \* THE INFORMATION CONTAINED IN THE DOCUMENTS IS INSUFFICIENT TO ESTABLISH THE BOUNDS OF THE EASEMENT, RIGHT-OF-WAY, LEASE, ETC.

**KEVISIONS** 

SHEET