

**TITLE NOTES:**

THE FOLLOWING ITEMS WERE LISTED IN SCHEDULE B - PART II, SPECIAL EXCEPTIONS OF THE TITLE COMMITMENT FILE NUMBER 20177544, WITH AN EFFECTIVE DATE OF JUNE 23, 2017.

DEED BOOK 8800, FOLIO 153			
ITEM NUMBER	DEED BOOK	PAGE / INSTRUMENT#	DESCRIPTION / LOCATION
1	N/A	N/A	DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORD OR ATTACHED SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD OF THE ESTATE OR INTEREST OR MORTGAGE HEREON COVERED BY THE COMMITMENT.
2	N/A	N/A	DISCREPANCIES OR CONFLICTS IN BOUNDARY LINES, EASEMENTS, ENCROACHMENTS, OR AREA CONTENT WHICH A SATISFACTORY SURVEY WOULD DISCLOSE.
3	N/A	N/A	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	N/A	N/A	RIGHTS OR CLAIMS OF PARTIES IN POSSESSION OR UNDER AGREEMENTS OF SALE NOT SHOWN BY PUBLIC RECORDS.
5	N/A	N/A	TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN ON THE PUBLIC RECORD.
6	N/A	N/A	POSSIBLE ADDITIONAL TAX ASSESSMENTS FOR NEW CONSTRUCTION AND OR MAJOR IMPROVEMENTS, NOT YET DUE AND PAYABLE.
7	N/A	N/A	ANY RESERVATION, RESTRICTION, LIMITATIONS, CONDITIONS OR AGREEMENTS SET FORTH IN THE INSTRUMENT BY WHICH TITLE IS VESTED IN THE INSURED.
8	N/A	N/A	SUBJECT TO ALL COAL AND MINING RIGHTS AND ALL RIGHTS RELATING THERETO; THIS DOCUMENT DOES NOT INCLUDE OR INSURE THE TITLE TO THE COAL AND THE RIGHT OF SUPPORT UNDERNEATH THE SURFACE OF THE LAND DESCRIBED OR REFERRED TO HEREIN AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE AND LEGAL RIGHT TO REMOVE ALL SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXERCISED OR RESERVED BY THIS INSTRUMENT. POLICY DOES NOT INSURE AGAINST SUBSIDENCE.
9	N/A	N/A	EXCEPTING AND RESERVING THAT PORTION OF THE PREMISES LYING IN AND ALONG THE ROADBED(S); SUBJECT TO PUBLIC AND PRIVATE RIGHTS THEREON.
10	N/A	N/A	COMPANY ASSUMES NO LIABILITY FOR THE POSSIBLE DESIGNATION OF THE PREMISES INSURED HEREUNDER AS A WETLANDS AREA BY ANY GOVERNMENTAL AGENCY.
11	N/A	N/A	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 ALL RIGHTS IN RELATION THERETO.
12	N/A	N/A	ANY LEASE, GRANT, EXCEPTION OR RESERVATION OF OIL OR GAS RIGHTS, STORAGE RIGHTS, OR MINERALS OR MINERAL RIGHTS APPEARING IN THE PUBLIC RECORDS.
13	N/A	N/A	AMOUNT AND COMPUTATION OF AREA OR ACREAGE IS NOT INSURED.
14	1166 1481	188 36	RIGHT OF WAY TO PENNSYLVANIA GAS AND WATER COMPANY AS SET FORTH IN...
15	788 788	235 244	RIGHT OF WAY TO THE BELL COMPANY OF PENNSYLVANIA AS SET FORTH IN...
16	423	60	RIGHT OF WAY FROM GULF OIL CORPORATION TO INCORPORATED REAL ESTATE INVESTORS DATED 5/27/1959 AS SET FORTH IN...

DEED BOOK 8800, FOLIO 153			
ITEM NUMBER	DEED BOOK	PAGE / INSTRUMENT#	DESCRIPTION / LOCATION
17	8715 63	59 46	SUBJECT TO THE LEGAL OPERATION AND EFFECT OF THE PLAN NOTES, EASEMENTS, CONDITIONS AND ENCUMBRANCES AS SHOWN ON THE SUBDIVISION ENTITLED "HOSS'S RESTAURANT OPERATIONS, INC., LOYALSOCK TWP. LOT #1 AND REMAINING LANDS" RECORDED AUGUST 28, 2015 IN...
18	N/A	N/A	PENNSYLVANIA CORPORATE OR FRANCHISE TAXES DUE TO THE COMMONWEALTH OF PENNSYLVANIA.
19	N/A	N/A	SUBJECT TO NOTES, CONDITIONS, EASEMENTS, ENCROACHMENTS AND ALL OTHER MATTERS AS SHOWN ON ALTA/ASCM LAND TITLE SURVEY OF THE LANDS OF HOSS'S RESTAURANT OPERATIONS, INC. PREPARED BY TRIAD ENGINEERING, INC., DATED 9/11/2017, JOB NO. 03-15-0055.
20	N/A	N/A	ANY TRUST, RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE, OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PACKERS AND STOCKYARD ACT OF 1921, AS AMENDED, 7 U.S.C. 181, ET SEQ., OR ANY SIMILAR STATE OR FEDERAL LAW.

DEED BOOK 8800, FOLIO 153			
ITEM NUMBER	DEED BOOK	PAGE / INSTRUMENT#	DESCRIPTION / LOCATION
21	N/A	N/A	ANY TRUST, RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE, OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL COMMODITIES ACT OF 1930, AS AMENDED, 7 U.S.C. 499A, ET SEQ., OR ANY SIMILAR STATE OR FEDERAL LAW.
22	8767	228	ACCESS EASEMENT BETWEEN QUATTRO WILLIAMSPORT, LLC AND HOSS'S RESTAURANT OPERATIONS, INC. DATED SEPTEMBER 18, 2015 AND RECORDED OCTOBER 26, 2015 IN THE LYCOMING COUNTY RECORDER OF DEEDS OFFICE IN...
23	N/A	N/A	2017/2018 SCHOOL TAXES, A LIEN, NOT YET DUE AND PAYABLE.
24	8800	153	SUBJECT TO COVENANTS AND RESTRICTIONS FOUND IN...

**GENERAL NOTES:**

- THE LAND DESCRIBED HEREIN IS ALL OF THE SAME LAND DESCRIBED IN TITLE COMMITMENT FILE NUMBER 20177544, PREPARED BY STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF JUNE 23, 2017.
- NO RECORD BEARINGS AND DISTANCES ARE SHOWN HEREON DUE TO THE TITLE COMMITMENT DESCRIPTION MATCHING THE SURVEY DESCRIPTION.
- HORIZONTAL DATUM IS NAD 83/2011 PENNSYLVANIA STATE PLANE NORTH COORDINATE SYSTEM DERIVED FROM GPS OBSERVATIONS.
- REFERENCE IS HEREBY MADE TO A PLAT ENTITLED, "MINOR SUBDIVISION PLAT, LOT 1 AND REMAINING LANDS, HOSS'S RESTAURANT OPERATIONS, INC." RECORDED AMONG THE LAND RECORDS OF LYCOMING COUNTY, PENNSYLVANIA AS INSTRUMENT NO. 201500011201, D.B.8715, PG.59 AND IN MAP BOOK 63, AS PAGE 46.
- SEE, "NOTES PERTAINING TO TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS PER ALTA/NSPS MINIMUM STANDARDS" FOR MORE INFORMATION REGARDING THE SUBJECT PROPERTY.

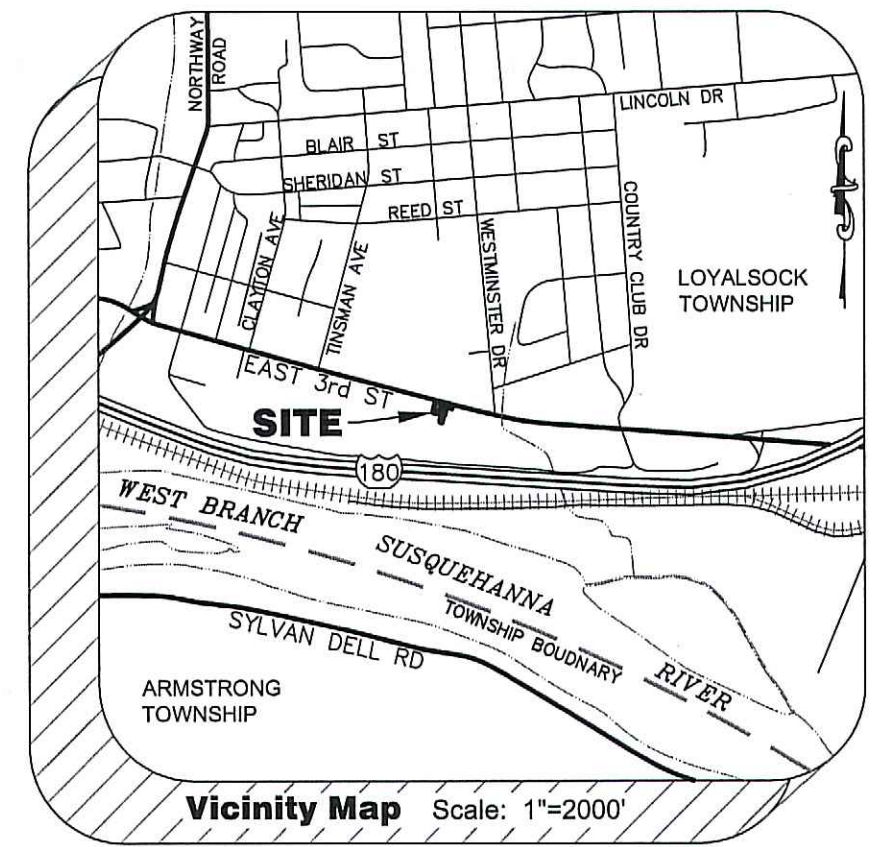
**TITLE COMMITMENT and SURVEY DESCRIPTION**

All that legal description of part of the tract or parcel of land located along East Third Street, situated along the south of said road and north of the Interstate Route 180, approximately 550 feet West of Westminster Drive in Loyalsock Township, Lycoming County, Pennsylvania, Tax Parcel Number 28-010-101.

BEGINNING at a railroad spike in the southern right of way line of East Third Street, being at the northwest corner of the whole tract; thence running with said right of way line the following course and distance: South 74° 56' 38" East, 189.70 feet to a point; thence leaving said right of way line and running by new lines of division as shown on a plat entitled, "MINOR SUBDIVISION PLAT, LOT 1 and REMAINING LANDS, HOSS'S RESTAURANT OPERATIONS, INC., LIBER 3547, FOLIO 283" dated 6/22/15, prepared by Triad Engineering, Inc. and recorded among the land records of Lycoming County, Pennsylvania at Instrument Number 201500011201; in Book 8715, Page 59, the following six (6) courses and distances: (1) South 14° 56' 56" West, 27.62 feet to a point; thence (2) North 75° 00' 02" West, 54.72 feet to a point; thence (3) South 14° 59' 58" West, 27.15 feet to a point; thence (4) North 75° 00' 02" West, 6.33 feet to a point; thence (5) South 14° 58' 58" West, 78.55 feet to a point; thence (6) North 75° 42' 04" West, 26.23 feet to a point on the third line of the conveyance from Centura Development Company, Inc. unto Raymond A. Eck, 1/4 Eck Realty, dated November 19, 1990 and recorded among the land records of Lycoming County, Pennsylvania at Instrument Number 201500011201; in Book 8715, Page 322; thence running with the remaining portion of said third line and all of the fourth through sixth lines of said conveyance the following four (4) courses and distances: (1) North 14° 16' 11" East, 13.99 feet to a rebar and surveyor's cap; thence (2) North 75° 04' 49" West, 5.00 feet to a rebar and surveyor's cap; thence (3) North 14° 16' 11" East, 65.00 feet to a rebar and surveyor's cap; thence (4) North 75° 04' 49" West, 95.00 feet to a rebar and surveyor's cap in the first line of the conveyance from Cecile F. Backus, Jr., Administrator of the Estate of Candace C. Backus unto Cecil F. Backus, Jr., dated December 30, 2011 and recorded among the aforementioned land records in Book 7522, Page 210; thence running with said first line the following course and distance: North 14° 16' 11" East, 115.00 feet to the point of Beginning.

CONTAINING 19,364 square feet or 0.445 acres of land more or less.

Subject to and together with all rights, accruing to the benefit of the insured set forth in Access Easement between Quattro Williamsport, LLC and Hoss's Restaurant Operations, Inc. dated September 15, 2015 and recorded October 26, 2015 in the Lycoming County Recorder of Deeds Office in Book 8767, Page 228.



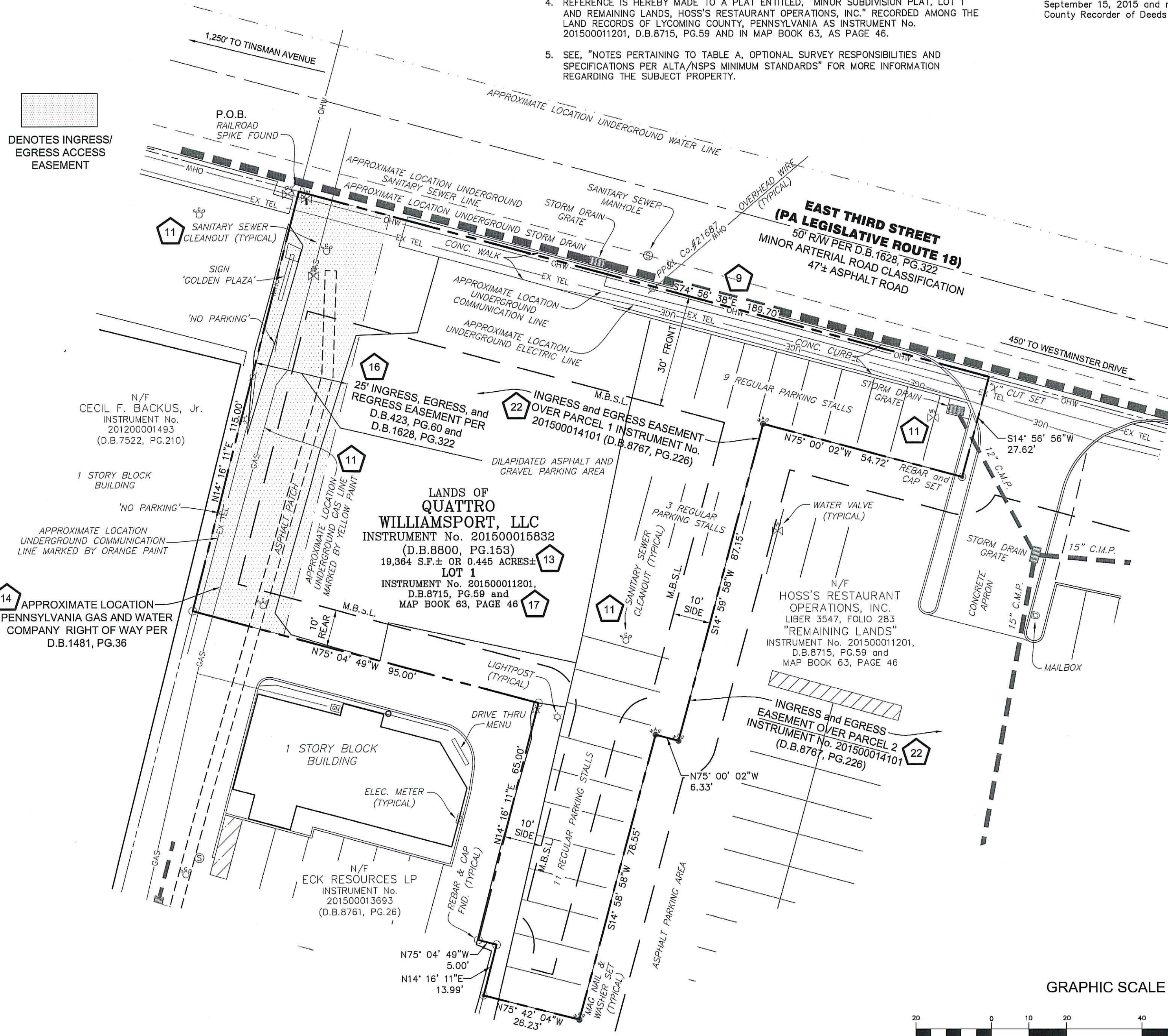
**CERTIFICATION**

TO QUATTRO WILLIAMSPORT, LLC; TEXAS EXCHANGE BANK, SSB, A TEXAS SAVINGS BANK AND ITS SUCCESSORS AND/OR ASSIGNS; 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 7(B), 8, 9, 11, 13, 14, 16 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 28, 2017.

DATE OF PLAT OR MAP: OCTOBER 2, 2017  
 RONALD D. BIDDLE, JR., PA REGISTRATION #SU075352  
 EXPIRES: 9/30/2019

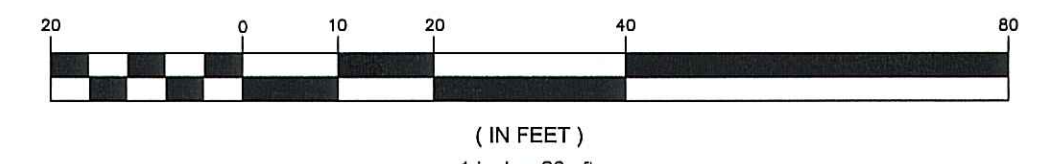
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**NOTES PERTAINING TO TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS PER ALTA/NSPS MINIMUM STANDARDS:**

- ITEM 1 OF TABLE A: MONUMENTS HAVE BEEN FOUND OR SET AT ALL MAJOR CORNERS OF THE SUBJECT PROPERTY AS SHOWN AND INDICATED HEREON.
- ITEM 2 OF TABLE A: THE CURRENT ADDRESS OF THE SUBJECT PROPERTY PER THE LYCOMING COUNTY ASSESSOR'S MAP IS PARCEL NUMBER 26-0100-0101 IS 1954 EAST THIRD STREET, WILLIAMSPORT, PENNSYLVANIA 17701.
- ITEM 3 OF TABLE A: THE SUBJECT PROPERTY SHOWN HEREON IS DESIGNATED ZONE X "OTHER FLOOD AREAS" AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR LYCOMING COUNTY, PENNSYLVANIA, COMMUNITY PANEL NO. 42081C0437G, WITH A REVISED DATE OF JUNE 2, 2016. ZONE X IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD".
- ITEM 4 OF TABLE A: THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS 19,364 SQUARE FEET ± OR 0.445 ACRES ± OF LAND.
- ITEMS 6(B) OF TABLE A: NOT PROVIDED BY THE CLIENT. PER THE CURRENT ZONING ORDINANCE OF LOYALSOCK TOWNSHIP, THE SUBJECT PROPERTY IS ZONED "C" COMMERCIAL DISTRICT. SETBACK REQUIREMENTS PER THE SUBDIVISION PLAT FOR THE SUBJECT PROPERTY RECORDED IN MAP BOOK 63, AS PAGE 46 ARE FRONT: 30' SIDE AND REAR: 10' AS SHOWN HEREON.
- ITEM 7(A) OF TABLE A: THERE ARE NO BUILDINGS PRESENT WITHIN THE SUBJECT PROPERTY.
- ITEM 7(B) OF TABLE A: THERE ARE NO BUILDINGS PRESENT WITHIN THE SUBJECT PROPERTY.
- ITEM 8 OF TABLE A: THE SUBSTANTIAL FEATURES EXISTING ON THE SUBJECT PROPERTY AS SHOWN HEREON ARE AS OBSERVED ON THE DATE OF FIELD WORK COMPLETION.
- ITEM 9 OF TABLE A: THE NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES EXISTING ON THE SUBJECT PROPERTY AS SHOWN HEREON ARE AS OBSERVED ON THE DATE OF FIELD WORK COMPLETION.
- ITEM 11 OF TABLE A: THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY WERE DETERMINED BY OBSERVED EVIDENCE, FIELD LOCATING PAINTED UTILITY LINES, AND REVIEWING CONSTRUCTION DRAWINGS THAT WERE AVAILABLE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.
- ITEM 13 OF TABLE A: THE NAMES OF ADJOINING LAND OWNERS AS SHOWN HEREON ARE CURRENT PER THE LYCOMING COUNTY ASSESSOR AS OF THE DATE OF FIELD WORK COMPLETION.
- ITEM 14 OF TABLE A: DISTANCE TO THE NEAREST INTERSECTING STREET IS SHOWN HEREON.
- ITEM 16 OF TABLE A: THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED DURING THE COURSE OF CONDUCTING THE FIELD WORK.
- ITEM 18 OF TABLE A: THERE WAS NO EVIDENCE OF FIELD DELINEATED WETLANDS NOR MARKERS OBSERVED DURING THE COURSE OF CONDUCTING THE FIELDWORK.

**GRAPHIC SCALE**



**SURVEY PREPARED FOR OWNER:**  
 QUATTRO WILLIAMSPORT, LLC  
 1100 JORIE BOULEVARD, SUITE 140  
 OAK BROOK, IL 60523  
 PHONE: 630-870-1921

**SURVEY PREPARED BY:**  
 TRIAD ENGINEERING, INC.  
 RONALD D. BIDDLE, JR.,  
 PA REGISTRATION #SU075352  
 rbiddle@triadeng.com

**TRIAD ENGINEERING, INC.**  
 1075-D SHERMAN AVENUE  
 HAGERSTOWN, MD 21740  
 PH: 301.797.6400 FAX: 301.797.2424

OFFICE LOCATIONS  
 MARYLAND • PENNSYLVANIA • VIRGINIA

STEWART TITLE GUARANTY COMPANY FILE NUMBER 20177544  
 ALTA/NSPS LAND TITLE SURVEY  
 FOR THE LANDS OF  
**QUATTRO WILLIAMSPORT, LLC**  
 INSTRUMENT No. 201500015632  
 (DEED BOOK 8800, PAGE 153)

SITUATED ALONG EAST THIRD STREET, APPROXIMATELY 550' WEST OF ITS  
 LOYALSOCK TOWNSHIP, LYCOMING COUNTY, PENNSYLVANIA

CADD FILE: 03150065-ALTA-NSPS-2017  
 DRAWN BY: J.S.T./R.D.B.  
 CHECKED BY: R.D.B.  
 DATE: 10/02/2017  
 SCALE: 1"=20'

RONALD DELANO BIDDLE, JR.  
 REGISTERED PROFESSIONAL SURVEYOR  
 No. 8079302  
 10/02/2017

**TRIAD**  
 TRIAD ENGINEERING, INC.  
 www.triadeng.com

SHEET NUMBER:  
**1 of 1**  
 JOB NO.: 03-15-0055