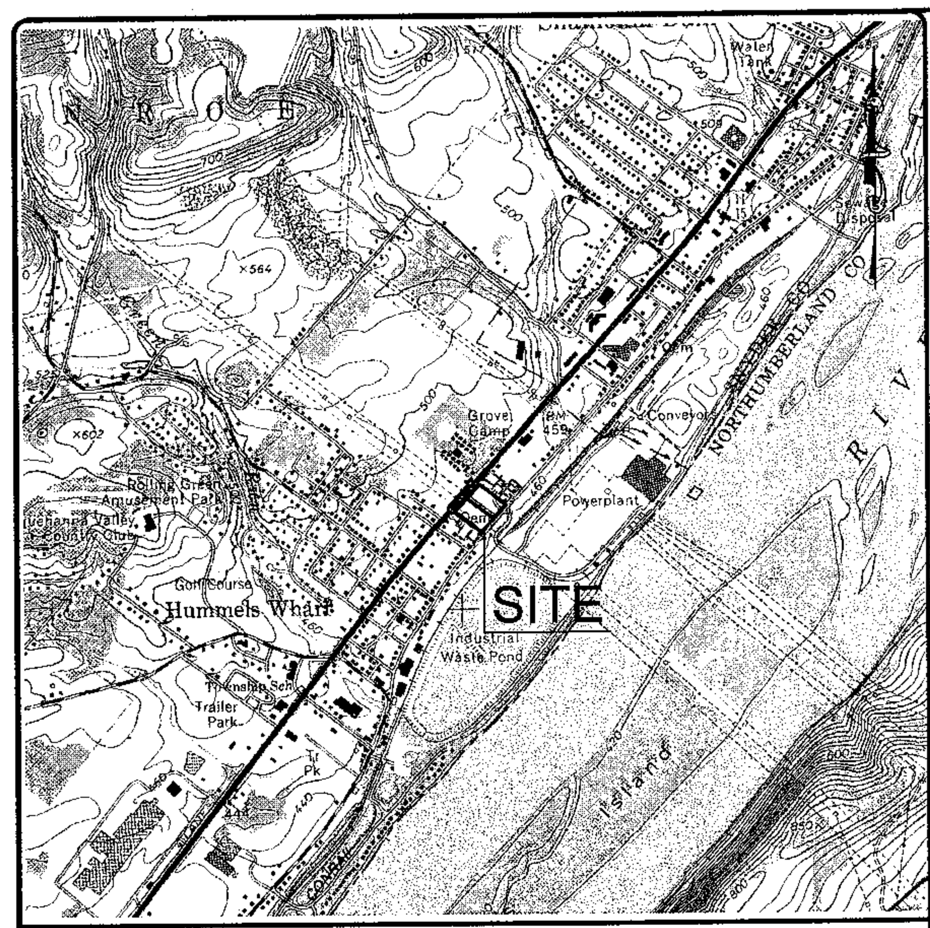

LOCATION MAP

0' 5000' 10,000' 15,000'

1" = 5000'

Schedule "A" Tract #1 Residue

Beginning at an iron pin along the right-of-way line of Old Susquehanna Trail, said point being the POINT OF BEGINNING; thence S 40°32'29" W, a distance of 242.41'to a point; thence along land of PPL Generation, N 50°08'23" W, a distance of 120.00' to an iron pin on the east side of a 10' alley; thence along the southerly line of a 10' alley and land of PPL Generation, S 37°18'40" W, a distance of 8.96' to a point on the west side of a 10' alley; thence along land of Ray M. Sr. & Ruth B. Hummel, N 52°41'16" W, a distance of 129.40' to an iron pin; thence along land of the same, N 52°35'21" W, a distance of 39.62' to an iron pin; thence along land of Michael J. & Donna Sullivan, N 52°41'41" W, a distance of 40.02' to an iron pin; thence across a 10' alley, N 53°03'11" W, a distance of 9.95' to an iron pin; thence along land of Michael J. & Donna E. Sullivan, N 52°41'16" W, a distance of 111.95' to a point on the southerly right-of-way line of US 11 & 15; thence along the said right-of-way line, N 41°50'43" E, a distance of 242.58' to an iron pin on its side; thence along Schedule "A" Tract #2, S 53°10'49" E, a distance of 445.32' to the POINT OF BEGINNING; said described tract containing 2.4884 Acres.

Schedule "A" Tract #2

Beginning at an iron pin along the right-of-way line of Old Susquehanna Trail, said point being the POINT OF BEGINNING; thence along Schedule "A" Tract #1, N53°10'49"W, a distance of 445.32' to an iron pin on its side on the southerly right-of-way line of US 11 & 15; thence along the right-of-way line, N41°51'53"E, a distance of 45.00' to a point; thence along Schedule "A" Tract #12, S53°11'15"E, a distance of 444.64' to a point; thence the right-of-way line of Old Susquehanna Trail, S40°59'15"W, a distance of 45.00' to the POINT OF BEGINNING; said described tract containing 0.4582 Acres.

Schedule "A" Tract #12

Beginning at an iron pin along the right-of-way line of Old Susquehanna Trail, said point being the POINT OF BEGINNING; thence S 40°59'15" W, a distance of 198.29' to a point; thence along Schedule "A" Tract #2, N 53°11'15" W, a distance of 444.64' to a point on the southerly right-of-way line of US 11 & 15; thence along the right-of-way line, N 41°51'53" E, a distance of 205.75' to an iron pin; thence along land of PR Monroe Old Trail Limited Partnership, S 52°35'29" E, a distance of 156.54' to an iron pin; thence along land of the same, S 52°03'59" E, a distance of 126.80' to a point; thence along land of David H. & Debra E. Sauers and a 20' alley, S 52°03'59" E, a distance of 157.67' to the POINT OF BEGINNING; said described tract containing 2.0528 Acres.

NOTES:

1. THE SURVEY IS BASED ON STEWART TITLE GUARANTY COMPANY COMMITMENT FILE NO. 20157214, BEARING AN EFFECTIVE DATE OF DECEMBER 11, 2015.
2. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE PROPERTY ON THE DATE OF THIS SURVEY.
3. THERE IS NO OBSERVABLE EVIDENCE OF A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON THE PROPERTY ON THE DATE OF THIS SURVEY.

TRUE NORTH

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

2016

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 DAYS IN ADVANCE OF BEGINNING EXCAVATION OR DEMOLITION WORK

LANDOWNER

QUATTRO DEVELOPMENT, LLC
1100 JORIE BLVD., SUITE 140
OAK BROOK, IL 60523

SOURCE OF TITLE

TAX MAP PARCEL 12-11-315, 315A, 315B

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 FENCE
- UhB RyD EXISTING SOIL BOUNDARY & TYPE
- EXISTING INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STORM DRAIN
- GAS EXISTING GAS LINE
- SS EXISTING SANITARY SEWER
- E EXISTING ELECTRIC
- UE EXISTING UNDERGROUND ELECTRIC
- W EXISTING WATER LINE
- EXISTING WATER STRUCTURE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EIP EXISTING IRON PIN
- ERRS EXISTING RAILROAD SPIKE
- SIGN
- UTILITY POLE
- LIGHT POLE

0' 50' 100' 150'

1" = 50'

FLOOD PLAIN:

THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, FLOOD HAZARD MAP, COMMUNITY PANEL # 155, MAP NUMBER 42109C0155D, DATED: NOVEMBER 16, 2007 SHOWS NO FLOOD HAZARD IN OR AROUND THIS SITE.

COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (Continued)

EXHIBIT "A" - LEGAL DESCRIPTION

TRACT NO. 1 – ALL THOSE TWO CERTAIN tracts or pieces of ground, situate in the Township of Monroe, County of Snyder and Commonwealth of Pennsylvania, bounded and described follows:

A PORTION OF BEGINNING at a point in the public road leading from Sunbury to Selinsgrove, said point being equal distances from the lands now or formerly of the Hummel Estate and lands now or formerly of Dora Long; thence N. 45° E. along the public road 14.87 rods to a point, being a corner of this and land now or formerly of the heirs of Henry Hummel; thence along said land now or formerly of the heirs of Henry Hummel and land now or formerly of the Apostolic Holiness Church N. 48°-15' W. 196.7 rods to a point; thence along land now or formerly of Percival Keiser and Thomas Kessler S. 24° W. 15.5 rods to a point; being in the center line of the tract proposed to be divided; thence S. 48°-15' E. 191.7 rods to the place of beginning.

CONTAINING: A portion of 16 acres, more or less, whereon are erected a large two-story frame dwelling house and minor outbuildings.

EXCEPTING any easements, rights of ways or the like, which are of public record and any and all easements which are visible on the Property including but not limited to those easements which may still be owned by the Sunbury and Selinsgrove Railway Company by virtue of condemnation proceedings filed in the Court of Common Pleas of Snyder County to No. 43, February Term, 1915.

ALSO EXCEPTING those tracts of land granted and conveyed by Fred J. Tyler and Mary J. Tyler, his wife, to Samuel F. Tyler and Martha C. Tyler, his wife, by deeds dated December 7, 1937 and August 14, 1945 and recorded respectively in the Office for the Recording of Deeds in and for Snyder County, in Deed Book 59, page 78, and Deed Book 68, page 419.

ALSO EXCEPTING a tract of land granted and conveyed by Fred J. Tyler and Mary J. Tyler, his wife, to J. Francis Chamberlain and Rachael L. Chamberlain, his wife, by deed dated August 27, 1945 and recorded in the Office for the Recording of Deeds in and for Snyder County, in Deed Book 68, page 433.

ALSO EXCEPTING any portion of this tract granted and conveyed by PPL Generation, LLC to PR Monroe Limited Partnership by deed dated August 20, 2007 and recorded in the Office for the Recording of Deeds in and for Snyder County in Deed Book 750, Page 642.

BEGINNING at a point, said point being at a stake on the western side of the right of way of a macadam state highway and at the southwestern corner of land of Fred J. Tyler; thence N. 43°-10' W. 445.3 feet along land of Fred J. Tyler to a stake on the eastern side of the right of way of a concrete state highway; thence S. 50°-37' W. 45 feet along said eastern side of said right of way to a point; thence S. 43°-10' E. 445.3 feet, more or less, along land now or formerly of Benjamin E. Trautman to a point on the western side of the right of way of the macadam state highway; thence N. 49°-57' E. 45 feet along said western side of the right of way of the macadam state highway to the place of beginning.

TRACT NO. 12 – ALL THAT CERTAIN piece or parcel of land situate in the Township of Monroe, County of Snyder and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the westerly line of the macadam highway leading from Sunbury to Selinsgrove and in the line between land of Benjamin and Ethel Trautman and land now or formerly of Dora Long; thence along the last mentioned land N. 43°-16' W. 448.3 feet to a point in the easterly line of the new state highway leading from Sunbury to Selinsgrove; thence along said highway N. 50°-37' E. – 200.8 feet to land now or formerly of Fred J. Tyler; thence along said land S. 43°-10' E. – 445.85 feet to the westerly line of the macadam highway; thence along said highway S. 49°-57' W. – 200.4 feet to the place of beginning.

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File No 20157214
STG06 PA07 Com Sch A TIRBOP & STG modifications (4-1-07)
Schedule A Page 2 of 3 STEWART TITLE GUARANTY COMPANY

SURVEYOR'S CERTIFICATION

To Quattro Development, LLC, its successors and/or assigns (the buyer), Stonegate Bank, Quattro Selinsgrove, LLC 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.

Date of Plat or Map: 1 | 4 | 17
By Harold Mark Bard, PA License #SU030155E

SURVEYOR'S SEAL

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — HAROLD MARK BARD — LAND SURVEYOR — No. SU030155E

EXCEPTION DOCUMENTS WERE NOT PROVIDED TO ALL LAND, LLC AND WERE OBTAINED FROM PUBLIC RECORD ACCESS ON LINE WHERE AVAILABLE.

COMMITMENT FOR TITLE INSURANCE
SCHEDULE B
Part II

File No. 20157214

Schedule B of the policy or policies to be issued will contain exceptions to the following matters 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 record 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 hereon covered by the commitment.
2. Discrepancies or conflicts in boundary lines, easements, encroachments, or area content which a satisfactory survey would disclose.
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.
5. Taxes or special assessments which are not shown on the public record.
6. Possible additional tax assessments for new construction and or major improvements. Not yet due and payable.
7. Any reservation, restriction, limitations, conditions or agreements set forth in the instrument by which title is vested in the insured.
8. 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, EXCEPTED OR RESERVED BY THIS INSTRUMENT. Policy does not insure against subsidence.
9. Excepting and reserving that portion of the premises lying in and along the roadbed(s); subject to public and private rights thereon.
10. Company assumes no liability for the possible designation of the premises insured hereunder as a Wetlands Area by any governmental agency.

★ 11. 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. Any lease, grant, exception or reservation of oil or gas rights, storage rights, or minerals or mineral rights appearing in the Public Records.

★ 13. Amount and computation of area or acreage is not insured.

★ 14. Subject to a certain deed for gas transmission and distribution systems granted in favor of Scranton-Spring Brook Water Service Company in Deed Book 76 page 455, as it may affect the subject premises.

△ 15. Subject to a certain water line easement granted in favor of Luke E. Bogar, Jr. t/a Rolling Green Water Company in Record Book 262 page 463.

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File No. 20157214
ALTA Commitment (6-17-06) - TIRBOP & STG modifications (4-1-07)
Schedule B, Part II Page 1 of 2 STEWART TITLE GUARANTY COMPANY

COMMITMENT FOR TITLE INSURANCE
SCHEDULE B
Part II

★ 16. Subject to easement rights and adverse conveyances referenced in Deed Book 70 page 65, Record Book 470 page 37 and Record Book 505 page 937. as to Tract No. 1.

★ 17. In addition to those listed above, subject to the general "excepting and reserving" and "under and subject" provisions/ paragraphs in Record Book 470 page 37 and Record Book 505 page 937, in regard to easement and other rights reserved.

★ 18. A portion of the subject premises is included in the Deed of Consolidation in Record Book 729 page 126 and then conveyed to PR Monroe Limited Partnership in Record Book 750 page 641 (adverse conveyance of a portion of Tract No. 1).

△ 19. Subject to an Agreement Reaffirming Right-of-Way Rights between Talen Generation, LLC f/k/a PPL Generation, LLC and PPL Electric Utilities Corporation in Record Book 1059 page 562.

★ 20. Subject to the legal operation and effect of the plan notes, easements, conditions and encumbrances as shown on the Subdivision entitled PPL Generation LLC, recorded in Map # 3785.

△ 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.

REVISIONS

#	DESCRIPTION	DATE
1	PLAN CREATION DATE	12/17/15
2	ADDED UTILITY INFORMATION	1/26/16
3	ADDED PPL EASEMENT	2/3/16
4	REVISED ALLEYS TO EASEMENTS	8/5/16
5	ADDED STONEGATE BANK AND QUATTRO SELINSGROVE, LLC TO CERTIFICATION	1/4/17

DRAWN BY HMB
CHECKED BY HMB
JOB NUMBER 15-239

All Land, LLC
7640 Fort McCord Road
Chambersburg, PA 17202
Tel: (717) 264-0804
Fax: (717) 264-1321
www.alllandservices.com

ALL LAND LLC
LAND SURVEYING

SNYDER COUNTY PENNSYLVANIA
MONROE TOWNSHIP

QUATTRO DEVELOPMENT, LLC
ALTA / ACSM SURVEY

2192 SUSQUEHANNA TRAIL

SHEET 01 OF 01

Z:\Current Projects\All Land LLC - 2015\15-239 Quattro - 2192 N Susquehanna\dwg\15-239 Quattro - Susquehanna Trail traverse.dwg | Layout1