

Order No: WALPA-110538
Reference No: WALPA-110538
Schedule C Description and Rectal

TRACT I:
ALL THAT CERTAIN piece or parcel of land situated in the Township of Monroe, Snyder County, Pennsylvania, bounded and described as follows:
BEGINNING at a found iron pin on the eastern right-of-way of US Route 11 & 15, said pin being distant 1393 feet more or less in a northerly direction from the intersection of said line of US Route 11 & 15 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
South 41 degrees 51 minutes 53 seconds West, a distance of 58.57 feet to an iron pin; thence
North 41 degrees 27 minutes 17 seconds West, a distance of 78.55 feet to a Mag Nail; 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 iron pin and place of BEGINNING; said described tract containing 44, 684.5 F or 1.0258 acres.

TRACT II:
ALL THAT CERTAIN piece or parcel of land situated in Monroe Township, Snyder County, Pennsylvania, bounded and described as follows:
BEGINNING 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 said parcel herein; thence along said line of the grantees herein, South 40° 17' 04" East, 121.15 feet to an iron pin at land of the grantees herein, and land of the grantees herein, South 40° 17' 04" East, 121.15 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' 57" East, 22.15 feet to an iron pin; the place of BEGINNING.
ALL that certain tract of land situated in Monroe Township, Snyder County, Pennsylvania, bounded and described as follows:
BEGINNING 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 said parcel herein; thence along said line of the grantees herein, South 40° 17' 04" East, 121.15 feet to an iron pin at land of the grantees herein, and land of the grantees herein, South 40° 17' 04" East, 121.15 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' 57" East, 22.15 feet to an iron pin; the place of BEGINNING.
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BEGINNING 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 said parcel herein; thence along said line of the grantees herein, South 40° 17' 04" East, 121.15 feet to an iron pin at land of the grantees herein, and land of the grantees herein, South 40° 17' 04" East, 121.15 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' 57" East, 22.15 feet to an iron pin; the place of BEGINNING.

TRACT III:
ALL THAT CERTAIN parcel or tract of land being conveyed herein as described in accordance with ALTA Survey prepared by Keith's Inc. Incorporated dated June 4, 2002 recorded as follows:
Parcel ID #: 12-11-334A

TRACT IV:
ALL THAT CERTAIN parcel or tract of land being conveyed herein as described in accordance with ALTA Survey prepared by Keith's Inc. Incorporated dated June 4, 2002 recorded as follows:
Parcel ID #: 12-11-331

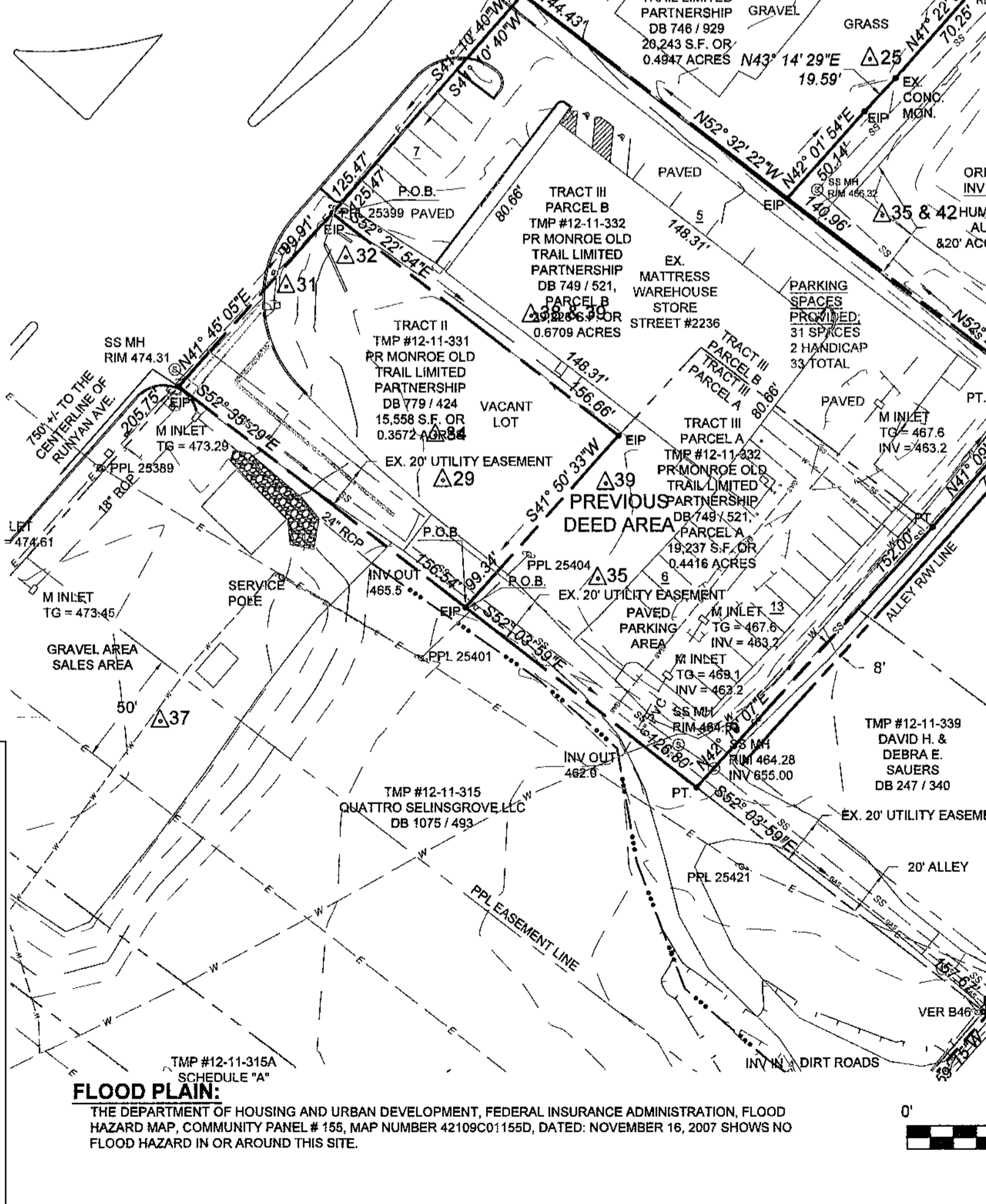
TRACT V:
ALL THAT CERTAIN parcel or tract of land being conveyed herein as described in accordance with ALTA Survey prepared by Keith's Inc. Incorporated dated June 4, 2002 recorded as follows:
Parcel ID #: 12-11-332

TRACT VI:
ALL THAT CERTAIN parcel or tract of land being conveyed herein as described in accordance with ALTA Survey prepared by Keith's Inc. Incorporated dated June 4, 2002 recorded as follows:
Parcel ID #: 12-11-333

TRACT VII:
ALL THAT CERTAIN parcel or tract of land being conveyed herein as described in accordance with ALTA Survey prepared by Keith's Inc. Incorporated dated June 4, 2002 recorded as follows:
Parcel ID #: 12-11-335

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

SURVEYOR'S CERTIFICATION
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 plan 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,c, 13, 14, 16-18 of Table A thereof. The field work was completed on January 7, 2016.
Date of Plat or Map: 6/15/16
By Harold Mark Bard, PA License #G030155E



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%

NOTES:
1. THIS SURVEY IS BASED ON WALNUT STREET ABSTRACT, L.P., STEWART TITLE GUARANTY COMPANY TITLE INSURANCE COMMITMENT, ORDER NO: 110538, REFERENCE NO: WALPA-110538, BEING AN EFFECTIVE DATE OF APRIL 8, 2016.
2. NO OVERLAPS, GAPS OR GORES WERE FOUND ALONG THE BOUNDARIES.
3. THERE APPEARS TO BE NO EVIDENCE OF ANY PROPOSED CHANGES IN THE STREET RIGHT-OF-WAY LINES.
4. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJUSTMENTS ON THE PROPERTY ON THE DATE OF THIS SURVEY.
5. THERE IS NO OBSERVABLE EVIDENCE OF A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON THE PROPERTY ON THE DATE OF THIS SURVEY.

UTILITY NOTE:
WITH REFERENCE TO TABLE A, ITEM 11a, THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APURTENANCES ONLY. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.

2016 CALL BEFORE YOU DIG IN PENNSYLVANIA 1-800-242-1776
DEVELOPER
QUATTRO SELINSGROVE, LLC
1100 JORIE BLVD., SUITE 140
OAK BROOK, IL 60523
SOURCE OF TITLE
TAX MAP PARCEL 12-11-332, DEED BOOK 779 / 424
TAX MAP PARCEL 12-11-332, DEED BOOK 749 / 521, PARCELS 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 SEAL
REGISTERED PROFESSIONAL LAND SURVEYOR
HAROLD MARK BARD
PA License #G030155E

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

- 16. Subject to rights public and private in 16 foot wide alley running along property line.
- 17. Highway Occupancy Permits as set forth in Deed Book 779 Page 493 (Affects Tract I)
- 18. All conditions, matters, easements and setbacks lines and Stormwater Management Facilities Maintenance Agreement as set forth in Deed Book 779 Page 493 (Affects Tract I)
- 19. Rights granted to Bell Telephone Company as set forth in Deed Book 779 Page 575 (Affects Tract I)
- 20. Agreement with Public Green Water Company as set forth in Deed Book 756 Page 463 (Affects Tract I)
- 21. Easement, reservation and other rights as set forth in Deed Book 698 Page 436 (Affects Tract I)
- 22. Easement granted to PCL Electric Utilities Corporation as set forth in Deed Book 470 Page 264 (Affects Tract I)
- 23. Easement and Agreement of Rights granted as set forth in Deed Book 766 Page 717 (Affects Tract I)
- 24. Easement Agreement for Stormwater Drainage as set forth in Deed Book 756 Page 510 (Affects Tract I)
- 25. Release and Extinguishment of Easement granted as set forth in Deed Book 756 Page 717 (Affects Tract I)
- 26. All conditions, matters, easements and setback lines as set forth on plat recorded in Plan Book 4507 (Affects Tract I) (Copy to Seller)
- 27. Rights granted to Bell Telephone Company as set forth in Plan Book 3785 (Affects Tract I)
- 28. All conditions, matters, easements and setback lines as set forth on plat recorded in Plan Book 3785 (Affects Tract I)
- 29. Agreement of Easement with Hummel West Municipal Authority as set forth in Deed Book 725 Page 716 and Deed Book 734 Page 637 (Affects Tract I)
- 30. 20' foot Building Line Reclamation as set forth in Deed Book 69 Page 349 (Affects Tract I)
- 31. Traffic Signal Improvements Easement Agreement as set forth in Record Book 771 Page 656 (Affects Tract I)

MONROE TOWNSHIP PENNSYLVANIA
QUATTRO SELINSGROVE, LLC
ALTA / ACSM SURVEY
2236 - 2230 SUSQUEHANNA TRAIL

#	DATE	DESCRIPTION	DRAWN BY	CHECKED BY	JOB NUMBER	JOB NUMBER	REVISIONS	
							DATE	DESCRIPTION
1	6/15/16	PLAN CREATION DATE	HMB	HMB	16-082			
2	6/15/16	REVISED PER WALNUT STREET ABSTRACT COMMENTS DATED 6/15/16						
3	6/15/16	REVISED PER WALNUT STREET ABSTRACT COMMENTS DATED 6/15/16						