

WAY NOTE:
S SHOWN WERE OBTAINED
ON CONSTRUCTION DRAWINGS
BY S.H.B. 971-S DATED JULY

First American Title Insurance Company
Commitment No. NCS-852970-PHX1

SCHEDULE B - SECTION II

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:

- 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 and prior to the date the proposed insured acquires for value of record the estate or mortgage therein covered by this commitment.
- Rights or claims by parties in possession under the terms of any unrecorded lease or agreement(s) of sale. (may be removed by affidavit)
- Unrecorded easements, discrepancies or conflicts in boundary lines, shortages in area content and encroachments, which an accurate and satisfactory Land Title Survey would disclose.
- Possible interim real estate taxes by reason of increased assessments for new construction and/or major improvements, a lien not yet due and payable.
- Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
- Agreement as set forth in Misc. Book 170 Page 162.
- Rights granted to Pennsylvania Power & Light Company as set forth in Misc. Book 70 Page 326 and Misc. Book 70 Page 573.
- Rights granted to The Bell Telephone Company of Pennsylvania as set forth in Misc. Book 69 Page 215 and Misc. Book 70 Page 575.
- Stipulation and Agreement as to the Building and use Restrictions as set forth in Misc. Book 74 Page 338.
- Agreement by and between The Atlantic Refining Company and Mid-Atlantic Properties, Inc. as set forth in Misc. Book 88 Page 387.
- Rights granted to Verizon Pennsylvania, Inc. as set forth in Instrument No. 200938312.

Subject to all matters shown on the Plan as recorded in the Recorder's Office of Cumberland County, Pennsylvania in Plan Book 14 Page 49; Plan Book 3 page 19 and Plan Book 2 Page 110.

EXCEPTION AFFECTS THE PROPERTY AND IS SHOWN ON THE SURVEY

EXCEPTION AFFECTS PROPERTY BUT IS NOT PLOTTABLE

THE REMAINING EXCEPTIONS ARE NOT SURVEY MATTERS

LEGEND

	EXISTING PROPERTY LINE
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EXISTING CENTERLINE
	EXISTING TREELINE
	EXISTING RAILROAD TRACKS
	EXISTING FENCE
	EXISTING SOIL BOUNDARY & TYPE
	EXISTING INTERMEDIATE CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING STORM DRAIN
	EXISTING GAS LINE
	EXISTING SANITARY SEWER
	EXISTING ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING WATER LINE
	EXISTING WATER STRUCTURE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING SEWER MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING IRON PIN
	EXISTING RAILROAD SPIKE
	SIGN
	UTILITY POLE
	LIGHT POLE

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SCHEDULE C

All that certain lot or piece of ground with the buildings and improvements thereon erected situate in the Borough of Camp Hill, County of Cumberland, State of Pennsylvania, described according to a survey and plan thereof made by Howard A. LeVan, Jr., Registered Professional Engineer, Harrisburg, Pennsylvania, dated May 16, 1951, as follows, to wit:

BEGINNING at a point formed by the intersection of the Southwest side of North 31st Street (60' wide) and the Northwest side of Market Street (50' wide); thence extending Southwest along the said Northwest side of Market Street 119.8' to a point; thence extending Northwest and on a line at right angles to said Market Street 200' to a point; thence extending Southwestward on a line forming an interior angle of 270 degrees with the last mentioned line 151.16' to a point on the Northwest side of North 32nd Street; thence extending Northward along the said Northwest side of North 32nd Street and on a line forming an interior angle of 96° 07' with the last mentioned line of 321.7' to an iron pin; thence extending Northeastward on a line forming an interior angle of 83° 32' with the said Northeast side of North 32nd Street and along the Southeast side of a 10' wide walk way and the Southeast side of Westery Road (50' wide) 230.17' to a point; thence extending Southeastward on a line forming an interior angle of 90 degrees with the said Westery Road and along a line dividing Lots Nos. 14 and 13 on Plan of Beverly Park, 120' to a point; thence extending further Southeastward on a line forming an interior angle of 170 degrees 39 minutes with the last mentioned line and along land now or late of W. H. Hollinger, 120' to a point; thence extending Northeastward on a line forming an interior angle of 271° 21' with the last mentioned line and still along land of W. H. Hollinger 117.91' to a point on the Southwest side of North 31st Street; thence extending Southeastward along the said side of North 31st Street and on a line forming an interior angle of 90° with the last mentioned line of 280' to the first mentioned point and place of BEGINNING.

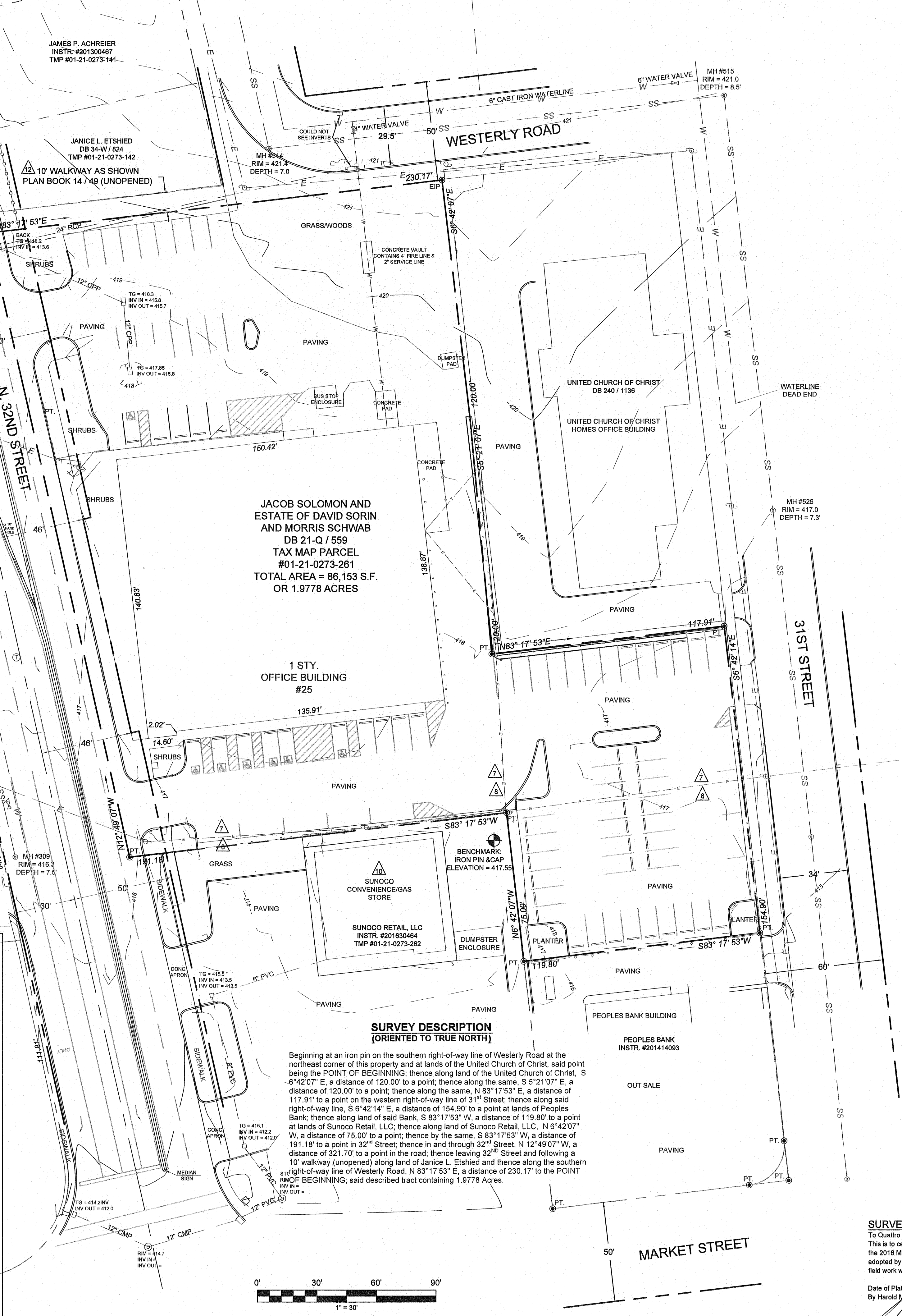
Excepting therefrom the following tract of ground:

BEGINNING at the intersection of the Northernly side of Market Street (50' wide) and the Westery side of North 31st Street (60' wide) North 87 degrees 00 minutes West a distance of 20.00 feet along said Northernly side of Market Street to a point, said point being point of beginning; thence from said point of beginning North 87 degrees 00 minutes West along said Northernly side of Market Street a distance of 99.8 feet to a point; thence from said point North 03 degrees 00 minutes East a distance of 125.0 feet to a point; thence from said point South 87 degrees 00 minutes East a distance of 119.8 feet to a point, said point being on the Westery side of North 31st Street; thence from said point South 03 degrees 00 minutes West along said Westery side of North 31st Street a distance of 105.00 feet to a point; thence from said point along an arc curving to the right and having a radius of 20.00 feet a distance of 31.42 feet to a point, said point being point of beginning.

BEING Tax Parcel 01-21-0273-261

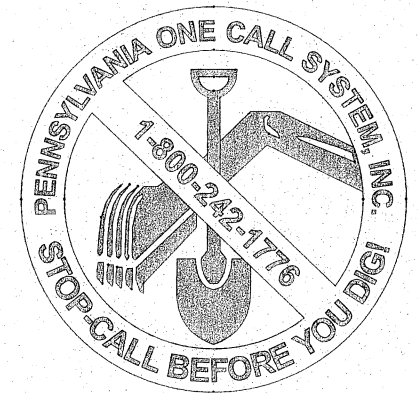
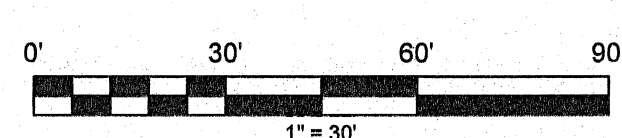
BEING the same premises which William W. Lipitz, Agent and William W. Lipitz, by Deed dated 06/21/1955 and recorded 07/03/1955 in Cumberland County at Deed Book 2, Volume 21 Page 559, granted and conveyed unto Jacob Solomon and David Sorin and Morris Schwab, in fee.

AND THE SAID David Sorin, has since departed this life on _____



SURVEY DESCRIPTION (ORIENTED TO TRUE NORTH)

Beginning at an iron pin on the southern right-of-way line of Westery Road at the northeast corner of this property and at lands of the United Church of Christ, said point being the POINT OF BEGINNING; thence along land of the United Church of Christ, S 6°42'07" E, a distance of 120.00' to a point; thence along the same, S 5°21'07" E, a distance of 120.00' to a point; thence along the same, N 83°17'53" E, a distance of 117.91' to a point on the western right-of-way line of 31st Street; thence along said right-of-way line, S 6°42'14" E, a distance of 154.90' to a point at lands of Peoples Bank; thence along land of said Bank, S 83°17'53" W, a distance of 119.80' to a point at lands of Sunoco Retail, LLC; thence along land of Sunoco Retail, LLC, N 6°42'07" W, a distance of 75.00' to a point; thence by the same, S 83°17'53" E, a distance of 191.18' to a point in 32nd Street; thence in and through 32nd Street, N 12°49'07" W, a distance of 321.70' to a point in the road; thence leaving 32nd Street and following a 10' walkway (unopened) along land of Janice L. Etshied and thence along the southern right-of-way line of Westery Road, N 83°17'53" E, a distance of 230.17' to the POINT OF BEGINNING; said described tract containing 1.9778 Acres.



2017
CALL BEFORE YOU DIG IN PENNSYLVANIA
1-800-242-1776

THE PENNSYLVANIA ONE CALL ACT (ACT 186 OF 2004) REQUIRES THE ONE CALL SYSTEM TO BE NOTIFIED NOT LESS THAN THREE (3) HOURS BEFORE ANY WORKING DAYS IN ADVANCE OF BEGINNING EXCAVATION OR DESTRUCTION WORK.

UTILITIES:
GAS - UGI 800-276-2722
WATER - AMERICAN WATER 717-790-3020
SEWER - BOROUGH OF CAMP HILL 717-737-3466

SITE DATA:
ZONING DISTRICT: CG

ALL USES, UNLESS SPECIFICALLY LISTED IN PART II	ACCESSORY USE OR STRUCTURE, OTHER THAN SPECIFIED HEREIN, INCLUDING: PART 7, PART 8, AND PART 11 OF THIS CHAPTER
Net Lot Area - Minimum	10,000 sq. ft. Included as part of total minimum lot area for principal use.
Lot Width at Front Setback Line - Minimum, Interior Lot	50 ft. Included as part of total minimum lot width for principal use.
Lot Width at Front Setback Line - Minimum, Corner Lot	65 ft. Included as part of total minimum lot width for principal use.
Front Setback - Minimum	35 ft. Not permitted to be located within the front yard.
Side Setback - Minimum	12 ft. from street right-of-way line. Included as part of the minimum side setback for the principal use.
Rear Setback - Minimum	30 ft. Included as part of the minimum rear setback for the principal use.
Building Footprint - Maximum	40% Included as part of total maximum building coverage for principal use.
Impervious Lot Coverage - Maximum	70% Impervious lot coverage for the principal use.
Vegetative Coverage - Minimum	15% Included as part of total minimum vegetative coverage for principal use.
Building Height / Structure Height - Maximum	45 ft. or 3 stories, whichever is more restrictive. 35 ft. or 3 stories, whichever is more restrictive.

FLOOD PLAIN:
THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, FLOOD HAZARD MAP, COMMUNITY PANEL # 42941C0281E, DATED MARCH 16, 2008 SHOWS NO FLOOD HAZARD IN OR AROUND THIS SITE.

PLAN NOTES:

- THIS PLAN IS FOR AN ALTANSPS LAND TITLE PURPOSE ONLY. NO CONSTRUCTION, DEVELOPMENT OR EARTHMOVING ACTIVITY IS PROPOSED AT THIS TIME. ANY SUCH FUTURE ACTIVITY SHALL BE SUBJECT TO ALL APPLICABLE FEDERAL, STATE AND LOCAL APPROVALS INCLUDING, BUT NOT LIMITED TO, TOWNSHIP LAND DEVELOPMENT PLAN APPROVAL.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE ARE NO GAPS BETWEEN THE PROPERTY LINES AND THE RIGHT-OF-WAY LINES OF 31ST, 32ND AND WESTERY STREETS.

WETLANDS:
ALTHOUGH NO ACTUAL FIELD DELINEATION OF WETLANDS WAS PERFORMED BY A QUALIFIED WETLANDS CONSULTANT, ALL LAND, LLC DETERMINED THAT WETLANDS WERE NOT PRESENT WITHIN THE CONFINES OF THIS SITE. ALL LAND, LLC DETERMINED THIS BASED ON A REVIEW OF THE UNITED STATES FISH & WILDLIFE ON-LINE NATIONAL WETLAND INVENTORY MAP, SOILS MAPPING USING THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA), NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOILS SURVEY, AND FIELD OBSERVATIONS DURING THEIR SURVEY.

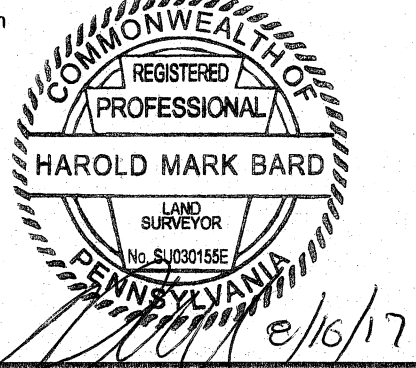
SOURCE OF TITLE
DEED BOOK: 21-Q
PAGE: 559

SURVEYOR'S CERTIFICATION

To Quattro Development, LLC and First American Title Insurance Company:
This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2016 Minimum Standard Requirements for ALTANSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-7a, 8, 9, 11, 13, 14, 16 - 18 of Table A thereof. The field work was completed on June 30, 2017.

Date of Plot or Map: 6/16/17
By Harold Mark Bard, P.E. License #CU030155E

SURVEYOR'S SEAL



DATE	8/17/17	9/16/17
DESCRIPTION	1 PLAN CREATION DATE	2 REVISED PER ATTORNEY COMMENTS DATED 8-16-17.
DRAWN BY	HMB	HMB
CHECKED BY	HMB	HMB
JOB NUMBER	17-117	
REVISIONS		
ALL LAND, LLC 226 S. Seventh Street Chambersburg, PA 17201	LAND SURVEYING	QUATTRO DEVELOPMENT LLC ALTANSPS LAND TITLE SURVEY 25 N 32ND STREET
CUMBERLAND COUNTY PENNSYLVANIA	CAMP HILL BOROUGH	SHEET 01 OF 01