

SCHEDULE B PART II

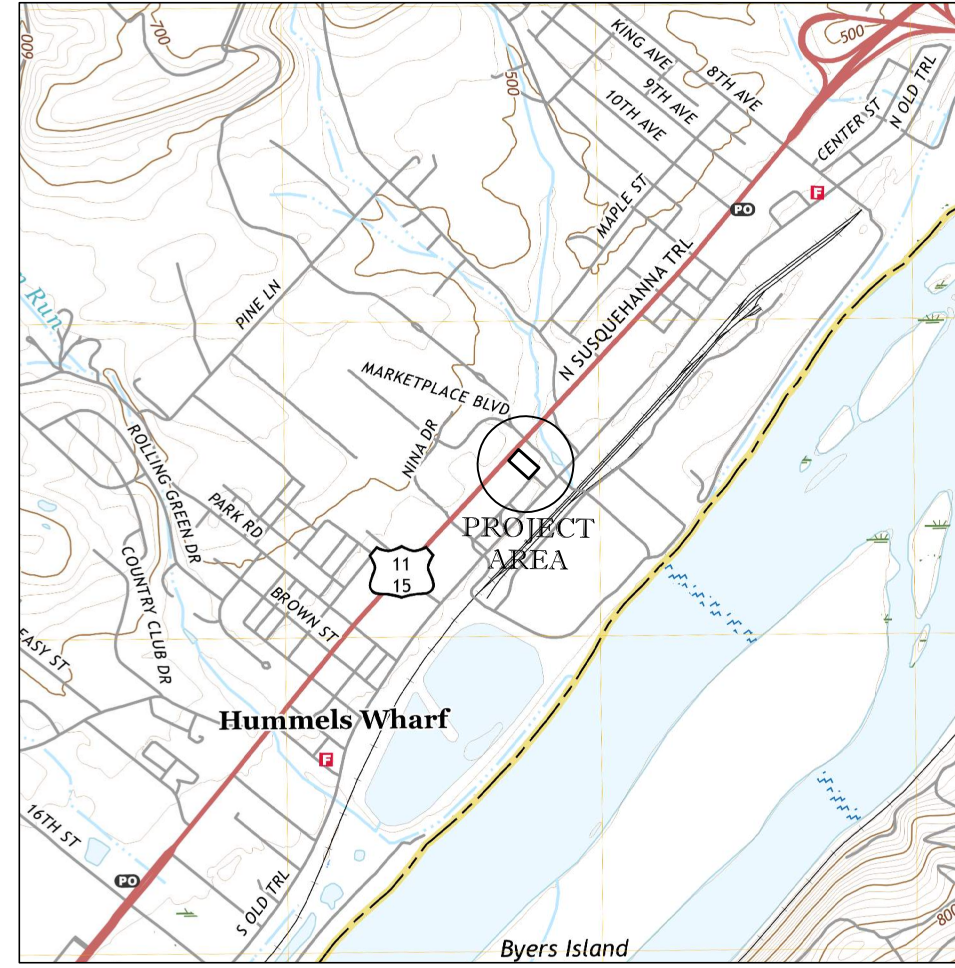
1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET. NOT A SURVEY ITEM.
2. DISCREPANCIES OR CONFLICTS IN BOUNDARY LINES, EASEMENTS, ENCROACHMENTS, OR AREA CONTENT WHICH A SATISFACTORY SURVEY WOULD DISCLOSE. NONE FOUND.
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. NOT A SURVEY ITEM.
4. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION OR UNDER AGREEMENTS OF SALE NOT SHOWN BY PUBLIC RECORDS. NOT A SURVEY ITEM.
5. POSSIBLE ADDITIONAL TAX ASSESSMENTS FOR NEW CONSTRUCTION AND OR MAJOR IMPROVEMENTS. NOT YET DUE AND PAYABLE. NOT A SURVEY ITEM.
6. ANY RESERVATION, RESTRICTION, LIMITATIONS, CONDITIONS, OR AGREEMENTS SET FORTH IN THE INSTRUMENT BY WHICH TITLE IS VESTED IN THE INSURED. NOT A SURVEY ITEM.
7. 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. NOT A SURVEY ITEM.
8. EXCEPTING AND RESERVING THAT PORTION OF THE PREMISES LYING IN AND ALONG THE ROADBED(S); SUBJECT TO PUBLIC AND PRIVATE RIGHTS THEREON. NOT A SURVEY ITEM.
9. COMPANY ASSUMES NO LIABILITY FOR THE POSSIBLE DESIGNATION OF THE PREMISES INSURED HEREUNDER AS A WETLANDS AREA BY ANY GOVERNMENTAL AGENCY. NOT A SURVEY ITEM.
10. 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. DOES PERTAIN TO THIS PROPERTY. NO RECORDS PROVIDED.
11. TAXES FOR 2023, AND SUBSEQUENT YEARS, AND ANY ADDITIONAL TAXES, WHICH MAY RESULT IN REBILLING OR REASSESSMENT OF THE SUBJECT PROPERTY. NOT A SURVEY ITEM.
12. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES AND TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S). NOT A SURVEY ITEM.
13. RIGHT OF WAY THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION, RECORDED OCTOBER 16, 2007 IN BOOK 756, PAGE 184, AFORESAID RECORDS. DOES NOT PERTAIN TO THIS PROPERTY.
14. TRAFFIC SIGNAL EASEMENT TO THE TOWNSHIP OF MONROE, RECORDED OCTOBER 16, 2007 IN BOOK 756, PAGE 191, AFORESAID RECORDS. DOES NOT PERTAIN TO THIS PROPERTY.
15. TERMS AND PROVISIONS AS SET FORTH IN A CROSS ACCESS EASEMENT AGREEMENT, RECORDED OCTOBER 19, 2007 IN BOOK 756, PAGE 717, AFORESAID RECORDS. DOES PERTAIN TO THIS PROPERTY. BLANKET IN NATURE.
16. RIGHT OF WAY THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION, RECORDED DECEMBER 14, 2007 IN BOOK 762, PAGE 682, AFORESAID RECORDS. DOES NOT PERTAIN TO THIS PROPERTY.
17. RIGHT OF WAY THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION, RECORDED DECEMBER 14, 2007 IN BOOK 762, PAGE 698, AFORESAID RECORDS. DOES NOT PERTAIN TO THIS PROPERTY.
18. EASEMENT TO AQUA PENNSYLVANIA INC., RECORDED FEBRUARY 27, 2008 IN BOOK 770, PAGE 400, AFORESAID RECORDS. DOES NOT PERTAIN TO THIS PROPERTY.
19. RIGHT OF WAY TO PPL ELECTRIC UTILITIES CORPORATION, RECORDED MARCH 26, 2008 IN BOOK 773, PAGE 871, AFORESAID RECORDS. DOES NOT PERTAIN TO THIS PROPERTY.
20. RIGHT OF WAY AND EASEMENT TO UGI PENN NATURAL GAS, INC., RECORDED MAY 7, 2008 IN BOOK 779, PAGE 391, AFORESAID RECORDS. DOES NOT PERTAIN TO THIS PROPERTY.
21. TERMS AND PROVISIONS OF AN AGREEMENT WITH PPL ELECTRIC UTILITIES CORPORATION, RECORDED MARCH 17, 2017 IN BOOK 1109, PAGE 939, AFORESAID RECORDS. DOES NOT PERTAIN TO THIS PROPERTY.
22. TERMS AND PROVISIONS AS SET FORTH IN A STORMWATER MANAGEMENT AND MAINTENANCE AGREEMENT, RECORDED SEPTEMBER 27, 2017 IN BOOK 1128, PAGE 980, AFORESAID RECORDS. DOES NOT PERTAIN TO THIS PROPERTY.
23. TERMS, CONDITIONS, EASEMENTS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN A DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED SEPTEMBER 27, 2017 IN BOOK 1129, PAGE 1, AFORESAID RECORDS. DOES NOT PERTAIN TO THIS PROPERTY.
24. TERMS, CONDITIONS, EASEMENTS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN A DECLARATION OF COVENANTS AND RESTRICTIONS, RECORDED OCTOBER 31, 2017 IN BOOK 1132, PAGE 341, AS AMENDED BY AN AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS, RECORDED DECEMBER 19, 2017 IN BOOK 1136, PAGE 733, AFORESAID RECORDS. DOES NOT PERTAIN TO THIS PROPERTY.
25. EASEMENT TO THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION, RECORDED JANUARY 24, 2018 IN BOOK 1139, PAGE 816, AFORESAID RECORDS. DOES NOT PERTAIN TO THIS PROPERTY.
26. EASEMENT TO THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION AS SET FORTH IN A HIGHWAY OCCUPANCY PERMIT, RECORDED FEBRUARY 2, 2018 IN BOOK 1140, PAGE 752, AFORESAID RECORDS. DOES NOT PERTAIN TO THIS PROPERTY.
27. TERMS AND PROVISIONS AS SET FORTH IN AN AGREEMENT OF EASEMENT BY AND BETWEEN AUTO WASHERY INCORPORATED AND HUMMELS WHARF MUNICIPAL AUTHORITY, RECORDED OCTOBER 31, 2007 IN BOOK 758, PAGE 22, AFORESAID RECORDS. DOES NOT PERTAIN TO THIS PROPERTY.
28. RIGHT OF WAY TO PPL ELECTRIC UTILITIES CORPORATION, RECORDED NOVEMBER 28, 2007 IN BOOK 760, PAGE 656, AFORESAID RECORDS. DOES NOT PERTAIN TO THIS PROPERTY.
29. TERMS AND PROVISIONS AS SET FORTH IN AN EASEMENT AGREEMENT FOR STORM WATER DRAINAGE, RECORDED OCTOBER 19, 2007 IN BOOK 756, PAGE 690, AFORESAID RECORDS. DOES PERTAIN TO THIS PROPERTY. BLANKET IN NATURE AND AS PLOTTED.
30. RIGHT OF WAY TO UGI PENN NATURAL GAS, INC., RECORDED AUGUST 31, 2007 IN BOOK 751, PAGE 504, AFORESAID RECORDS. DOES PERTAIN TO THIS PROPERTY AS PLOTTED.
31. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS, AND NOTES AS SHOWN ON PLATS RECORDED AS 3785, 4567, 201800164, 201800527, 200707453, AND 201484, AFORESAID RECORDS DO NOT PERTAIN TO THIS PROPERTY. DOCUMENT NO. 3930 DOES PERTAIN TO THIS PROPERTY.
32. NOTWITHSTANDING THAT THE DESCRIPTION OF THE LAND MAY CONTAIN A STATEMENT AS TO ITS ACREAGE AND/OR SQUARE FOOTAGE AND NOTWITHSTANDING COVERAGE AS MAY BE PROVIDED BY AN ENDORSEMENT, THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE SUSTAINED BY REASON OF THE FAILURE OF THE LAND TO COMPRISE OR CONSTITUTE A SPECIFIC AMOUNT OF ACREAGE OR SQUARE FOOTAGE.

QUATTRO DEVELOPMENT LLC

ALTA SURVEY

MONROE TOWNSHIP

SNYDER COUNTY



LOCATION MAP
1" = 2000'



NOTES:

1. OWNER : QUATTRO SELINGROVE LLC
1100 JORIE BLVD, SUITE 140
OAK BROOK, IL 60523
2. PROPOSED USE IS TO BE COMMERCIAL-CAR SERVICE. THIS PROPERTY IS ZONED COMMERCIAL. ADJACENT LAND IS ZONED COMMERCIAL. TOTAL ACREAGE OF THE PARENT TRACT IS 1.026 ACRES.
3. CURRENT USE IS: VACANT COMMERCIAL BUILDING PAD.

BULK AND AREA REQUIREMENTS FOR LOTS
MINIMUM LOT AREA: 20,000 SF
MINIMUM LOT WIDTH: 100 FEET

BUILDING SETBACKS
FRONT YARD SETBACK: 40 FEET
SIDE YARD SETBACK: 10 FEET (EACH)-PRINCIPAL STRUCTURE
10 FEET (EACH)-ACCESSORY STRUCTURE
20 FEET-PRINCIPAL STRUCTURE
10 FEET-ACCESSORY STRUCTURE
REAR YARD SETBACK: 10 FEET-PRINCIPAL STRUCTURE
10 FEET-ACCESSORY STRUCTURE

MAX BUILDING HEIGHT: 3 STORIES OR 40 FEET
MAX LOT COVERAGE: 75 PERCENT
PROPOSED LOT COVERAGE: 55 PERCENT

THIS SITE IS IN COMPLIANCE WITH ALL ZONING BULK AND AREA REQUIREMENTS.

4. CONTOURS SHOWN AT ONE-FOOT INTERVALS ON NAVD 88 USGS DATUM.
5. REQUIRED PARKING: BUILDING AREA-5 SPACES
3 EMPLOYEES-3 SPACES
TOTAL REQUIRED-8 SPACES
TOTAL PROVIDED-12 SPACES
6. PER FEMA FIRM PANEL 42109C0153E EFFECTIVE 08/24/2021, THIS PROPERTY IS NOT LOCATED IN THE SFHA.
7. A ZONING APPLICATION AND ZONING MAP WAS SUBMITTED TO AND APPROVED BY MONROE TOWNSHIP AS IT RELATES TO THE PROPOSED DEVELOPMENT AS DEPICTED ON THIS PLAN.

DESCRIPTION AS CITED ON SCHEDULE C OF THE TITLE COMMITMENT

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE TOWNSHIP OF MONROE, COUNTY OF SNYDER, STATE OF PENNSYLVANIA.

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 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 SOUTH 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 POINT AND PLACE OF BEGINNING

I HEREBY CERTIFY TO LNNACI S-1A, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAP APPEAR, AND QUATTRO SELINGROVE, LLC AND FIRST AMERICAN TITLE THAT THE SURVEY PREPARED BY ME ENTITLED "QUATTRO SELINGROVE, LLC" WAS ACTUALLY MADE UPON THE GROUND AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT, THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME, THAT THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN AND ALL ARE WITHIN THE BOUNDARY LINES OF THE PROPERTY; THAT THERE ARE NO VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES AND REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDING AND IMPROVEMENTS; THAT THERE ARE NO EASEMENTS, ENCROACHMENTS OR USE AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED THEREON; THAT ALL UTILITY SERVICES REQUIRED FOR THE OPERATIONS OF THE PREMISES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND; THAT THE SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE, THAT ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THE SURVEY; AND THAT THE PARCELS DESCRIBED HERON DO NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH THE DOCUMENT ENTITLED "DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION-SPECIAL FLOOD HAZARD AREA MAPS". THIS SURVEY IS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 2021 FOR CLASS A URBAN SURVEY AND INCLUDES ITEMS 1-4 AND 6-16 OF TABLE A PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION.

Deed Bk/Pg # 1083/710	Tax Map/Parcel # 12-11-334A
Municipality MONROE TOWNSHIP	County SNYDER
No.	Revision/Issue
	Date

Firm Name and Address

Meck-Tech 50 Incorporated
25 Old School Road
Selingsrove, PA 17870
Ph: (570) 884-3333
meck-tech.com

Project Name and Address

QUATTRO SELINGROVE, LLC
ALTA SURVEY
2310 N. SUSQUEHANNA TRL.
SELINGROVE, PA 17870

Sheet Name: COVER	
Project 2354Mo33	Sheet
Date TBD	1 OF 2
Scale AS NOTED	

PRELIMINARY

