

First American
Schedule C
 ALTA Commitment for Title Insurance
 Issued by:
First American Title Insurance Company
 File No: NCS-5034981-5C

ALL THAT TRACT or parcel of land lying and being in Lower Paxton Township, Dauphin County, Pennsylvania, and being more particularly described as follows:

BEGINNING at a point on the Northwestern right of way of Route 22 (Jonesstown Road) at the common property corner of Parcel A-3 (subject parcel) and A-2; thence from said point of beginning the following course and distance: 1) North 57 degrees 28 minutes 25 seconds West a distance of 245.71 feet to a point; thence 2) North 32 degrees 31 minutes 35 seconds East a distance of 90.00 feet to a point; thence 3) North 89 degrees 19 minutes 27 seconds East a distance of 185.31 feet to a point; thence 4) South 57 degrees 28 minutes 25 seconds East a distance of 185.31 feet to a point; thence 5) South 34 degrees 28 minutes 37 seconds West a distance of 18.39 feet to a point; thence 6) South 55 degrees 49 minutes 21 seconds East a distance of 1.00 foot to a point; thence 7) South 34 degrees 29 minutes 37 seconds West a distance of 113.49 feet to a point, the point of beginning.

THE ABOVE DESCRIBED property contains 0.7194 acres and is shown and described according to that certain survey by Michael Baker, Jr., Inc., Consulting Engineers, dated April 23, 1990 and also on survey dated June 3, 1991 revised January 6, 1992 which certain Survey is incorporated herein by this reference and made a part of this description.

BEING PARCEL A-3 on the Final Subdivision Plan of Colonial Commons Shopping Center by Michael Baker, Jr., Inc., Consulting Engineers dated March 26, 1990, recorded on Plan 2, Volume 4, Pages 81 through 85.

TOGETHER WITH AND SUBJECT TO rights and easement contained in that certain Declaration of Covenants, Easements and Restrictions for Colonial Commons dated 7/11/1991, recorded in Record Book 1995 page 201, Dauphin County, Pennsylvania, Records.

BEING TAX MAP NO. 35-043-163

BEING the same premises which ACV Pier Harrisburg, LLC, a Nevada limited liability company, by Deed dated 12/06/2003, effective 11/09/2000 and recorded 11/13/2000 in Dauphin County at Record Book 3809 Page 457, granted and conveyed unto Haven Harrisburg, LLC, a CA limited liability company, in fee.

ALSO BEING the same premises which Haven Harrisburg, LLC, a CA limited liability company, by Deed dated 05/25/2017, effective 01/03/2017 and recorded 02/16/2017 in Dauphin County at Instrument No. 20170015486, granted and conveyed unto APAS Holdings, LLC, a Wisconsin limited liability company, a fifty percent (50%) tenant in common interest, in fee.

ALSO BEING the same premises which APAS Holdings, LLC, a Wisconsin limited liability company, by Deed dated 05/25/2017, effective 01/03/2017 and recorded 02/16/2017 in Dauphin County at Instrument No. 20170015486, granted and conveyed unto Humble Westport LLC, a California limited liability company, a fifty percent (50%) tenant in common interest, in fee.

SURVEY BOUNDARY DESCRIPTION
 (SAME AS LEGAL DESCRIPTION AND ROTATED TO TRUE NORTH)

Beginning at an iron pin on the right-of-way line of Jonesstown Road at Lot A - 2 and Lot A - 3, said point being the POINT OF BEGINNING; thence N57°47'23"W, a distance of 245.71' to an existing Mag Nail; thence N32°12'37"E, a distance of 90.00' to a set Mag nail; thence N89°00'29"E, a distance of 76.40' to an existing iron pin; thence S57°47'23"E, a distance of 185.31' to a point; thence S34°10'39"W, a distance of 18.39' to an existing iron pin; thence S55°49'21"E, a distance of 1.00' to an existing iron pin on the right-of-way line of Jonesstown Road; thence S34°10'39"W, a distance of 113.49' to the POINT OF BEGINNING; said described tract containing 0.7194 Acres.

EXISTING LEGEND

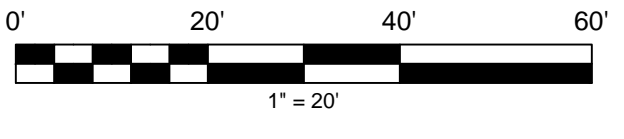
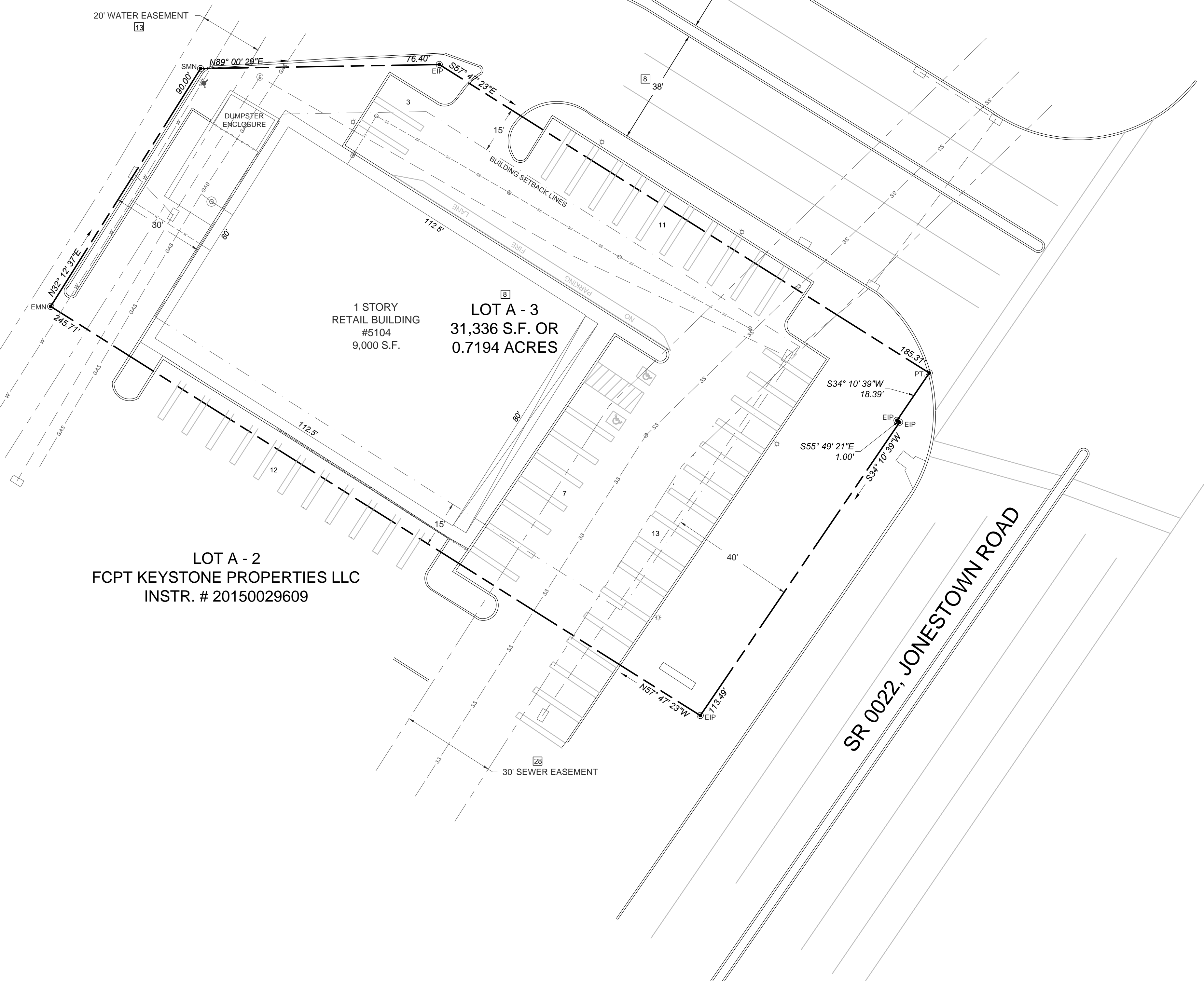
- EXISTING PROPERTY LINE
- - - - ADJOINING PROPERTY LINE
- - - - EXISTING PROPERTY SETBACK LINE
- - - - EXISTING EASEMENT
- - - - EXISTING RIGHT-OF-WAY
- - - - EXISTING CENTERLINE
- - - - EXISTING TRELLINE
- - - - EXISTING RAILROAD TRACKS
- - - - EXISTING FENCE
- - - - EXISTING SOIL BOUNDARY & TYPE
- - - - 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

- SCHEDULE B, PART II**
 Exceptions
- THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.
- The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:
- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
 - Rights or claims by parties in possession or under the terms of any unrecorded lease or agreement(s) of sale.
 - Unrecorded easements, discrepancies or conflicts in boundary lines, shortages in area content and encroachments, which an accurate and satisfactory Land Title Survey would disclose. (This exception cannot be deleted from the policy but may be removed by adding endorsements PA 300 or PA 301)
 - Possible interim real estate taxes by reason of increased assessments due to new construction and/or major improvements.
 - Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
 - Coal and mining rights and all rights related thereto.
 - Oil, gas or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.
 - Subject to all matters shown on the Plan as recorded in the Recorder's Office of Dauphin County, Pennsylvania in Plan Book 2 Volume 4 Pages 81 through 89.
 - Oil, gas, coal, and/or other mineral interests or rights granted or reserved as set forth in Instrument No. 20170015486.
 - Hardwood Substances Certificate and Indemnity Agreement by and between Haven Harrisburg, LLC and Mid Penn Bank as set forth in Instrument No. 2013003117.
 - Exhibit "B" terms as set forth in Record Book 3111 Page 195.
 - Terms and conditions of Lease to Pier 1 Imports (U.S.), Inc. as evidenced by a Memorandum thereof recorded in Record Book 3111 Page 221.
 - Rights granted to Dauphin Consolidated Water Supply Company as set forth in Record Book 1478 Page 159.
 - Rights granted to Pennsylvania Power & Light Company as set forth in Record Book 1496 Page 455.
 - Rights granted to Pennsylvania Power & Light Company as set forth in Misc. Book C Volume 12 Page 106, cancels and supersedes Misc. Book T Volume 6 Page 220.
 - Rights granted to Pennsylvania Power & Light Company as set forth in Misc. Book C Volume 12 Page 111, cancels and supersedes Misc. Book T Volume 6 Page 293.
 - Rights granted to Pennsylvania Power & Light Company as set forth in Misc. Book C Volume 12 Page 114, cancels and supersedes Misc. Book T Volume 6 Page 269.
 - Rights granted to Pennsylvania Power & Light Company as set forth in Misc. Book C Volume 12 Page 114, cancels and supersedes Misc. Book T Volume 6 Page 301.
 - Reservation of reciprocal easement, 50 foot right-of-way, covenants, conditions, and restrictions as set forth in Deed Book T Volume 56 Page 473.
 - Reciprocal Easement and Operation Agreement by and between Colonial Commons Associates, L.P. and Service Merchandise Company, Inc. as set forth in Record Book 1416 Page 500.
 - Consent and Subordination to Reciprocal Easement and Operation Agreement as set forth in Record Book 1416 Page 493.
 - Supplemental Agreement by and between Service Merchandise Company, Inc. and Colonial Commons Associates, L.P. as set forth in Record Book 1416 Page 560.
 - Development Agreement by and between Colonial Commons Associates, L.P. and Service Merchandise Company, Inc. as set forth in Record Book 1416 Page 395.
 - Reservations, restrictions, and covenants as set forth in Record Book 1416 Page 499.
 - Rights granted to Pennsylvania Power & Light Company as set forth in Record Book 1492 Page 298, cancels and supersedes Misc. Book U Volume 6 Page 450, and revises a portion of Misc. Book C Volume 12 Page 110.
 - Easement by and between Park C. Sheehy and Irene E. Sheehy and Pal Associates as set forth in Misc. Book V Volume 13 Page 619.
 - Rights granted to Lower Paxton Township Authority as set forth in Misc. Book F Volume 13 Page 532, and Misc. Book N Volume 14 Page 365.
 - Declaration of Covenants, Easements and Restrictions for Colonial Commons as set forth in Record Book 1995 Page 201.
 - Acknowledgment of Approval Under Declaration of Covenants, Easements and Restrictions for Colonial Commons as set forth in Record Book 1708 Page 566.
 - Agreement by and between Colonial Commons Associates, L.P. and Pier Group, Inc. as set forth in Record Book 1708 Page 576.
 - 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.
 - Any defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the inaccessibility of the County of Dauphin, including, but not limited to: (i) an inability to search the Public Records after October 08, 2020, (ii) any delay in recording of the documents (Deed or) creating the lien of the Insured Mortgage in the Public Records, or (iii) any claim based on an assertion that the recording of the Insured Mortgage failed to be timely.
 - Any invalidity, unenforceability, lack of priority, defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the inaccessibility of the County of Dauphin, including, but not limited to: (i) an inability to search the Public Records after October 08, 2020, (ii) any delay in recording of the documents (Deed or) creating the lien of the Insured Mortgage in the Public Records, or (iii) any claim based on an assertion that the recording of the Insured Mortgage failed to be timely.
- PLOTTED AFFECTS THE PROPERTY
 AFFECTS THE PROPERTY UNABLE TO PLOT

FLOOD PLAIN:
 THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, FLOOD HAZARD MAP #42043C0345D, DATED: AUGUST 2, 2012 SHOWS NO FLOOD HAZARD IN OR AROUND THIS SITE.

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.

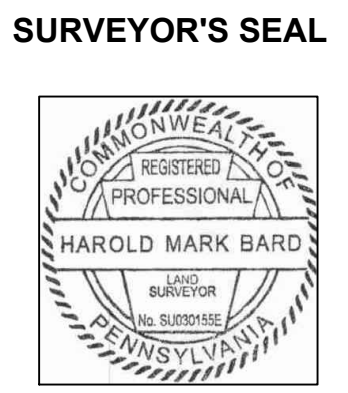
CSC COLONIAL COMMOND PARTNERSHIP LP INSTR. # 20110001974



SITE DATA:
 ZONING DISTRICT: C-1 - COMMERCIAL DISTRICT
 MINIMUM FRONT SETBACK: 30'
 MINIMUM SIDE SETBACK: 15'
 MINIMUM REAR SETBACK: 40'
 MAXIMUM BUILDING HEIGHT: 40'
 REQUIRED PARKING SPACES: 1 SPACE PER 200 S.F. OF RETAIL SPACE = 45, PROVIDED = 46 + 2 HANDICAP = 48 TOTAL

SURVEYOR'S CERTIFICATION
 To Quattro Development, LLC, Quattro Harrisburg, LLC, Penninn Bank 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 ALTA/NPS/Land Title Surveys, jointly established and adopted by ALTA and NPS, and includes Items 1 - 7a, 8, 9, 11, 13, 14, 16 - 18 of Table A thereof. The field work was completed on November 16, 2020.

Date of Plot or Map: 3-13-21
 By Harold Mark Bard, PA License #SU030156E
 Harold Mark Bard



SOURCE OF TITLE
 INSTRUMENT
 #20170015346
 &
 #20170015486
 TAX MAP PARCEL
 35-043-163

ALL LAND LLC
 LAND SURVEYING

DAUPHIN COUNTY PENNSYLVANIA
QUATTRO HARRISBURG, LLC
 ALTA/NPS/LAND TITLE SURVEY
 5104 JONESTOWN ROAD

PAXTON TOWNSHIP

SHEET 01
 OF 01

DATE: 11/16/20
 PLAN CREATION DATE: 11/23/20
 REVISIONS:
 1 REVISED PER COMMENTS FROM ICE MILLER DATED 11-18-20
 2 REVISED PER COMMENTS FROM ICE MILLER DATED 11-18-20
 3 ADDED PENNINN BANK TO CERTIFICATION

DRAWN BY: HMB
 CHECKED BY: HMB
 JOB NUMBER: 20-281

Tel: (717) 264-0804
 Fax: (717) 264-1321
 www.alllandllc.com

All Land, LLC
 225 S. Seventh Street
 Chambersburg, PA 17201

811
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