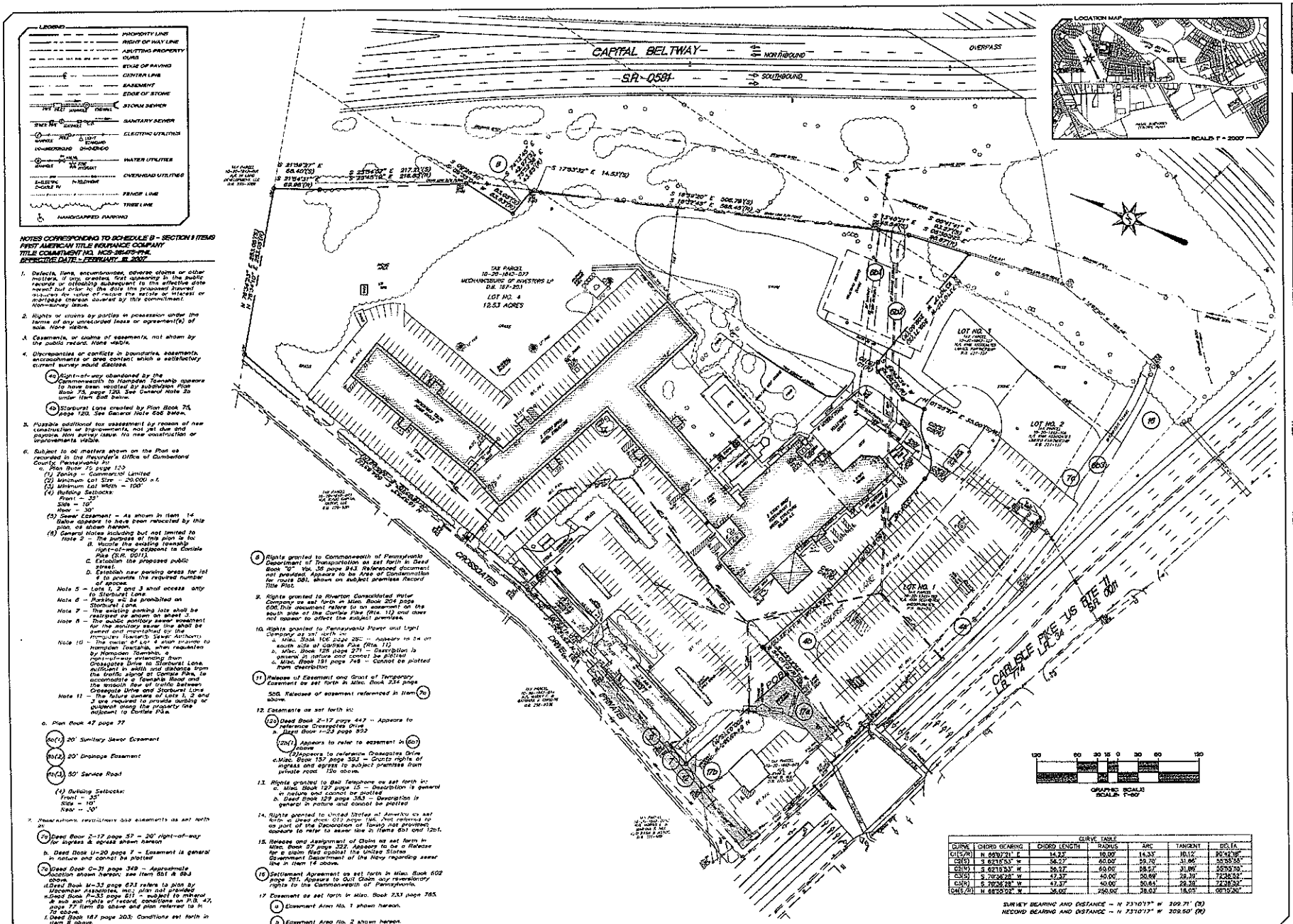

NOTES CORRESPONDING TO SCHEDULE B - SECTION II ITEMS
FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. NCS-264479-PHL
EFFECTIVE DATE: FEBRUARY 16, 2007

1. 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 but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment. Non-survey issue.
2. Rights or claims by parties in possession under the terms of any unrecorded lease or agreement(s) of sale. None visible.
3. Easements, or claims of easements, not shown by the public record. None visible.
4. Discrepancies or conflicts in boundaries, easements, encroachments or area content which a satisfactory current survey would disclose.
   (4a) Right-of-way abandoned by the Commonwealth to Hampden Township appears to have been vacated by subdivision Plat in Book 75, page 120. See General Note 2a under Item 5(d) below.
   (4b) Starburst Lane created by Plan Book 75, page 120. See General Note 6a6 below.
5. Possible additional tax assessment by reason of new construction or improvements, not yet due and payable. Non survey issue. No new construction or improvements visible.
6. Subject to all matters shown on the Plan as recorded in the Recorder's Office of Cumberland County, Pennsylvania in:
   a. Plan Book 75 page 120
      (1) Zoning - Commercial Limited
      (2) Minimum Lot Size - 20,000 s.f.
      (3) Minimum Lot Width - 100'
      (4) Building Setbacks:
      Front - 35'
      Side - 10'
      Rear - 30'
      (5) Sewer Easement - As shown in Item 14 below appears to have been relocated by this plan, as shown hereon.
      (6) General Notes including but not limited to
      Note 2 - The purpose of this plan is to:
      A. Vacate the existing township right-of-way adjacent to Carlisle Pike (S.R. 0011).
      B. Establish new parking areas for lot 4 to provide the required number of spaces.
      Note 5 - Lots 1, 2 and 3 shall access only to Starburst Lane.
      Note 6 - Parking will be prohibited on Starburst Lane.
      Note 7 - The existing parking lots shall be realigned as shown on sheet 2.
      Note 8 - The public sanitary sewer easement for the sanitary sewer line shall be owned and maintained by the Hampden Sewer Authority.
      Note 10 - The owner of Lot 4 shall provide to Hampden Township, when requested by Hampden Township, a right-of-way extending from Crossgates Drive to Starburst Lane, outlined in width and distance from the traffic signal at Carlisle Pike, to accommodate a Township Road and the signalization of traffic between Crossgate Drive and Starburst Lane.
      Note 11 - The future owners of Lots 1, 2 and 3 are required to provide parking or adjacent along the property line adjacent to Carlisle Pike.
   c. Plan Book 47 page 77
   (5c(1)) 20' Sanitary Sewer Easement
   (5c(2)) 20' Drainage Easement
   (5c(3)) 50' Service Road
   (4) Building Setbacks:
   Front - 35'
   Side - 10'
   Rear - 30'
7. Reservations, restrictions and easements as set forth in:
   (7a) Deed Book 2-17 page 57 - 20' right-of-way for ingress & egress shown hereon
   b. Deed Book U-20 page 7 - Easement is general in nature and cannot be plotted
   (7c) Deed Book C-31 page 349 - Approximate location shown hereon; see Item 5b1 & 9b3 above.
   d. Deed Book M-33 page 673 refers to plan by Wagenseller Associates, Inc.; plan not provided
   e. Deed Book P-33 page 811 - subject to mineral & sub soil rights of record, conditions on P.B. 47, page 77 form as above and plan referred to in N. 7a above.
   f. Deed Book 181 page 203; Conditions set forth in Item 8 above.
8. (8) Rights granted to Commonwealth of Pennsylvania Department of Transportation as set forth in Deed Book "Q" Vol. 35 page 943. Referenced document not provided. Appears to be Area of Condemnation for route 581, shown on subject premises Record Title Plat.
9. Rights granted to Riverton Consolidated Water Company as set forth in Misc. Book 204 page 696. Title document refers to an easement on the south side of the Carlisle Pike (Rte. 11) and does not appear to affect the subject premises.
10. Rights granted to Pennsylvania Power and Light Company as set forth in:
    a. Misc. Book 106 page 282 — Appears to be on south side of Carlisle Pike (Rte. 11)
    b. Misc. Book 128 page 271 — Description is general in nature and cannot be plotted
    c. Misc. Book 181 page 748 — Cannot be plotted from description
11. (11) Release of Easement and Grant of Temporary Easement as set forth in Misc. Book 234 page 509. Releases or easement referenced in Item (7c) above.
12. Easements as set forth in:
    (12a) Deed Book Z-17 page 447 — Appears to reference Crossgates Drive
    a. Deed Book I-23 page 502
    (12b(1)) Appears to refer to easement in (6b1) above
    (2) Appears to reference Crossgates Drive
    c. Misc. Book 157 page 593 — Grants rights of ingress and egress to subject premises from private road 12a above.
13. Rights granted to Bell Telephone as set forth in:
    a. Misc. Book 122 page 15 — Description is general in nature and cannot be plotted
    b. Deed Book 129 page 383 — Description is general in nature and cannot be plotted
14. Rights granted to United States of America as set forth in Deed Book 613 page 198. Plat reference to as part of the Declaration of Taking not provided, appears to refer to sewer line in Items 6b1 and 12b1.
15. Release and Assignment of Claim as set forth in Misc. Book 67 page 332. Appears to be a Release for a claim filed against the United States Government Department of the Navy regarding sewer line in Item 14 above.
16. (16) Settlement Agreement as set forth in Misc. Book 602 page 261. Appears to Quit Claim any reversionary rights to the Commonwealth of Pennsylvania.
17. Easement as set forth in Misc. Book 733 page 765.
    (a) Easement Area No. 1 shown hereon.
    (b) Easement Area No. 2 shown hereon.

SURVEY TABLE

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC	TANGENT	DELTA
C1(S/R)	N 66°07'21" E	14.23'	10.00'	14.33'	10.12'	90°12'18"
C2(S)	S 62°15'53" W	56.27'	60.00'	59.70'	31.96'	56°59'35"
C3(R)	S 62°15'53" W	56.27'	60.00'	59.70'	31.96'	56°59'35"
C4(S)	S 79°04'28" W	47.37'	40.00'	50.69'	28.39'	72°36'52"
C5(R)	S 79°04'28" W	47.37'	40.00'	50.64'	28.39'	72°36'52"
C6(S/R)	N 68°59'02" W	36.00'	250.00'	36.03'	18.05'	08°15'30"

SURVEY BEARING AND DISTANCE — N 73°10'17" W 309.71' (S)
RECORD BEARING AND DISTANCE — N 73°10'17" W 309.50' (R)

DESIGN: DWD
DRAWN: MBK
DATE: 05/31/2007
REVISIONS:

ALTA/ACSM LAND TITLE SURVEY
OF
5401 CARLISLE PIKE
WANDAS PLAZA - LOT NO. 4
HAMPDEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

HARTMAN AND ASSOCIATES, INC.
ENGINEERS & SURVEYORS
3901 ORCHARD ROAD 17701
CAMP HILL, PENNSYLVANIA
TELEPHONE (717) 737-4363
FAX (717) 737-2083
E-MAIL - mail@hartmanassoc.com

PROJECT NO. 07049
SURVEY BOOK
SCALE: 1" = 60'
FILE: 07049ALTA
SHEET 3 of 3

File name: J:\Jobs\07049\dwg\07049ALTA.dwg Jun 01, 2007 - 10:55am mbk