

- SCHEDULE B-2 EASEMENT NOTES**
- RESTRICTED USE AGREEMENT AS SET FORTH IN DEED BOOK VOLUME 7160, PAGE 156. AFFECTS THE PROPERTY AND IS NOT PLOTTABLE.
  - SUBJECT TO ALL MATTERS SHOWN ON THE PLAN AS RECORDED IN THE DEPARTMENT OF REAL ESTATE OFFICE OF ALLEGHENY COUNTY, PENNSYLVANIA IN PLAN BOOK VOLUME 165, PAGE 71. AFFECTS THE PROPERTY AND IS SHOWN HEREON.
  - OIL AND GAS LEASE GIVEN TO A. P. DEAN AS SET FORTH IN OIL AND GAS BOOK VOLUME 16, PAGE 456 AND ANY SUBSEQUENT INSTRUMENTS PERTINENT THERETO. THE LEASE IS A BLANKET EASEMENT AND IS NOT PLOTTABLE.
  - RIGHTS GRANTED TO THE PHILADELPHIA COMPANY AS SET FORTH IN DEED BOOK VOLUME 1720, PAGE 10 ASSIGNED TO EQUITABLE GAS COMPANY IN DEED BOOK VOLUME 3011, PAGE 270.
  - RIGHTS GRANTED TO DUQUESNE LIGHT COMPANY AS SET FORTH IN DEED BOOK VOLUME 4257, PAGE 596. AFFECTS THE PROPERTY AND IS SHOWN HEREON.
  - SEWER EASEMENT AGREEMENT TO PENN MUTUAL LIFE INSURANCE COMPANY AS SET FORTH IN DEED BOOK VOLUME 3871, PAGE 110. AFFECTS THE PROPERTY AND IS SHOWN HEREON.
  - AGREEMENT FOR SEWER EASEMENT AND COVENANT TO ALGON REALTY COMPANY AS SET FORTH IN DEED BOOK VOLUME 7375, PAGE 35. THE LEASE MAY AFFECT THE PROPERTY HOWEVER THE EXPIRATION DATE WAS AUGUST 31, 2006.
  - MORTGAGE GIVEN BY GNN, LP TO ENTERPRISE BANK BY DOCUMENT DATED JANUARY 6, 2014 AND RECORDED FEBRUARY 21, 2014 IN MORTGAGE BOOK 43632, PAGE 424, TO SECURE THE PAYMENT OF A NOTE IN THE AMOUNT OF \$1,800,000.00. AFFECTS THE PROPERTY AND IS NOT PLOTTABLE.
  - ASSIGNMENT OF RENTS TO ENTERPRISE BANK RECORDED FEBRUARY 21, 2014 IN DEED BOOK 15520, PAGE 461. AFFECTS THE PROPERTY AND IS SHOWN HEREON.
  - MORTGAGE GIVEN BY GNN, LP TO ENTERPRISE BANK BY DOCUMENT DATED JANUARY 6, 2014 AND RECORDED FEBRUARY 21, 2014 IN MORTGAGE BOOK 43632, PAGE 508, TO SECURE THE PAYMENT OF A NOTE IN THE AMOUNT OF \$2,500,000.00. AFFECTS THE PROPERTY AND IS SHOWN HEREON.
  - ASSIGNMENT OF RENTS TO ENTERPRISE BANK RECORDED FEBRUARY 21, 2014 IN DEED BOOK 15520, PAGE 505. AFFECTS THE PROPERTY AND IS SHOWN HEREON.
- GENERAL SURVEY NOTES:**
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE PENNSYLVANIA STATE PLANE COORDINATES NAD 83 SOUTH ZONE.
  - UTILITY NOTES: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
  - THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF PENNSYLVANIA.
  - THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE OHIO BAR TITLE INSURANCE COMPANY COMMITMENT NO. 234356081E WITH AN EFFECTIVE DATE OF JULY 27, 2016 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
  - SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). ON FLOOD INSURANCE RATE MAP NO. 420030408H WITH A DATE OF IDENTIFICATION OF SURVEY 26, 2014, FOR COMMUNITY NO. 420085048H, IN ALLEGHENY COUNTY, STATE OF PENNSYLVANIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
  - THE PROPERTY HAS DIRECT ACCESS TO LEBANON CHURCH ROAD S.R. 2040, LEBANON SCHOOL ROAD AND CAMP HOLLOW ROAD S.R. 2043 AVENUE AND GOLD WAY, ALL DEDICATED PUBLIC STREETS OR HIGHWAYS.
  - THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTY IS 381, INCLUDING 0 DESIGNATED HANDICAP SPACES.
  - THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
  - THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, ACCORDING TO WEST MIFFLIN BOROUGH. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
  - ZONING INFORMATION PROVIDED PER RESEARCH OF THE BOROUGH OF WEST MIFFLIN ZONING ORDINANCE A DETAILED ZONING REPORT WAS NOT PROVIDED BY A QUALIFIED ZONING RESEARCH COMPANY.
  - THE SLOPE EASEMENT WAS PLOTTED PER THE PENNSYLVANIA DEPARTMENT OF HIGHWAYS PLANS OF ROUTE 02101 IN THE BOROUGH OF WEST MIFFLIN COUNTY OF ALLEGHENY.
- SURVEYOR'S CERTIFICATE:**
- TO (NAME OF INSURED, IF KNOWN), BANK OF AMERICA, NA, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR, THE OHIO BAR 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 DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(c), 8, 9, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A HEREOF.
- THE FIELD WORK WAS COMPLETED ON SEPTEMBER 15, 2016.
- DATE OF PLAT OR MAP SEPTEMBER 28, 2016.
- MARK B. SCHMIDT P.L.S.  
DATE  
PA REGISTERED SURVEYOR SU-036950-E

**RECORD LEGAL DESCRIPTION (FROM COMMITMENT)**

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATED IN THE BOROUGH OF WEST MIFFLIN, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF LEBANON CHURCH ROAD (L.R. 02292), (VARIABLE WIDTH) SAID PLACE OF BEGINNING BEING ALSO ON THE LINE DIVIDING PROPERTY HEREWITH DESCRIBED AND FORMERLY OF PENN MUTUAL LIFE INSURANCE COMPANY, THENCE FROM SAID PLACE OF BEGINNING BY SAID SOUTHERLY RIGHT OF WAY OF LEBANON CHURCH ROAD (L.R. 02292) THE FOLLOWING THREE COURSES AND DISTANCES: 1. NORTH 81 DEGREES 13 MINUTES 03 SECONDS EAST, A DISTANCE OF 62.13 FEET TO A POINT; 2. THENCE NORTH 8 DEGREES 46 MINUTES 57 SECONDS WEST, A DISTANCE OF 6.00 FEET TO A POINT; 3. THENCE NORTH 81 DEGREES 13 MINUTES 03 SECONDS EAST, A DISTANCE OF 133.94 FEET TO A POINT; THENCE BY LINE OF PROPERTY BEING RETAINED BY PREDECESSORS IN TITLE THE FOLLOWING TWO COURSES AND DISTANCES: 1. SOUTH 8 DEGREES 46 MINUTES 57 SECONDS EAST, A DISTANCE OF 311.80 FEET TO A POINT; 2. THENCE NORTH 81 DEGREES 13 MINUTES 03 SECONDS EAST, A DISTANCE OF 264.50 FEET TO A POINT; THENCE BY THE WESTERLY RIGHT OF WAY LINE OF CAMP HOLLOW ROAD (L.R. 02101) (VARIABLE WIDTH) THE FOLLOWING THREE COURSES AND DISTANCES: 1. SOUTH 0 DEGREES 10 MINUTES 03 SECONDS WEST A DISTANCE OF 23.48 FEET TO A POINT; 2. THENCE SOUTH 2 DEGREES 33 MINUTES 28 SECONDS EAST A DISTANCE OF 240.01 FEET TO A POINT OF CURVE; 3. THENCE IN A SOUTHERLY DIRECTION BY A CURVE TO THE LEFT HAVING A RADIUS OF 1687.28 FEET, AN ARC DISTANCE OF 617.49 FEET TO A POINT ON THE CURVE; THENCE BY THE NORTHERLY RIGHT OF WAY LINE OF LEBANON SCHOOL ROAD THE FOLLOWING TEN COURSES AND DISTANCES: 1. SOUTH 66 DEGREES 13 MINUTES 22 SECONDS WEST, A DISTANCE OF 51.79 FEET TO A POINT ON THE CURVE; 2. THENCE IN A NORTHWESTERLY DIRECTION BY A CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 34.22 FEET TO A POINT ON THE CURVE; 3. THENCE SOUTH 36 DEGREES 33 MINUTES 49 SECONDS WEST, A DISTANCE OF 5.11 FEET TO A POINT; 4. THENCE NORTH 65 DEGREES 28 MINUTES 26 SECONDS WEST, A DISTANCE OF 327.49 FEET TO A POINT; 5. THENCE NORTH 54 DEGREES 52 MINUTES 05 SECONDS WEST, A DISTANCE OF 168.18 FEET TO A POINT; 6. THENCE NORTH 53 DEGREES 07 MINUTES 19 SECONDS WEST, A DISTANCE OF 96.08 FEET TO A POINT; 7. THENCE NORTH 48 DEGREES 12 MINUTES 02 SECONDS WEST, A DISTANCE OF 169.81 FEET TO A POINT OF CURVE; 8. THENCE IN A NORTHWESTERLY DIRECTION BY A CURVE TO THE RIGHT HAVING A RADIUS OF 235.00 FEET, AN ARC DISTANCE OF 23.09 FEET TO A POINT OF TANGENT; 9. THENCE NORTH 42 DEGREES 34 MINUTES 17 SECONDS WEST, A DISTANCE OF 308.58 FEET TO A POINT; 10. THENCE NORTH 37 DEGREES 17 MINUTES 21 SECONDS WEST, A DISTANCE OF 308.58 FEET TO A POINT; THENCE BY THE LINE OF PROPERTY NOW OR FORMERLY OF PENN MUTUAL LIFE INSURANCE COMPANY THE FOLLOWING TWO COURSES AND DISTANCES: 1. NORTH 42 DEGREES 14 MINUTES 13 SECONDS EAST, A DISTANCE OF 303.98 FEET TO A POINT; THENCE NORTH 3 DEGREES 45 MINUTES 54 SECONDS WEST, A DISTANCE OF 314.02 FEET TO A POINT AT THE PLACE OF BEGINNING.

CONTAINING 10.4287 ACRES.  
BEING PARCEL NO. 311-K-30

**SURVEYED LEGAL DESCRIPTION**

A NEW DESCRIPTION WAS PREPARED DUE TO THE PROPERTY BEING ROTATED TO THE PENNSYLVANIA STATE PLANE COORDINATES NAD 83 SOUTH ZONE SYSTEM AND DISCREPANCIES IN THE RECORDED PLAN PER DEEDS AND PLOTTING THE PENN DOT HIGHWAY PLANS.

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF LEBANON CHURCH ROAD - STATE ROUTE 2040 A VARIABLE WIDTH PUBLIC RIGHT OF WAY, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF LANDS NOW OR FORMERLY WAYNE J. SHERMAN ENTERPRISES LC; THENCE ALONG SAID LEBANON CHURCH ROAD THE FOLLOWING THREE COURSES AND DISTANCES: FIRST - NORTH 81 DEGREES EAST A DISTANCE OF 62.13 FEET; SECOND - NORTH 07 DEGREES 25' 24" WEST A DISTANCE OF 6.00 FEET; THIRD - NORTH 82 DEGREES 36' EAST A DISTANCE OF 133.94 FEET TO A POINT BEING THE NORTHEASTERLY CORNER OF LANDS NOW OR FORMERLY RWB HOLDINGS LLC; THENCE ALONG SAID LANDS OF RWB HOLDINGS LLC THE FOLLOWING TWO COURSES AND DISTANCES: FIRST - SOUTH 07 DEGREES 25' 24" EAST A DISTANCE OF 311.80 FEET; SECOND - NORTH 82 DEGREES 36' EAST A DISTANCE OF 264.50 FEET TO A POINT ON THE WESTERLY LINE OF CAMP HOLLOW ROAD - STATE ROUTE 2040 A VARIABLE WIDTH PUBLIC RIGHT OF WAY; THENCE ALONG SAID CAMP HOLLOW ROAD THE FOLLOWING THREE COURSES AND DISTANCES: FIRST - SOUTH 01 DEGREES 12' 31" WEST A DISTANCE OF 22.64 FEET; SECOND - SOUTH 02 DEGREES 10' 07" EAST A DISTANCE OF 155.25 FEET; THIRD - BY THE LINE OF AN NON TANGENT ARC DEFLECTING TO THE LEFT AND HAVING A RADIUS OF 1,667.28 FEET AN ARC DISTANCE OF 704.12 FEET (CHORD BEARING AND DISTANCE SOUTH 10' 36' 17" WEST, 698.90 FEET) TO A POINT ON THE LANDS NOW OR FORMERLY BOROUGH OF WEST MIFFLIN; THENCE ALONG SAID LANDS OF THE BOROUGH OF WEST MIFFLIN SOUTH 67 DEGREES 54' 55" WEST A DISTANCE OF 50.65 FEET TO A POINT ON THE NORTHEASTERLY LINE OF LEBANON SCHOOL ROAD A VARIABLE WIDTH PUBLIC RIGHT OF WAY; THENCE ALONG SAID LEBANON SCHOOL ROAD THE FOLLOWING EIGHT COURSES AND DISTANCES: FIRST - BY THE LINE OF AN ARC DEFLECTING TO THE LEFT AND HAVING A RADIUS OF 375.00 FEET AN ARC DISTANCE OF 34.22 FEET (CHORD BEARING AND DISTANCE NORTH 49' 27' 20" WEST, 34.21 FEET); SECOND - SOUTH 37' 55' 22" WEST A DISTANCE OF 5.11 FEET; THIRD - N 54' 06' 53" W A DISTANCE OF 327.49 FEET; FOURTH - NORTH 53' 30' 32" WEST A DISTANCE OF 168.18 FEET; FIFTH - NORTH 51' 45' 46" WEST A DISTANCE OF 96.08 FEET; SIXTH - NORTH 48' 50' 29" WEST A DISTANCE OF 137.23 FEET; SEVENTH - NORTH 38' 19' 30" WEST A DISTANCE OF 274.70 FEET; EIGHTH - BY THE LINE OF AN ARC DEFLECTING TO THE RIGHT AND HAVING A RADIUS OF 317.00 FEET AN ARC DISTANCE OF 25.01 FEET (CHORD BEARING AND DISTANCE NORTH 36' 03' 55" WEST, 25.00 FEET) TO A POINT BEING THE SOUTHWESTERLY CORNER OF LANDS NOW OR FORMERLY SAID WAYNE J. SHERMAN ENTERPRISES LC; THENCE ALONG SAID LANDS OF WAYNE J. SHERMAN ENTERPRISES LC THE FOLLOWING TWO COURSES AND DISTANCES: FIRST - NORTH 83' 39' 21" EAST A DISTANCE OF 297.50 FEET; SECOND - NORTH 02' 24' 21" WEST A DISTANCE OF 319.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 449,977 SQUARE FEET OR 10.3300 ACRES, MORE OR LESS.

- LIST OF POSSIBLE ENCROACHMENTS (X)**
- THE FOLLOWING LIST OF ENCROACHMENTS IS ONLY THE OPINION OF THIS SURVEYOR AND SHOULD NOT BE INTERPRETED AS COMPLETE LISTING.
- THE CONCRETE WALL ENCRROACHES INTO THE PROPERTY OF WAYNE J. SHERMAN ENTERPRISES LC. THE WALL IS LEANING OVER THE PROPERTY LINE AT A MAXIMUM OF 0.69'.
  - STEPS FROM THE TRAILER ENCRROACHES ONTO THE SUBJECT PROPERTY.
  - ADJOINING PROPERTIES SIGN ENCRROACHES ONTO THE SUBJECT PROPERTY.
  - PARKING SPACES ENCRROACHES ONTO THE SUBJECT PROPERTY.

**PRELIMINARY**

**FLOOD INFORMATION**

ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**LEGEND**

—	OVERHEAD ELECTRIC LINE	SMH	SANITARY SEWER
—	UNDERGROUND ELECTRIC	SMH	SANITARY MANHOLE
—	UTILITY POLE	CO	CLEANOUT
—	GUIDE POLE	MH	MANHOLE
—	ELECTRIC METER	—	STORM SEWER
—	ELECTRIC TRANSFORMER	SMH	STORM MANHOLE
—	LIGHT POLE	CB	CATCH BASIN
—	GAS LINE	EW	END WALL
—	GAS VALVE	TMH	COMMUNICATION MANHOLE
—	GAS MARKER	TB	COMMUNICATION BOX
—	GAS METER	TV	COMMUNICATION VAULT
—	WATER LINE	—	EDGE OF PAVEMENT
—	WATER VALVE	—	SURVEY MARKERS
—	HYDRANT		

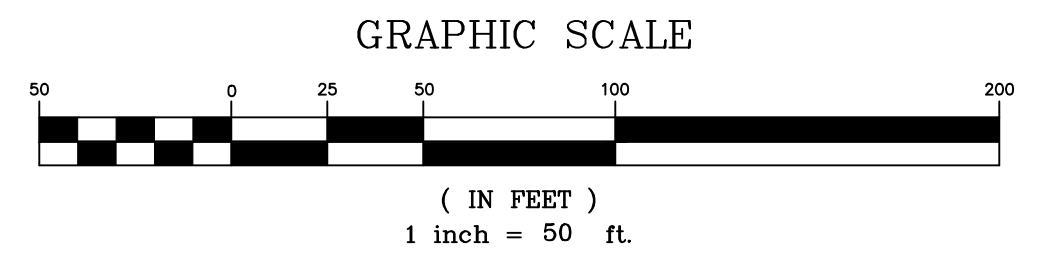
**ZONING = C-1 GENERAL COMMERCIAL DISTRICT**

MINIMUM LOT SIZE (SQUARE FEET) = 5,000  
 MINIMUM FRONT YARD (FEET) = 25 (1.5 ADDITIONAL FEET PER FLOOR ABOVE 4 FLOORS)

MINIMUM SIDE YARD = 10 FEET (3 ADDITIONAL FEET PER FLOOR ABOVE 3 FLOORS), OR 30 FEET PLUS THE HEIGHT OF THE BUILDING IF ABUTTING A RESIDENTIAL DISTRICT

MINIMUM REAR YARD (FEET) = 20 (1 ADDITIONAL FOOT PER FLOOR ABOVE 3 FLOORS)

MAXIMUM BUILDING HEIGHT = 60 FEET OR 5 STORIES  
 MINIMUM LOT WIDTH (FEET) = 50  
 MINIMUM LOT COVERAGE (PERCENT) = 80%  
 MINIMUM DISTANCE BETWEEN BUILDINGS = 20  
 MAXIMUM BUILDING LEGTH = N/A



**ISSUES & REVISIONS**

NO.	DESCRIPTION	DATE	DR.	CH.

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 ENGINEERING LAND SURVEYORS

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DRAWN BY: J.N.  
 CHECKED BY: C.S.  
 APPROVED BY: M.S.  
 CAD FILE: 16-12279.DWG

**ALTA/NSPS LAND TITLE SURVEY**  
 FOR 2930 LEBANON CHURCH ROAD  
 ALLEGHENY COUNTY, PA

TMD HOLDINGS LLC  
 461 MELWOOD AVENUE  
 PITTSBURGH, PA 15213

DATE ISSUED: 9-28-16  
 HORIZONTAL SCALE: 1"=50'  
 VERTICAL SCALE:  
 SHEET:  
 HTA PROJECT #: 16-12279