

**ITEMS CORRESPONDING TO SCHEDULE B-II**

- CHICAGO TITLE INSURANCE COMPANY, FILE NO. RAPA-47146, EFFECTIVE DATE: JANUARY 1, 2023 AT 12:00 A.M.
10. Agreement of Lease between Scranton Lackawanna Industrial Building to American Can Company dated October 4, 1966 and recorded November 1, 1966 in Miscellaneous Book 630 Page 114 - NOT PLOTTED ON SURVEY, BLANKET IN NATURE, COVERS SUBJECT PROPERTY; Assignment dated January 27, 1967 and recorded in Miscellaneous Book 638 Page 44 - NOT PLOTTED ON SURVEY, NO PLOTTABLE ELEMENTS; and Assignment and Assumption dated June 1, 1981 and recorded in Record Book 1034 Page 305 - NOT PLOTTED ON SURVEY, BLANKET IN NATURE, COVERS SUBJECT PROPERTY.
  11. Rights granted to Verizon Pennsylvania Inc. as set forth in Record Book 759 Page 637 - NOT PLOTTED ON SURVEY, NO PLOTTABLE ELEMENTS.
  12. Easement Agreement between Scranton-Lackawanna Industrial Building Company Plant, as Owner and American Can Company, as Lessee, to The Sewer Authority of the City of Scranton, Pennsylvania as set forth in Record Book 793 Page 711 - PLOTTED ON SURVEY.
  13. Rights in a Sidetrack Agreement dated October 30, 1946 between Lackawanna and Wyoming Valley Railroad Company, General Electric Company and the Scranton Industrial Development Company and supplemental agreement dated May 26, 1948 as set forth in Record Book 1629 Page 435 - NOT PLOTTED ON SURVEY, IS NOT ON/DOES NOT TOUCH SUBJECT PROPERTY.
  14. Acknowledgment of Historical Hazardous Substance Releases and Subject to conditions as set forth in Record Book 1608 Page 750 - NOT PLOTTED ON SURVEY, BLANKET IN NATURE, COVERS SUBJECT PROPERTY.
  15. Conditions including an easement for sewer lines granted by Scranton Lackawanna Industrial Building Company to the Sewer Authority of the City of Scranton as set forth in Record Book 1208 Page 129 - NOT PLOTTED ON SURVEY, BLANKET IN NATURE, COVERS SUBJECT PROPERTY.

**ZONING INFORMATION**

The subject property is zoned "I-L" Light Industrial District.

Setbacks  
 Front: 10' minimum; For any yard abutting a public street, other than an expressway: 10' minimum; For any yard abutting an expressway: 50' minimum  
 Side: 5' minimum  
 Rear: 10' minimum  
 For a portion of a building used for manufacturing or an area routinely used for the parking, storage or loading/unloading of tractor trailer trucks or refrigerated trucks from an abutting or adjacent residential lot lot: 45' minimum

Maximum Building Height: 50'/5 Stories; Except 40' maximum building height within 40' of linear feet of a residential lot line

Lot Size  
 Minimum Lot Area 5,000 sq. ft.  
 Minimum Lot Width: 50' at the minimum front yard building setback line. For a lot granted preliminary subdivision approval after the adoption of this chapter that will have direct vehicle access involving left-hand turns onto or off of an arterial street: 100'  
 For any other lot: 25'  
 Minimum Lot Depth: No requirement noted

Maximum Lot Coverage: 60%

Maximum Floor Area Ratio: No requirement noted

Parking Formula: All industrial uses (including warehousing, distribution and manufacturing): 1.2 per employees working on-site Plus 1 Off-Street Parking Space For Each: 1 visitor space

Zoning data obtained from Zoning Report #7202202098, dated August 12, 2022, prepared by NV5 Transaction Services - Zoning Division, 800-787-8390

**VICINITY MAP - NOT TO SCALE**



**MISCELLANEOUS NOTES**

- MN1 SURVEY PREPARED BY FIRST ORDER LLC, 4383 HECKTOWN ROAD SUITE B, BETHLEHEM PA, 610-365-2907.
- MN2 PROPERTY IS KNOWN AS PARCEL NO. 16718-010-004 IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, PENNSYLVANIA.
- MN3 LOT AREA = 822,436 S.F. OR 18.8805 AC.
- MN4 PARKING PROVIDED -  
 -REGULAR = 66 SPACES  
 -HANDICAP = 4 SPACES  
 -LOADING = 3 SPACES  
 TOTAL SPACES PROVIDED = 73
- MN5 THE SUBJECT PROPERTY HAS ACCESS VIA WINFIELD AVENUE AND KANE STREET.
- MN6 THE BASIS OF BEARINGS FOR THIS SURVEY IS INSTRUMENT NO. 200712465.
- MN7 DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO RECORD DEED MERIDIAN. MONUMENTS WERE FOUND \ SET AT POINTS WHERE INDICATED.
- MN8 THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY EITHER DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- MN9 IN RESPONSE TO ALTA/NSPS TABLE A ITEM 10, THERE ARE NO PARTY WALLS AFFECTING THE PROPERTY BOUNDARY.
- MN10 IN RESPONSE TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- MN11 IN RESPONSE TO ALTA/NSPS TABLE A ITEM 17, THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTIONS. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTIONS OR REPAIRS.
- MN12 THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. RAPA-47146, DATED JANUARY 1, 2023 AT 12:00 AM.

**UTILITY NOTES**

- UN1 The location of utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.
- UN2 From observed above ground appurtenances only as shown hereon, gas, electric, storm sewer, sanitary sewer and water lines and/or service is available for the subject property within the public road right-of-way of Kane Street, Winfield Avenue, and Herbert Street.
- UN3 Before digging in this area, call 1-800-242-1776 or 811 for field locations (request for ground markings) of underground utility lines.

**RECORD DESCRIPTION**

The Land is described as follows:  
 ALL THAT CERTAIN pieces or parcels of land situate partly in the Twentieth (20th) Ward and partly in the Twenty-fourth (24th) Ward of the City of Scranton, County of Lackawanna and Commonwealth of Pennsylvania, with the buildings and improvements thereon erected, bounded and described as follows:  
 BEGINNING at the point of intersection of the southerly right of way line of Winfield Avenue (58 feet wide) and the westerly right of way line of Herbert Street (50 feet wide) witnessed by a 1" pipe found;  
 THENCE continuing along the said westerly right of way line of Herbert Avenue South 29 degrees 12 minutes 00 seconds East, a distance of 804.87 feet to a stone monument found;  
 THENCE leaving said right of way and continuing along the dividing line of the herein described property and lands of the Penwood Park Plan of Lots South 60 degrees 48 minutes 00 seconds West, a distance of 1031.87 feet to a point along the easterly right of way line of Kane Street (40 feet wide);  
 THENCE continuing along said easterly right of way line of Kane Street North 27 degrees 47 minutes 40 seconds West, a distance of 804.71' to a point at the intersection of said right of way line of Kane Street and the southerly right of way line of Winfield Avenue;  
 THENCE following said southerly right of way line of Winfield Avenue North 60 degrees 46 minutes 00 seconds East, a distance of 697.18' to a point;  
 THENCE continuing along said right of way North 60 degrees 48 minutes 00 seconds East, a distance of 314.95' to a 1" pipe found and Point of BEGINNING.  
 Being the same premises which Compression Polymers Corp., now by change of name Scranton Products, Inc., a corporation organized and existing under the laws of Delaware, by Deed dated 5/10/2007 and recorded 5/11/2007 in Lackawanna County in Instrument No. 200712465, conveyed unto Hoffman & Kozlansky Realty Company LLC, a Pennsylvania limited liability company, in fee.  
 THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. RAPA-47146, DATED JANUARY 1, 2023 AT 12:00 AM.

**ALTA/NSPS LAND TITLE SURVEY**

for  
**RAPA-47146**  
 NV5 Project No. 202204334, 001  
 N/A Winfield-Kane Street AKA 600 Sanders Street, Scranton, PA 18505

BASED UPON TITLE COMMITMENT NO. RAPA-47146  
 OF CHICAGO TITLE INSURANCE COMPANY  
 BEARING AN EFFECTIVE DATE OF JANUARY 1, 2023 at 12:00 A.M.

Surveyor's Certification

To: Brach Eichler LLC, Lakeland Bank, its successors and/or assigns as their interests may appear, Klehr Harrison Harvey Branzburg LLP, 600 Sanders Scranton LLC, 600 Sanders Scranton Parent LLC, Chicago Title Insurance Company, Riverside Abstract, LLC, and Bock & Clark Corporation, an NV5 Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 6a, 6b, 7a, 7b, 7c, 8, 9, 10, 13, 14, 16, 17, and 19 of Table A thereof.

The field work was completed on July 27, 2022.

Jack W. Shoemaker  
 Professional Land Surveyor SJ-051643-E  
 in the Commonwealth of Pennsylvania  
 Date of Survey: August 9, 2022  
 Date of Last Revision: January 23, 2023  
 Network Project No. 202204334-001 CMP

Survey Performed By:  
**First Order, LLC**  
 4383 Hecktown Road, Suite B  
 Bethlehem, PA 18020  
 Phone 610-365-2907  
 Fax: 610-365-2958  
 Email: jshoemaker@firstorderllc.net  
 Project No. F220406

**FLOOD NOTE**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (UNSHADED) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 420538 0218 D, MAP NUMBER 42069C0218D WHICH BEARS AN EFFECTIVE DATE OF AUGUST 5, 2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE, AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**PROJECT REVISION RECORD**

DATE	DESCRIPTION	DATE	DESCRIPTION
08/09/2022	FIRST DRAFT	01/16/23	NETWORK COMMENTS
08/15/2022	NETWORK COMMENTS	01/23/23	NETWORK COMMENTS
01/13/23	UPDATED TITLE, ZONING, COMMENTS		
FIELD WORK: NS	DRAFTED: FO/JAS	CHECKED BY: RK	FB & PG: F220406.1

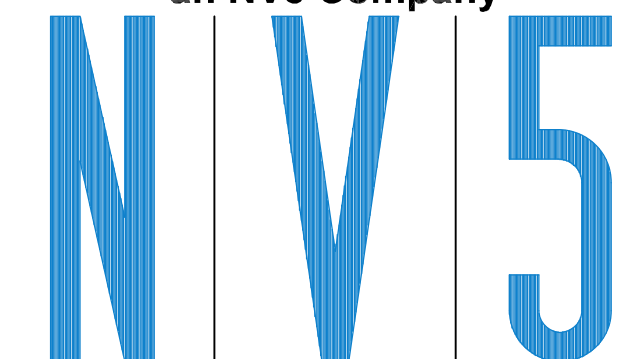
**SIGNIFICANT OBSERVATIONS**

NONE OBSERVED.

**LEGAL**

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

**Bock & Clark Corporation**  
 an NV5 Company

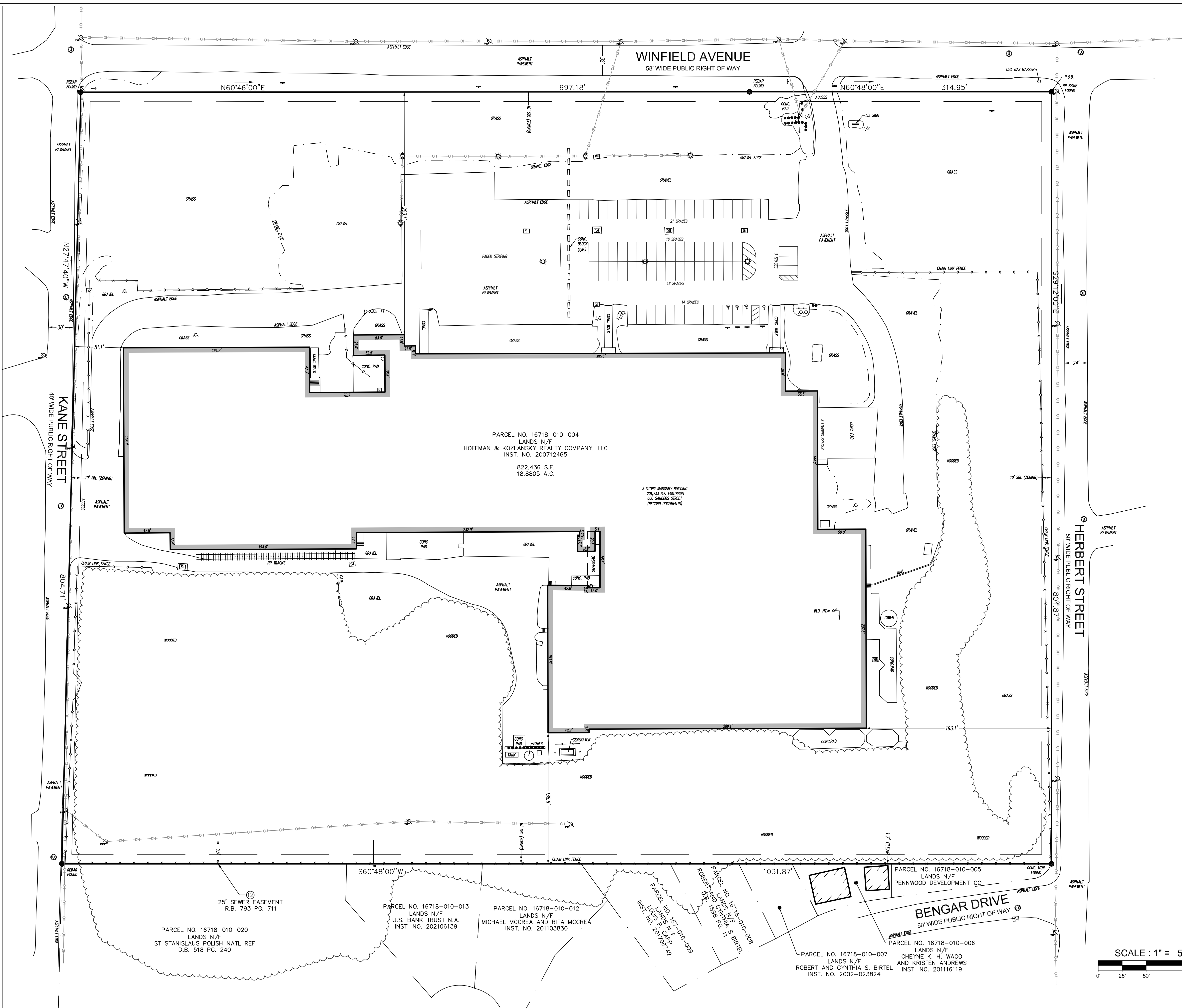
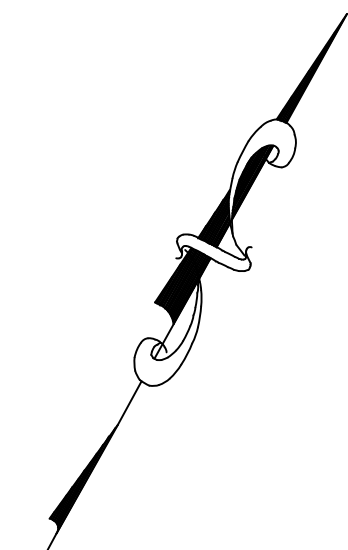


**Transaction Services 1-800-SURVEYS (787-8397)**  
 3550 W. Market Street, Suite 200, Akron, Ohio 44333  
 www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

**LEGEND OF SYMBOLS & ABBREVIATIONS**

(THIS IS A STANDARD LEGEND. NOT ALL ITEMS ARE ON THE SURVEY.)

- |                                     |                            |                                |
|-------------------------------------|----------------------------|--------------------------------|
| ● MONUMENT FOUND                    | ⚡ SPOT LIGHT               | ⊕ UNKNOWN MANHOLE              |
| ○ MONUMENT TO BE SET                | ⚡ POWERPOLE                | ⊕ WATER MANHOLE                |
| ⊕ BENCHMARK TOP                     | ⚡ GUY WIRE                 | ⊕ WATER VALVE                  |
| (R) RECORD DATA                     | ⚡ LIGHT POLE               | ⊕ WATER METER                  |
| (S) SURVEYED DATA                   | ⚡ STREET LIGHT POLE        | ⊕ HYDRANT / FDC                |
| R/W RIGHT OF WAY                    | ⚡ ELEC. TRANSFORMER        | ⊕ GAS MANHOLE                  |
| SBL SET BACK LINE                   | ⚡ AIR CONDITIONER          | ⊕ GAS VALVE                    |
| RCP REINFORCED CONC PIPE            | ⊕ ELEC. MANHOLE            | ⊕ GAS METER                    |
| CMP CORRUGATED METAL PIPE           | ⊕ ELECTRIC METER           | ⊕ UNDERGROUND GAS MARKER       |
| PVC PLASTIC PIPE                    | ⊕ CABLE BOX                | ⊕ TELEPHONE MANHOLE            |
| HDPE HIGH DENSITY POLYETHYLENE PIPE | ⊕ UNDERGROUND CABLE MARKER | ⊕ TELEPHONE BOX                |
| CIP CAST IRON PIPE                  | ⊕ TRAFFIC POLES            | ⊕ UNDERGROUND TELEPHONE MARKER |
| DIP DUCTILE IRON PIPE               | ⊕ TRAFFIC SIGNAL           | ⊕ FLAG POLE                    |
| L/S LANDSCAPING                     | ⊕ TRAFFIC MANHOLE          | ⊕ BOLLARD                      |
| U.G. UNDER GROUND                   | ⊕ TRAFFIC SIGNAL BOX       | ⊕ BORE HOLE                    |
| — X — FENCELINE                     | ⊕ SEWER MANHOLE            | ⊕ MONITORING WELL              |
| — C — CABLE TELEVISION LINE         | ⊕ CLEAN OUT                | ⊕ MAIL BOX                     |
| — E — ELECTRICAL LINE               | ⊕ STORM INLET              | ⊕ SIGN                         |
| — G — GAS LINE                      | ⊕ STORM DRAIN MANHOLE      | ⊕ METAL TANK COVER             |
| — T — TELEPHONE LINE                | ⊕ CURB INLET               | ⊕ AIR COMPRESSOR               |
| — W — WATER LINE                    | ⊕ ROUND STORM INLET        | ⊕ ADA PARKING                  |
| — OH — OVERHEAD ELECTRIC WIRE       | ⊕ DECIDUOUS TREE           |                                |
| — — — GUIDERAIL                     | ⊕ EVERGREEN TREE           |                                |

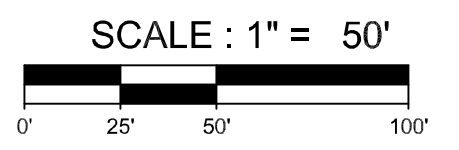


PARCEL NO. 16718-010-004  
 LANDS N/F  
 HOFFMAN & KOZLANSKY REALTY COMPANY, LLC  
 INST. NO. 200712465  
 822,436 S.F.  
 18,8805 A.C.

3 STORY MASONRY BUILDING  
 20,733 SF FOOTPRINT  
 400 SANDUS STREET  
 (RECORD DOCUMENTS)

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**NV5** **ALTA/NSPS LAND TITLE SURVEY**  
 PREPARED FOR  
**RAPA-47146**  
 DATE OF FIELD SURVEY: JULY 27, 2022  
 NETWORK PROJECT NUMBER: 202204334  
**1-(800)-SURVEYS (787-8397)**  
 TRANSACTION SERVICES  
 www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com

