

**GENERAL NOTES**

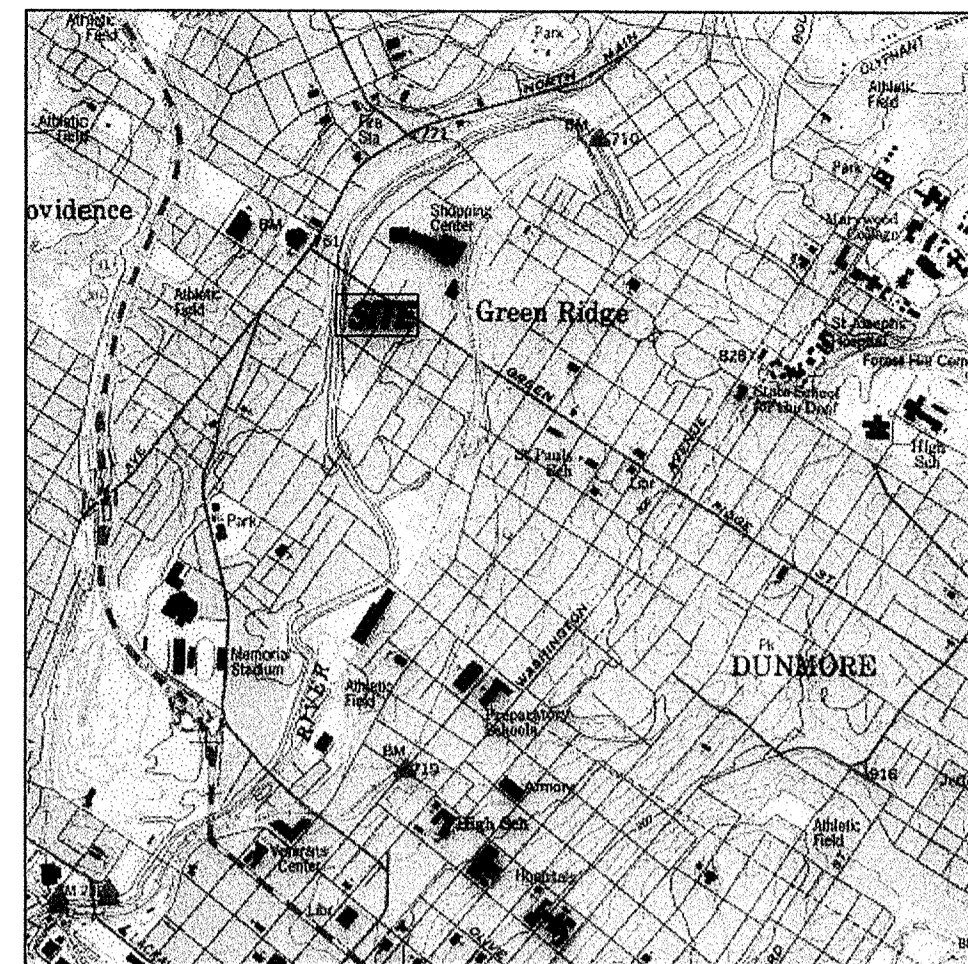
1. THIS PLAN IS NOT VALID UNLESS EMBOSSED OR STAMPED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
  2. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED UPON STEWART TITLE GUARANTY COMPANY COMMITMENT NO. PAST07-0430, DATED FEBRUARY 27, 2007, AND REFERENCE PLAN NO. 1.
  3. THE SURVEYED PROPERTY IS SUBJECT TO, BUT NOT LIMITED TO, THE FACTS AS REVEALED BY A TITLE REPORT BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. PAST07-0430, EFFECTIVE DATE FEBRUARY 27, 2007.
  4. THIS MAP REFLECTS SITE CONDITIONS AS THE RESULT OF A FIELD SURVEY PERFORMED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES ON MARCH 12, 2007.
  5. LOCATION OF ABOVE GROUND UTILITIES AS SHOWN.
  6. LOCATION OF UNDERGROUND UTILITIES IS BASED UPON BEST AVAILABLE MAPPING AND FIELD EVIDENCE.
  7. A FULL UTILITY MARKOUT OF THE SITE WAS NOT COMPLETE AT THE TIME OF THE FIELD SURVEY.
  8. UTILITY LINES ARE ASSUMED TO BE STRAIGHT LINE CONNECTIONS BETWEEN MANHOLES, CATCH BASINS, VALVE BOXES ETC.
  9. NO CERTIFICATION IS MADE BY THE UNDERSIGNED AS TO THE ACTUAL UNDERGROUND POSITION OF ANY UTILITIES OR TO THE COMPLETENESS AND/OR ACCURACY OF UTILITY INFORMATION PROVIDED BY OTHERS.
  10. IT IS IMPERATIVE THAT UTILITY COMPANIES BE NOTIFIED PRIOR TO ANY EXCAVATION AND/OR CONSTRUCTION. CALL 1-800-242-1776 TO ORDER UTILITY MARKOUTS.
  11. HORIZONTAL REFERENCE DATUM BASED ON DB 798 PAGE 53.
  12. VERTICAL REFERENCE DATUM IS ASSUMED.
  13. THIS SITE IS IN ZONING DISTRICT CG (GENERAL COMMERCIAL).
  14. THIS SITE IS IN FLOOD ZONE A10, BASED ON FEEMA COMMUNITY PANEL NO. 420538 0010 B, DATED AUGUST 15, 1980.
  15. THE SITE WAS PARTIALLY SNOW COVERED AT THE TIME OF THE SURVEY.
- ⓐ A SMALL PORTION OF THE ADJOINER'S SHED ENCROACHES ONTO THE PROPERTY

**LEGAL DESCRIPTION**

Beginning at a point at the intersection of the southwesterly right-of-way of Green Ridge Street (60' wide right-of-way, S.R. 6011) and the southeasterly right-of-way of Ross Avenue (50' wide right-of-way), and running thence from said Point of Beginning:

1. Along said southwesterly right-of-way line of Green Ridge Street, South 59°00'00" East, a distance of 150.01 feet, to a point, thence
2. South 31°33'30" West, a distance of 268.61 feet, to a point; thence
3. North 59°00'00" West, a distance of 150.01 feet; to a point on the said southeasterly right-of-way line of Ross Avenue; thence
4. Along said southeasterly right-of-way line of Ross Avenue, North 31°33'30" East, a distance of 268.61 feet to the Point of Beginning.

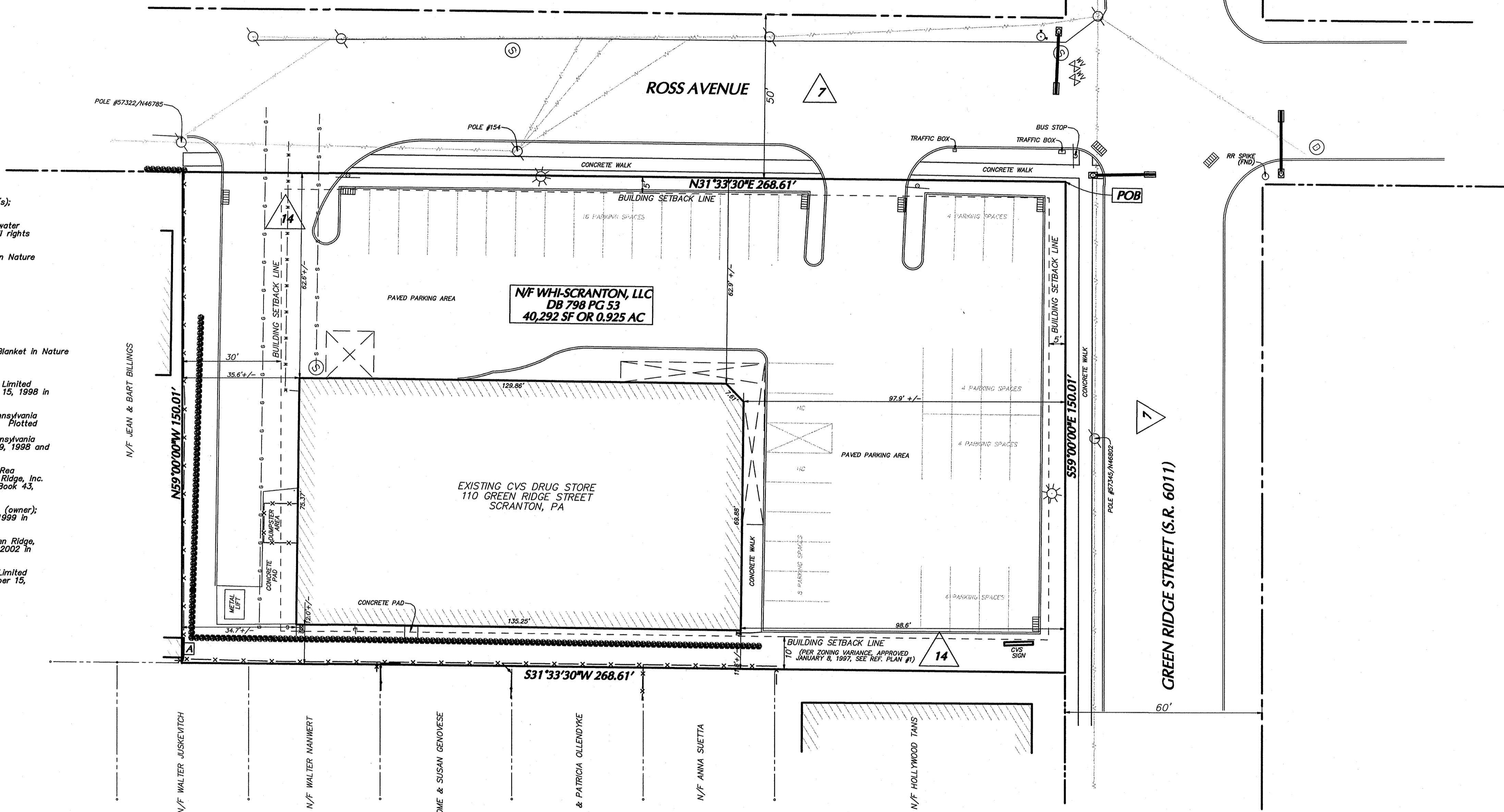
Containing 0.925 ACRES, more or less.



LOCATION MAP

**APPLICABLE EXCEPTIONS**

- Schedule B - Section II
1. Excepting and reserving that portion of the premises lying in and along the roadbed(s), subject to public rights thereon. Plotted
  2. Subject to any line right of way including electric line, telephone line, cable lines, water and sewer line right of way in use and existing in, on, or under the ground and all rights in relations thereto. Blanket in Nature
  3. Coal and other minerals excepted and reserved as in prior chain of title. Blanket in Nature
  4. THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF 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 THE NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. Blanket in Nature
  5. Coal and/or other minerals, rights, the right of surface support and subsidence. Blanket in Nature
  6. Subject to set back lines as set forth in the chain of title. Blanket in Nature
  7. Subject to the terms and conditions of a Ground Lease between TSC-Pennsylvania Limited Partnership and Red Leaf-Green Ridge LLC dated May 21, 1998 and recorded June 15, 1998 in Lackawanna County Record Book 1627, page 720. Blanket in Nature
  8. Subject to notes, details, etc. set forth on "As Built Survey" of lands of TSC-Pennsylvania Limited Partnership, CVS Store by CECC Associates, Inc. dated December 18, 1998. Plotted
  9. Subject to notes, details, etc. set forth on Plot Plan Minor Subdivision of TSC-Pennsylvania Limited Partnership, dated August 22, 1997; revised January 8, 1998 and January 9, 1998 and recorded in Map Book 6A, Page 2739. Plotted
  10. Subject to a Subordination, Non-Disturbance and Attornment agreement between Red Derrick, Inc. (tenant); Conesco Mortgage Capital, (mortgagee) and Red Leaf-Green Ridge, Inc. (landlord), dated December 15, 1998 and recorded in Lackawanna County Record Book 43, Page 298. Blanket in Nature
  11. Subject to a Fee Owner's Agreement between TSC-Pennsylvania Limited Partnership (owner); Red Leaf-Green Ridge LLC and Conesco Mortgage Capital, Inc., recorded March 1, 1999 in Lackawanna County Record Book 43, Page 284. Blanket in Nature
  12. Subject to an Assignment and Assumption of Ground Lease between Red Leaf-Green Ridge, LLC and WHI-Scranton, LLC dated September 9, 2002 and recorded November 15, 2002 in Lackawanna County Record Book 798, Page 57. Blanket in Nature
  13. Subject to an Assignment and Merger of Ground Lease between TSC-Pennsylvania Limited Partnership and WHI-Scranton, LLC dated September 9, 2002 and recorded November 15, 2002 in Lackawanna County Record Book 798, Page 62. Blanket in Nature



**MAP REFERENCES**

1. A PLAN ENTITLED, "AS-BUILT SURVEY PLAN, LANDS OF TSC-PENNSYLVANIA LIMITED PARTNERSHIP, CVS STORE" BY CECC ASSOCIATES, INC, DATED 12/18/98, AND LAST REVISED 1/13/99.

**RECORD OWNER**

WHI-SCRANTON, LLC, AN INDIANA LIMITED LIABILITY COMPANY DB798 PG 53

**LEGEND**

- UTILITY POLE
- ANCHOR POLE
- IRON
- SPOT ELEVATION
- GAS VALVE
- WATER VALVE
- ELECTRIC BOX
- CLEAN OUT
- LIGHT
- FIRE HYDRANT
- GAS METER
- ELECTRIC METER
- TELEPHONE BOX
- GAS VENT
- SIGNAL POLE
- CATCH BASIN
- DRAIN MANHOLE
- SANITARY MANHOLE
- WALL LIGHT
- DROP CURB
- STONE WALL
- ELECTRIC LINE
- GAS LINE
- GUIDE RAIL
- FENCE
- SANITARY LINE
- STORM DRAIN LINE
- WATER LINE
- UNDERGROUND ELECTRIC

**SURVEYOR'S CERTIFICATION**

TO: LAND SERVICES USA, INC AS AN AGENT FOR STEWART TITLE GUARANTY COMPANY; SCRANTON NOMAR, LP; 40/86 MORTGAGE CAPITAL, INC.; HERTEN, BURSTEIN, SHERIDAN, CEVASCO, BOTTINELLI, LITT & HARZ, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, AS ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 8, 10, 11, AND 13 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER VERIFIES THAT IN MY OPINION, AS A LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF PENNSYLVANIA, THE MAXIMUM RELATIVE POSITIONAL ACCURACY IS 0.07 INCHES PER FOOT.

**KENNETH T. SCHILLING**  
 PROFESSIONAL LAND SURVEYOR PA. LIC. NO. 41495-R  
 DATE: 3/16/2007

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES 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 THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**CALL BEFORE YOU DIG!**  
 PENNSYLVANIA LAW REQUIRES  
 3 WORKING DAYS NOTICE FOR  
 CONSTRUCTION PHASE AND 10 WORKING  
 DAYS IN DESIGN STAGE - STOP CALL  
 POC SERIAL NUMBER

Date	Description	No.

**KENNETH T. SCHILLING**  
 PROFESSIONAL LAND SURVEYOR PA. LIC. NO. 41495-R

**LANGAN**  
 ENGINEERING & ENVIRONMENTAL SERVICES  
 P.O. Box # 1569  
 Doylestown, PA 18901  
 P: 215.491.6500 F: 215.491.6501  
 www.langan.com

Project: **CVS SCRANTON**  
 CITY OF SCRANTON  
 LACKAWANNA COUNTY, PENNSYLVANIA

Drawing Title: **ALTA/ACSM BOUNDARY SURVEY (THIRTEENTH WARD)**  
 110 GREEN RIDGE STREET

Job No. 3653101  
 Date 3/16/07  
 Scale 1" = 20'  
 Drn. By L J H  
 Chkd. By K T S  
 Drawing No. **07.01**