



Commercial Real Estate  
Due Diligence Management  
3465 South Arlington Rd  
Suite E#183  
Akron, OH 44312  
866.290.8121  
www.amnational.net

## ALTA/NSPS Land Title Survey

E CUMBERLAND ST LEBANON PA

Surveyor Certification

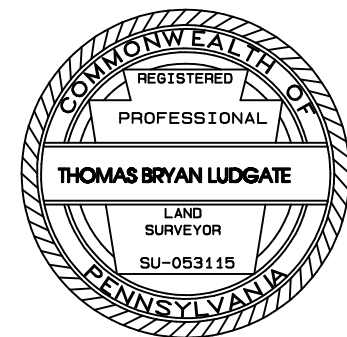
2225 E CUMBERLAND STREET  
LEBANON, PA 17046  
COUNTY OF LEBANON

TO: RAMAR Land Corporation, an Ohio corporation; Fidelity National Title Insurance Company, and American National, LLC.

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, 7a, 7b1, 7c, 8, 9, 11a, 13, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on 10-9-2024.

12/17/2024

Name of Surveyor  
Thomas Bryan Ludgate



Land Surveyor Number SU-053115  
In the State of Pennsylvania

Date of Plat or Map: 10-28-24  
Date of Last Revision: 11-13-24  
Date of this Printing:

Network Reference #20242162

Survey Prepared by:  
Ludgate Engineering Corporation  
10 Vanguard Drive, Suite 90  
Reading, PA 19606

## Title Commitment Legal Description

### First Described:

All that certain tract of land (designated as Parcel No. 2 on a draft of lands of the Ephraim Zug Estate prepared by D. R. Bernard, December 1967 and January 1968), located in the Township of North Lebanon, County of Lebanon and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

Beginning at a point on the Northern side of Pennsylvania Highway Route No. 422 leading from Lebanon to Weavertown; thence by land of the Jones Motor, Inc. North 35° 00' West 200.00 feet, more or less, to a point; thence by land now or late of Rolandus Royer North 60° 00' East 1047.75 feet, more or less, to a post; thence by land now or late of Mary Eckert South 28° 00' East 2016.00 feet, more or less, to a post; thence by land of Esther Mae Zug Pappas South 65° 20' West 111.0 feet, more or less, to a post; thence by same South 28° 13' East 233.70 feet, more or less, to a point on the Northern side of aforesaid Highway; thence by the Northern side of said Highway South 62° 30' West 1008.00 feet, more or less, to the place of beginning. Containing approximately 54.69 acres, more or less.

Less and except all that certain rectangular tract of land along Route 422 being known as 2217 E. Cumberland Street, assessed as the property of Metropolitan Edison Company, and identified as Tax Parcel No. 27-2352691-375348-0000 on the tax assessment map of Lebanon County, Pennsylvania.

First Described being designated as Tax Parcel No. 27-2352557-376465-0000.

First Described being the same property that was conveyed by K & R Realty to K, R & S Realty, Ltd. by deed dated August 20, 2003 and recorded in Record Book 2030, page 5352.

### Second Described:

All that certain portion of land in North Lebanon Township, Lebanon County, Pennsylvania, identified as Lot No. 3 as shown on a Plan titled Final Subdivision Plan for Brass Subdivision, prepared by Light-Heigel and Associates, Inc., dated March 19, 1997, Drawing No. 97-0056, recorded in the Office of the Recorder of Deeds of Lebanon County, Pa., on December 29, 1998, in Plan Book 47, page 117, being bounded and described as follows:

Beginning at a point in Weavertown Road (T-489) in North Lebanon Township, Lebanon County, Pennsylvania, said point being at the Northeast corner of Lot No. 2 as shown on the above referenced plan and being the Northwest corner of the herein described Lot No. 3, thence in Weavertown Road and along lands now or formerly of Bettie J. Van Mickle described in Deed Book 174, page 355, and at lands now or formerly of Robert F. and Carolyn F. Koehlen described in Deed Book 252, page 584, and along lands now or formerly of Arnold Acres Inc. described in Deed Book 153, page 638, respectively, North 63° 19' 52" East 954.85 feet to a 3/4 inch rebar with cap (found), having crossed over a 3/4 inch rebar with cap (found) on the Southern right of way line of the aforementioned Weavertown Road 204.52 feet from the point of beginning, thence along the aforementioned lands of Arnold Acres Inc., South 27° 52' 16" East 1763.56 feet to a 3/4 inch rebar with cap (found); thence along lands now or formerly of K & R Realty described in Deed Book 193, page 211, South 84° 15' 00" West 977.28 feet to a point in a Metropolitan Edison power line easement; thence in said easement and along lands now or formerly of the Cornwall-Lebanon School District described in Deed Book 256, page 503, and along Lot No. 2 as shown on the above referenced final subdivision plan, respectively, North 18° 48' 45" West 1370.89 feet to a point; thence continuing along Lot No. 2 North 50° 53' 22" West 434.25 feet to the point of beginning. Containing approximately 1.95, 146 square feet or 35.029 acres, more or less, excluding that portion of the herein described Lot No. 3 contained within the existing right of way of the aforementioned Weavertown Road.

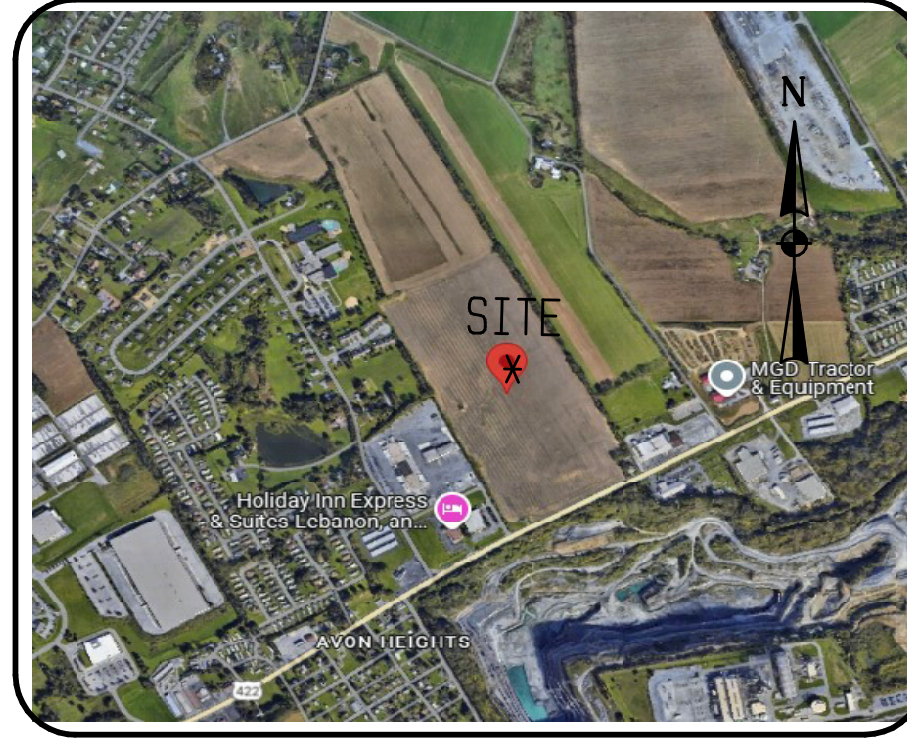
Second Described being designated as Tax Parcel No. 27-2351679-378229-0000.

Second Described being the same property that was conveyed by F. Rosalie Brass by her Attorney in Fact pursuant to Power of Attorney dated January 20, 1997 and recorded in Record Book 2024, page 7541, and Evelina M. Knoll, Trustee of the F. Rosalie Brass Revocable Living Trust to K, HBS Realty, Ltd. (sic.) by deed dated December 11, 2006 and recorded in Record Book 2091, page 4724.

THIS LEGAL DESCRIPTION THE PROPERTY SHOWN HEREON AND SURVEYED AND DESCRIBES THE SAME PROPERTY AS INSURED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT #P1T242244 DATED SEPTEMBER 24, 2024

## LOCATION MAP

NOT TO SCALE



## Zoning Notes

ITEM	PROPERTY IS CURRENTLY ZONED:		STATUS
	REQUIRED	OBSERVED	
PERMITTED USE	VACANT LOT	VACANT LOT	CONTACT INFO: GLOBAL ZONING
MIN LOT AREA	2 ACRES	55.44 ACS & 35.45 ACS	Laura Lynch laura.lynch@globalzoning.com 405-953-2857
MIN LOT WIDTH	200'	>500'	Global Job #2 30022 dated November 8, 2024
MAX LOT COVERAGE	50%	NA	
MIN SETBACKS FRONT	100'/50' ACROSS FROM RESIDENTIAL	NA	
MIN STREET SIDE	100'/50' ACROSS FROM RESIDENTIAL	NA	
MIN INTERIOR SIDE	20'EACH/50' FROM RESIDENTIAL	NA	
MIN SETBACKS REAR	30'EACH/50' FROM RESIDENTIAL	NA	
MAX BLDG HEIGHT	7 1/2' EXCEPT SIGN, TOWER, WATER TOWER, TOWER, ETC.	NA	

PARKING FORMULA:  
NONE SPECIFIED FOR VACANT LOT  
EXISTING SPACES = 0 SPACES

## Encroachment Statement

NO ENCROACHMENTS AT TIME OF SURVEY

## Notes Corresponding to Schedule B

ITEMS 1-4 OF THE SCHEDULE "B" ARE NOT LISTED ON THIS PLOT BECAUSE THEY ARE NOT SURVEY RELATED/NOT PLOTTABLE

The following matters affect First Described:

5. Premises currently enrolled in Act 319 (Clean and Green) by application recorded in Record Book 2176, page 7403. Premises is subject to the provisions and covenants of Act 319 and may be subject to rollback taxes in the event of a breach of said provisions or covenants. Company assumes no liability by reason thereof.

### NOT A SURVEY MATTER

6. The following rights of way granted to:

- a. Metropolitan Edison Company by instrument from Barbara Zug et al., dated April 14, 1937 and recorded in Miscellaneous Book N-2, page 636.

### UNABLE TO DETERMINE IMPACT, DOCUMENT NOT SPECIFIC

- b. Metropolitan Edison Company by instrument from Nora L. Zug et al., dated September 10, 1950 and recorded in Miscellaneous Book C-3, page 622.

### UNABLE TO DETERMINE IMPACT, DOCUMENT NOT SPECIFIC

- c. Metropolitan Edison Company by instrument from Wilbur D. Hollinger et al., dated March 4, 1969 and recorded in Miscellaneous Book 30, page 268; as affected by Memorandum of Agreement between K & R Realty and Metropolitan Edison Company d/b/a GPU Energy, dated August 7, 1998 and recorded in Record Book 207, page 207, and as further affected by Amended Agreement between K & R Realty and Metropolitan Edison Company, dated September 11, 2000 and recorded in Record Book 241, page 30.

### 30/268 AFFECTS SITE, PLOTTED

### 207/287 UNABLE TO DETERMINE IMPACT, DOCUMENT NOT SPECIFIC

### 241/30 UNABLE TO DETERMINE IMPACT, DOCUMENT NOT SPECIFIC

- d. Texas Eastern Transmission Corporation by instrument from K & R Realty, dated January 27, 2000 and recorded in Record Book 228, page 167.

### AFFECTS SITE, PLOTTED

7. Memorandum of License Agreement from K&R Realty to Delaware Valley PCS Communications, Inc., dated September 11, 2000 and recorded in Record Book 239, page 89.

### AFFECTS SITE, PLOTTED

8. Any matters arising from a rectangular tract of land along Route 422 assessed under Metropolitan Edison Company, being known as 2217 E Cumberland Street, and identified as Tax Parcel No. 27-2352691-375348-0000.

### AFFECTS SITE, BLANKET IN NATURE

The following matters affect Second Described:

9. Premises currently enrolled in Act 319 (Clean and Green) by application recorded in Record Book 2176, page 7400. Premises is subject to the provisions and covenants of Act 319 and may be subject to rollback taxes in the event of a breach of said provisions or covenants. Company assumes no liability by reason thereof.

### NOT A SURVEY MATTER

10. Rights of the public in and to Weavertown Road. The description of the Land extends to points within the right of way of said road.

### ROAD SHOWN

The following rights of way granted to:

- a. Metropolitan Edison Company by instrument from Paul R. Blatt et al., dated May 20, 1937 and recorded in Miscellaneous Book N-2, page 637.

### UNABLE TO DETERMINE IMPACT, DOCUMENT NOT SPECIFIC

- b. Metropolitan Edison Company by instrument from Harlan D. Brass et al., dated June 12, 1998 and recorded in Miscellaneous Book 127, page 669.

### UNABLE TO DETERMINE IMPACT, DOCUMENT NOT SPECIFIC

- c. Texas Eastern Transmission Corporation by instrument from Harlan D. Brass et al., dated March 28, 2000 and recorded in Miscellaneous Book 228, page 163.

### AFFECTS SITE, PLOTTED

11. Memorandum of Agreement (Option Agreement) from Harlan D. Brass et al. to Metropolitan Edison Company d/b/a GPU Energy, dated September 16, 1978 and Miscellaneous Book N page 478; as affected by Memorandum of Agreement (Amendatory Agreement) from Harlan D. Brass et al. to Metropolitan Edison Company d/b/a GPU Energy, dated September 16, 1998 and recorded in Record Book 209, page 479.

### 205/478 UNABLE TO DETERMINE IMPACT, DOCUMENT NOT SPECIFIC

### 209/479 UNABLE TO DETERMINE IMPACT, DOCUMENT NOT SPECIFIC

12. Catholic Protection Easement from Harlan Brass et al. to Texas Eastern Transmission Corporation, dated September 7, 2000 and recorded in Record Book 233, page 278.

### AFFECTS SITE, PLOTTED

13. All matters set forth on Final Subdivision Plan for Brass Subdivision in Plan Book 45, page 35, and Plan Book 47, page 117.

### AFFECTS SITE, RECORD PLAN OF SITE, BLANKET IN NATURE, EASEMENT & R/W PLOTTED

## Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OF SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

## General Notes

- THE INFORMATION SHOWN HEREON REFLECT A FIELD SURVEY PERFORMED BY LUDGATE ENGINEERING CORPORATION ON 10-9-2024.
- SURVEY REFERENCES:  
\* DEEDS AS LISTED  
\* LEBANON COUNTY TAX MAPS  
\* FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT #P1T242244 DATED 9-24-2024
- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED, ON SITE.
- BASIS OF BEARING: PBV 47 PG.117
- SURVEYOR IS UNAWARE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES, EITHER COMPLETED OR PROPOSED.
- PARKING: THERE IS NO STRIPED PARKING SPACES ON SITE.
- PARCEL NUMBER: 27-2352557-376465-0000 27-2351679-378-229-0000
- SITE HAS DIRECT ACCESS TO WEAVERTOWN ROAD (PUBLIC ROAD).
- UTILITIES SHOWN PER VISIBLE SURFACE EVIDENCE AND DATA PROVIDED BY OTHERS, NOT VERIFIED BY LUDGATE ENGINEERING CORPORATION.
- SITE AREA: FIRST=55.18 ACS. (2,403,965 SQ. FT.)  
SECOND=35.45 ACS. (1,544,284 SQ. FT.)
- NO OBSERVABLE ABOVE GROUND EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OR INDIVIDUAL GRAVE SITES ON THE SUBJECT PROPERTY.
- ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.
- NO PARTYWALLS WERE OBSERVED AT TIME OF FIELD SURVEY.
- NO OBSERVABLE EVIDENCE OF THIS SITE USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL WAS OBSERVED, ON SITE.
- THE RECORD DESCRIPTION OF PROPERTY MATHEMATICALLY CLOSES WITH NO GAPS, GORES OR OVERLAPS.
- NO OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LAND FILL.
- ALL AREAS IN RECIPROCAL EASEMENT AGREEMENTS ("REAS") HAVE BEEN DENOTED ON THE SURVEY. THE LIMITS OF ANY OFFSITE APPURTENANT AND BENEFICIAL EASEMENTS TO THE SURVEYED PROPERTY ARE REPORTED, INCLUDING THE LOCATION OF ALL BUILDINGS, PARKING SPACES, AND OTHER IMPROVEMENTS THEREON.

## 2021 ALTA/NSPS LAND TITLE SURVEY PLAT



LINCOLN CORPORATE CENTER  
10 VANGUARD DRIVE, SUITE 100  
READING, PA 19606  
PHONE 610/404-7330

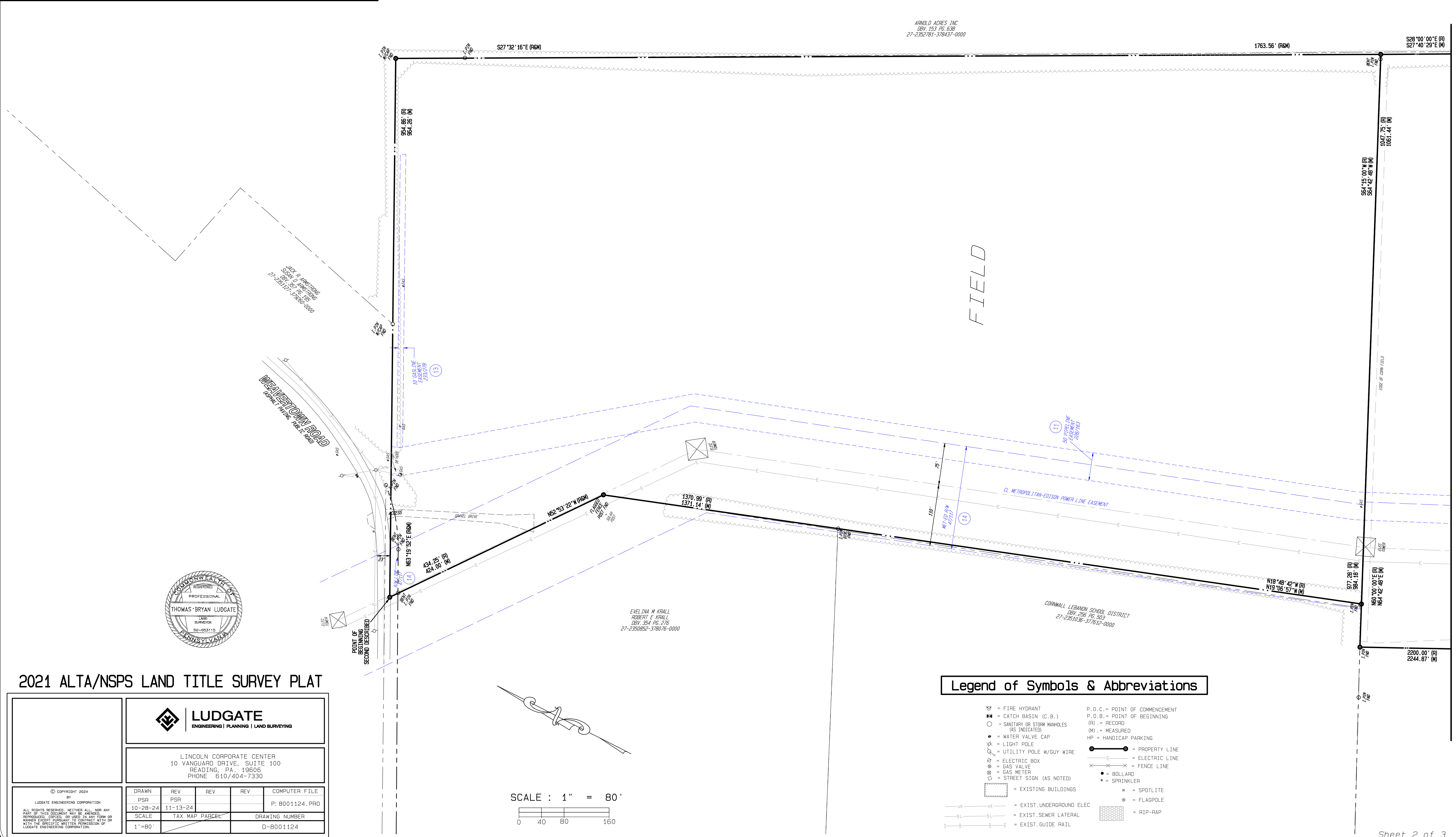
**FLOOD NOTE:** By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map/Community Panel No. 42075C02726 & 42075C02727, which bears an effective date of 7-8-2020. Zone X - area determined to be outside the 0.2% annual chance floodplain.

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DRAWN	REV	REV	REV	COMPUTER FILE
PSR	PSR			P: 8001124.PRO
10-28-24	11-13-24			
SCALE	TAX MAP PARCEL	DRAWING NUMBER		
1"=80'		D-8001124		

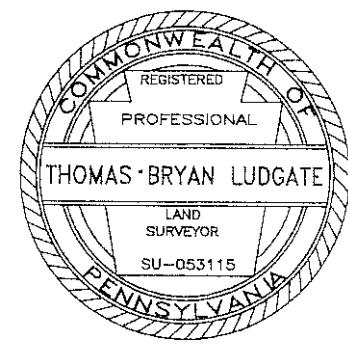


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ARNOLD ACRES INC  
DEV. 153 PG. 638  
27-2392781-378437-0000



MATCH LINE SEE SHEET 3



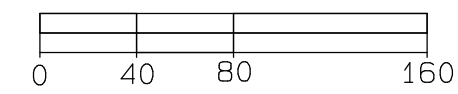
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DRAWN		REV	REV	REV	COMPUTER FILE
PSR		PSR			P: 8001124.PRO
SCALE		TAX MAP PARCEL		DRAWING NUMBER	
1"=80'				D-8001124	

SCALE : 1" = 80'



Legend of Symbols & Abbreviations

- = FIRE HYDRANT
- = CATCH BASIN (C.B.)
- = SANITARY OR STORM MANHOLES (AS INDICATED)
- = WATER VALVE CAP
- = LIGHT POLE
- = UTILITY POLE W/GUY WIRE
- = ELECTRIC BOX
- = GAS VALVE
- = GAS METER
- = STREET SIGN (AS NOTED)
- = EXISTING BUILDINGS
- = EXIST. UNDERGROUND ELEC.
- = EXIST. SEWER LATERAL
- = EXIST. GUIDE RAIL
- = P.O.C. = POINT OF COMMENCEMENT
- = P.O.B. = POINT OF BEGINNING
- (R) = RECORD
- (M) = MEASURED
- HP = HANDICAP PARKING
- = PROPERTY LINE
- = ELECTRIC LINE
- = FENCE LINE
- = BOLLARD
- = SPRINKLER
- = SPOTLIGHT
- = FLAGPOLE
- = RIP-RAP



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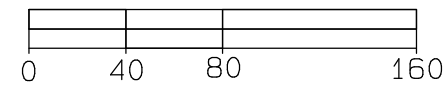
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DEV. 193 PG. 638  
27-2352781-378437-0000

MERLE RAY BRUBAKER  
512 114 W BRUBAKER  
DEV. 2163 PG. 4119  
27-2353762-376543-0000

PA NATURAL CHECKS, INC  
DEV. 2334 PG. 8734  
27-2353667-376006-0000

WILLIAM J HARTMAN  
JOAN R HARTMAN  
DEV. 186 PG. 242  
27-2353482-375812-0000

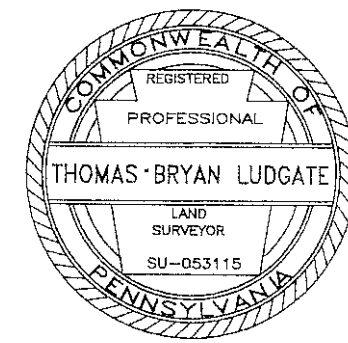
SCALE : 1" = 80'



MATCH LINE SEE SHEET 2

CORNFIELD

BENJAMIN FRANKLIN HIGHWAY  
ASPHALT PAVING, PUBLIC ROAD



2021 ALTA/NSPS LAND TITLE SURVEY PLAT



LINCOLN CORPORATE CENTER  
10 VANGUARD DRIVE, SUITE 100  
READING, PA, 19606  
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