

SHIPPENSBURG TOWNSHIP ZONING DATA FOR GENERAL COMMERCIAL DISTRICT (C-2)

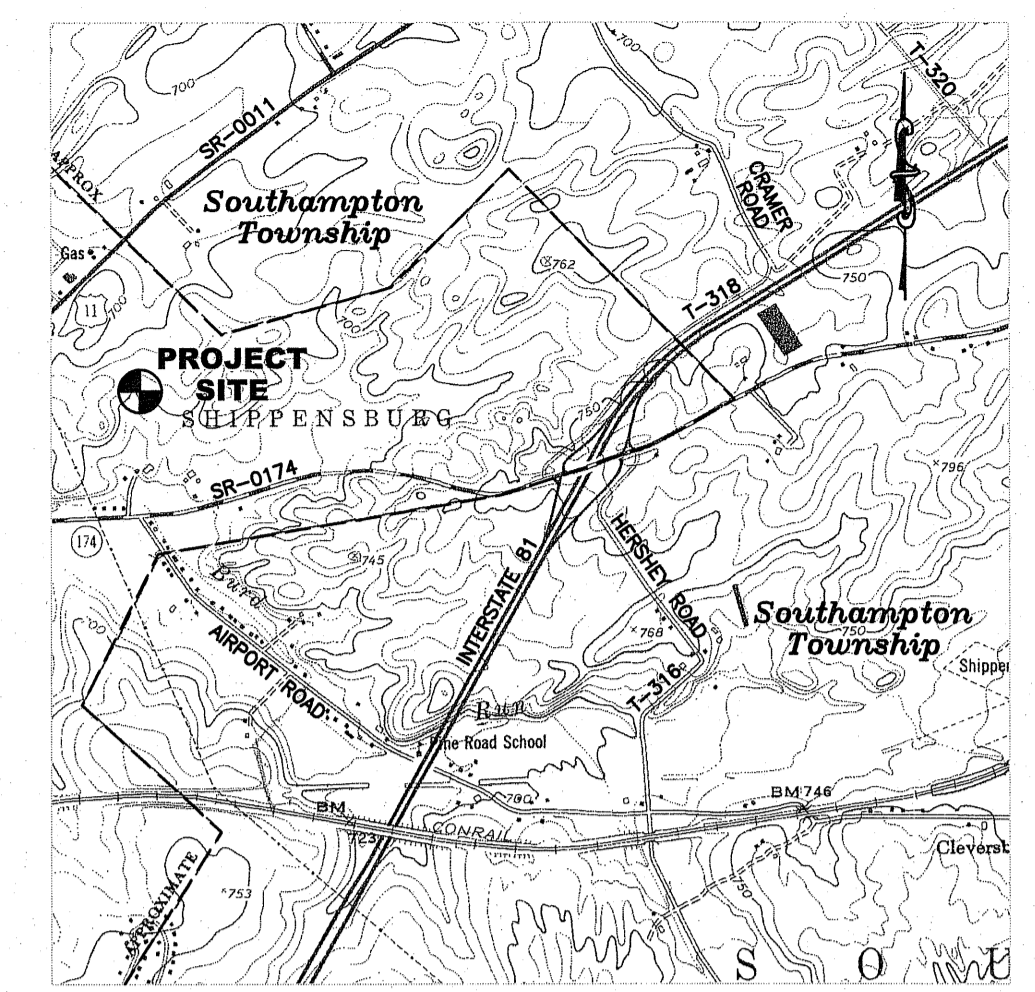
Source of Zoning Information:
The Planning & Zoning Resource Company

- Minimum Lot Area:
Existing Lot Area: 1 acre / 4,354 acres
- Minimum Lot Width:
Existing Lot Width: 200 feet / 795.8 feet
- Minimum Front Yard:
Front Yard—Conestoga Drive: 35 feet / 63 feet
- Minimum Side Yards:
Western Side Yard: 15 feet / 39 feet
Eastern Side Yard: 15 feet / 48 feet
- Minimum Rear Yard:
Rear Yard—Southwest: 25 feet / 0 feet
- Maximum Building Height:
Existing Building Height: 40 feet / 25.5 feet
- Maximum Building Coverage:
Existing Building Coverage: 50 percent / 17 percent
- Maximum Impervious Coverage:
Existing Impervious Coverage: 75 percent / 60 percent
- Parking Spaces Required:
Existing Parking Spaces: **158 Total Parking Spaces / 163 Total Parking Spaces, Including 6 Handicap Spaces

All buildings including accessory buildings shall not cover more than fifty percent (50%) of the area of the lot. No less than twenty-five percent (25%) of the lot area shall be covered with lawns and landscaping.

**Parking Space Formula — Retail Stores or Shops
1 space/200 square feet of gross floor area of display area, plus 1 space per each employee on largest shift (Estimated 80% OFA of display area and 30 employees on largest shift)
(25,685/200=128)+(30 employees)

**There are "NO APPARENT" encroachments on the subject property in the opinion of the surveyor.



LOCATION MAP 1" = 2000'

SOURCE OF TITLE

MLCFC 2006-3 WALMART ANCHOR LLC
Deed Instrument #201414919
Plan Book 88 Page 30 (Lot A-3)
T.M.P. 36-12-0320-042

SITE ADDRESS

SHIPPEN TOWN CENTRE
101-207 South Conestoga Drive
Shippensburg, PA. 17257

GENERAL PLAN NOTES

- This survey was made in accordance with the laws and/or Minimum Standards of the State of Pennsylvania.
- The basis of bearing for this survey is PA grid bearings, as shown hereon.
- The property described hereon is the same as the property described in Deed Instrument #201414919, Plan Book 88 Page 30 (Lot A-3), and Commitment No. 7400-31822 with an effective date of September 18, 2015 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. 42041C0361E, with a date of identification of March 16, 2009, for Community No. 421585, in Cumberland 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 Conestoga Drive (T-349), a dedicated public street.
- The total number of striped parking spaces on the subject property is 163, including 6 designated handicap spaces.
- There is no observed evidence of current earthmoving, building construction, or building additions on the subject property.
- There are no proposed changes in street right-of-way lines according to Shippensburg Township and there is no observed evidence of recent street or sidewalk construction or repairs.
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- Utility Note: The utilities shown have been located from above ground evidence and existing drawings (as provided). 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.
- There are no wetlands located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory Maps (www.fws.gov/wetlands).
- The building height, shown hereon, was measured between the highest point of the building and the finished floor elevation in the approximate location as depicted on the drawing.

RECORD LEGAL DESCRIPTION

ALL that certain Parcel of land known as Parcel A-3 on a Land Subdivision for Shippensburg Properties Parcel No.'s A-1 through A-12 as recorded in Cumberland County Plan Book 88, Page 30, SITUATED in Shippensburg Township, Cumberland County, Commonwealth of Pennsylvania, being further bounded and described as follows:

BEGINNING at an iron pin being a common corner of Parcel A-4, Parcel A-6, and Parcel A-3 of the above referenced subdivision plan; thence along Parcel A-6 South 45 degrees 04 minutes 19 seconds East, a distance of 539.71 feet to an iron pin; thence along the same with a curve to the right having the following characteristics; a radius of 270.00 feet; with an arc length of 424.12 feet, a chord bearing of South 00 degrees 04 minutes 19 seconds East, a chord length of 381.84 feet, to an iron pin; thence along the same, South 44 degrees 55 minutes 41 seconds West, a distance of 22.15 feet to an iron pin; thence along Parcel A-4 of the above referenced subdivision plan North 45 degrees 04 minutes 19 seconds West, a distance of 276.17 feet to an iron pin; thence North 44 degrees 55 minutes 41 seconds East, 72.61 feet; thence along the same North 45 degrees 04 minutes 19 seconds West, a distance of 365.54 feet to an iron pin; thence along the same South 44 degrees 55 minutes 41 seconds West, a distance of 44.46 feet to an iron pin; thence along the same North 45 degrees 04 minutes 19 seconds West, a distance of 168.00 feet to an iron pin; thence along the same North 44 degrees 55 minutes 41 seconds East, a distance of 264.00 feet to an iron pin, which is the POINT OF BEGINNING.

LEGEND

- EX. Existing
- PL. Point
- I.P. Iron Pin
- RRS Railroad Spike
- M.N. Mag-Nail
- T.M.P. Tax Map & Parcel
- N/F Now Or Formerly
- R-O-W Right-Of-Way

THE PROPERTY IS SUBJECT TO THE FOLLOWING EXCEPTIONS

SCHEDULE B - SECTION TWO
EXCEPTIONS
COMMITMENT NUMBER: 3020-819293
COMMITMENT EFFECTIVE DATE: October 14, 2016

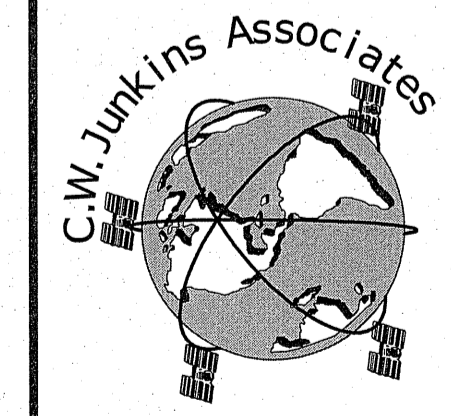
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
- Rights or claims by parties in possession under the terms of any unrecorded lease or agreement(s) of sale.
- Unrecorded easements, discrepancies or conflicts in boundary lines, shortages in area content and encroachments, which an accurate and satisfactory Land Title Survey would disclose.
- Possible interim real estate taxes by reason of increased assessments for new construction and/or major improvements, a lien not yet due and payable.
- Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
- Pylon Sign Easement Agreement as set forth in Miscellaneous Book 725 Page 2392. "does not affect"
- Subject to all matters shown on the Plan as recorded in the Recorder's Office of Cumberland County, Pennsylvania in Plan Book 88 Page 30. "affects" (not plottable)
- Easements with Covenants and Restrictions Affecting Land as set forth in Miscellaneous Book 704 Page 4442, Supplemental recorded in Miscellaneous Book 717 Page 3585. "affects" (not plottable)
- Subject to all roads, public or private, affecting the premises and the rights of others therein.
- Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.

PLAN REVISIONS

No.	REVISIONS	DATE

ALTANSPS LAND TITLE SURVEY FOR
SHIPPEN TOWN CENTRE

C.W. JUNKINS ASSOCIATES
COVENTRY CENTER
550 COVENTRY DRIVE
MECHANICSBURG, PA 17055
PHONE: (717) 697-8489 FAX: (717) 697-2434
EMAIL: eric@cwjunks.com

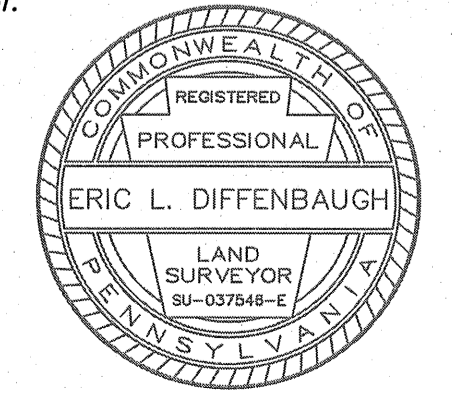


SURVEYOR'S CERTIFICATE
(Title Commitment No. 3020-819293, Effective October 14, 2016)

To Wells Fargo Bank, N.A., a successor to LaSalle Bank National Association, as Trustee, in trust for the registered holders of ML-CFC Commercial Mortgage Trust 2006-3, Commercial Mortgage Pass-Through Certificates, Series 2006-3; C-III Asset Management LLC, a Delaware limited liability company (successor to JNC Orion Partners, LLC), in its capacity as special servicer pursuant to that certain Pooling and Servicing Agreement dated September 1, 2006; and First American Title Insurance Company.

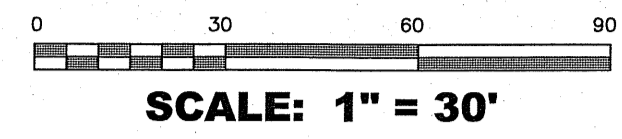
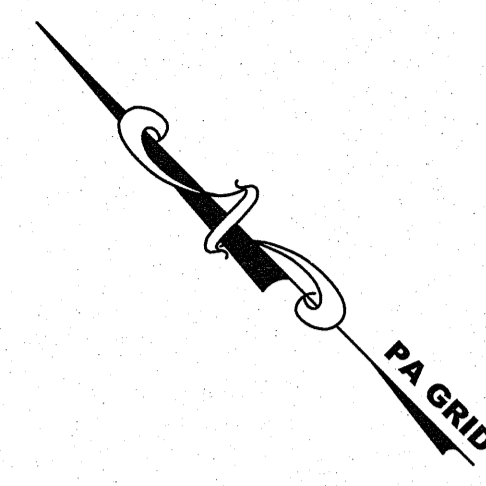
This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 10a, 11a, 13, 14, 16, 17, 18, 19, 20a, and 21 of Table A thereof.

Field work was completed on March 3, 2016.
Date of Map or Plot: October 31, 2016.



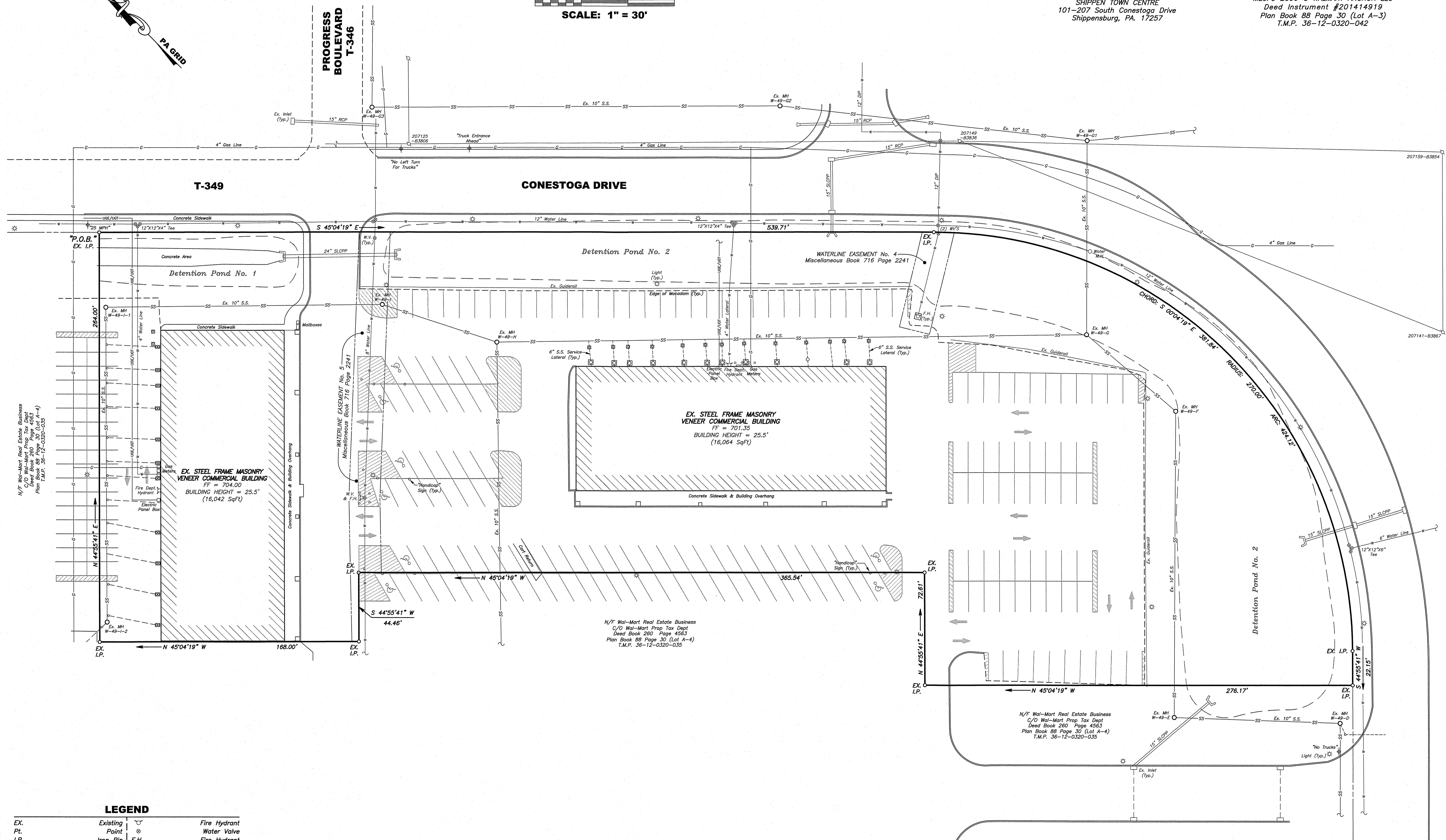
Eric L. Diffenbaugh
Pennsylvania Registered Professional Land Surveyor No. SU-037546-E

Date	OCTOBER 31, 2016
Scale	1" = 40'
File No.	2016-008
Drawing Name	2016-008-COVERSHEET
Drawn By	J.M.G.
Checked By	E.L.D.
Sheet No.	1 OF 2



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LEGEND

EX.	Existing	⊕	Fire Hydrant
PL.	Point	⊙	Water Valve
I.P.	Iron Pin	F.H.	Fire Hydrant
RRS	Railroad Spike	W.V.	Water Valve
M.N.	Mag-Nail	—	Water Line
T.M.P.	Tax Map & Parcel	—	Gas Line
N/F	Now Or Formerly	—SS—	Sanitary Sewer Line
R-O-W	Right-Of-Way	○	S.S. Manhole
UGE	Underground Electric	⊛	Light
UGT	Underground Telephone	⊠	Utility Pole
RCP	Reinforced Concrete Pipe	—SLCPP—	Smooth Line
			Corrugated Plastic Pipe

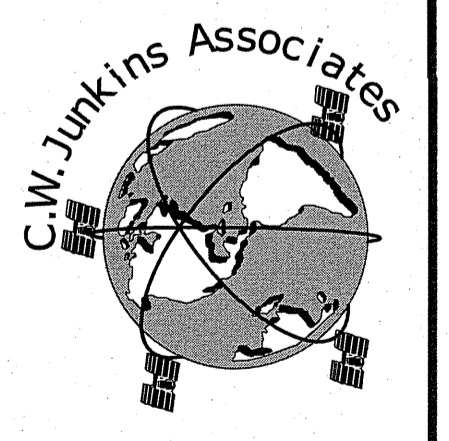
**THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTY IS 163, INCLUDING 6 DESIGNATED HANDICAP SPACES.

PLAN REVISIONS

NO.	REVISIONS	DATE

ALTANSPS LAND TITLE SURVEY FOR
SHIPPEN TOWN
CENTRE
 SHIPPENSBURG TOWNSHIP · CUMBERLAND COUNTY · COMMONWEALTH OF PENNSYLVANIA

C.W. JUNKINS ASSOCIATES
 550 COVENTRY CENTER
 MECHANICSBURG, PA 17055
 PHONE: (717) 697-6489 FAX: (717) 697-2434
 EMAIL: eric@cwjunks.com



Date	OCTOBER 31, 2016
Scale	1" = 30'
File No.	2016-008
Drawing Name	2016-008-ALTA SURVEY
Drawn By	J.M.G.
Checked By	E.L.D.
Sheet No.	2 OF 2