

SAMPLE

REPORT OF TITLE



Commonwealth,
Land Title Insurance Company

Stephen L. Neukirch

President

James J. Lynch Jr.

Secretary



REPORT OF TITLE

Date: October 23, 1991

NO: D003315B
HARRISBURG/ H. CHADWICK IDELL
29410

COMMONWEALTH LAND TITLE INSURANCE COMPANY
17 SOUTH MARKET SQ. SUITE 2-A, PO BOX 1149
HARRISBURG, PA 17108
(717) 232-6615

Home Office: 8 Penn Center, Philadelphia, Pennsylvania 19103

COMPANY WILL ISSUE ITS CURRENT ALTA POLICY OF TITLE INSURANCE WITH RESPECT TO THE PREMISES ENDORSED HEREON, UPON SETTLEMENT OF THE TRANSACTION, RECORDATION OF THE INSTRUMENTS AND COMPLIANCE WITH ALL OF THE REQUIREMENTS SET FORTH HEREIN, IN CONFORMITY WITH THIS TITLE REPORT.

AMOUNT OF POLICY

MORTGAGEE -

OWNER - PER CURRENT COUNTY ASSESSMENT AND COMMON LEVEL RATIO, THE FAIR MARKET VALUE OF THE PREMISES IS \$1,212,120.00

=====

SCHEDULE A - For description and recital see page as to premises
2986 North Second Street
City of Harrisburg
Dauphin County, Pennsylvania

INSTRUMENTS TO BE PRODUCED AND RECORDED

DEED: Harrisburg Area Center for Higher Education, a non-profit corporation
TO: State System of Higher Education of Pennsylvania, a public corporation and government instrumentality
Dated: Recorded:

ATTACHED TO AND FORMING A PART OF REPORT OF TITLE

NO. D003315B

=====

SCHEDULE B-1 UPON SATISFACTORY EVIDENCE OF DISCHARGE, SATISFACTION OR COMPLIANCE WITH THE FOLLOWING ITEMS AFFECTING TITLE TO THE SUBJECT PREMISES, SUCH ITEMS WILL BE REMOVED AND THE POLICY WILL BE ISSUED WITHOUT EXCEPTION THEREFOR.

ADDITIONAL EXCEPTIONS BASED ON A CONTINUATION OF TITLE SEARCHES WILL BE ADDED IF NOT DISPOSED OF TO SATISFACTION OF COMPANY.

Possible unfiled mechanics liens and municipal claims.
Terms of any unrecorded lease or rights of parties in possession.
Proof that all natural persons in this transaction are of full age and legally competent.
Proof of identity of parties as set forth in Recital.
Possible additional assessments for taxes for new construction or for any major improvements pursuant to provisions of Acts of Assembly relating thereto.
Satisfactory photo identification of all parties in this transaction must be produced at settlement.

TAXES: Receipts for the years 1989 to 1990 inclusive to be produced.
Due for Current year 1991.

WATER AND SEWER RENTS: Presently due and payable.
For Current period, not yet due and payable.

MECHANICS AND MUNICIPAL CLAIMS: NONE

MORTGAGES: NONE

JUDGMENTS: NONE

REQUIREMENTS:

1. Articles of Incorporation or Charter of insured corporation.
2. Proof that the Charter of Insured Corporation is still in full force and effect.
3. Consent of governing body to this transaction, if required by By-Laws.
4. Articles of Incorporation or Charter of grantor corporation.
5. Proof that the Charter of grantor corporation is still in full force and effect.

PA 2

PAGE 2

ATTACHED TO AND FORMING A PART OF REPORT OF TITLE

NO. D003315B

=====

6. By-Laws of grantor corporation.
7. Consent of governing body to this transaction, if required by By-Laws.
8. Certified copy of resolution of Board of Directors showing the proper majority (depending upon the number of Directors - 2/3's majority if less than 21 or simple majority if 21 or over) authorizing the execution of the instrument to be insured in accordance with Articles and By-Laws of Grantor Corporation.

ATTACHED TO AND FORMING A PART OF REPORT OF TITLE

NO. D003315B

SCHEDULE B-11 THE PREMISES ENDORSED HEREON ARE SUBJECT TO THE FOLLOWING ITEMS WHICH TOGETHER WITH ITEMS NOT REMOVED IN SCHEDULE B-1, WILL BE EXCEPTED IN THE POLICY. ITEMS MARKED "SUBORDINATE" WILL APPEAR IN THE POLICY BUT COMPANY WILL INSURE THAT SUCH ITEMS ARE SUBORDINATE TO THE INSURED MORTGAGE (MORTGAGE POLICY ONLY).

EXCEPTIONS

1. Unrecorded easements, discrepancies or conflicts in boundary lines, shortages in area and encroachments which an accurate and complete survey would disclose.
2. Rights and claims of the Commonwealth of Pennsylvania and United States of America by reason of any state appropriations, grants, or other aid.
3. Conditions contained in Deed Book "Y", Volume 51, Page 167.
4. Rights of the public and others entitled thereto in and to the use of that portion of the premises within the bounds of Graham Street.
5. The following as shown on survey by Herbert, Rowland & Grubic, Inc. dated July 19, 1991, last revised August 19, 1991:
 - (a) elevated concrete parking pad extends into right-of-way limits of Graham Street
 - (b) encroachment of a six foot chain link fence by United States of America

Endorsements:

The following endorsements will appear in Policy if indicated.

Endorsement Pa. 300 Endorsement _____ Endorsement _____

ATTACHED TO AND FORMING A PART OF REPORT OF TITLE

NO. D003315B

=====

DESCRIPTION and RECITAL

PARCEL NO. 1:

ALL THAT CERTAIN tract or parcel of land, with improvements thereon erected situate in the Fourteenth Ward of the City of Harrisburg, Dauphin County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point of intersection of the center line of Graham Street (having a 60 foot right-of-way with the southern 30 feet unopened) and western right-of-way of North Second Street (having a 80 foot right-of-way); thence from said point of beginning along said western right-of-way of Second Street South 06 degrees 02 minutes 01 second west 600.30 feet to an existing iron pin; thence along lands now or formerly of Richard E. Abrams and Jack E. and Catherine G. Snavely North 85 degrees 58 minutes 14 seconds west, 427.84 feet to an existing copper weld rod; thence the following two courses and distances along lands of the city of Harrisburg running parallel to North Front Street (having a 40 foot right-of-way width) North 09 degrees 12 minutes 05 seconds East 242.00 feet to an existing copper weld rod and North 14 degrees 07 minutes 00 seconds East 363.51 feet to a point at the center line of Graham Street; thence along the center line of Graham Street South 86 degrees 08 minutes 00 seconds East, 363.35 feet to an iron pin set; said point being the point of BEGINNING.

PARCEL NO. 2:

ALL THAT CERTAIN tract or parcel of land, with improvements thereon erected situate in the Fourteenth Ward of the City of Harrisburg, Dauphin County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point, said point being an existing copper weld rod on the easterly right-of-way of Second Street (having a right-of-way width of 80 feet approximately 446 feet South of its intersection with the center line of Graham Street (having a right-of-way of 60 feet); thence along lands now or formerly of the United States of America the following three (3) courses and distances South 83 degrees 57 minutes 07 seconds East, 78.24 feet to an existing copper weld rod; thence South 75 degrees 34 minutes 27 seconds East, 108.28 feet to an existing copper weld rod; thence South 83 degrees 54 minutes 41 seconds East, 141.65 feet to an existing copper weld rod; thence along the westerly right-of-way of Green Street (having a right-of-way width of 120 feet) South 06 degrees 02 minutes 01 second west, 126.59 feet to an existing re-bar; thence along lands of Craig A. and Betty S. Williamson North 85 degrees 58 minutes 54 seconds west, 327.21 feet to an existing copper weld rod; thence along the eastern right-of-way of Second Street North 06 degrees 02 minutes 01 second East, 154.06 feet to a point; said point being the point of BEGINNING.

