

**TRIDENT LAND TRANSFER COMPANY LP**  
431 West Lancaster Avenue, Devon, PA 19333  
Agent for  
**COMMONWEALTH LAND TITLE INSURANCE COMPANY**

Commitment No.: 14PA33044

**SCHEDULE A**

1. Commitment Date: June 3, 2014 at 12:00AM
2. Policy (or Policies) to be issued:

(a) Owner's Policy	Amount
Proposed Insured:	\$0.00
TBD	
3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by:

The Most Reverend Charles J. Chaput, O.F.M., Cap., as Archbishop of Philadelphia and not in his personal or individual capacity, by his Attorney-in-Fact the Most Reverend Monsignor Daniel J. Kutys, Vicar General and Moderator of the Curia for the Archdiocese of Philadelphia, duly appointed by Power of Attorney dated 7/3/2012 and recorded in Bucks Count in Instrument # 2012057067 on 7/13/2012 (A) and \_\_\_\_\_, Pastor of St. Ann's Roman Catholic Parish a/k/a St. Ann Church (B-I)
4. The land referred to in the Commitment is described as follows:

Jefferson Avenue and Logan Street, Bristol, PA 19007

SEE SCHEDULE C ATTACHED HERETO

Barbara W. Griest  
President

## COMMONWEALTH LAND TITLE INSURANCE COMPANY

Commitment No.: 14PA33044

### SCHEDULE B - SECTION I REQUIREMENTS

The following are the requirements to be complied with:

1. Pay and/or disburse the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Pay all taxes and/or assessments, levied and assessed against the land which are due and payable.
4. The following documents, satisfactory to us, creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:  
  
Deed from The Most Reverend Charles J. Chaput, O.F.M., Cap., as Archbishop of Philadelphia and not in his personal or individual capacity, by his Attorney-in-Fact the Most Reverend Monsignor Daniel J. Kutys, Vicar General and Moderator of the Curia for the Archdiocese of Philadelphia, duly appointed by Power of Attorney dated 7/3/2012 and recorded in Bucks Count in Instrument # 2012057067 on 7/13/2012 (A) and \_\_\_\_\_, Pastor of St. Ann's Roman Catholic Parish a/k/a St. Ann Church (B-I) to TBD.
5. Payment of full consideration to or for the account of the grantors or mortgagors.
6. Payment of the premiums, fees and charges for the policy.
7. Possible unfilled mechanics liens and municipal claims.
8. Terms of any unrecorded lease or rights of parties in possession.
9. Proof that all natural persons in this transaction are of full age and legally competent.
10. Proof of identity of parties as set forth in Recital.
11. POWERS OF ATTORNEY: If any party to the settlement intends to use a Power of Attorney at settlement, a copy of such Power of Attorney must be submitted for review in advance of settlement. Failure to comply with this requirement may result in the postponement of the settlement. Acceptability of the Power of Attorney for purposes of completion of settlement is within the discretion of the insurer.
12. Proof to be provided that any individuals holding record title have not, subsequent to acquisition of title, been a party to any divorce proceedings, whether currently ongoing or completed prior to the transaction that is the subject of this report/commitment. In the event such divorce proceedings have occurred, same to be examined and possible additional exceptions and requirements to be added. This requirement applies only to individuals and is not applicable if record owner is an LLC, LP, Corporation or other business entity.
13. Information must be furnished concerning the Social Security Number(s) and/or the Tax Identification Number(s) and future addresses of grantors for the completion of Substitute Form 1099 at the Closing of Transaction.
14. Proof that no parties to this transaction are involved in bankruptcy proceedings; if bankruptcy has been filed, same to be examined; possible additional requirements/exceptions to be added.

**SCHEDULE B - SECTION I**  
(Continued)

15. Satisfactory evidence should be provided that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor material.
16. **TAXES:**  
Receipts for Township, County and School Taxes for the three prior years to be produced.  
Township, County and School Taxes for the current year 2014  
Assessment \$no assessments, exempt  
Tax ID / Parcel No. 04-023-132 and 04-023-133 to 139 inclusive
17. **WATER AND SEWER RENTS:**  
Receipts for Water and Sewer Rents for the three prior years to be produced.  
Water and Sewer Rents for the current year 2014.
18. **MECHANICS AND MUNICIPAL CLAIMS: NONE**
19. **MORTGAGES: NONE**
20. **JUDGMENTS: NONE**
21. Prior to settlement, search of statewide support lien system (<http://www.childsupport.state.pa.us>) to be performed to determine the existence of support arrearages, if any. Company or its Agent to be provided with social security numbers of all natural persons that are a party to the transaction so that this search can be performed by the closing officer no more than 30 days in advance of closing.
22. Names of all relevant parties to the within real estate transaction to be searched prior to closing to verify that they are not Specially Designated Nationals subject to the provisions of President's Executive Order Targeting Terrorist Assets.
23. Owner's Affidavit on Company form to be executed by sellers or mortgagors and filed with Company.
24. Proof of consent and approval of His Eminence, Charles J. Chaput, Archbishop of Philadelphia, to the within conveyance of this property.
25. Proof that Letter of Attorney from The Most Reverend Charles J. Chaput, O.F.M., Cap., Archbishop of Philadelphia to Reverend Monsignor Daniel J. Kutys, Vicar General and Moderator of the Curia for the Archdiocese of Philadelphia dated 7/3/2012 and recorded in Instrument # 2012057067 is unrevoked and that the constituent is still alive.
26. Articles of Incorporation or Charter of grantor corporation.
27. Proof that the Charter of grantor corporation is still in full force and effect.
28. By-Laws of grantor corporation.
29. Consent of governing body to this transaction, if required by By-Laws.
30. 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.
31. Proof that the present transaction does not constitute a disposal of all or substantially all of the assets of the Grantor Corporation, otherwise compliance with Section 5930 of the Pennsylvania Nonprofit Corporation Act of 1988 must be had and adequate proof thereof furnished.

**SCHEDULE B - SECTION I**  
(Continued)

- 32. Name of mortgagor to be furnished and additional searches made.
- 33. Last Insured Not Available.
- 34. The following note is for Informational Purposes Only:  
  
The following deed(s) affecting said land were recorded within six (6) months of the date of this report:  
NONE
- 35. Possible additional Company approvals, which approvals depend on liability amount as shown on Schedule A, currently designated as TBD.

## COMMONWEALTH LAND TITLE INSURANCE COMPANY

Commitment No.: 14PA33044

### SCHEDULE B - SECTION II EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the company:

1. 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 of the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this report.
2. Rights or claims of parties in possession of the land not shown by the public record.
3. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Easements, encroachments, overlaps, shortages of area, boundary line disputes and other matters affecting title that an accurate and complete survey would disclose.
5. Real estate taxes for the current and prior tax years which are hereafter assessed and are not yet due and payable.
6. Rights of the public and others entitled thereto in and to the use of that portion of the premises within the bounds of Logan Street and Jefferson Avenue.
7. Easement of Party Walls.

# COMMONWEALTH LAND TITLE INSURANCE COMPANY

Commitment No.: 14PA33044

## SCHEDULE C PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

As to Premises "A"

ALL THOSE TWO CERTAIN messuages and lots of ground, both situate in the Fifth Ward of the Borough of Bristol, County of Bucks and State of Pennsylvania separately bounded and described as follows:

Tract No. 1: BEGINNING at a point in the Southwest side of Jefferson Avenue 150 feet Northwest of Pond Street, thence Southwesterly at right angles with said Avenue through the middle of the partition between the house on this and the house on the adjoining lot 143 feet more or less to a forty feet wide street, called Logan Street, thence Northwesterly along said last named streets 50 feet, thence Northeasterly at right angles to Jefferson Avenue 143 feet more or less to said Jefferson Avenue, thence Southeasterly along the same 50 feet more or less to the place of beginning.

Tract No. 2: BEGINNING at a point in the Southwesterly line of Jefferson Avenue, 150 feet Northwestwardly from the corner of Pond Street at a corner of Tract No. 1 above described, thence along the same Southwestwardly at right angles to the line of Jefferson Avenue and passing through the middle of the partition between the house on this and the house on the adjoining land 143 feet more or less to the line of Logan Street, thence Southeastwardly along the said line of Logan Street 50 feet to a corner of land now or late of Sarah Carver, thence Northeastwardly at right angles to the line of Jefferson Avenue 143 feet more or less to the line of said Avenue, thence Northwestwardly along the line of Jefferson Avenue 50 feet to the place of beginning.

As to Premises "B"

ALL THAT CERTAIN messuage and lot of land, situate on the Southwest side of Jefferson Avenue in the Fifth Ward of the Borough of Bristol, County of Bucks and State of Pennsylvania, bounded and described as follows:

Containing 18 feet in front and extending of that width in length or depth between parallel lines at right angles to said Jefferson Avenue 144 feet be the same more or less to the line of Logan Street, the Southeast line thereof being 200 feet Northwest of Pond Street and the Northwest line thereof passing through the middle of the partition separating the house on this lot from the house on the adjoining lot. Bounded on the Southeast by land formerly of Joshua Peirce and now of Harry W. Phipps and on the Northwest by land formerly of William C. Peirce and now of Charles Capella.

As to Premises "C"

ALL THAT CERTAIN messuage and lot of land, situate the Borough of Bristol, County of Bucks and State of Pennsylvania, bounded and described as follows:

Containing 18 feet in front on the Southwest side of Jefferson Avenue and extending of that width between parallel lines at right angles with said Jefferson Avenue 144 feet more or less to the line of the Northeast side of Logan Street; bounded on the Northwest by land formerly of John J. Hunter, now of the Estate of John J. Hunter, and on the Southeast by land now or formerly of Bridget Tarpey, the Southeast line thereof being 218 feet Northwest of the Northwest side of Wood Street and passing through the middle of the partition between the house on this and that on the lot of said Bridget Tarpey.

As to Premises "D"

## SCHEDULE C

(Continued)

ALL THAT CERTAIN messuage and lot of land, situate on the Southwest side of Jefferson Avenue in the Fifth Ward of the Borough of Bristol, County of Bucks and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point 194 feet Northwest from the Northwest corner of Pond Street and extending along said Jefferson Avenue 18 feet to land now or late of Harry W. Phipps and extending of that width between parallel lines running at right angles with said Jefferson Avenue 144 feet more or less to the line of Logan Street, the Northwest line thereof passing through the middle of the partition separating the house on this from that on the adjoining lot and bounding on the Northwest by land now or late of Harry W. Phipps and on the Southeast by lands now or late of Harry D. Warren.

As to Premises "E"

ALL THAT CERTAIN messuage and lot of land, situate on the Southwest side of Jefferson Avenue in the Fifth Ward of the Borough of Bristol, in the County of Bucks and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point 212 feet from the Northwest corner of Pond Street and extending along said Jefferson Avenue 18 feet to lands now or late of Edward Groom and extending of that width between parallel lines running at right angles with said Jefferson Avenue 144 feet more or less to the middle of Logan Street, the Southeast line thereof passing through the middle of the partition separating the house on this from that on the adjoining lot and bounded on the Southeast by land late of Louie Mari and Natalina, h/w now or late of Raffaello Ciotti and Livia, h/w and on the Northwest by lands now or late of Edward Groom.

As to Premises "F"

ALL THAT CERTAIN messuage and lot of land, situate in the Fifth Ward of the Borough of Bristol, County of Bucks and State of Pennsylvania, bounded and described as follows, viz:

BEGINNING at a point in the Southwesterly side of Jefferson Avenue, at the distance of 272 feet from the Northwesterly side of Pond Street, at a corner of land late of John I. Hunter, now of Francesco Ciotti, thence by the said land late of John I. Hunter, now of Francesco Ciotti, South 62 degrees West 144 feet to Logan Street, thence along said Logan Street, North 28 degrees West 18 feet to a corner of land late of William C. Peirce, now of Nicola Paglione, thence by said land, North 62 degrees East 144 feet to the side of Jefferson Avenue, aforesaid, and thence along the same, South 28 degrees East 18 feet to the place of beginning.

As to Premises "G"

ALL THAT CERTAIN messuage and lot of land, situate in the Fifth Ward of the Borough of Bristol, in the County of Bucks and State of Pennsylvania, bounded and described as follows:

Containing 18 feet in front on the Southwest side of Jefferson Avenue and extending of that width between parallel lines at right angles with said Avenue 142 feet, more or less to the line of Logan Street, bounded on the Northwest by land late of Frank Kelly, now of Nicola Barbetta and Guiseppina, his wife, and on the Southeast by land late of Eva J. Thomas now of Frank Lombardo and Maria R., his wife and the Southeast line thereof being 290 feet Northwest of the Northwest side of Pond Street and passing through the middle of the partition between the house on this and that on said late Thomas, now Lombardo's lot.

As to Premises "H"

ALL THAT CERTAIN messuage and lot of land, with the buildings and improvements thereon erected, situate in the Fifth Ward of the Borough of Bristol, County of Bucks and State of Pennsylvania, bounded and described as follows, viz:

## SCHEDULE C

(Continued)

Containing 18 feet in front on the Southwest side of Jefferson Avenue and extending of that width between parallel lines at right angles with said Jefferson Avenue 142 feet, more or less to the line of Logan Street. Bounded on the Northwest by land of the said Frank Kelly, now about to be conveyed to Michele Rige and Guisèppina Rige, and on the Southeast by land formerly of Alfred W. Myers, now of Harry W. Phipps, and the Southeast line thereof being 318 feet Northwest of the Northwest side of Pond Street.

As to Premises "I"

ALL THAT CERTAIN messuage and lot of land, with the buildings and improvements thereon erected, situate in the Fifth Ward of the Borough of Bristol, County of Bucks and State of Pennsylvania, bounded and described as follows, to wit:

Containing 18 feet in front on the Southwest side of Jefferson Avenue and extending of that width between parallel lines at right angles with said Jefferson Avenue 142 feet, more or less to the line of Logan Street, bounded on the Northwest by land now or late of Nicola and Guisippine Barbeta and the Southeast line thereon being 326 feet Northwest of the Northwest side of Pond Street. As to Premises "A" Being the same premises which Harry W. Phipps and Nellie B. Phipps, his wife by Deed dated 6/21/1920 and recorded 6/24/1920 in Bucks County in Deed Book 444 Page 106 conveyed unto Dennis J. Dougherty, Archbishop of the City of Philadelphia, in fee.

AND the present Archbishop of Philadelphia is the Most Reverend Charles J. Chaput, O.F.M., CAP., by succession.

As to Premises "B"

Being the same premises which Joseph W. Hallowell, Thomas R. Lewis and John T. Welsh, County Commissioners of the County of Bucks by Deed dated 7/5/1955 and recorded 10/3/1956 in Bucks County in Deed Book 1565 Page 81 conveyed unto Rev. Peter A. Pinci, O.S.S.T., (solely as Pastor of St. Ann Church), in fee.

As to Premises "C" Being the same premises which Charles Capella and Ronda Capella, his wife by Deed dated 4/4/1961 and recorded 4/17/1961 in Bucks County in Deed Book 1592 Page 78 conveyed unto Reverend John Dimatteo, as Pastor of St. Ann's Roman Catholic Parish, in fee.

As to Premises "D" Being the same premises which Vincent Malatesta and Alfreda Malatesta, his wife by Deed dated 7/28/1960 and recorded 8/12/1960 in Bucks County in Deed Book 1556 Page 417 conveyed unto Reverend John Dimatteo, as Pastor of St. Ann's Roman Catholic Parish, in fee

.As to Premises "E" Being the same premises which Nicola Gaggaiello and Vincenza C. Gaggaiello, his wife by Deed dated 3/6/1962 and recorded 3/28/1962 in Bucks County in Deed Book 1646 Page 430 conveyed unto Reverend John Dimatteo, as Pastor of St. Ann's Roman Catholic Parish, in fee.

As to Premises "F" Being the same premises which Louis D'Onofrio and Marie D'Onofrio, his wife by Deed dated 5/2/1963 and recorded 5/27/1963 in Bucks County in Deed Book 1713 Page 67 conveyed unto Reverend John Dimatteo, as Pastor of St. Ann's Roman Catholic Parish, in fee.

As to Premises "G" Being the same premises which Nicola Paglione and Rosie Paglione, his wife by Deed dated 4/29/1964 and recorded 5/11/1964 in Bucks County in Deed Book 1764 Page 330 conveyed unto Reverend John Dimatteo, as Pastor of St. Ann's Roman Catholic Parish, in fee.

As to Premises "H" Being the same premises which John M. Marchetti and Dominica M. Marchetti, his wife by Deed dated 8/10/1964 and recorded 8/21/1964 in Bucks County in Deed Book 1774 Page 210 conveyed unto Reverend John Dimatteo, as Pastor of St. Ann's Roman Catholic Parish, in fee.

As to Premises "I" Being the same premises which Nicola Gaggaiello and Vincenza C. Gaggaiello, his wife by Deed dated 10/30/1964 and recorded 11/25/1964 in Bucks County in Deed Book 1783 Page 1187 conveyed unto Reverend John Dimatteo, as Pastor of St. Ann's Roman Catholic Parish, in fee.