

Title Search Report
Issued by:**Commonwealth Land Title Insurance Company**

The attached Title Search Report is issued for the use of agent listed, a policy issuing agent for Commonwealth Land Title Insurance Company, herein 'agent', and is to be used only by agent in the determination of the insurability of title to the property described herein in conjunction with the issuance of Commonwealth Land Title Insurance Company commitments, policies and endorsements. Use of the attached Title Search Report for any other purpose is not authorized. The attached Title Search Report may not be relied upon by any other party nor may it be relied upon for any other purpose. No liability is assumed by Commonwealth Land Title Insurance Company for any unauthorized use or reliance. This Title Search Report does not insure or guarantee the validity or sufficiency of any documents attached, **nor is it to be considered a title insurance commitment and/or title insurance policy.** Any liability under the attached Title Search Report is limited to the liability under the Commonwealth Land Title Insurance Company policy or policies issued pursuant to this Title Search Report.

The Agent who reviews this Title Search Report must follow all underwriting guidelines set forth in the underwriting Manual and Bulletins issued by Commonwealth Land Title Insurance Company. The Agent is responsible for obtaining appropriate updates or continuations of this Title Search Report prior to the issuance of any commitment or policy in accordance with Commonwealth Land Title Insurance Company guidelines and prudent underwriting practices. The Agent is responsible for any errors, omissions, defects, liens, encumbrances or adverse matters not shown by this Title Search Report but known to or discovered by the Agent prior to the issuance of a Commonwealth Land Title Insurance Company policy or endorsement.

Commonwealth Land Title Insurance Company
TITLE SEARCH REPORT

Search for:

Trident Land Transfer Company
431 West Lancaster Avenue
Devon, PA 19333
Phone: 610-889-7669

1. PERIOD SEARCHED:

The period covered in the search commenced with the Base Title as determined by Company and ends on: **May 22, 2018**

2. Policy or Policies to be issued:

A. Policy to be Issued:
ALTA Owners 2006 (as modified by TIRBOP)
Proposed Insured: TBD
Amount of Insurance:
Effective Date:

B. Policy to be Issued:
ALTA Loan 2006 (as modified by TIRBOP)
Proposed Insured:
Amount of Insurance:
Effective Date:

3. The estate or interest in the land described or referred to in this report is:

Fee Simple

4. At the effective date above title is vested in:

Mario A. Mozzani and Sandra Mozzani, his wife

5. Property:

300 West Market Street
West Chester Borough
Chester County, PA

TITLE SEARCH REPORT / ABSTRACT
REQUIREMENTS

1. Instrument(s) satisfactory to us, creating the estate or interest to be insured must be executed, delivered and filed for record.
 - A. **DEED FROM:** Mario A. Mozzani and Sandra Mozzani, his wife
TO: TBD
DATED: _____
RECORDED: _____
 - B. **MORTGAGE FROM:** TBD
TO: _____
DATED: _____
RECORDED: _____
2. Payment of full consideration to or for the account of the grantors or mortgagors.
3. Payment of the premiums, fees and charges for the policy.
4. Possible unfiled mechanics liens and municipal claims.
5. Terms of any unrecorded lease or rights of parties in possession.
6. Proof that all natural persons in this transaction are of full age and legally competent.
7. Proof of identity of parties as set forth in Recital.
8. **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.
9. 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 form. 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.
10. 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.
11. 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.
12. Satisfactory evidence should be provided that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are all

TITLE SEARCH REPORT / ABSTRACT
REQUIREMENTS continued

paid; and have released of record all liens or notice of intent to perfect a lien for labor material.

13. 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 2018

Assessment \$226,420.00

Tax ID / Parcel No. 1-8-497

14. 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 2018.

15. MECHANICS AND MUNICIPAL CLAIMS: NONE

16. MORTGAGES: NONE

17. JUDGMENTS: NONE

18. 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.

19. Owner's Affidavit on Company form to be executed by sellers or mortgagors and filed with Company.

20. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

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. Name of mortgagor to be furnished and additional searches made.

23. Last Insured Not Available.

24. 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

25. Possible additional Company approvals, which approvals depend on liability amount as shown on Schedule A, currently designated as TBD.

TITLE SEARCH REPORT / ABSTRACT
REQUIREMENTS continued

BLANK PAGE

TITLE SEARCH REPORT / ABSTRACT
EXCEPTIONS

In the event that one or more of the Exceptions listed below references covenants, conditions and/or restrictions, please note that the Exception(s) specifically exclude any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

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 form.
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.

TITLE SEARCH REPORT / ABSTRACT
LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements thereon erected SITUATE in the Borough of West Chester, County of Chester and State of Pennsylvania and described according to a plan of land of Borough of West Chester, said plan made by T. G. Colesworthy, County Surveyor, dated August 19, 1959, as follows, to wit:

BEGINNING at a point forming the intersection of the proposed Southeasterly side of Market Street (said side of Market Street being at the distance of 10.00 feet Southeast and Parallel to the existing Southeasterly side of Market Street), and the Southwesterly side of New Street, thence extending from said point of beginning South 24 degrees 42 minutes 10 seconds East along the said side of New Street 94.91 feet to a point, a corner of land now or late of Philip Poliner thence extending along the last mentioned land South 65 degrees 21 minutes 20 seconds West 74.00 feet to a point: a corner of land now or late of West Chester Laundry: thence extending along the last mentioned land North 24 degrees 21 minutes 40 seconds West along a fence line 94.46 feet to a point on the proposed Southeaster side of Market Street; thence extending North 65 degrees no minutes East along the proposed southeasterly side of Market Street, partly through a building 73.44 feet to the first mentioned point of intersection and place of beginning.

TRACT 2

ALL THAT CERTAIN message and lot of land known as #14 South New Street, in the Borough of West Chester, County of Chester and State of Pennsylvania, SITUATE on the West side of New Street between Market and Miner Streets in the said Borough of West Chester, bounded on the North by land now or late of Samuel G. Harry and land late of John T. Worthington, deceased: on the East by New Street, on the South by a message and lot now or late of Mary Ann Gheen and on the West by a Public Alley: being 18 feet more or less in front on said New Street and extending Westward of that width 135 feet to a public alley.

Tax ID / Parcel No. 1-8-497

Being the same premises which John E. Cosgrove, Executor under the last Will and Testament of Paul J. Cosgrove, deceased by Deed dated 10/6/1977 and recorded 10/12/1977 in Chester County in Deed Book V-51 Page 556 conveyed unto Mario A. Mozzani and Sandra Mozzani, his wife, in fee.

This Indenture, Made the

6th day of October In the year of our Lord
one thousand nine hundred and Seventy-seven (1977)

Between JOHN E. COSGROVE, EXECUTOR under the last Will and Testament of Paul J. Cosgrove, deceased (hereinafter called the party of the first part; Grantor

AND

MARIO A. MOZZANI AND SANDRA MOZZANI, his wife (hereinafter called the party of second part) Grantees

of the other part, **Witnesseth**, That the said Grantor

for and in consideration of the sum of Sixty-three Thousand Five Hundred (\$63,500.00) Dollars

lawful money of the United States of America, unto him self and truly paid by the said Grantees

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, released and confirmed and by these presents

grant, bargain, sell, alien, convey, release and confirm unto the said Grantees, their heirs

and assigns,

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected SITUATE in the Borough of West Chester, County of Chester and State of Pennsylvania and described according to a plan of land of Borough of West Chester, said plan made by T. G. Colesworthy, County Surveyor, dated August 19, 1959, as follows, to wit:

BEGINNING at a point forming the intersection of the proposed southeasterly side of Market Street (said side of Market Street being at the distance of 107.00 feet Southeast and Parallel to the existing southeasterly side of Market Street), and the Southwesterly side of New Street; thence extending from said point of beginning South 24 degrees 42 minutes 10 seconds East along the said side of New Street 94.91 feet to a point, a corner of land now or late of Philip Poliner; thence extending along the last mentioned land South 65 degrees 21 minutes 20 seconds West 74.00 feet to a point; a corner of land now or late of West Chester Laundry; thence extending along the last mentioned land North 24 degrees 21 minutes 40 seconds West along a fence line 94.46 feet to a point on the proposed southeasterly side of Market Street; thence extending North 65 degrees no minutes East along the proposed southeasterly side of Market Street, partly through a building 73.44 feet to the first mentioned point of intersection and place of beginning.

CONTAINING in area 8,979 square feet of land, be the same more or less.

BEING the same premises which The Borough of West Chester by Indenture bearing date the 23rd day of December A.D., 1963 and duly recorded at West Chester in the Office for the Recording of Deeds, is and for the County of Chester on the 26th day of December A.D., 1977

V51/554

1961 in Deed Book D-35, Page 529, granted and conveyed unto Paul J. Cosgrove, in fee.

TRACT #2

ALL THAT CERTAIN message and lot of land known as #14 South New Street, in the Borough of West Chester, County of Chester and State of Pennsylvania, SITUATE on the West side of New Street between Market and Miner Streets in the said Borough of West Chester, bounded on the North by land now or late of Samuel G. Harry and land late of John T. Worthington, deceased; on the East by New Street, on the South by a message and lot now or late of Mary Ann Gheen and on the West by a Public Alley; being 18 feet more or less in front on said New Street and extending Westward of that width 135 feet to a public alley.

CONTAINING about, 2,430 square feet of land, more or less.

BEING the same premises which Ivan F. Lichty and Betty Lichty, his wife, by Indenture bearing date the 12th day of April A.D., 1965 and recorded at West Chester in the Office for the Recording of Deeds in and for the County of Chester on the 13th day of April A.D., 1965 in Deed Book H-36, Page 432, granted and conveyed unto Paul J. Cosgrove, in fee.

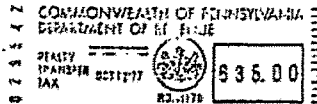
AND THE SAID Paul J. Cosgrove being so thereof seized departed this life on the 31st day of October, 1976 leaving a Will duly probated at West Chester in Will Book 115, Page 975 wherein and whereby he appointed his wife Miriam R. Cosgrove, Executor and in the event she was unable to serve, he appointed John E. Cosgrove, Executor.

AND THE SAID Miriam R. Cosgrove renounced her right of Administrator.

AND LETTERS TESTAMENTARY were duly granted to John E. Cosgrove on the 17th day of November, 1976 by the Register of Wills of Chester County.

MUNICIPAL TRANSFER TAX
PAID IN AMOUNT OF \$635.00

Howard Hunt
COLL. CLERK



V-51116 557

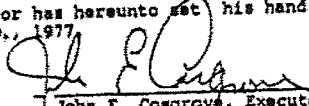
...d. Page 518. granted and approved into Paul J.

Together with all and singular Buildings ...
ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever
thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents,
issues and profits thereof; and all the estate, right, title, interest, property, claim and demand
whosoever of them, the said grantors in law, equity,
or otherwise whatsoever, of, in, and to the same and every part thereof;

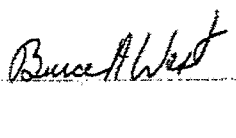
To have and to hold the said the said lot or piece of ground with
the buildings thereon erected
hereditaments and premises hereby granted, or mentioned and
intended so to be, with the appurtenances, unto the said
Grantees, their heirs
and assigns to and for the only proper use and
behalf of the said Grantor and assigns forever

And the said grantor,
doth
covenant, promise and agree, to and with the said grantees, their heirs
and assigns, by these presents, that he the said
Grantor
has
not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter
or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may
be impeached, charged or incumbered, in title, charge, estate, or otherwise whatsoever.

In Witness Whereof, the said Grantor has hereunto set his hand
and seal this 6th day of October A.D., 1977.


John E. Cosgrove, Executor
w/m of Paul J. Cosgrove, deceased

SEALED AND DELIVERED
IN THE PRESENCE OF US:

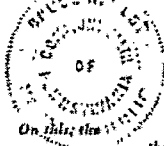


Received, the day of the date of the above indenture, of the within named Grantee

On this, the 6th day of October 1977, before me

the undersigned officer, personally appeared John E. Cosgrove, Executor under the Last Will and Testament of Paul J. Cosgrove, deceased of Pennsylvania known to me (or satisfactorily proven) in by the person described in the foregoing instrument, and acknowledge that he executed the same in the capacity therein stated and for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.



BRUCE A. WEST, Notary Public
West Chester, Chester Co., Pa.
My Commission Expires May 14, 1978

Bruce A. West
Notary Public

On this, the _____ day of _____ 19____, before me, the undersigned officer, personally appeared _____ who acknowledged himself (herself) to be the _____ of _____ a corporation, and that he as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself (herself) as

In Witness Whereof, I hereunto set my hand and official seal.

The ADDRESS of the within-named Grantee,
is 1002 N. New St.
WEST CHESTER, PA 19380
On behalf of the Grantee

MARION DEWITT F. VINCENT, INC.

Check and Record Books
West Chester, Pa. 19380

7706-M

DEED

JOHN E. COSGROVE, EXECUTOR
UNDER THE LAST WILL AND
TESTAMENT OF PAUL J. COSGROVE,
deceased

to

MARIO A. NOZZANI AND
SANDRA NOZZANI, HIS WIFE

1974 John C. West Company Philadelphia 721

Recorded in the office for the recording of deeds in and for
in Deed Book 751 No. 556 du.

G. of Chester

Witness my hand and seal of Office this
_____ day of _____
19____