

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 15, 2018**

2. Policy or Policies to be issued:

A. Policy to be Issued:
ALTA Owners 2006 (as modified by TIRBOP)
Proposed Insured: TBD 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 Mozzani

5. Property:

316 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 Mozzani
TO: TBD TBD
DATED: _____
RECORDED: _____
 - B. **MORTGAGE FROM:** TBD 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 \$105,650.00

Tax ID / Parcel No. 01-08-0496/ UPI 1-8-496

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. 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.

19. 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.

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

21. 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.

22. Last Insured Not Available.

23. 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

24. If Mario Mozzani is married, proof to be furnished that no divorce proceedings have been commenced. If an action has been instituted, then spouse must join in present deed to insured.

TITLE SEARCH REPORT / ABSTRACT
REQUIREMENTS continued

25. NOTICE ONLY: Mario Mozzani also owns the adjoining land, being parcel number 1-8-497 having an address/identifier as 300 W Market Street by deed dated 10/12/1977 as in Deed Book Deed book V-51 page 556 and this report does not cover this additional parcel and company assumes no liability by reason thereto. If intended to be included, this report to be returned for revision.
26. The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the policy to be issued. Until the amount of the policy to be issued shall be determined, and entered as aforesaid, it is agreed that as between the Company, the applicant for this Commitment, and every person relying on this Commitment, the Company cannot be required to approve any such valuation in excess of \$100,000.00 and the total liability of the Company on account of this Commitment shall not exceed said amount.
27. Names of Purchasers to be furnished and searched, and any additional objections by reason thereof to be certified prior to settlement.

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 message and lot of land situate on the South side of West Market Street in the Borough of West Chester, bounded and described as follows:

BEGINNING at an iron pin in the South street line of Market Street, a corner of lands of Edward Musser; thence Southwardly along land of the said Musser, One Hundred and Four feet and One and One-half inches to a point in line of land of Philip Poliner; thence Westwardly along the same about Sixty-one feet to a point in the East line of a public alley running from Market Street to Miner Street; thence Northwardly along said alley about One Hundred and Four feet to a point in the South street line of Market Street where the East line of said alley intersects the same; thence Eastwardly along the South street line of Market Street about sixty-one feet to the place of beginning.

Tax ID / Parcel No. 01-08-0496/ UPI 1-8-496

Being the same premises which West Chester Laundry by Deed dated 4/19/1993 and recorded 4/22/1993 in Chester County in Record Book 3542 Page 1629 conveyed unto Louis Mozzani, in fee.

And the said Louis Mozzani died on 10/18/1996, intestate. And Letters of Administration were granted on 11/18/1996 unto Mario Mozzani in Chester County under Register of Wills number 1596-1387.

Being the same premises which Donald A. Mancini Clerk of the Orphans Court pursuant to a Final Decree and Order of the Orphans Court dated 6/27/2000 and recorded in the Orphans' Court of Chester County Pennsylvania in the Estate of Louis Mozzani No. 1596-1387 by Deed dated 8/3/2000 and recorded 11/9/2000 in Chester County in Record Book 4849 Page 1177 conveyed unto Mario Mozzani, in fee.

This Indenture, Made the

3RD day of ~~19~~ AUGUST in the year of our
Lord [REDACTED] two thousand

Between Donald A. Mancini, Clerk of the Orphans' Court, pursuant to a Final Decree and Order of the Orphans' Court dated June 27, 2000, recorded in the Orphans' Court of Chester County, Pennsylvania in the Estate of Louis P. Mozzani, No. 1596-1387, as Grantor of the one part and Mario Mozzani as Grantee of the other part.

Whereas, Louis P. Mozzani died intestate October 18, 1996, owner of all that lot or certain piece of ground described below; and

WHEREAS, letters of administration were issued to Mario Mozzani on November 18, 1996 by the Register of Wills, Chester County, Pennsylvania, being No. 1596-1387, and

WHEREAS, upon petition of Mario Mozzani, administrator, to the Orphans' Court Division of the Court of Common Pleas of Chester County for leave to purchase said property in his individual capacity, by decree dated June 27, 2000, Alexander Endy, Judge, ordered the Clerk of the Orphans' Court to execute and deliver a deed to the hereinafter described property to Mario Mozzani, his heirs and assigns, upon entry of security which was duly entered on July 24, 2000.

BK4849PG1177

Now this Indenture witnesseth, That the said Donald A. Mancini,
Clerk of the Orphans' Court of Chester County, Pennsylvania
for and in consideration of

the sum of One (\$1.00) Dollar

lawful money of the United States, to him well and truly paid by the said

Mario Mozzani, individually

at and before the sealing and delivery hereof, the receipt whereof is hereby acknowledged,

has granted, bargained, sold, aliened, released, and confirmed and by these presents,

does grant, bargain, sell, alien, release and confirm unto the said Mario Mozzani

ALL THAT CERTAIN message and lot of land situate on the South side of West Market Street in the Borough of West Chester, bounded and described as follows:

BEGINNING at an iron pin in the South street line of Market Street, a corner of lands of Edward Musser; thence Southwardly along land of the said Musser, One Hundred and Four feet and One and One-half inches to a point in line of land of Philip Poliner; thence Westwardly along the same about Sixty-one feet to a point in the East line of a public alley running from Market Street to Miner Street; thence Northwardly along said alley about One Hundred and Four feet to a point in the South street line of Market Street where the East line of said alley intersects the same; thence Eastwardly along the South street line of Market Street about sixty-one feet to the place of beginning.

CONTAINING Six Thousand Three Hundred and Fifty square feet of land, more or less.

COUNTY PARCEL #1-8-496

BEING the same premises which West Chester Laundry, by deed dated 4/19/93 and recorded at West Chester, Pa in Book 3542, page 1629, granted and conveyed unto Louis Mozzani, in fee.

BR 04 908 1178
Bk 3542 pg 1178

Together with all and singular the buildings, improvements,
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 also, all the estate, right, title, interest use,
trust, property, possession, claim and demand whatsoever, of him, the said Louis P.
Mozzani at and immediately before the time of his decease,

in law, equity, or otherwise howsoever, of, in, to, or out of the same;

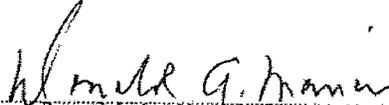
To have and to hold the said lot or piece of ground above described
with the buildings and improvements thereon erected, hereditaments and premises hereby
granted and released, or mentioned and intended so to be, with the appurtenances, unto the said
Mario Mozzani, his heirs and assigns, to and for the only proper use and behoof of the said
Mario Mozzani, his heirs and assigns forever.

And the said Grantor

Grantor, Mario Mozzani, his heirs and assigns
that he the said Grantor, his heirs and assigns, *covenant, promise and agree, to and with the said*
and assigns,

have 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 howsoever.

In Witness Whereof the said Grantor, Donald A. Mancini, Clerk of the
Orphans' Court of Chester County, Pennsylvania
hereunto sets his hand and seal the day and year first above written.


Donald A. Mancini
Clerk of the Orphans' Court



BK 4849 PG 1179

Commonwealth of Pennsylvania
County of Chester

On this, the 31st day of AUGUST, 2000, 19, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the State of Pennsylvania

the undersigned Officer,

personally appeared Donald A. Mancini, Clerk of the Orphans' Court of Chester County, Pennsylvania

known to me (satisfactorily proven) to be the person whose name is (are) subscribed to the within instrument, and acknowledged that (he) executed the same for the purposes therein contained.

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

Ariene S. Sagarese
Notary Public

Ariene S. Sagarese, Notary Public
West Chester County, Pennsylvania
My Commission Expires Feb. 3, 2003

Notarial Seal
Ariene Sagarese, Notary Public
West Chester Boro, Chester County
My Commission Expires Feb. 3, 2003

John C. Clark Co., Philadelphia
656-5



DONALD A. MANCINI, Clerk
of the Orphans' Court of
Chester County, Pennsylvania

to

MARIO MOZZANI

The address of the above-named Grantee

is 1000 N. New Street

West Chester, Pa 19380

On behalf of the Grantee

BK4849PG1180



11/09/2000 03:30:20 P.M. INST NO: 0073491
CHESTER COUNTY, PA
OFFICE OF THE RECORDER OF DEEDS
RECEIPT NO: 0032445

DEED	\$15.00
CO REC FUND	\$1.00
HOUSING	\$15.00
MUNICIPAL/SCHOOL	\$1.00
RE REC FUND	\$1.00
ST TAX - DEEDS	\$1.00
WRIT - DEEDS	\$5.50
<hr/>	
	\$32.50

Tim Knauer
215 W Main ST
W.C. PA
19382

BK484961181



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid	
Book Number	4849
Page Number	1177
Date Recorded	11-09-2000

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name	Timothy H. Krause			Telephone Number	
Street Address	218 W. Mineer St.	City	West Chester	State	Pa.
				Area Code (610)	431-6801
					Zip Code 19382

B TRANSFER DATA

Grantor(s)/Lessor(s)	Dorinda A. Mancini, Clerk of Daphns Court			Date of Acceptance of Document	
Grantee(s)/Lessee(s)	MARIO MAZZANI				
Street Address	C.C. Courthouse			Street Address	1000 N. New Street
City	West Chester	State	Pa.	City	West Chester, Pa.
			Zip Code 19382		Zip Code 19380

C PROPERTY LOCATION

Street Address	316 W. MARKET STREET		City, Township, Borough	West Chester	
County	Chester	School District	West Chester Area	Tax Parcel Number	1-8-496

D VALUATION DATA

1. Actual Cash Consideration	\$1.00	2. Other Consideration	0	3. Total Consideration	= \$1.00
4. County Assessed Value	105,650.00	5. Common Level Ratio Factor	X 1.11	6. Fair Market Value	= 117,271.50

E EXEMPTION DATA

1a. Amount of Exemption Claimed	100%	1b. Percentage of Interest Conveyed	100%
---------------------------------	------	-------------------------------------	------

2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession LOUIS P. MAZZANI 1596-1387
(Name of Decedent) (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____.
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) _____

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	Date
<u>Timothy H. Krause</u>	11/9/00

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

BK 4849PG 1182

This Indenture Made the

day of April in the year 1933 (1933) **Between**

WEST CHESTER LAUNDRY (PENNA. CORP.)

(hereinafter called the Grantor), of the one part, and

LOUIS MOZANT

(hereinafter called the Grantee), of the other part,

WITNESSETH,

That the said Grantor, for and in consideration of the sum of

SEVENTY THOUSAND (\$70,000.00) DOLLARS lawful

money of the United States of America, unto it well and truly said by the said Grantee at or before the sealing and delivery, hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and does grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantee, his heirs

ALL THAT CERTAIN message and assigns, of land situate on the south side of West Market Street in the Borough of West Chester, and bounded and described as follows:-

BEGINNING at an iron pin in the South street line of Market Street, a corner of lands of Edward Musser; thence Southwardly along land of the said Musser, One Hundred and Four feet and One and One-half inches to a point in line of land of Philip Poliner; thence Westwardly along the same about Sixty one foot to a point in the East line of a small alley running from Market Street to Miner Street; thence Northwardly along said alley about One Hundred and Four feet to a point in the South street line of Market Street where the East line of said alley intersects the same; thence Eastwardly along the South street line of Market Street about Sixty-one feet to the place of beginning.

CONTAINING Six Thousand Three Hundred and Fifty square feet of land, more or less.

COUNTY PARCEL 11-8-496.

BEING the same premises, which Etta K. Warren, by Deed dated 6/30/1927 and recorded at West Chester, PA. in Deed Book L-17, page 155, granted and conveyed unto West Chester Laundry, in fee.

113542016

Covenants with all and singular the Building
Improvements, Ways, Streets, Alleys, Passages, 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 whatsoever of
in law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lot or piece of ground with the
buildings and improvements thereon erected,
Hereditaments and Premises hereby granted, or mentioned and intended so to be, with the Appurte-
nances, unto the said Grantee, his heirs
and Assigns, to and for the only proper use and behoof of the said Grantee, his heirs
and Assigns, forever.

And the said Grantor, for itself, its successors
do by
these presents, covenant, grant and agree, to and with the said Grantee, his heirs
and Assigns, that it the said Grantor, its successors
all and singular the

Hereditaments and Premises herein above described and granted, or mentioned and intended so to be,
with the Appurtenances, unto the said Grantee, his heirs
and Assigns,
against the said Grantor, its successors and against all and every
Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from
or under it, him, or any of them,
shall and will
WARRANT and forever DEFEND.

In Witness Whereof the said West Chester Laundry has hereunto set
its common or corporate hand and seal, duly attested. Dated the 19th
day of April A.D. 1993.
Sealed and Delivered
IN THE PRESENCE OF US:



WEST CHESTER LAUNDRY
BY: [Signature] (SEAL)
ATTEST: [Signature] (SEAL)
TRUST

1059201630

Commonwealth of Pennsylvania

County of CHESTER

On this, the 19th day of April, 1933, before me,

Notary Public
personally appeared JAMES B. JEFFERIS who acknowledged himself (herself) to be the President of West Chester Laundry a corporation, and that he as such officer, 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 President

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

John C. Clark My Comm. Exp. 8/1/46

Notary Seal
Charles E. Mackay, Notary Public
18 Shuman Bldg., Delaware County
My Commission Expires Aug. 8, 1946
Member, Pennsylvania Association of Notaries

SUBURBAN ABSTRACT AGENCY, INC.
#78810

DEED

WEST CHESTER LAUNDRY
(PENNA. CORP.)

TO

LOUIS MOZZANI

PREMISES:

#322 West Market St.
West Chester Borough

Chester Co., Pa.

Parcel #1-8-496

John C. Clark Co., Phila 1990

The address of the above-named Grantee

is: 308 W. Market St. West Chester Pa.

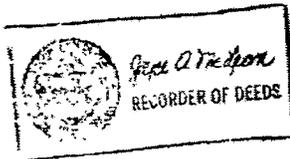
John C. Clark
On behalf of the Grantee

14354211631

028032

RECORDER OF DEEDS
CHESTER COUNTY, PA

92 APR 22 PM 2:15



#28032	
DEED	
WRIT TAX	13.00
SUBTL	0.50
	13.50

BEST CHECKER	700.00
STATE STAMPS	700.00
SUBTL	1400.00
TOTAL	1400.00
CHECK	700.00
CHECK	700.00
ITEM 2	
04-22-93 THU #0	ELLIE 4340 15:17TH

RETURN TO

*Suburban A.D. Inc
6447 Market St
Upper Merion Pa.*

*\$ 13.50
D.H.*

11351261632