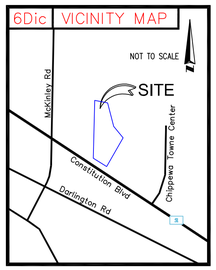
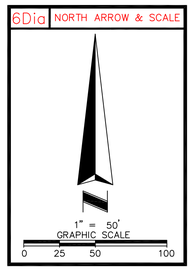
6Dic VICINITY MAP



6Dia NORTH ARROW & SCALE



5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

NO APPARENT ENCROACHMENTS AT TIME OF SURVEY.

3 FLOOD INFORMATION

PER FLOOD HAZARD BOUNDARY MAP NO. 422311A DATED SEPTEMBER 1, 1986, FLOOD DATA IS NOT AVAILABLE.

6Dib LEGEND & ABBREVIATIONS

- R/W – RIGHT-OF-WAY
- C/L – CENTERLINE
- P.O.B. – POINT OF BEGINNING
- P.O.C. – POINT OF COMMENCMENT
- – MONUMENTATION FOUND
- – 5/8" REBAR SET
- Rec. – RECORD
- – MANHOLE
- – CLEAN OUT
- – Gas Meter
- – CATCH BASIN (SQUARE)
- – TRANSFORMER
- – ELECTRIC METER
- – AIR CONDITIONING UNIT
- – POWER POLE
- – LIGHT POLE
- – GUY WIRE
- – SIGN
- – BOLLARD
- – Overhead Utility line
- – HANDICAPPED SIGN
- – CONCRETE
- – NO PARKING AREA
- – BUILDING AREA

22 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
PERMITTED USE	PC	RESTAURANT
MINIMUM LOT AREA (SQ.FT.)	43,560	255,586
MINIMUM LOT WIDTH	100'	186.21'
MINIMUM LOT DEPTH	NONE	N/A
MAX BUILDING COVERAGE	NONE	N/A
MAX FLOOR AREA RATIO	NONE	N/A
MAX IMPERVIOUS COVERAGE	65%	39%
MAX BUILDING HEIGHT: 75'/3-1/2 STORIES		15'
20' ACCESSORY STRUCTURE		N/A
MINIMUM SETBACKS		
FRONT	40'	78.2'
SIDE	15'	35.4'
REAR	15'	640.4'
PARKING REQUIREMENTS	1 SPACE PER 4 SEATS, PLUS 1 SPACE PER EMPLOYEE	

ZONING INFORMATION SHOWN HEREON WAS PROVIDED BY INSURED, INFORMATION WAS NOT OBTAINED BY ASM, INC.

ZONING CLASSIFICATION:
PC PLANNED COMMERCE
CONTACT: MASSEY CONSULTING GROUP
SITE #17955
DATE CONTACTED: 09.09.13
PHONE/FAX:
(866) 783-7153
(866) 783-7154

PER THE REFERENCED ZONING REPORT, THIS PROPERTY IS LEGAL CONFORMING.

6B RECORDED SETBACKS/RESTRICTIONS

NONE PROVIDED TO THIS SURVEYOR

5Ei SCHEDULE "B" ITEMS

(19) 19. RIGHT OF WAY GIVEN BY FRED F. WARD, ET UX, TO PENNSYLVANIA POWER COMPANY DATED MAY 24, 1954 AND RECORDED SEPTEMBER 15, 1954 IN DEED BOOK VOLUME 673, PAGE 157, BEAVER COUNTY RECORDS.
AFFECTS THE SUBJECT PROPERTY – BLANKET IN NATURE

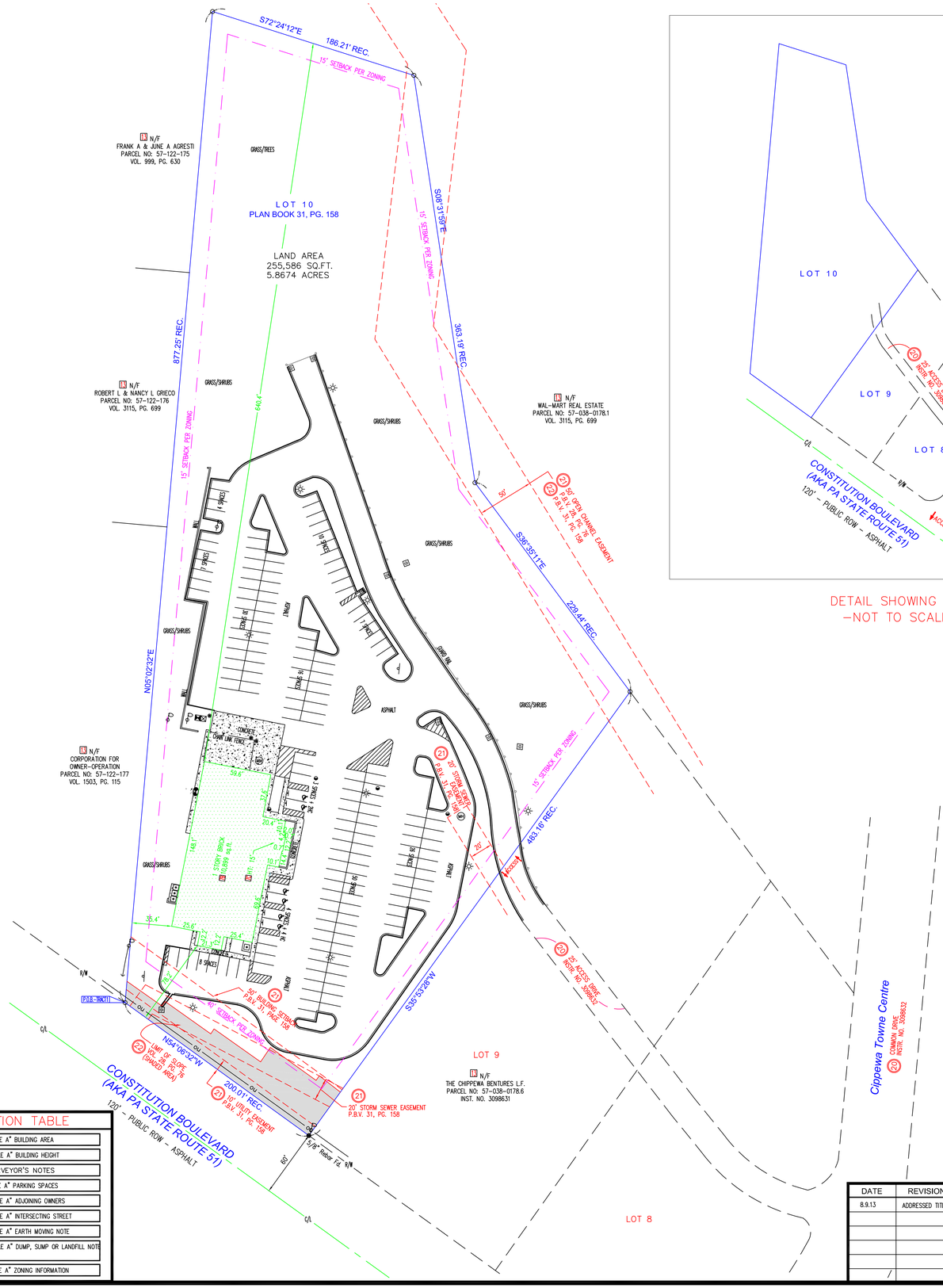
(20) 20. AGREEMENT OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BY AND BETWEEN THF CHIPPEWA VENTURES, L.P. AND LINDA B. JONES, DATED JULY 18, 2001 AND RECORDED AUGUST 2, 2001 AS INSTRUMENT NO. 3098632, BEAVER COUNTY RECORDS.
AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON

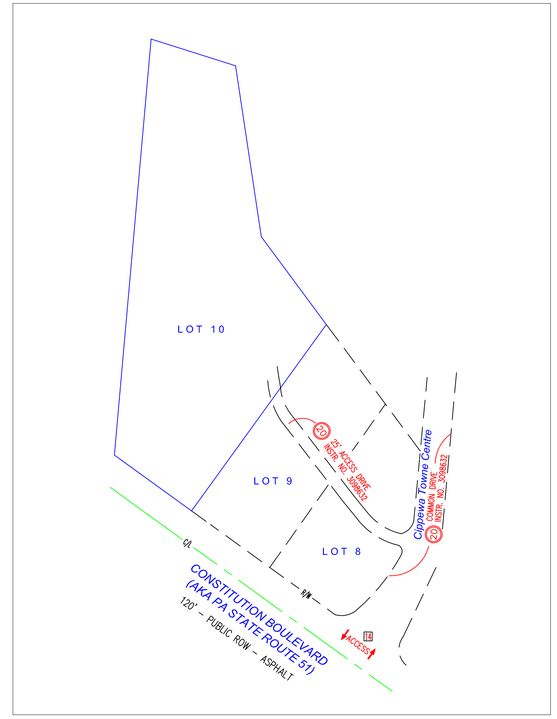
(21) 21. EASEMENTS, SETBACK LINES AND ANY OTHER MATTERS SHOWN OR NOTED ON SUBDIVISION PLAN CHIPPEWA TOWN CENTRE PLAN OF LOTS RECORDED IN PLAN BOOK VOLUME 31, PAGE 158, BEAVER COUNTY RECORDS.
AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON

(22) 22. EASEMENTS, SETBACK LINES AND ANY OTHER MATTERS SHOWN OR NOTED ON THE LINDA B. JONES SUBDIVISION RECORDED IN PLAN BOOK VOLUME 28, PAGE 76, BEAVER COUNTY RECORDS.
AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON

ALTA/ACSM LAND TITLE SURVEY IDENTIFICATION TABLE

2	"TABLE A" PROPERTY ADDRESS	6Bvii	CONTIGUITY STATEMENT	7b	"TABLE A" BUILDING AREA
3	"TABLE A" FLOOD INFORMATION	6Bx	TITLE INFORMATION	7c	"TABLE A" BUILDING HEIGHT
4	"TABLE A" LAND AREA	6Bi	TITLE DESCRIPTION	8	SURVEYOR'S NOTES
5Biii	ACCESS TO PROPERTY	6Biv	BEARING BASIS	9	"TABLE A" PARKING SPACES
5Ciii	SURVEYOR OBSERVED POSSIBLE ENCROACHMENT	6Dia	NORTH ARROW & SCALE	13	"TABLE A" ADJOINING OWNERS
5Ei	SCHEDULE "B" ITEMS	6Dib	LEGEND & ABBREVIATIONS	14	"TABLE A" INTERSECTING STREET
5F	CEMETERY NOTE	6Dic	VICINITY MAP	16	"TABLE A" EARTH MOVING NOTE
6B	RECORDED SETBACKS/ RESTRICTIONS PROVIDED BY INSURED	6Dvi	TYPE OF SURVEY	18	"TABLE A" DUMP, SUMP OR LANDFILL NOTE
		7	SURVEYOR'S CERTIFICATE	22	"TABLE A" ZONING INFORMATION





DETAIL SHOWING ACCESS
–NOT TO SCALE–

DATE	REVISIONS	TECH
8.9.13	ADDRESSED TITLE/CDS COMMENTS	LKC

SCALE: 1" = 50'
DRAWN BY/FIELD CREW: BAB
APPROVED BY: TRD
DRAWING FILE NAME: B-130369

SHEET 1 OF 1

6Bx TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM STEWART TITLE GUARANTY COMPANY'S COMMITMENT NO. 13000141167 WITH AN EFFECTIVE DATE OF JULY 24, 2013.

6Bi TITLE DESCRIPTION

TRACT 1:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, KNOWN AS LOT 10 AS LAID OUT IN THE CHIPPEWA TOWNE CENTRE PLAN OF LOTS, AS RECORDED IN PLAN BOOK 31, PAGE 158 IN THE OFFICE OF THE RECORDER OF DEEDS, IN THE COUNTY OF BEAVER, COMMONWEALTH OF PENNSYLVANIA.

BEGINNING AT AN IRON PIN ALONG THE NORTHERN LINE OF RIGHT-OF-WAY OF PENNSYLVANIA STATE HIGHWAY ROUTE NO. 51, AS RELOCATED, SAID POINT ALSO ON THE DIVIDING LINE BETWEEN LANDS NOW OR FORMERLY CORPORATION FOR OWNER/OPERATOR PROJECTS AND LANDS FORMERLY OF LINDA B. JONES NOW KNOWN AS LOT 10IN SAID SUBDIVISION; THENCE ALONG SAID LINE NORTH 5° 2' 32" EAST A DISTANCE OF 877.25 FEET TO AN IRON PIN AT THE NORTHWESTERN CORNER OF LOT 10, SAID CORNER COMMON TO LANDS NOW OR FORMERLY OF WAL-MART REAL ESTATE, AND LANDS NOW OR FORMERLY FRANK A. AND JUNE A. AGREST; THENCE ALONG THE LINE BETWEEN LOT 10, AND LANDS NOW OR FORMERLY WAL-MART REAL ESTATE THE FOLLOWING COURSE AND DISTANCES: SOUTH 72° 24' 12" EAST A DISTANCE OF 186.21 FEET TO AN IRON PIN; THENCE SOUTH 8° 31' 59" EAST A DISTANCE OF 363.19 FEET TO AN IRON PIN; THENCE SOUTH 36° 35' 11" EAST A DISTANCE OF 229.44 FEET TO A POINT COMMON TO LOT 9 AND LOT 10 OF SAID SUBDIVISION, THENCE ALONG THE DIVIDING LINE OF LOT 9 AND LOT 10, SOUTH 35° 53' 28" WEST A DISTANCE OF 483.16 FEET TO AN IRON PIN ALONG THE NORTHERLY SIDE OF PENNSYLVANIA STATE ROUTE 51, THENCE ALONG THE NORTHERLY LINE OF SAID RIGHT-OF-WAY NORTH 54° 6' 32" WEST A DISTANCE OF 200.01 FEET TO AN IRON PIN, THE POINT OF BEGINNING.

TRACT 2:

TOGETHER WITH ALL NON-EXCLUSIVE RIGHTS GRANTED VIA THAT CERTAIN AGREEMENT OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BY AND BETWEEN THF CHIPPEWA VENTURES, L.P., AND LINDA B. JONES, DATED JULY 18, 2001 AND RECORDED AUGUST 2, 2001 IN THE RECORDER'S OFFICE OF BEAVER COUNTY AT INSTRUMENT NO. 3098632; AND BY PLAN RECORDED IN VOLUME 31, PAGE 158.

BEING DESIGNATED AS PARCEL I.D. NO. 57-038-0178.000-01-1 IN THE DEED REGISTRY OFFICE OF BEAVER COUNTY, PENNSYLVANIA.

8 SURVEYOR'S NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.
4. NO GOVERNMENTAL AGENCY REQUIREMENTS HAVE BEEN FURNISHED TO THE UNDERSIGNED AT THE TIME OF THE SURVEY, FOR THE SUBJECT PARCEL.
5. THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION/REPAIR.

4 LAND AREA

±255,586 SQUARE FEET ±5.8674 ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF CONSTITUTION BLVD SAID BEARING IS NORTH 54°06'32" WEST PER INSTRUMENT 3193511.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR= 165 HANDICAP= 6

5Biii ACCESS TO PROPERTY

THERE IS EASEMENT ACCESS TO THE SUBJECT PROPERTY VIA CONSTITUTION BOULEVARD (A.K.A. STATE ROUTE 0051) AND CHIPPEWA TOWNE CENTRE, AS RECORDED IN VOL. 31, PG. 158 AND AS RECORDED IN INSTRUMENT NO. 3098532.

16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

18 DUMP, SUMP OR LANDFILL NOTE

THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

6Bvii CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

TO: AR CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ARC DBPPROP001, LLC, A DELAWARE LIMITED LIABILITY COMPANY, STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1 (EXCEPT IN STATES THAT REQUIRE RECORD MONUMENT PLATTING), 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(A) (LOCATION OF UTILITIES PER VISIBLE, ABOVE-GROUND, OBSERVED EVIDENCE), 13, 14, 16, 17, 18, 21, 22, 23 (TO THE EXTENT POSSIBLE, GRAPHICALLY DEPICT ON SURVEY DRAWING THE ZONING SETBACK LINES), AND 24 OF TABLE A THEREOF.THE FIELD WORK WAS COMPLETED ON AUGUST 6, 2013.

DATE OF PLAT OR MAP: OCTOBER 30, 2013.

EDWARD R. PETULLA
LAND SURVEYOR NUMBER 11783-E
IN THE STATE OF PENNSYLVANIA
PROJECT NO.: B-130369

REGISTERED
EDWARD R. PETULLA
SURVEYOR
NO. 11783-E

SURVEY PREPARED BY:

LMS SURVEYING LTD
P.O. Box 65 Sharon Center, OH 44274
Phone: 330-329-6812 / Fax: 330-239-1529

SURVEY PREPARED FOR AND ON BEHALF OF:
AMERICAN SURVEYING AND MAPPING, INC.
3191 MAGUIRE BLVD., SUITE 200
ORLANDO, FL 32803
PHONE: (407) 426-7979
FAX: (407) 426-9741

6Dvi ALTA/ACSM LAND TITLE SURVEY
2
ASSET NO. 4208
Buffets, Inc.
400 Chippewa Towne Centre
BEAVER FALLS, PA
BEAVER COUNTY

AMERICAN SURVEYING & MAPPING INC.
3191 MAGUIRE BLVD., SUITE 200 ORLANDO, FLORIDA 32803
PHONE (407) 426-7979 WWW.ASMCORPORATE.COM