



First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Commitment

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, **First American Title Insurance Company**, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Dennis J. Gilmore, President

Jeffrey S. Robinson, Secretary

If this jacket was created electronically, it constitutes an original document.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.

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(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

COMMITMENT NUMBER

PAFA19-0709 D/M

Schedule A

Transaction Identification Data for reference only:

Issuing Agent: **LAND SERVICES USA, INC.**

Issuing Office: **1835 Market Street, Suite 420, Philadelphia, PA 19103**

Loan ID No:
Revision No.:

Issuing Office File No: **PAFA19-0709 D/M**

SCHEDULE A

1. Commitment Date: **12/31/2018**

2. Policy to be issued:

- (a) ☒ ALTA® Owner's Policy of Title Insurance (6-17-06)
☐ ALTA Homeowner's Policy (Rev. 12-2-13) (EAGLE)
☐ Other

Proposed Insured: **Haverford Properties Inc.**

Proposed Policy Amount: [REDACTED]

- (b) ☒ ALTA® Loan Policy of Title Insurance (6-17-06)
☐ ALTA® Expanded Coverage Residential Loan – Current Assessments (4-2-15) (EAGLE)
☐ ALTA® Short Form Residential Loan – Current Violations (4-2-15)
☐ ALTA® Short Form Expanded Coverage Residential Loan – Current Assessments (4-2-15) (EAGLE)

Proposed Insured: **Lender with contractual obligations under a loan agreement with the Proposed Insured Owner**

Proposed Policy Amount: [REDACTED]

3. The estate or interest in the land described or referred to in this Commitment is fee simple.

4. Title to the fee simple estate or interest in the Land is at the Commitment Date vested in:

Margaret H. Duprey, Nathaniel Peter Hamilton, Jr., a/k/a N. Peter Hamilton, Jr., S. Matthews V. Hamilton, Jr. and Barbara R. Cobb, Surviving Trustees of the Dorrance H. Hamilton March 15, 1996 Revocable Agreement of Trust

LAND SERVICES USA, INC.


By: _____

Authorized Signatory

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Schedule A (Cont.)	ISSUED BY First American Title Insurance Company COMMITMENT NUMBER PAFA19-0709 D/M

Commitment No.: **PAFA19-0709 D/M**

5. The Land is described as follows:

For informational purposes only:

**204 Strafford Avenue (Premises "A")
228 Strafford Avenue and 0 Strafford Avenue (Premises "B") and
Strafford Avenue (Premises "C")
Radnor Township
County of Delaware, PA**

See continuation of Schedule A on Exhibit A attached hereto and made a part hereof.

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Schedule BI & BII	COMMITMENT NUMBER PAFA19-0709 D/M

Commitment No.: **PAFA19-0709 D/M**

**SCHEDULE B, PART I
Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a. **Deed from Margaret H. Duprey, Nathaniel Peter Hamilton, Jr., a/k/a N. Peter Hamilton, Jr., S. Matthews V. Hamilton, Jr. and Barbara R. Cobb, Surviving Trustees of the Dorrance H. Hamilton March 15, 1996 Revocable Agreement of Trust to Haverford Properties Inc. conveying the subject property set forth under Schedule A.**
 - b. **Mortgage from Haverford Properties Inc. to Lender with contractual obligations under a loan agreement with the Proposed Insured Owner securing the principal amount of [REDACTED]**
5. Original photo identification for all parties to the transaction must be provided.
6. Proof to be furnished that as to each grantor/mortgagor who is an individual, if presently married, that he/she is neither separated from his/her spouse nor a party to any pending divorce proceeding in any jurisdiction, otherwise, the non-record spouse must join in the deed or mortgage contemplated hereunder.
7. Proof that there are no overdue support obligations of record with the Domestic Relations Section of the parties to this transaction, up through the date of recording of the instruments to be insured.
8. Town, County and School Taxes and Water and Sewer Rents for the prior three years. (Receipts to be produced and filed with the Company.) If certification of payment or amount due is obtained from the taxing and municipal authorities in lieu of such receipts, proof must be provided that the taxing and municipal authorities have not turned collection of any unpaid amounts over to a collection agency or law firm. Absent such proof, or if the taxing or municipal authorities have turned collection over to a collection agency or law firm, then additional certification of payment or amount due to be obtained from such collection agency or law firm.
9. Real Estate Taxes and Municipal Claims (If paid, receipts are to be produced and filed with the Company).
10. The Company may make other requirements or exceptions upon its review of the documents creating the estate or interest to be insured or otherwise ascertaining details of the transaction.

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Schedule BI & BII (Cont.)

Commitment No.: **PAFA19-0709 D/M**

11. TAXES:

Premises "A"

Folio No.: 36-01-00538-00 / Map No. 36-11-348:000

2019 Assessment: [REDACTED]

Premises "B"

Folio No.: 36-01-00539-00 / Map No. 36-11-347:001

2019 Assessment: [REDACTED]

Folio No.: 36-01-00540-00 / Map No. 36-11-347-000

2019 Assessment: [REDACTED]

Premises "C"

Folio No.: 36-01-00541-01 / Map No. 36-11-349:001

2019 Assessment: [REDACTED]

12. **MECHANIC AND MUNICIPAL CLAIMS:** None

13. **MORTGAGES:** None

14. **FINANCING STATEMENTS:** None

15. **JUDGMENTS:** None

16. **BANKRUPTCIES:** None

17. With respect to Haverford Properties Inc., the following to be produced and reviewed by Company:

- a. Articles of Incorporation and proof that same have been filed in the state of incorporation.
- b. Good standing certificate issued by state of incorporation.
- c. Certified copy of resolutions of board of directors of authorizing the insured purchase in accordance with its articles and by-laws and designating those officers empowered to bind the corporation.
- d. Settled taxes due the Commonwealth of Pennsylvania (Search ordered).

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Schedule BI & BII (Cont.)	ISSUED BY First American Title Insurance Company COMMITMENT NUMBER PAFA19-0709 D/M

Commitment No.: **PAFA19-0709 D/M**

18. With respect to The Dorrance H. Hamilton March 15, 1996 Revocable Agreement of Trust, (the "Trust") the following must be submitted prior to closing:

- a. an executed and acknowledged Certification of Trust meeting the requirements of 20 Pa. C.S. 7790.3 (the company will provide a form upon request); and
- b. a full and complete copy of the trust agreement which established the Trust, together with any and all amendments and/or supplements thereto, or a certified abstract of trust or certified excerpts of trust in form and substance satisfactory to the company.

Note: The trust agreement must be sufficient in the company's judgment to establish the legal existence of the Trust, to identify the trustee's thereof, and to empower the trustees to sell the real property covered by this commitment.

19. Proof of death of Dorrance H. Hamilton, Trustee under the Dorrance H. Hamilton March 15, 1996 Revocable Agreement of Trust
20. Possible Inheritance and Estate Tax due to Commonwealth of Pennsylvania by the Estate of Dorrance H. Hamilton, deceased.
21. Possible Federal Estate Tax due the United States of America by the Estate of Dorrance H. Hamilton, deceased.
22. If title to the Land is currently held by an entity (partnership, corporation, limited liability company, etc.), the proceeds from this transaction will only be disbursed to said entity, and not to any other party.
23. The Proposed Policy Amount(s) must be increased or decreased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the full consideration paid for the Land. A Loan Policy should reflect the loan amount or the fair market value of the property as collateral if the loan amount is greater than the value of the property. Further details on policy amounts that are permitted are contained in the Manual of the Title Insurance Rating Bureau of Pennsylvania.

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SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.


The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or claims by parties in possession or under the terms of any unrecorded lease or agreement(s) of sale.
3. Any variation in location of lines or dimensions or other matters which an accurate survey would disclose.
4. Easements, or claims of easements, not shown by the Public Records.
5. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Possible tax increase based on additional assessments.
7. Accuracy of area content not insured.
8. Title to that part of the premises lying in the bed and right of way of all roads, driveways and alleyways is subject to public and private rights therein.
9. Indenture of Easement for Sanitary Sewer purposes in Deed Book 1920 page 91.
10. Easement Agreement as to a Sanitary Sewer and Lateral in Deed Book 2298 page 481.
11. Subject to conditions shown on Plan #22 page 155.

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Exhibit A	COMMITMENT NUMBER PAFA19-0709 D/M

Commitment No.: **PAFA19-0709 D/M**

EXHIBIT A

LEGAL DESCRIPTION

PREMISES "A"

ALL THAT CERTAIN lot or tract of land with the buildings and improvements thereon erected, situate in the Township of Radnor, County of Delaware, Commonwealth of Pennsylvania, described according to a survey thereof, made by John F. Kauffman, Civil Engineer on September 22, 1886, as follows, to wit:

BEGINNING at a point in the center line of a public road leading from the Philadelphia and Lancaster Turnpike to the Gulf Road and known as the Eagle Road, where the center line of a new Avenue leaving to Eagle Station meets the said center line of the said Eagle Road; thence along the center line of the said new Avenue North twenty five degrees, two minutes East three hundred twenty and twelve one-hundredths feet; thence by a line parallel with the said Eagle Road and along the line of land conveyed by Henry D. Hughes and wife to Richard T. McCarter, Jr., South sixty four degrees, fifty eight minutes West two hundred seventy two and fifteen one-hundredths feet to a point in line of land conveyed by William Robb to the said Clara T. Shaw; thence along the said last mentioned land by a line parallel with the aforesaid avenue South twenty five degrees, two minutes East three hundred twenty and twelve one-hundredths feet to the aforesaid center line of said Eagle Road; thence along the center line of said Eagle Road North sixty four degrees, fifty eight minutes East two hundred seventy two and fifteen one-hundredths feet to the first mentioned point and place of beginning.

ALSO ALL THAT CERTAIN tract of land, situate in the Township and County aforesaid,

BEGINNING at a stone in the center line of a public road called the Eagle Road the distance of two hundred thirty eight feet and one tenths of a foot measured along the center line of the said road Northeastwardly from the corner of land now or late of John B. Thayer; thence along the said center line of the said Road North sixty four degrees, fifty eight minutes East two hundred five and seven tenths feet to a stone set for a corner in the center line of an Avenue thirty three feet wide (lately vacated); thence along the center line of the said vacated Avenue being also a line of land conveyed by Harry C. Banks and wife to the said Clara T. Shaw North twenty five degrees, two minutes West three hundred twenty and twelve one-hundredths feet to a corner of land conveyed by William Robb to Richard T. McCarter Jr.; thence along the said land of the said Richard T. McCarter Jr., South sixty four degrees, fifty eight minutes West two hundred five and seven tenths feet to a point in the middle of land of Ellwood Wilson; thence along the said land South twenty five degrees, two minutes East three hundred twenty and twelve one-hundredths feet to the first mentioned point and place of beginning.

BEING known as 204 Strafford Avenue.

BEING Folio No.: 36-01-00538-00.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Radnor, County of Delaware, State of Pennsylvania, described according to a survey thereof made by Wilson R. and John B. Yerkes, Civil Engineers and Surveyors of Byrn Mawr, Pennsylvania, dated June 6, 1962, as follows:



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Exhibit A

Commitment No.: **PAFA19-0709 D/M**

BEGINNING at a point in the middle of Strafford Avenue (50 feet wide) said point is at the distance of three hundred twenty and forty-five one hundredths feet (320.45') measured North twenty-five degrees two minutes West (N 25° 02' W.) along the middle of Strafford Avenue from its intersection with the middle of Eagle Road; thence leaving Strafford Avenue by land of L. Weinrich South sixty-four degrees fifty-eight minutes West (S. 64° 58' W.) four hundred seventy-seven and eighty-five one hundredths feet (477.85') to an iron pin in line of land of Lecian Von Bermuth; thence partly by the same and partly by land of various owners North twenty-five degrees two minutes West (N. 25° 02' W.) four hundred twenty-one and fifty one hundredths feet (481.50') to a stone; thence by land of Elisabeth J. Grant North sixty-five degrees five minutes East (N. 65° 05' E.) four hundred seventy-seven and eighty-five one hundredths feet (477.85') to a point in the middle of Strafford Avenue aforesaid; thence along the middle of same South twenty-five degrees two minutes East (S. 25° 02' E.) four hundred twenty and forty-five one hundredths feet (420.45') to the place of beginning.

BEING known as 228 Strafford Avenue and 0 Strafford Avenue

BEING Folio Nos. 36-01-00539-00 and 36-01-00540-00.

PREMISES "C"

ALL THAT CERTAIN piece or parcel of land situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, being known as "Lot 2" and being bound and described according to a plan entitled "205 Strafford Avenue & 321 Eagle Road, Lot Line Change Plan, Prepared For Mrs. S. M. V. Hamilton" dated July 20, 2001 and last revised October 15, 2001 as prepared by Yerkes Associates, Inc., Rosemont, PA and being more particularly described as follows:

BEGINNING at a point in the center of Strafford Avenue (40 feet wide), said point being measured North 24 degrees 55 minutes 00 seconds West, in the center of said Strafford Avenue, 383.09 feet from a point formed by the intersection of the center of said Strafford Avenue and the center of Eagle Road (40 feet wide), thence extending from said point of beginning, in the center of Strafford Avenue North 24 degrees 55 minutes 00 seconds West, 40.00 feet to a point; thence crossing the Northeasterly right-of-way line of Strafford Avenue and extending along the Southeasterly property line of lands now or formerly of Joseph & Joann Marcos North 64 degrees 58 minutes 00 seconds East, 272.15 to a point, a marble monument; thence extending along the Northeasterly property line of lands now or formerly of said Marcos, lands now or formerly of John & Kathryn Brooks, lands now or formerly of Guy & Deborah Vanderlaag and lands now or formerly of Janet Wiley North 24 degrees 55 minutes 00 seconds West, 422.22 feet to a point, an iron pin set, on the Southeasterly property line of lands now or formerly of Frederick & Cynthia Hansen; thence extending along said Southeasterly property line of lands of said Hansen North 65 degrees 05 minutes 00 seconds East, 165.00 feet to a point on the Southwesterly property line of lands now or formerly of Ann Clothier; thence extending along said Southwesterly property line of lands of said Clothier and lands now or formerly of Edward & Kathleen Kerpius South 24 degrees 55 minutes 00 seconds East, 422.22 feet to a point, an iron pin; thence extending along the Southwesterly property line of lands now or formerly of Gwendolyn Brown, lands now or formerly of Marie Roller, lands now or formerly of Honor Chapin Maxfield, lands now or formerly of Christine Carey and lands now or formerly of Vahe Torunian & Mary Beth Fischer South 36 degrees 17 minutes 00 seconds East, 257.67 feet to a point, an iron pin; thence extending along the Northwesterly property line of Lot 3 (as shown on said plan) South 64 degrees 58 minutes 00 seconds West, 12.00 feet to a point; thence extending along the Southwesterly property line of said Lot 3 South 25 degrees 02 minutes 00 seconds East, crossing the Northwesterly right-of-way line of Eagle Road, 170.00 feet to a point in the center of said Eagle Road; thence extending in the center of Eagle Road South 64 degrees 58 minutes 00 seconds West, 204.13 feet to a point; thence crossing over a marble monument on the Northwesterly right-of-way line of Eagle Road and extending along the Northeasterly property line of Lot 1 (as shown on said plan) North 24 degrees 55 minutes 00 seconds West, 383.06 feet to a point; thence extending along the Northwesterly property line of the aforementioned Lot 1 South 64 degrees 58 minutes 00 seconds West, recrossing the aforementioned Northeasterly right-of-way line of Strafford Avenue, 272.15 feet to the first mentioned point and place of beginning.



First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Exhibit A

Commitment No.: **PAFA19-0709 D/M**

CONTAINING: three and seven hundred fifty one-thousandths (3.750 Acres) parts of an acre, be the same more or less.

BEING known as Strafford Avenue. .

BEING Folio No.: 36-01-00541-01.

AS TO PREMISES "A" AND "B"

BEING INTER ALIA the same premises which Dorrance H. Hamilton, a/k/a Dorrance Hill Hamilton, by Deed dated 4/24/2009 and recorded 6/23/2009 in Delaware County in Volume 4569 page 60, conveyed unto Dorrance H. Hamilton, Margaret H. Duprey, Nathaniel Peter Hamilton, Jr., S. Matthews V. Hamilton, Jr. and Barbara R. Cobb, Trustees of the Dorrance H. Hamilton March 15, 1996 Revocable Agreement of Trust, in fee.

AS TO PREMISES "C"

BEING THE SAME premises which Dorrance H. Hamilton, Margaret H. Duprey, N. Peter Hamilton, Jr., S. Matthews V. Hamilton, Jr. and Barbara R. Cobb, Trustees under Agreement dated March 15, 1996, as amended, by Deed of Confirmation dated 11/8/2001 and recorded 11/20/2001 in Delaware County in Volume 2302 page 410, conveyed unto Dorrance H. Hamilton, Margaret H. Duprey, N. Peter Hamilton, Jr., S. Matthews V. Hamilton, Jr. and Barbara R. Cobb, Trustees under Agreement dated March 15, 1996, in fee.

AND THE SAID Dorrance H. Hamilton, a/k/a Dorrance Hill Hamilton has since departed this life on 4/18/2017.



First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Commitment

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, **First American Title Insurance Company**, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Dennis J. Gilmore, President

Jeffrey S. Robinson, Secretary

If this jacket was created electronically, it constitutes an original document.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.

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(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Schedule A

COMMITMENT NUMBER

PAFA20-1391 D/M

Transaction Identification Data for reference only:

Issuing Agent: **LAND SERVICES USA, INC.**

Issuing Office: **1 South Church Street, Suite 300, West Chester, PA 19382**

Loan ID No:

Issuing Office File No: **PAFA20-1391 D/M**

SCHEDULE A

1. Commitment Date: **2/29/2020**

2. Policy to be issued:

- (a) ☒ ALTA® Owner's Policy of Title Insurance (6-17-06)
☐ ALTA Homeowner's Policy (Rev. 12-2-13) (EAGLE)
☐ Other

Proposed Insured: **Haverford Properties, Inc., a Pennsylvania corporation**

Proposed Policy Amount: [REDACTED]

- (b) ☒ ALTA® Loan Policy of Title Insurance (6-17-06)
☐ ALTA® Expanded Coverage Residential Loan – Current Assessments (4-2-15) (EAGLE)
☐ ALTA® Short Form Residential Loan – Current Violations (4-2-15)
☐ ALTA® Short Form Expanded Coverage Residential Loan – Current Assessments (4-2-15) (EAGLE)

Proposed Insured: **Lender with contractual obligations under a loan agreement with the Proposed Insured Owner**

Proposed Policy Amount: [REDACTED]

3. The estate or interest in the land described or referred to in this Commitment is fee simple.

4. Title to the fee simple estate or interest in the Land is at the Commitment Date vested in:

S. Matthews V. Hamilton, Jr. and Francis J. Mirabello, Trustees, Trust U/A Dorrance H. Hamilton dated March 15, 1996, as amended, for the benefit of S. Matthews V. Hamilton, Jr.; and Margaret H. Duprey and Francis J. Mirabello, Trustees, Trust U/A Dorrance H. Hamilton dated March 15, 1996, as amended, for the benefit of Margaret H. Duprey; and Nathaniel Peter Hamilton and Francis J. Mirabello, Trustees, Trust U/A Dorrance H. Hamilton dated March 15, 1996, as amended, for the benefit of Nathaniel Peter Hamilton

LAND SERVICES USA, INC.

By:

Authorized Signatory

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ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Schedule A (Cont.)

COMMITMENT NUMBER

PAFA20-1391 D/M

Commitment No.: **PAFA20-1391 D/M**

5. The Land is described as follows:

For informational purposes only:

**18 Forrest Lane
Township of Radnor
County of Delaware, PA**

See continuation of Schedule A on Exhibit A attached hereto and made a part hereof.

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First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

COMMITMENT NUMBER

PAFA20-1391 D/M

Schedule BI & BII

Commitment No.: **PAFA20-1391 D/M**

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a. **Deed from S. Matthews V. Hamilton, Jr. and Francis J. Mirabello, Trustees, Trust U/A Dorrance H. Hamilton dated March 15, 1996, as amended, for the benefit of S. Matthews V. Hamilton, Jr.; and Margaret H. Duprey and Francis J. Mirabello, Trustees, Trust U/A Dorrance H. Hamilton dated March 15, 1996, as amended, for the benefit of Margaret H. Duprey and Nathaniel Peter Hamilton; and Francis J. Mirabello, Trustees, Trust U/A Dorrance H. Hamilton dated March 15, 1996, as amended, for the benefit of Nathaniel Peter Hamilton, to Haverford Properties, Inc., a Pennsylvania corporation conveying the subject property set forth under Schedule A.**
 - b. **Mortgage from Haverford Properties, Inc., a Pennsylvania corporation to Lender with contractual obligations under a loan agreement with the Proposed Insured Owner, securing the principal amount of [REDACTED]**
5. Original photo identification for all parties to the transaction must be provided.
6. Proof to be furnished that as to each grantor/mortgagor who is an individual, if presently married, that he/she is neither separated from his/her spouse nor a party to any pending divorce proceeding in any jurisdiction, otherwise, the non-record spouse must join in the deed or mortgage contemplated hereunder.
7. Proof that there are no overdue support obligations of record with the Domestic Relations Section of the parties to this transaction, up through the date of recording of the instruments to be insured.
8. Town, County and School Taxes and Water and Sewer Rents for the prior three years. (Receipts to be produced and filed with the Company.) If certification of payment or amount due is obtained from the taxing and municipal authorities in lieu of such receipts, proof must be provided that the taxing and municipal authorities have not turned collection of any unpaid amounts over to a collection agency or law firm. Absent such proof, or if the taxing or municipal authorities have turned collection over to a collection agency or law firm, then additional certification of payment or amount due to be obtained from such collection agency or law firm.
9. Real Estate Taxes and Municipal Claims (If paid, receipts are to be produced and filed with the Company).

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ALTA Commitment for Title Insurance

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First American Title Insurance Company

Schedule BI & BII (Cont.)

COMMITMENT NUMBER

PAFA20-1391 D/M

Commitment No.: **PAFA20-1391 D/M**

10. The Company may make other requirements or exceptions upon its review of the documents creating the estate or interest to be insured or otherwise ascertaining details of the transaction.

11. TAXES:

Folio #36-01-00236-02

2020 Assessment: [REDACTED]

12. **MECHANIC AND MUNICIPAL CLAIMS:** None

13. **MORTGAGES:** None

14. **FINANCING STATEMENTS:** None

15. **JUDGMENTS:** None

16. **BANKRUPTCIES:** None

17. With respect to The Dorrance H. Hamilton March 15, 1996 Revocable Agreement of Trust (also known as Agreement of Trust Dated March 15, 1996, as amended, Dorrance H. Hamilton, Settlor), (the "Trust") the following must be submitted prior to closing:

- a. an executed and acknowledged Certification of Trust meeting the requirements of 20 Pa.C.S. 7790.3 (the company will provide a form upon request); or
- b. a full and complete copy of the trust agreement which established the Trust, together with any and all amendments and/or supplements thereto, or a certified abstract of trust or certified excerpts of trust in form and substance satisfactory to the company.

Note: The trust agreement must be sufficient in the company's judgment to establish the legal existence of the Trust, to identify the trustee's thereof, and to empower the trustees to acquire and/or encumber the real property covered by this commitment.

18. With respect to Trust U/A Dorrance H. Hamilton Dated March 15, 1996, as amended, for the benefit of S. Matthews V. Hamilton, Jr., (the "Trust") the following must be submitted prior to closing:

- a. an executed and acknowledged Certification of Trust meeting the requirements of 20 Pa.C.S. 7790.3 (the company will provide a form upon request); or
- b. a full and complete copy of the trust agreement which established the Trust, together with any and all amendments and/or supplements thereto, or a certified abstract of trust or certified excerpts of trust in form and substance satisfactory to the company.

Note: The trust agreement must be sufficient in the company's judgment to establish the legal existence of the Trust, to identify the trustee's thereof, and to empower the trustees to acquire and/or encumber the real property covered by this commitment.

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First American Title Insurance Company

COMMITMENT NUMBER

PAFA20-1391 D/M

Schedule BI & BII (Cont.)

Commitment No.: **PAFA20-1391 D/M**

19. With respect to Trust U/A Dorrance H. Hamilton Dated March 15, 1996, as amended, for the benefit of Margaret H. Duprey, (the "Trust") the following must be submitted prior to closing:
- an executed and acknowledged Certification of Trust meeting the requirements of 20 Pa.C.S. 7790.3 (the company will provide a form upon request); or
 - a full and complete copy of the trust agreement which established the Trust, together with any and all amendments and/or supplements thereto, or a certified abstract of trust or certified excerpts of trust in form and substance satisfactory to the company.
- Note: The trust agreement must be sufficient in the company's judgment to establish the legal existence of the Trust, to identify the trustee's thereof, and to empower the trustees to acquire and/or encumber the real property covered by this commitment.
20. With respect to Trust U/A Dorrance H. Hamilton Dated March 15, 1996, as amended, for the benefit of Nathaniel Peter Hamilton, (the "Trust") the following must be submitted prior to closing:
- an executed and acknowledged Certification of Trust meeting the requirements of 20 Pa.C.S. 7790.3 (the company will provide a form upon request); or
 - a full and complete copy of the trust agreement which established the Trust, together with any and all amendments and/or supplements thereto, or a certified abstract of trust or certified excerpts of trust in form and substance satisfactory to the company.
- Note: The trust agreement must be sufficient in the company's judgment to establish the legal existence of the Trust, to identify the trustee's thereof, and to empower the trustees to acquire and/or encumber the real property covered by this commitment.
21. With respect to Haverford Properties, Inc., the following to be produced and reviewed by Company:
- Articles of Incorporation and proof that same have been filed in the state of incorporation.
 - Good standing certificate issued by state of incorporation.
 - Certified copy of resolutions of board of directors of authorizing the insured purchase in accordance with its articles and by-laws and designating those officers empowered to bind the corporation.
 - Settled taxes due the Commonwealth of Pennsylvania (Search ordered).
22. Access to the Chester County Recorder of Deeds records is unavailable for the period prior to 1/1/1982; searches to be completed upon access being restored.
23. If title to the Land is currently held by an entity (partnership, corporation, limited liability company, etc.), the proceeds from this transaction will only be disbursed to said entity, and not to any other party.
24. The Proposed Policy Amount(s) must be increased or decreased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the full consideration paid for the Land. A Loan Policy should reflect the loan amount or the fair market value of the property as collateral if the loan amount is greater than the value of the property. Further details on policy amounts that are permitted are contained in the Manual of the Title Insurance Rating Bureau of Pennsylvania.

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Schedule BI & BII (Cont.)

COMMITMENT NUMBER

PAFA20-1391 D/M

Commitment No.: **PAFA20-1391 D/M**

25. IMPORTANT NOTICES REGARDING THE COVID-19 PANDEMIC:

- a. Due to the Covid-19 pandemic, many government offices are closed. These offices may maintain the records for judgments, liens and municipal utility payments. Since closures may prevent or impair our ability to search in these offices, Company reserves the right to require other proof of status or payment for these items. If satisfactory proof is not provided, Company may raise additional requirements and/or exceptions in connection therewith.
- b. Prior to closing, the company must have information whether the real property recording office for the county in which the Land is located is closed due to the COVID-19 emergency. If recording has been restricted, specific underwriting approval is required; and, additional requirements may be made.

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 First American Title™	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company
Schedule BI & BII	COMMITMENT NUMBER PAFA20-1391 D/M

Commitment No.: **PAFA20-1391 D/M**

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.


The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or claims by parties in possession or under the terms of any unrecorded lease or agreement(s) of sale.
3. Any variation in location of lines or dimensions or other matters which an accurate survey would disclose.
4. Easements, or claims of easements, not shown by the Public Records.
5. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Possible tax increase based on additional assessments.
7. Accuracy of area content not insured.
8. Title to that portion of premises in the bed of Forrest Lane is subject to public and private rights therein.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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 First American Title™	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company
Exhibit A	COMMITMENT NUMBER PAFA20-1391 D/M

Commitment No.: **PAFA20-1391 D/M**

EXHIBIT A

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Radnor, County of Delaware, Commonwealth of Pennsylvania and described according to a Map of Property of Edwin I. Myskowski, et ux, made by Yerkes Engineering Co., Surveyors, Bryn Mawr, PA, dated 1/3/1969 as follows, to wit:

BEGINNING at a point on the middle line of Forrest Lane of variable widths at the distance of 674.37 feet measured Southeastwardly along said middle line of Forrest Lane from the center line of Old Eagle School Road; thence extending from said point of beginning North 65 degrees 07 minutes 00 seconds East, along the Strafford Realty Company Subdivision Plan 129.79 feet to a point; thence extending South 23 degrees 47 minutes 00 seconds East along land now or late of J. S. Parker, 79.06 feet to a point; thence extending South 65 degrees 07 minutes 00 seconds West along Lot No. 2 on said plan 123 feet to a point on the middle line of Forrest Lane, aforesaid; thence extending along the same, the two following courses and distances: (1) North 23 degrees 47 minutes 00 seconds West 43.46 feet to a point; and (2) North 34 degrees 37 minutes 00 seconds West 36.11 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on said Plan.

BEING known as 18 Forrest Lane.

BEING Folio #36-01-00236-02.

BEING the same premises which James W. Lament and Elizabeth A. Ashdale-Lament by Deed dated 10/17/2003 and recorded 10/28/2003 in the County of Delaware in Record Book 2991 page 1480, conveyed unto Trustees Under Agreement of Trust dated March 15, 1996, as amended, by Dorrance H. Hamilton, Settlor, in fee.

AND BEING INTER-ALIA the same premises which Francis J. Mirabello and S. Matthews V. Hamilton, Jr., Trustees of the Dorrance H. Hamilton March 15, 1996 Revocable Agreement of Trust (also known as Agreement of Trust Dated March 15, 1996, as Amended, Dorrance H. Hamilton, Settlor) by Deed dated 7/10/2017, effective as of 7/19/2017 and recorded 8/23/2017 in the County of Delaware in Record Book 6051 page 40, conveyed unto S. Matthews V. Hamilton, Jr. and Francis J. Mirabello, Trustees, Trust U/A Dorrance H. Hamilton dated March 15, 1996, as amended for the benefit of S. Matthews V. Hamilton, Jr., Margaret H. Duprey and Francis J. Mirabello, Trustees, Trust U/A Dorrance H. Hamilton dated March 15, 1996, as amended for the benefit of Margaret H. Duprey and Nathaniel Peter Hamilton and Francis J. Mirabello, Trustees, Trust U/A Dorrance H. Hamilton dated March 15, 1996, as amended for the benefit of Nathaniel Peter Hamilton, as tenants in common in equal shares, in fee.