# 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.

1. Pay all taxes, charges and assessments, levied and assessed against the Land, which are due and payable or which may come due after the Commitment Date hereof but prior to the effective date of Policy issued pursuant to this Commitment.
2. The Company's review and approval of an updated title search through the date of closing or such earlier date as the Company may accept.
3. The Company's review and acceptance of an Owner's Affidavit suitable for recording must to be furnished prior to closing and issuance of the final policy.  
     
   The Company reserves the right to exclude from coverage matters disclosed by the Affidavit or discovered in the Company's review of the potential exposure for construction liens, and to make such additional requirements as it may deem necessary.
4. TAXES:  
   Receipts for current year and prior three (3) years to be produced and filed with the Company  
   2023 Assessment:    
   Tax Id/OPA No.:
5. WATER, STORMWATER AND SEWER RENTS:  
   Receipts for Water, Stormwater (if applicable) and Sewer Rents for the three prior years to be produced.  
   Water, Stormwater and Sewer Rents for the current year.
6. MORTGAGES:
7. JUDGMENTS:
8. MUNICIPAL LIENS/MECHANICS LIENS:
9. [Proof by affidavit that the premise herein is not located within a City of Philadelphia Special Services District or proof of payment of all assessments to be produced. (to be used for Philadelphia only)]
10. Proof that the grantor(s) and/or mortgagors(s) herein have or has paid all gas service and all water and sewer rents.
11. [Determination to be made regarding Solid Resources Fee assessed by the Streets Department of the City of Philadelphia and all fees due to be paid. (to be used for Philadelphia only)]
12. Prior to Settlement, search of statewide support lien system([http://childsupport.state.pa.us](http://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 who 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.
13. A search of the name(s) of the vestee(s) and purchaser(s) herein on the Office of Foreign Assets Control (OFAC) site disclosed:

*(Additional Requirements may be listed here by number)*

# Schedule B, Part II

# Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

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

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any rights, interests or claims of parties in possession not shown by the public records.
3. Any lien, or right to a lien, for services, labor, materials or equipment in connection with improvements, repairs or renovations provided before, on, or after Date of Policy and not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, conflict in boundary line(s), shortage in area, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey and/or physical inspection of the land. The term "encroachment" includes encroachments of existing improvements located on the land onto adjoining land, and encroachments on the land of existing improvements located on adjoining land.
5. Taxes or special assessments assessed, but not shown as a lien in the Public Records, at Date of Policy.
6. Easements or claims of easements not shown by the public records.
7. Any adverse ownership claim by right of sovereignty to any portion of the lands insured hereunder, including tidelands, submerged, filled and artificially exposed lands and lands accreted to such lands or dispute as to the boundaries purportedly caused by a change in the location of any water body within or adjacent to the land.
8. Subject to any line rights of way including electric line, telephone line, cable line, water and sewer line rights of way in use and existing in, on, or under the ground and all rights in relation thereto.
9. Possible outstanding Municipal Charges.
10. Subject to easements of party walls and the rights of adjoining owners therein.

*(Additional Exceptions may be listed here by number)*

End of Schedule B, Part II

INFORMATIONAL NOTES

1. All of the recording information contained herein refers to the Public Records of County and State contained within the legal description on Schedule A, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Record Books of said county, unless indicated to the contrary.

NOTE 2: Due to current conflicts or potential conflicts between state and federal law, which conflicts may extend to local law, regarding marijuana, if the transaction to be insured involves property which is currently used or is to be used in connection with a marijuana enterprise, including but not limited to the cultivation, storage, distribution, transport, manufacture, or sale of marijuana and/or products containing marijuana, the Company declines to close or insure the transaction, and this Commitment shall automatically be considered null and void and of no force and effect.