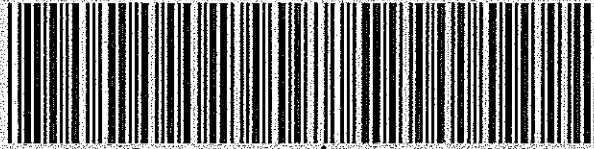


Centre County
Recorder Of Deeds

414 Holmes Street Suite 1
Bellefonte, PA 16823
814-355-6801



R 0 2 2 1 4 / 0 8 9 4

R02214/0894 4 pages

Instrument # 1269

Header Page

This Page is not part of the official record,
and can be discarded after Recording.

Return To:

HESS HOME BUILDERS INC
15 MEADOW LANE
LANCASTER PA 17601

4-3
20.50
Hess Home

SUBORDINATION OF MORTGAGE AND JOINDER BY MORTGAGEE

The undersigned, JUNIATA VALLEY BANK, ("Mortgagee") being holder of an Open End Mortgage dated November 21, 2017, and recorded in the Office of the Recorder of Deeds for Centre County, Pennsylvania, on November 21, 2017 at Book # 02208, Page # 0399, upon the within described Property that is the submitted to this Declaration, as further described in Exhibit 1 hereto, and as holder of any other mortgages that the Mortgagee may now or hereafter hold upon such Property (all such mortgages hereinafter collectively referred to as the "Mortgages"), joins in, consents to, and approves the rights, obligations, easements, and privileges in the attached Declaration of Amberleigh, a Planned Community (the "Declaration"), subordinates its rights as Mortgagee thereto.

The Mortgagee, for itself and its successors and assigns (which shall include any assignee of the Mortgages and any purchaser of the Property or portions thereof at a sale in foreclosure of the Mortgages or otherwise), herein covenants and agrees that the rights, obligations, easements, and privileges granted and created in the Declaration with respect to said Real Estate shall not be terminated or disturbed by reason of any foreclosure or other action that may be instituted by Mortgagee, its successors or assigns, as a result of any default under the Mortgages or the debt instruments that such Mortgages secure. Mortgagee by consenting to the Declaration shall not by virtue of its interest as Mortgagee be deemed to have undertaken any obligations of the Mortgagor under the Declaration, including but not limited to construction or maintenance of the Common Elements or other site improvements.

IN WITNESS WHEREOF, the Mortgagee has executed this Subordination of Mortgage and Joinder by Mortgagee on this the 27th day of April, 2018.

Attest: [Signature]

JUNIATA VALLEY BANK
By: [Signature]

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF JUNIATA :

On this, the 27th day of April, 2018, before me, a Notary Public, personally appeared Ann M. Shirk known to me (or satisfactorily proven) and who acknowledged herself/himself to be a Senior Vice President of Juniata Valley Bank, a corporation, and as such Vice President, and being authorized so to do, signed the foregoing Declaration in its name and acknowledged the foregoing to be its act and deed and desired the same to be recorded as such.

Witness my hand and notarial seal this 27th day of April, 2018.

[Signature]
Notary Public



R 02214-0894 Apr 27, 2018
AMBERLEIGH LP
JUNIATA VALLEY BANK
04-27-2018
14:39:30
SUB 4 pgs
RECORDER OF DEEDS

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Ann M. Shirk, Notary Public
Mifflintown Boro, Juniata County
My Commission Expires June 10, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Exhibit "1-A"
PROPERTY DESCRIPTION

All that certain lot or tract of land situate in Spring Township, Centre County, Pennsylvania, as shown on a Lot Consolidation for Parts of Phase 1, Phase 2 and Phase 3 of the Amberleigh Residential Community, prepared by ELA Group, Inc., as recorded in Plat Book 82, Page 150 in the Office of the Recorder of Deeds and as more fully bounded and described as follows:

BEGINNING at a point being a No. 4 rebar found at the southeast corner of the herein described lot:

1. Thence, by the lands of now or formerly Centre County Industrial Development Corporation, South seventy-one degrees thirty-nine minutes twenty-eight seconds West, four-hundred eighty seven and forty-four hundredths feet (S 71°39'28" W - 487.44'), to a point.
2. Thence, by lands of now or formerly John C. and Barbara V. Simpson, Lot 196, North thirty-three degrees thirteen minutes fifty-two seconds West, thirty-three and forty-one hundredths feet (N 33°13'52" W - 33.41'), to a point.
3. Thence, by Lots 195 and 194, on a curve to the left having a interior angle of 14°42'47", a radius of 515.00', an arc length of 132.25', and the chord thereof being North forty-nine degrees twenty-four minutes forty-four seconds East, one-hundred thirty-one and eighty-eight hundredths feet (N 49°24'44" E - 131.88'), to a point.
4. Thence, by Lot 194, North forty-seven degrees fifty-six minutes thirty-nine seconds West, one-hundred ten and zero hundredths feet (N 47°56'39" W - 110.00'), to a point on the southerly right of way line of Amberleigh Lane.
5. Thence, by the southerly right of way line of Amberleigh Lane, on a curve to the left having a interior angle of 4°45'25", a radius of 405.00', an arc length of 33.63', and the chord thereof being North thirty-nine degrees forty minutes thirty-nine seconds East, thirty-three and sixty-two hundredths feet (N 39°40'39" E - 33.62'), to a point.
6. Continuing by right of way line of Amberleigh Lane and northerly right of way line of Farmington Lane, North forty-nine degrees fifty-two minutes fourteen seconds West, sixty-seven and forty-two hundredths feet (N 49°52'14" W - 67.42'), to a point.
7. Thence, by Lot 162 on a curve to the left having an interior angle of 96°05'46", a radius of 16.00', an arc length of 26.84', and the chord thereof being North eighty-

two degrees four minutes fifty-three seconds East, twenty-three and eighty hundredths feet (N 82°04'53" E - 23.80'), to a point on the northeast corner of Lot 163R.

8. Continuing by Lots 162 and 163R, on a curve to the left having a interior angle of 19°22'06", a radius of 355.00', an arc length of 120.00', and the chord thereof being North twenty-four degrees twenty minutes fifty-eight seconds East, one-hundred nineteen and forty-three hundredths feet (N 24°20'58" E - 119.43'), to a point on the southwest corner of Lot 163R.
9. Thence, by Lot 163R, North seventy-five degrees twenty minutes five seconds West, one-hundred seven and thirty-five hundredths feet (N 75°20'05" W - 107.35'), to a point.
10. Thence, by Lot 161R, North nineteen degrees two minutes ten seconds East, thirty-one and twenty-three hundredths feet (N 19°02'10" E - 31.23'), to a point.
11. Continuing by Lots 161R and 160, North two degrees forty-three minutes thirty-two seconds West, seventy-four and eighty-one hundredths feet (N 02°43'32" W - 74.81'), to a point.
12. Thence by Lots 160 through 156, North twenty-five degrees thirty-five minutes forty-four seconds West, two-hundred sixty-seven and eighty hundredths feet (N 25°35'44" W - 267.80'), to a point.
13. Continuing by Lot 156, South sixty-four degrees twenty-four minutes sixteen seconds West, one-hundred twenty-five and zero hundredths feet (S 64°24'16" W - 125.00'), to a point on the easterly right of way line of Farmington Lane.
14. Thence, by the easterly right of way line of Farmington Lane, North twenty-five degrees thirty-five minutes forty-four seconds West, forty and zero hundredths feet (N 25°35'44" W - 40.00'), to a point at the southwest corner of Lot 155.
15. Thence, by Lot 155, North sixty-four degrees twenty-four minutes sixteen seconds East, one-hundred twenty-five and zero hundredths feet (N 64°24'16" E - 125.00'), to a point.
16. Thence, by Lots 155 through 151, North twenty-five degrees thirty-five minutes forty-four seconds West, two-hundred ninety-four and three hundredths feet (N 25°35'44" W - 294.03'), to a No. 4 rebar.
17. Continuing by Lot 151, South sixty-two degrees forty-five minutes fifty-eight seconds West, one-hundred nine and fifty hundredths feet (S 62°45'58" W - 109.50'), to a point on the southerly right of way line of Barrington Lane.

18. Thence, by the right of way line of Barrington Lane, North twenty-seven degrees twenty-nine minutes thirty-seven seconds West, forty and zero hundredths feet (N 27°29'37" W - 40.00'), to a point at the southwest corner of Lot 234.
19. Thence, by Lots 234 and 235, North sixty-two degrees forty-five minutes fifty-eight seconds East, one-hundred fifteen and zero hundredths feet (N 62°45'58" E - 115.00'), to a point.
20. Continuing by Lot 235, North twenty-seven degrees fourteen minutes two seconds West, one-hundred twenty-five and zero hundredths feet (N 27°14'02" W - 125.00'), to a point on the common property line with now or formerly Paul A. and Audrey Hartle.
21. Thence, by lands of now or formerly Paul A. and Audrey Hartle, North sixty-two degrees forty-five minutes fifty-eight seconds East, two-hundred seventy-five and seventy-six hundredths feet (N 62°45'58" E - 275.76'), to a point.
22. Continuing, by lands of now or formerly Paul A. and Audrey Hartle and lands of now or formerly T & S Partnership, South twenty-seven degrees twenty-one minutes two seconds East, one-thousand three-hundred eleven and sixty-two hundredths feet (S 27°21'02" E - 1311.62'), to a No. 4 rebar and place of BEGINNING.

Containing 9.536 acres

BEING PART OF THE SAME PREMISES WHICH Larry E. Jodon and Vicki L. Jodon, husband and wife granted and conveyed unto Amberleigh, L.P. a Pennsylvania Limited Partnership, by Deed dated September 24, 2004 and recorded at the Centre County Recorder of Deeds Office in Record Book 1744 page 864 and SUBJECT TO access easements provided for Lots 162, 163R, 234 and 235.