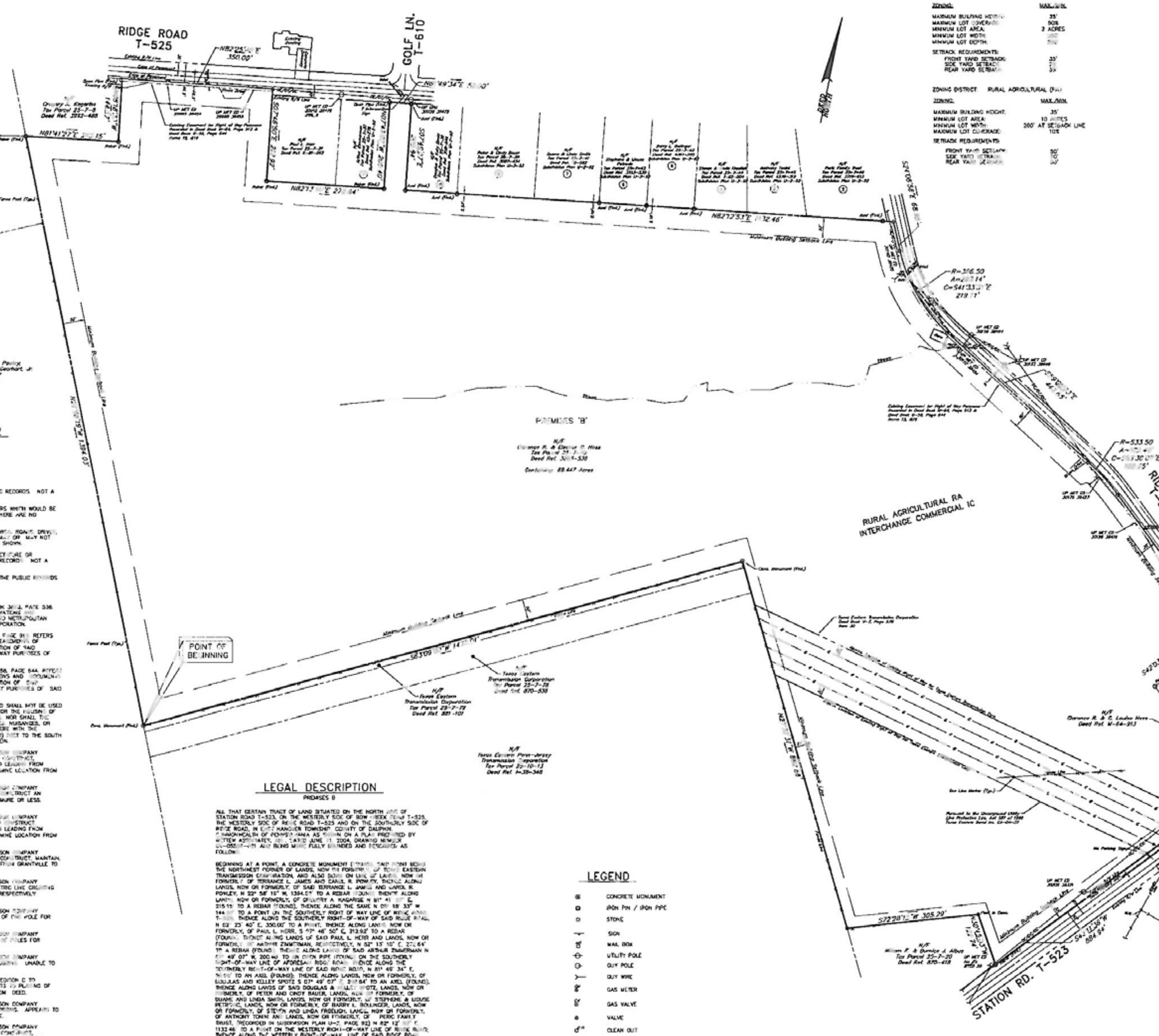


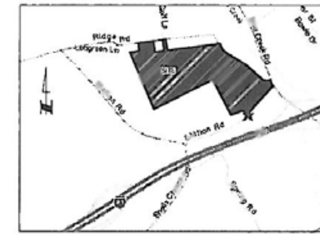
ZONING DATA

ZONING DISTRICT: INTERCHANGE COMMERCIAL [illegible]

ZONING:	MAX./MIN.
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM LOT COVERAGE:	60%
MINIMUM LOT AREA:	2 ACRES
MINIMUM LOT WIDTH:	[illegible]
MINIMUM LOT DEPTH:	[illegible]
SETBACK REQUIREMENTS:	
FRONT YARD SETBACK:	35'
SIDE YARD SETBACK:	[illegible]
REAR YARD SETBACK:	35'

ZONING DISTRICT: RURAL AGRICULTURAL (RA)

ZONING:	MAX./MIN.
MAXIMUM BUILDING HEIGHT:	35'
MINIMUM LOT AREA:	10 ACRES
MINIMUM LOT WIDTH:	200' AT SETBACK LINE
MAXIMUM LOT COVERAGE:	10%
SETBACK REQUIREMENTS:	
FRONT YARD SETBACK:	50'
SIDE YARD SETBACK:	50'
REAR YARD SETBACK:	50'



LOCATION MAP

NO SCALE

GENERAL NOTES

1. BASIS OF BEARINGS IS S63°[illegible]"W, A SOUTHERLY PROPERTY LINE, TAKEN FROM A PLAN DONE BY ALPHA CONSULTING ENGINEERS, INC., PROJECT # 220184, DATED [illegible].

2. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND WERE DETERMINED FROM VISIBLE LOCATION, ACT [illegible] UTILITY RESPONSES AND THE BEST AVAILABLE PLAN INFORMATION. ACT 187 (PA ONE CALL) NOTIFICATION SERIAL NUMBER IS [illegible]444 (RETTEW CANNOT GUARANTEE THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES. AN EXACT LOCATION CAN ONLY BE OBTAINED BY SUBSURFACE EXPLORATION, WHICH IS NOT A PART OF THIS CONTRACT PERFORMANCE).

3. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE C OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO 420[illegible]0100, BEARING AN EFFECTIVE DATE OF JAN. 16, [illegible].

SCHEDULE B - SECTION 2

[illegible] TITLE INSURANCE COMPANY
[illegible] TITLE INSURANCE COMPANY
NUMBER: [illegible]26-807
EFFECTIVE DATE: APRIL 20, 2004

STANDARD EXCEPTIONS:

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY RELATED ITEM.

2. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES. THERE ARE NO APPARENT ENCROACHMENTS OR OVERLAPS OBSERVED IN THE FIELD.

3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. ROADS, DRIVES, UTILITIES AND OTHER SUBJECT FEATURES WERE LOCATED IN THE FIELD THAT MAY OR MAY NOT CONSTITUTE AN UNRECORDED EASEMENT. EASEMENTS OF RECORD HAVE BEEN SHOWN.

4. 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. NOT A SURVEY RELATED ITEM.

5. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT AS EXISTING LIENS BY THE PUBLIC RECORDS. NOT A SURVEY RELATED ITEM.

PREMISES B:

14. UNDER AND SUBJECT TO RIGHT-OF-WAYS AS MENTIONED IN RECORD BOOK 3[illegible], PAGE 336. REFERS TO: UNDER AND SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD, AND SPECIFICALLY, RIGHTS-OF-WAY GRANTED TO METROPOLITAN EDISON COMPANY AND TO TEXAS EASTERN PENN-JERSEY TRANSMISSION CORPORATION.

15. UNDER AND SUBJECT TO EASEMENT AS SET FORTH IN DEED BOOK M-64, PAGE 91[illegible]. REFERS TO RESULT UNDER AND SUBJECT TO THE RESERVATIONS, RESTRICTIONS, AND EASEMENTS OF RECORD INCLUDING AN EASEMENT OF FIVE (5) FEET IN WIDTH OVER THE PORTION OF SAID PREMISES FRONTING ON TOWNSHIP ROUTE 325 CONNECTION FOR RIGHT-OF-WAY PURPOSES OF SAID ROAD ALONG THE ENTIRE FRONTAGE UPON SAID TOWNSHIP ROUTE.

16. UNDER AND SUBJECT TO RESTRICTIONS AS SET FORTH IN DEED BOOK O-58, PAGE 644. REFERS TO THE FOLLOWING: UNDER AND SUBJECT TO THE RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD INCLUDING AN EASEMENT FIVE (5) FEET IN WIDTH OVER THE PORTION OF SAID PREMISE FRONTING ON TOWNSHIP ROUTE 325 CONNECTION FOR RIGHT-OF-WAY PURPOSES OF SAID ROAD ALONG THE ENTIRE FRONTAGE UPON SAID TOWNSHIP ROUTE.

AND ALSO SUBJECT TO THE COVENANT THAT THE PREMISES HEREIN CONVEYED SHALL NOT BE USED FOR MANUFACTURING, A RESTAURANT, INN, HOTEL, MOTEL, LODGING HOUSE, FOR THE HOUSING OF GUESTS OR THE SERVING OF FOOD, OF DISPENSING OF ALCOHOLIC BEVERAGES, NOR SHALL THE PREMISES BE USED IN A WAY THAT MIGHT EMIT LOUD AND BOISTEROUS NOISES, NUISANCES, OR NOXIOUS ODORS, NOR SHALL THEY BE USED IN ANY WAY THAT MIGHT INTERFERE WITH THE PEACEFUL ENJOYMENT OF THE PREMISES LOCATED WITHIN FIVE HUNDRED (500) FEET TO THE SOUTH OF THE HEREIN DESCRIBED TRACT, AND PRESENTLY OWNED BY GRANTOR HEREIN.

17. UNDER AND SUBJECT TO RIGHT-OF-WAY GRANTED TO METROPOLITAN EDISON COMPANY RECORDED IN MISCELLANEOUS BOOK D-7, PAGE 207. REFERS TO RIGHT TO CONSTRUCT, MAINTAIN, AND OPERATE AN ELECTRIC LINE, POLES, GUYS, ETC. ALONG ROAD LEADING FROM GRANTVILLE TO INDIANTOWN GAP. "BLANKET" EASEMENT, UNABLE TO DETERMINE LOCATION FROM DEED.

18. UNDER AND SUBJECT TO RIGHT-OF-WAY GRANTED TO METROPOLITAN EDISON COMPANY RECORDED IN MISCELLANEOUS BOOK I-8, PAGE 2[illegible]. REFERS TO RIGHT TO CONSTRUCT AN ELECTRIC DISTRIBUTION LINE FROM POLE ME-J98 FOR A DISTANCE OF 168', MORE OR LESS. UNABLE TO DETERMINE LOCATION FROM DEED.

19. UNDER AND SUBJECT TO RIGHT-OF-WAY GRANTED TO METROPOLITAN EDISON COMPANY RECORDED IN MISCELLANEOUS BOOK R-10, PAGE 194. REFERS TO RIGHT TO CONSTRUCT, MAINTAIN, AND OPERATE AN ELECTRIC LINE, POLES, GUYS, ETC. ALONG ROAD LEADING FROM GRANTVILLE TO INDIANTOWN GAP. "BLANKET" EASEMENT, UNABLE TO DETERMINE LOCATION FROM DEED.

20. UNDER AND SUBJECT TO RIGHT-OF-WAY GRANTED TO METROPOLITAN EDISON COMPANY RECORDED IN MISCELLANEOUS BOOK T-11, PAGE 44. REFERS TO RIGHT TO CONSTRUCT, MAINTAIN, AND OPERATE AN ELECTRIC LINE, POLES, GUYS, ETC. ALONG ROAD LEADING FROM GRANTVILLE TO INDIANTOWN GAP. "BLANKET" EASEMENT ALONG L. R. [illegible].

21. UNDER AND SUBJECT TO RIGHT-OF-WAY GRANTED TO METROPOLITAN EDISON COMPANY RECORDED IN MISCELLANEOUS BOOK M-[illegible], PAGE [illegible]. REFERS TO AN ELECTRIC LINE CROSSING NOW OR FORMERLY, HERR PROPERTY, A DISTANCE OF 140', [illegible] AND [illegible] RESPECTIVELY. UNABLE TO DETERMINE LOCATION FROM DEED.

22. UNDER AND SUBJECT TO RIGHT-OF-WAY GRANTED TO METROPOLITAN EDISON COMPANY RECORDED IN MISCELLANEOUS BOOK S-[illegible], PAGE 247. REFERS TO PLACING OF ONE POLE FOR ELECTRIC LINE. UNABLE TO DETERMINE LOCATION FROM DEED.

23. UNDER AND SUBJECT TO RIGHT-OF-WAY GRANTED TO METROPOLITAN EDISON COMPANY RECORDED IN MISCELLANEOUS BOOK K-11, PAGE 681. REFERS TO PLACING OF POLES FOR ELECTRIC LINE. UNABLE TO DETERMINE LOCATION FROM DEED.

24. UNDER AND SUBJECT TO RIGHT-OF-WAY GRANTED TO METROPOLITAN EDISON COMPANY RECORDED IN MISCELLANEOUS BOOK N-13, PAGE 659. REFERS TO WIRE CROSSING. UNABLE TO DETERMINE LOCATION FROM DEED.

25. UNDER AND SUBJECT TO RIGHT-OF-WAY GRANTED TO METROPOLITAN EDISON COMPANY RECORDED IN MISCELLANEOUS BOOK O-13, PAGE 681. REFERS TO PLACING OF THREE POLES FOR ELECTRIC LINES. UNABLE TO DETERMINE LOCATION FROM DEED.

26. UNDER AND SUBJECT TO RIGHT-OF-WAY GRANTED TO METROPOLITAN EDISON COMPANY RECORDED IN MISCELLANEOUS BOOK O-13, PAGE 6[illegible]. REFERS TO WIRE CROSSING. APPEARS TO BE ON THE EAST SIDE OF T-525. APPARENTLY DOES NOT AFFECT THIS SITE.

27. UNDER AND SUBJECT TO RIGHT-OF-WAY GRANTED TO METROPOLITAN EDISON COMPANY RECORDED IN MISCELLANEOUS BOOK O-14, PAGE 344. REFERS TO RIGHT TO CONSTRUCT, MAINTAIN, AND OPERATE AN ELECTRIC LINE, POLES, GUYS, ETC. ALONG ROAD LEADING FROM GRANTVILLE TO INDIANTOWN GAP. "BLANKET" EASEMENT. UNABLE TO DETERMINE LOCATION FROM DEED. BLANKET EASEMENT ALONG RIDGE ROAD T-525.

28. UNDER AND SUBJECT TO RIGHT-OF-WAY GRANTED TO METROPOLITAN EDISON COMPANY RECORDED IN MISCELLANEOUS BOOK T-14, PAGE 104. REFERS TO CONSTRUCTION OF ELECTRIC DISTRIBUTION LINE FOR A DISTANCE OF [illegible]. UNABLE TO DETERMINE LOCATION FROM DEED.

29. UNDER AND SUBJECT TO RIGHT-OF-WAY GRANTED TO METROPOLITAN EDISON COMPANY RECORDED IN RECORD BOOK 20[illegible], PAGE 178. REFERS TO LINE CROSSING PROPERTY TAX MAP 25-7 PARCEL 24. DOES NOT AFFECT SITE.

30. UNDER AND SUBJECT TO RIGHT-OF-WAY GRANTED TO TEXAS EASTERN PENN-JERSEY TRANSMISSION CORPORATION RECORDED IN MISCELLANEOUS BOOK V-7, PAGE [illegible]. REFERS TO RIGHT-OF-WAY AND EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN A PIPELINE AND APPURTENANCES, ETC. NO SPECIFIC RIGHT-OF-WAY WIDTH MENTIONED.

31. UNDER AND SUBJECT TO CONDEMNATION AS SET FORTH IN MISCELLANEOUS BOOK X-16, PAGE [illegible]. REFERS TO CONDEMNATION FOR RIGHT-OF-WAY AND ROAD CONSTRUCTION FOR BOW CREEK ROAD.

32. UNDER AND SUBJECT TO GRANT OF ACCESS RECORDED IN RECORD BOOK 1798, PAGE 450. REFERS TO GRANT OF ACCESS FOR TEXAS EASTERN TO PERFORM ENVIRONMENTAL STUDIES.

33. UNDER AND SUBJECT TO CLEAN AND GREEN APPLICATION RECORDED IN RECORD BOOK 2[illegible]43, PAGE 247. NOT A SURVEY RELATED ITEM.

LEGAL DESCRIPTION

PREMISES B

ALL THAT CERTAIN TRACT OF LAND SITUATED ON THE NORTH SIDE OF STATION ROAD T-523, ON THE WESTERLY SIDE OF BOW CREEK ROAD T-525, THE WESTERLY SIDE OF RIDGE ROAD T-525 AND ON THE SOUTHERLY SIDE OF RIDGE ROAD, IN EAST HANOVER TOWNSHIP, COUNTY OF DAUPHIN, COMMONWEALTH OF PENNSYLVANIA AS SHOWN ON A PLAN PREPARED BY RETTEW ASSOCIATES, INC., DATED JUNE 11, 2004, DRAWING NUMBER [illegible]-0558[illegible]-[illegible] AND BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, A CONCRETE MONUMENT (FOUND), SAID POINT BEING THE NORTHWEST CORNER OF LANDS, NOW OR FORMERLY, OF TEXAS EASTERN TRANSMISSION CORPORATION, AND ALSO BEING ON LINE OF LANDS, NOW OR FORMERLY OF TERRANCE L. JAMES AND CAROL R. POWLEY, THENCE ALONG LANDS, NOW OR FORMERLY, OF SAID TERRANCE L. JAMES AND CAROL R. POWLEY, N 22° 58' 10" W, 1304.07' TO A REBAR (FOUND); THENCE ALONG LANDS, NOW OR FORMERLY, OF GREGORY A. KAGARISE N 81° 41' [illegible]" E, 215.15' TO A REBAR (FOUND), THENCE ALONG THE SAME N 0[illegible]° 18' 33" W, 144.[illegible]' TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF RIDGE ROAD T-[illegible], THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID RIDGE ROAD, N 82° 23' 40" E, 350.00' TO A POINT, THENCE ALONG LANDS, NOW OR FORMERLY, OF PAUL L. HERR, S 07° 46' 50" E, 212.92' TO A REBAR (FOUND); THENCE ALONG LANDS OF SAID PAUL L. HERR AND LANDS, NOW OR FORMERLY, OF ARTHUR ZIMMERMAN, RESPECTIVELY, N 82° 13' 10" E, 27[illegible].64' TO A REBAR (FOUND); THENCE ALONG LANDS OF SAID ARTHUR ZIMMERMAN N [illegible]° 49' 07" W, 200.40 TO AN IRON PIPE (FOUND) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AFORESAID RIDGE ROAD; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RIDGE ROAD, N 81° 49' 34" E, [illegible]' TO AN AXEL (FOUND); THENCE ALONG LANDS, NOW OR FORMERLY, OF DOUGLAS AND KELLEY SPOTZ S 07° 49' 07" E, 2[illegible].64' TO AN AXEL (FOUND), THENCE ALONG LANDS OF SAID DOUGLAS & KELLEY SPOTZ, LANDS, NOW OR FORMERLY, OF PETER AND CINDY BAUER, LANDS, NOW OR FORMERLY, OF DUANE AND LINDA SMITH, LANDS, NOW OR FORMERLY, OF STEPHENE & LOUISE PETROVIC, LANDS, NOW OR FORMERLY, OF BARRY L. BOLLINGER, LANDS, NOW OR FORMERLY, OF STEVEN AND LINDA FROELICH, LANDS, NOW OR FORMERLY, OF ANTHONY TONINI AND LANDS, NOW OR FORMERLY, OF [illegible] PERIC FAMILY TRUST, (RECORDED IN SUBDIVISION PLAN U-7, PAGE 92) N 82° 12' [illegible]" E, 1132.46' TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF RIDGE ROAD; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID RIDGE ROAD THE FOLLOWING EIGHT (8) COURSES: 1) S 24° 06' 58" E, 68.98' TO A POINT, 2) ON A CURVE TO THE LEFT HAVING A RADIUS OF 336.[illegible]' AND ARC LENGTH OF 22[illegible].4' AND A CHORD BEARING OF S 41° 33' 31" E, 2[illegible]' TO A POINT, 3) S [illegible]° [illegible]' 07" E, 44[illegible].85' TO A POINT, 4) ON A CURVE TO THE RIGHT HAVING A RADIUS OF [illegible]', AND ARC LENGTH OF 102.[illegible]', A CHORD BEARING OF S[illegible]° 3[illegible]' [illegible]" E, 100.[illegible]' TO A POINT, 5) S 48° 00' 11" E, [illegible]6.40' TO A POINT, 6) S 42° 0[illegible]' 40" W, 8.03' TO A POINT, 7) S 46° 26' 59" E, 24.2[illegible]' TO A POINT, 8) ON A CURVE TO THE LEFT HAVING A RADIUS OF [illegible]', AN ARC LENGTH OF 15[illegible].07', AND A CHORD BEARING OF S [illegible]° [illegible]' [illegible]" E, 147.29' TO A POINT; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF BOW CREEK ROAD T-525 ON A CURVE TO THE LEFT HAVING A RADIUS OF 14[illegible]', AN ARC LENGTH OF 158.32', AND A CHORD BEARING OF S 28° 54' [illegible]" E, AND A CHORD DISTANCE OF 158.24' TO A POINT; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF STATION ROAD T-523 S 42° 11' 38" W, 884.94 TO A REBAR (FOUND); THENCE ALONG LANDS, NOW OR FORMERLY, OF WILLIAM F. AND BERNICE J. ALBUS N 30° 45' [illegible]" W, 122.74 TO A POINT, THENCE ALONG THE SAME S 7[illegible]° 2[illegible]' [illegible]" W 305.2[illegible]' TO A POINT ON LINE OF LANDS, NOW OR FORMERLY, OF TEXAS EASTERN PENN-JERSEY; THENCE ALONG LANDS OF SAID TEXAS EASTERN PENN-JERSEY AND TEXAS EASTERN TRANSMISSION CORPORATION N 27° [illegible]' 31" W, 8[illegible].[illegible]' TO A CONCRETE MONUMENT (FOUND); THENCE ALONG LANDS, NOW OR FORMERLY, OF TEXAS EASTERN TRANSMISSION CORPORATION S 63° 09' 00" W, 1437.01' TO THE POINT OF BEGINNING.

CONTAINING: 89.447 ACRES

LEGEND

- CONCRETE MONUMENT
- IRON PIN / IRON PIPE
- STONE
- SIGN
- MAIL BOX
- UTILITY POLE
- GUY POLE
- GUY WIRE
- GAS METER
- GAS VALVE
- VALVE
- CLEAN OUT
- INLET
- INLET TYPE C
- MANHOLE
- OVERHEAD CABLE LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELEPHONE LINE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- STORM SEWER LINE
- GUIDE RAIL
- FENCE LINE

CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFY TO FIRST MARINER BANK, AS OF THE DATE BELOW, THAT THIS PRINT OF SURVEY CORRECTLY SHOWS: (I) A FIXED AND DETERMINABLE POSITION AND LOCATION OF THE LAND DESCRIBED HEREON (INCLUDING THE POSITION OF THE POINT OF BEGINNING); (II) THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE LAND; AND (III) ALL DRIVEWAYS OR OTHER CUTS ALONG ANY STREET OR ALLEY UPON WHICH THE LAND ABUTS. EXCEPT AS SHOWN ON THIS SURVEY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS SAID LAND OR ANY OTHER EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OR WHICH ARE OF RECORD; THERE ARE NO BUILDING RESTRICTION OR SET-BACK LINES, NO PARTY WALLS, AND NO ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS ON THE SUBJECT LAND BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES; THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINE CONFLICTS; THE LAND HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC ROADWAY; THIS PRINT OF SURVEY REFLECTS BOUNDARY LINES OF THE LAND WHICH [illegible] BY ENGINEERING CALCULATIONS.

Edward W. Warfel, PLS   Date
SU-026066-E

TO: CERTIFICATION

[illegible] TITLE INSURANCE COMPANY
[illegible] TITLE INSURANCE COMPANY
GRANTVILLE HOLDINGS, LLC

THIS SURVEY IS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999 PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, ACSM AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

Edward W. Warfel, PLS   Date:
SU-026066-E