

**DESCRIPTION OF PROPERTY
TAXMAP 30, BLOCK 5, UNIT 3
EAST BRANDYWINE TOWNSHIP, CHESTER COUNTY,
PENNSYLVANIA**

ALL THAT CERTAIN tract or parcel of land situate in the Township of East Brandywine, County of Chester, Commonwealth of Pennsylvania, as shown on a certain plan entitled "ALTA/ACSM Land Title Survey, Lands N/F Martin M. Weaver," dated July 31, 2009, prepared by Nave Newell, Inc., project number 2008-064.01, and being more particularly described as follows:

BEGINNING AT A POINT at the intersection of the title line in the bed of Horseshoe Pike (SR 322), variable widths, with the title line in the bed of Bollinger Road (T-401), 50 feet wide, and from said beginning point runs; Thence, along said title line in the bed of Horseshoe Pike,

- (1) South 49° 55' 40" East, a distance of 1597.50 feet to a point; Thence, leaving said title line and passing along the line of Unit 4 the following three (3) courses and distances,
- (2) South 40° 04' 20" West, crossing a found capped rebar at a distance of 28.37 feet, a total distance of 206.20 feet to a point; Thence,
- (3) South 49° 55' 40" East, a distance of 126.00 feet to a point; Thence,
- (4) North 40° 04' 20" East, crossing a found capped rebar at a distance of 27.64 feet from the terminus of this line, a total distance of 206.20 feet to a point in the title line in the bed of Horseshoe Pike; Thence, along said title line,
- (5) South 49° 55' 40" East, a distance of 72.45 feet to a point; Thence, leaving said title line and passing along the line of Unit 5,
- (6) South 27° 39' 20" West, a distance of 207.50 feet to a point; Thence, along the line of Unit 5 and continuing along Unit 6,

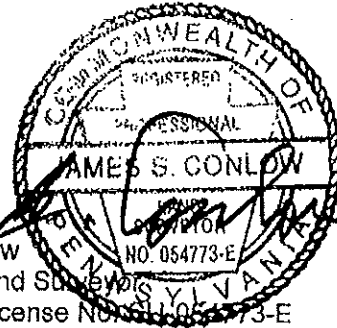
- (7) South 52° 05' 40" East, a distance of 202.35 feet to a point being a found and held marble monument at the corner common with Units 6, 7 and 8.1E; Thence, along Unit 8.1E the following two (2) courses and distances,
- (8) South 27° 34' 42" West, a distance of 470.70 feet to a point; Thence,
- (9) South 62° 25' 18" East, a distance of 921.02 feet to a point for corner in the line of Unit 13.3; Thence, along Unit 13.3 and continuing along Units 13.6 and 18,
- (10) South 07° 32' 18" East, a distance of 1023.12 feet to a point being a found and held spike in the title line in the bed of East Reeceville Road (S.R. 4002), 60 feet wide; Thence, along said title line in the bed of East Reeceville Road,
- (11) South 82° 37' 38" West, a distance of 1126.18 feet to a point; Thence, leaving said title line and passing along the line of Unit 2 the following two (2) courses and distances,
- (12) North 07° 16' 45" West, a distance of 165.00 feet to a point; Thence,
- (13) South 82° 43' 15" West, a distance of 175.00 feet to a point for corner in the line of Unit 2.1; Thence, along Unit 2.1 the following three (3) courses and distances,
- (14) North 07° 16' 45" West, a distance of 35.00 feet to a point; Thence,
- (15) South 82° 43' 15" West, a distance of 200.00 feet to a point; Thence,
- (16) South 07° 16' 45" East, crossing a found iron pipe at a distance of 15.52 feet from the terminus of this line, a total distance of 200.00 feet to a point in the title line in the bed of East Reeceville Road; Thence, along said title line in the bed of East Reeceville Road,
- (17) South 82° 43' 15" West, a distance of 669.20 feet to a point; Thence, leaving said title line and passing along the line of Unit 3.1 and continuing along Unit 3.1A the following two (2) courses and distances,
- (18) North 07° 03' 45" West, crossing a found iron pipe at a distance of 25.00 feet, a total distance 499.99 feet to a point; Thence,
- (19) South 82° 43' 15" West, a distance of 396.73 feet to a point in the title line in the bed of the aforementioned Bollinger Road; Thence, along said title line in the bed of Bollinger Road the following two (2) courses and distances,
- (20) North 06° 45' 45" West, a distance of 1771.44 feet to an angle point; Thence,

- (21) North 24° 53' 52" East, a distance of 686.04 feet to a point; Thence, leaving said title line in the bed of Bollinger Road and passing along the line of Units 3.2, 3.3, 3.4 and 3.5 the following three (3) courses and distances,
- (22) South 65° 06' 08" East, crossing a found capped rebar at a distance of 25.05 feet, a total distance of 200.00 feet to a point; Thence,
- (23) North 24° 53' 52" East, a distance of 450.00 feet to a point; Thence,
- (24) North 65° 06' 08" West, crossing a drillhole found in a plate at a distance of 25.01 feet from the terminus of this line, a total distance of 200.00 feet to a point in the title line in the bed of the aforementioned Bollinger Road; Thence, along said title line in the bed of Bollinger Road.
- (25) North 24° 53' 52" East, a distance of 400.00 feet to the POINT and PLACE OF BEGINNING

CONTAINING in area 140.140 acres (gross) more or less.

Date: August 14, 2009


James S. Conlow
Professional Land Surveyor
Pennsylvania License No. 054773-E



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**DESCRIPTION OF PROPERTY, PARCEL TO REMAIN
ON A PORTION OF TAXMAP 30, BLOCK 5, UNIT 3
EAST BRANDYWINE TOWNSHIP, CHESTER COUNTY,
PENNSYLVANIA**

ALL THAT CERTAIN tract or parcel of land situate in the Township of East Brandywine, County of Chester, Commonwealth of Pennsylvania, as shown on a certain plan entitled "ALTA/ACSM Land Title Survey, Lands N/F Martin M. Weaver," dated July 31, 2009, prepared by Nave Newell, Inc., project number 2008-064.01, and being more particularly described as follows:

COMMENCING AT A POINT at the intersection of the title line in the bed of Horseshoe Pike (SR 322), variable widths, with the title line in the bed of Bollinger Road (T-401), 50 feet wide, and running along said title line in the bed of Horseshoe Pike South 49° 55' 40" East, a distance of 1169.85 feet to the POINT and PLACE OF BEGINNING;

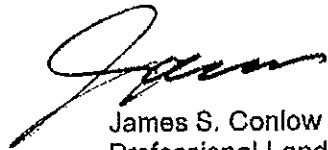
And from said beginning point runs; Thence, still along said title line in the bed of Horseshoe Pike,

- (1) South 49° 55' 40" East, a distance of 427.65 feet to a point; Thence, leaving said title line and passing along the line of Unit 4 the following three (3) courses and distances,
- (2) South 40° 04' 20" West, crossing a found capped rebar at a distance of 28.37 feet, a total distance of 206.20 feet to a point; Thence,
- (3) South 49° 55' 40" East, a distance of 125.00 feet to a point; Thence,
- (4) North 40° 04' 20" East, crossing a found capped rebar at a distance of 27.64 feet from the terminus of this line, a total distance of 206.20 feet to a point in the title line in the bed of Horseshoe Pike; Thence, along said title line,
- (5) South 49° 55' 40" East, a distance of 72.45 feet to a point; Thence, leaving said title line and passing along the line of Unit 5,
- (6) South 27° 39' 20" West, a distance of 207.50 feet to a point; Thence, along the line of Unit 5 and continuing along Unit 6,

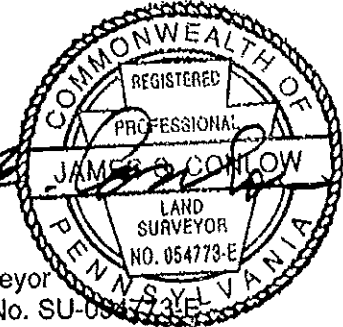
- (7) South 52° 05' 40" East, a distance of 202.35 feet to a point being a found and held marble monument at the corner common with Units 6, 7 and 8.1E; Thence, along Unit 8.1E,
- (8) South 27° 34' 42" West, a distance of 470.70 feet to a point for corner common with Unit 8.1E; Thence, passing through Unit 3, along the lines common with the parcel to be condemned the following four (4) courses and distances,
- (9) North 62° 03' 37" West, a distance of 634.04 feet to a point; Thence,
- (10) North 22° 37' 15" West, a distance of 418.55 feet to a point; Thence,
- (11) North 42° 11' 42" East, a distance of 508.11 feet to a point; Thence,
- (12) North 39° 33' 36" East, a distance of 88.04 feet to the POINT and PLACE OF BEGINNING

CONTAINING in area 13.410 acres (gross) more or less.

Date: August 14, 2009



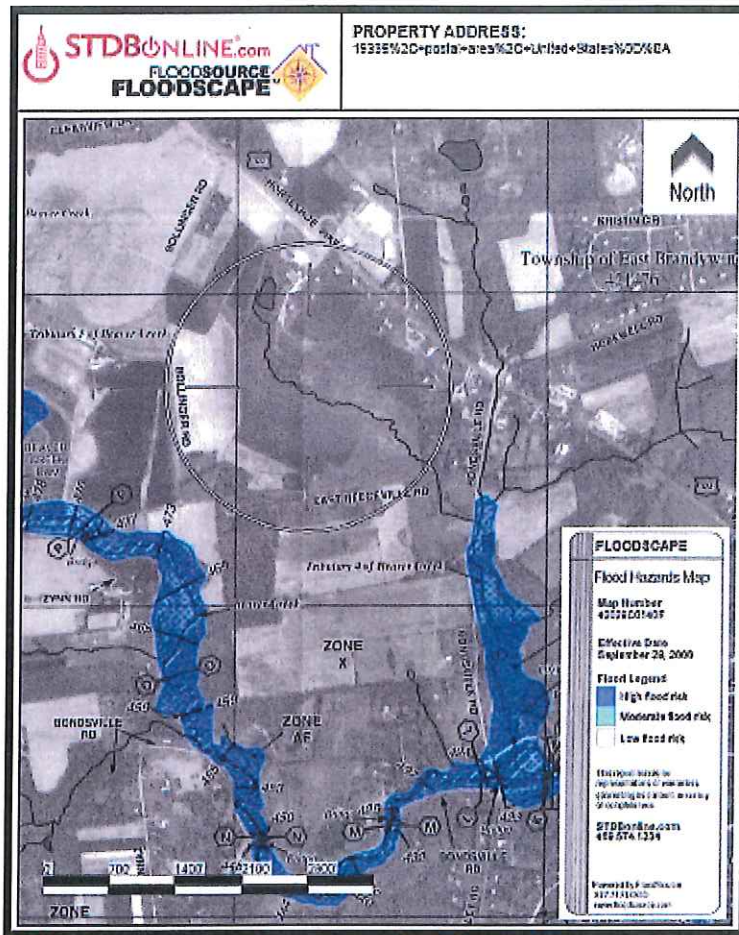
James S. Conlow
Professional Land Surveyor
Pennsylvania License No. SU-054773-E



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Floodplain:

The subject property is located in Zone X according to Panel Number 42029C0140F of the FEMA flood maps dated September 29, 2006. Zone X is an area determined to be outside of the 500-year flood zone.



It should be noted that there is a farm pond and an intermittent stream on the site.



Looking northeast from Receville Road



View of Subject looking West from Horseshoe Pike



Route 322 looking north



Route 322 looking south



View of subject looking west



Looking south along E. Bollinger Road