

RIGHT OF WAY LINE DATA

Table with 3 columns: R/W Line, Station, Distance. Lists various right-of-way lines and their corresponding stations and distances.

RIGHT OF WAY CURVE DATA

Table with 5 columns: R/W Curve, Radius, Length, Chord Bearing, Chord Length. Lists curve data for various right-of-way lines.

BUILDING LEGEND (e.f. @ ground level)

- Legend for building types: 1- Administration Building, 2- Former State Police, 3- Dairy, 4- Mill, 5- Toward, 6- Warehouse, 7- Garage, 8- Warehouse, 9- Residence, 10- Yard, 11- Central, 12- Boiler Plant, 13- Warehouse, 14- Laundry, 15- Maintenance, 16- Garage, 17- Storage Plant.

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, partly situated in the Township of West Bradford and partly within the Township of Newlin, County of Chester, Commonwealth of Pennsylvania...

BEING that a portion of the land shown on the map of the Township of West Bradford, County of Chester, Commonwealth of Pennsylvania, as shown on the map of the Township of West Bradford, County of Chester, Commonwealth of Pennsylvania, as shown on the map of the Township of West Bradford, County of Chester, Commonwealth of Pennsylvania...

BEING that a portion of the land shown on the map of the Township of West Bradford, County of Chester, Commonwealth of Pennsylvania, as shown on the map of the Township of West Bradford, County of Chester, Commonwealth of Pennsylvania...

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May 2, 2013

74-17481016

EMBLEVILLE CENTER

PENNDOT LEASE AREA

ALL THAT CERTAIN tract of land...

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LEGEND

- Legend for map features: EDGE OF PAVING, LOT LINE, PROPERTY LINE, EASEMENT LINE, RIGHT OF WAY LINE, BUILDING LINE, SIGN, LIGHT POLE, INLET, TREE, FIRE HYDRANT, MONITORING WELL, SANITARY MANHOLE, STORM MANHOLE, ELECTRIC MANHOLE, TREE LINE, FENCE LINE, STREAM, OVERHEAD WIRES, WATER LINE, BIT BITUMINOUS PAVEMENT.

STATE PLANE COORDINATES

Table with 3 columns: Corner, Northing, Easting. Lists coordinates for various corners on the map.

TRACT AREA

Table with 3 columns: Corner, Northing, Easting. Lists coordinates for various corners on the map.

SCHEDULE B SECTION 2

- Schedule B - Section 2 (Exceptions): 19. Stream of water flows through premises; subject to riparian right of other owners abutting said stream. (Plotted) 20. Public and private rights in and to that portion of the premises lying in the beds of US-1918 (Strasburg Road), SR 0162 (Telegraph Road), and Embreeville Road (SR 3052) (Plotted) 21. Provisions of Acts of Assembly authorizing the State Highway Department to extend boundaries of State Roads. Rights of Way plotted based on reference plans listed under notes. 22. Rights granted to Philadelphia Electric Company. Deed Book 73 page 412 - General rights - PECO for operation, erection, maintenance etc. of facilities along Marshalltown-Embsreeville Road (northwest side). - (Plotted) 23. Rights granted to Philadelphia Electric Company & Bell Telephone Companies. Deed Book 76 page 77 and Deed Book 76 page 211 for operation, erection, maintenance, etc. of facilities along Telegraph Road. Road by Deed, none not found on Project (Not Plotted) 24. Agreement as in Misc. Deed Book 82 page 396. Misc. agreements between County Commissioners and Commonwealth of Pennsylvania (1946) - General uses. Affects the property, but is not plottable. 25. Memorandum of Agreement between Commonwealth of Pennsylvania and Chester County Institution District as set forth in Misc. Deed Book 77 page 359. Misc. agreements between Commonwealth of Pennsylvania and Chester County Institution District for responsibilities and support to the patients/building maintenance and physical amenities of the site. Affects the property, but is not plottable. 26. Public and private rights to various roads and drives located within premises. (Plotted) 27. Port(s) of premises in question is designated as Buried Ground in the Bureau's Original Series of Farm Maps of Chester County (1893). Rights of families of the deceased and others to water and air premises is excepted from this Title Insurance. Cemetery Location Plotted. 28. Grant of Easement to Philadelphia Suburban Water Company as set forth in Record Book 4960 page 1763. Certain easements for access to and over pipelines through property. - Shown on plans. Partially Plotted. 29. Notes, conditions, setback lines, statements, reservations and restrictions as shown and set forth in Lease Boundaries Plan recorded in Deed Book 72. USA Parcel lines for various buildings not plotted. 30. Lease to Union Grant National, Ltd. not recorded but referred to in Memorandum of Landlord's Disclaimer and Consent as set forth in Record Book page 5570 page 210. Approximately 17,293 square feet of the Central Building, Labeled as Building 11 on this plan. Building is plotted, but lease area is not. 31. Subject to PennDOT Lease Area as shown on Survey (Plotted). 32. Notes, Easements and Conditions as set forth in ALTA/ACSM Land Title Survey for Embreeville Center prepared by Stantes Consulting, LLP dated July 31, 2006, last revised September 21, 2006, which is the basis for this plan (Plotted).

APPROVED 05/06/2013

ALTA/ACSM LAND TITLE SURVEY FOR EMBLEVILLE CENTER

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