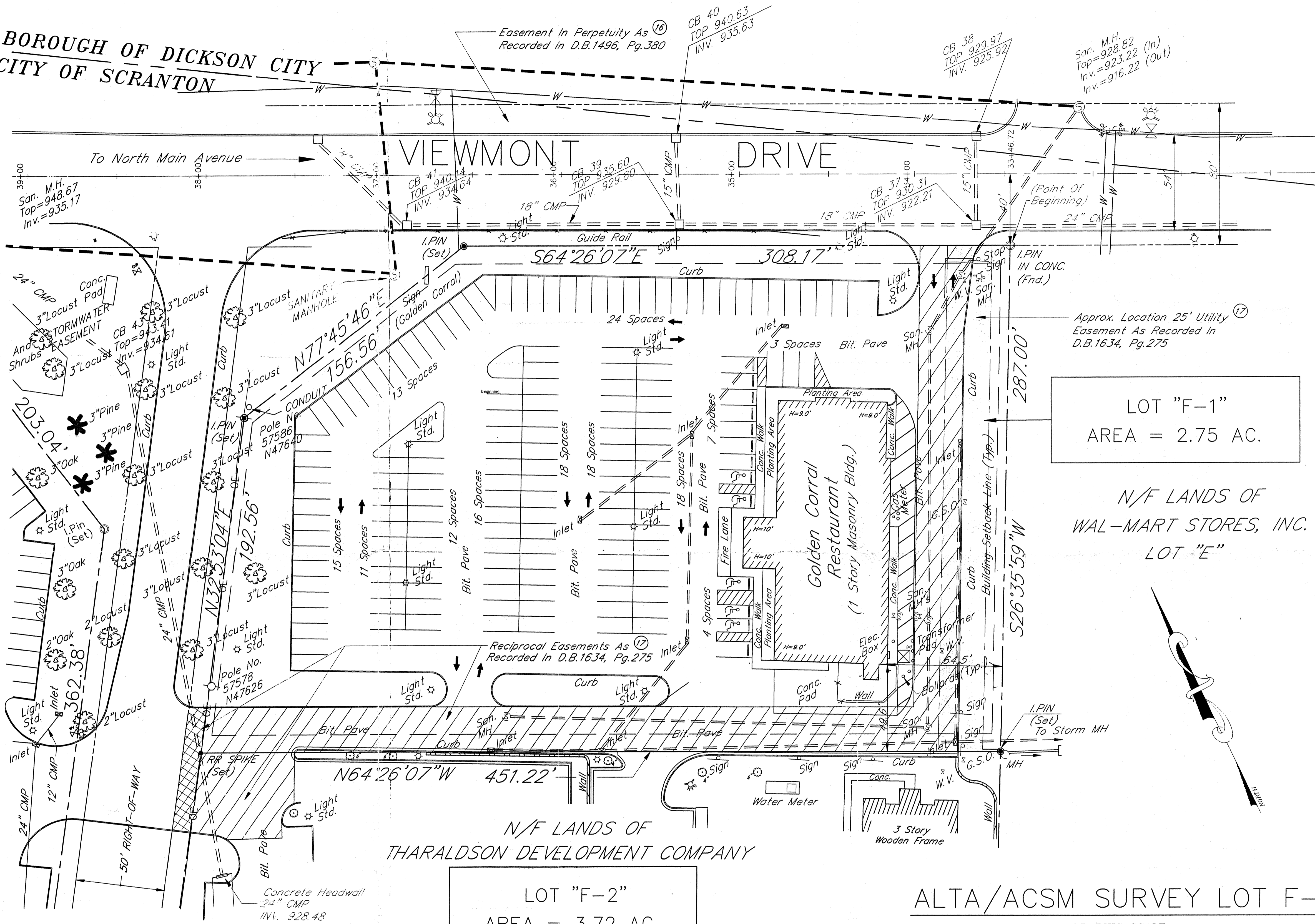


BOROUGH OF DICKSON CITY  
CITY OF SCRANTON



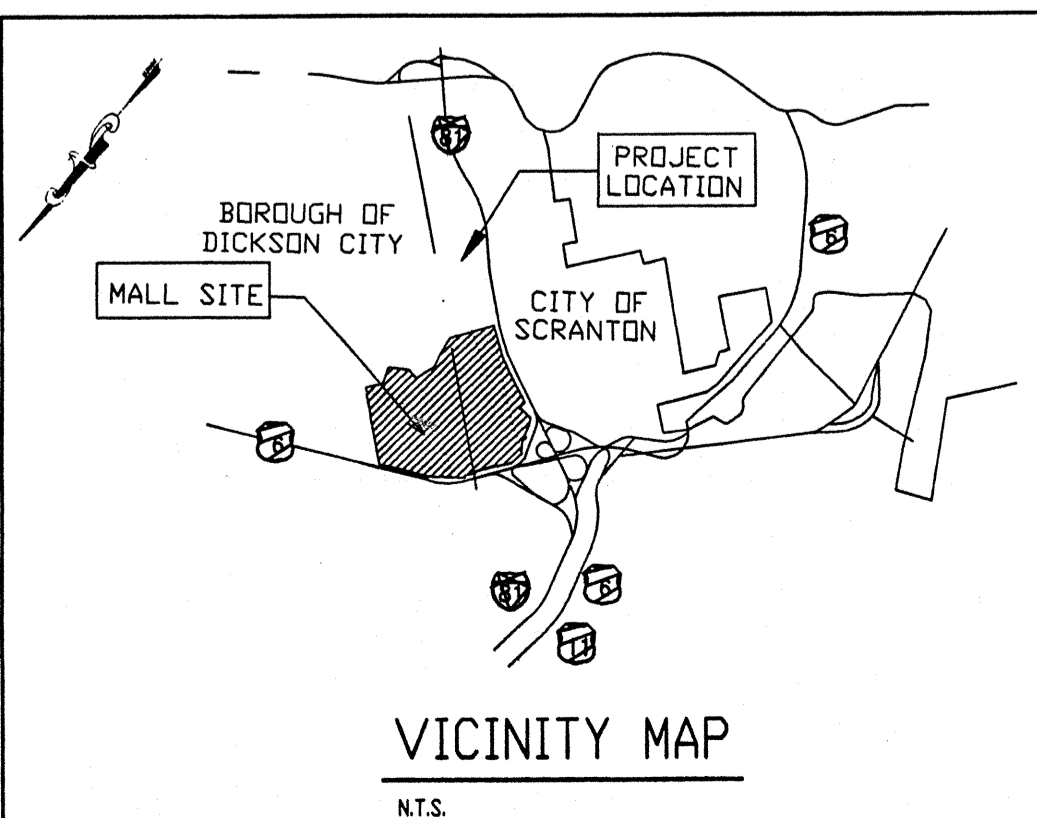
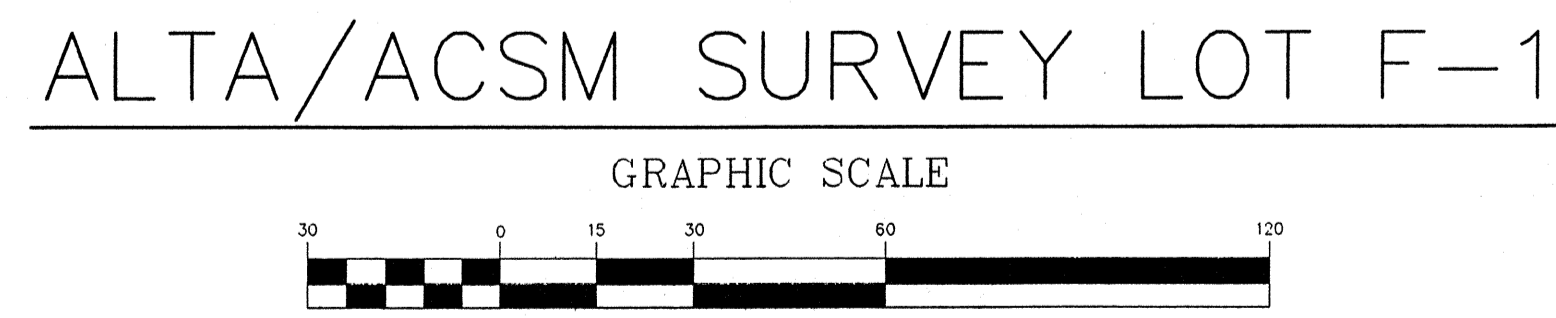
Approx. Location 25' Utility  
Easement As Recorded In  
D.B.1634, Pg.275

LOT "F-1"  
AREA = 2.75 AC.

N/F LANDS OF  
WAL-MART STORES, INC.  
LOT "E"

N/F LANDS OF  
THARALDSON DEVELOPMENT COMPANY

LOT "F-2"  
AREA = 3.72 AC.



- SUBJECT TO THE FOLLOWING DECLARATIONS, RIGHT-OF-WAYS, EASEMENTS, AGREEMENTS, LEASES, MEMORANDUMS, PROVISIONS, TERMS, CONDITIONS, WAIVERS, RESTRICTIONS, ETC., SCHEDULE B SECTION 2, ITEMS:
13. Rights granted to Pennsylvania Power and Light(s) Co., as set forth in Deed Book 1500, page 700. (Not Applicable).
  14. Rights granted to PG Energy as set forth in Deed Book 1641, page 694 (Underground Not Plottable) and Deed Book 1608, page 366 (Does Not Apply).
  15. Subject to all matters shown on the Plan as recorded in the Recorder's Office of Lackawanna County, Pennsylvania in Map Book 6A, page 2731. (Note: Original Subdivision Plan was revised on 7/20/98, Approved By the City of Scranton on 8/11/98 and recorded in Map Book 6A, page 2796).
  16. Easement of Record as set forth in Deed Book 1496, page 380. (As Shown).
  17. Reciprocal Easement Agreement as set forth in Deed Book 1634, page 275. (As Shown).
  18. Declaration of Reciprocal Easements as set forth in Deed Book 1444, page 238. (Not Plottable).
  19. First Amendment to Declaration of Reciprocal Easement as set forth in Deed Book 1495, page 188. (Not Applicable).
  20. Maintenance Agreement as set forth in Deed Book 1528, page 647 and Deed Book 1528, page 651. (Not Applicable).

- REFERENCES:
- MAP ENTITLED: "SITE PLAN, PROPOSED GOLDEN CORRAL RESTAURANT, LOT F-1, VIEWMONT COMMERCE CENTER, CITY OF SCRANTON, LACKAWANNA COUNTY, PENNSYLVANIA", DATED 5/22/98, REVISED 6/23/98, APPROVED BY: THE CITY OF SCRANTON, PLANNING COMMISSION ON 7/15/98, RECORDED IN MAP BOOK 6A, AT PAGE 2787.
  - MAP ENTITLED: "LOT LINE ADJUSTMENT PLAN, LANDS NOW OR FORMERLY OF CROWN INVESTMENTS TRUST", LOT "F-1" & "F-2", VIEWMONT COMMERCE CENTER, CITY OF SCRANTON, LACKAWANNA COUNTY, PENNSYLVANIA DATED 2/18/98, REVISED 7/20/98, APPROVED BY: THE CITY OF SCRANTON PLANNING COMMISSION ON 8/11/98, RECORDED IN MAP BOOK 6A, AT PAGE 2796.

VALID ONLY IF THE EMBOSSED SEAL AND ORIGINAL SIGNATURE OF THE LICENSEE IS HEREON AFFIXED.

*John J. Pocius* 02/23/05  
JOHN J. POCIUS, P.L.S.  
REGISTRATION # SU-376-A

"EXHIBIT A"  
LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the City of Scranton, County of Lackawanna and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in concrete (found), on the Southerly right-of-way line of Viewmont Drive, said iron pin in concrete (found), also being at the division line between Lot "E", (lands, now or formerly of Wal-Mart Stores, Inc.), and Lot "F-1", (lands, now or formerly of TLC Investments, Inc.), said iron pin in concrete (found), being further located as distant forty feet (40') at right angles to Viewmont Drive centerline Station 33+46.72; Thence, along said division line between Lot "E" and Lot "F-1", South twenty-six degrees thirty-five minutes fifty-nine seconds West (S 26°-35'-59" W), two hundred eighty-seven and zero hundredths feet (287.00'), to an iron pin (set); Thence, through the lands formerly of Crown Investments Trust, (original Lot "F") and along the division line between Lot "F-1", (lands, now or formerly of TLC Investments, Inc.), and "F-2", (lands, now or formerly of Tharaldson Development Company), North sixty-four degrees twenty-six minutes seven seconds West (N 64°-26'-07" W), four hundred fifty-one and twenty-two hundredths feet (451.22'), to a railroad spike (set), in the division line between the lands, now or formerly of Crown Investments Trust and Lot "F-1", (lands, now or formerly of TLC Investments, Inc.); Thence, along said division line between the lands, now or formerly of Crown Investments Trust and Lot "F-1", (lands, now or formerly of TLC Investments, Inc.), the following two (2) courses and distances:

1. North thirty-two degrees fifty-three minutes four seconds East (N 32°-53'-04" E), one hundred ninety-two and fifty-six hundredths feet (192.56'), to an iron pin (set); Thence,
2. North seventy-seven degrees forty-five minutes forty-six seconds East (N 77°-45'-46" E), one hundred fifty-six and fifty-six hundredths feet (156.56'), to an iron pin (set), on the Southerly right-of-way line of Viewmont Drive; Thence,

Along said Southerly right-of-way line of Viewmont Drive, South sixty-four degrees twenty-six minutes seven seconds East (S 64°-26'-07" E), three hundred eight and seventeen hundredths feet (308.17'), to the point of Beginning.

CONTAINING 2.75 Acres of Land, more or less.

FORM OF SURVEY DECLARATION

I, John J. Pocius, P.L.S., a registered land surveyor, License No. SU-376-A, in and for the Commonwealth of Pennsylvania and legally doing business in Lackawanna County, does hereby declare to CB Scranton PA, LLC ("Owner(s)"), Interchange Bank ("Lender") Michael V. Benedetto, Esq., Mike Setley, Esq., and First American Title Insurance Company ("Title Company"), and their respective successors and/or assigns:

This is to declare that this map or plot and the survey on which it is based were 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, NSPS, and ACSM and in effect on the date of this declaration, the undersigned further declares that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

*John J. Pocius*  
JOHN J. POCIUS  
LAND SURVEYOR  
REGISTRATION NO. SU-376-A

02/23/05  
Date

• GECO ASSOCIATES, INC., DOES NOT GUARANTEE THE ACCURACY OF THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN, NOR DOES GECO ASSOCIATES, INC. GUARANTEE THAT ALL UNDERGROUND FACILITIES ARE SHOWN.

• UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF THE COMMONWEALTH OF PENNSYLVANIA, PROFESSIONAL ENGINEERS' REGISTRATION LAW, ACT 367.

REVISIONS		DATE
DESIGNED G.O.H.	DRAWN G.O.H.	
CHECKED J.P.	SCALE 1" = 30'	
DATE 05-02-21	DATE 2/23/05	

**ALTA/ACSM LAND TITLE SURVEY**

LANDS INTENDED TO BE CONVEYED TO  
CB SCRANTON PA, LLC  
"LOT F-1 - VIEWMONT COMMERCE CENTER"  
941 VIEWMONT DRIVE  
CITY OF SCRANTON, LACKAWANNA COUNTY  
PENNSYLVANIA

consulting engineers

p.o. box 995, scranton, pa. 18501 717-342-3101

ceco associates inc.

SHEET NO.  
1 of 1