

SURVEYOR'S CERTIFICATE

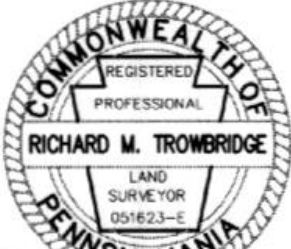
I hereby certify to ~~XXXXXX~~ as Trustee (Lender), Grizzly Industrial, Inc. and Fidelity National Title Insurance Company Of New York that the survey for this plan based on title commitment PA2088, was made on the ground under my supervision from a recorded description, that the angular and linear measurements and all other matters shown herein are in my professional opinion correct.

I further certify that in my professional opinion this survey made under my supervision on December 17, 2006 correctly shows the total area of the properties in acres, the correct dimensions and location of visible improvements, walkways, paved areas and parking areas; all other visible matters on the ground which may adversely affect title to the subject property, the correct relation of buildings and other structures to the property lines of the land indicated hereon; and the correct location of visible and recorded easements from the above referenced title commitment and other matters of record affecting the subject property. (See Notes To Schedule 2-B)

I further certify that there are no visible encroachments of adjoining building or structures onto said land nor visible overlap of buildings or structures from said land other than shown; that the subject property adjoins SR 2014 a.k.a. Lyscoming Mall Drive subject property, as shown on the survey, and is a dedicated public right of way; that all above ground utilities enter at the locations shown, that all underground utilities are shown based on above ground evidence.

By Graphic Plotting Only This Property Is Located In SFHA Zones A, AE And X, As Shown On FIRM Map For Lyscoming County, Map 0446-E, Dated 3-16-2004; No Field Surveying Was Performed To Determine This Zone.

This survey is made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys established by ALTA and ACSM in 1999 and includes items 1,2,3,4,5,6,8,11a,13,14 and meets the accuracy and requirements as defined therein.



PRELIMINARY

Richard M. Trowbridge, P.L.S.
License Number SU-051623-E
Date February x, 2007

Legend of Symbols & Abbreviations

⊕	Power Pole	N.	North
⊕	Gas Valve	S.	South
⊕	Storm Inlet (Square)	E.	East
⊕	Water Valve	W.	West
⊕	Sanitary Manhole	°	Degrees
⊕	Valve	'	Feet or Minutes
⊕	Sign	"	Inches or Seconds
⊕	Shrub	R/W	Right-of-way
⊕	Steel Pin	C	Centerline
⊕	Tree Line	H	Indicates Handicapped Parking
		P.O.B.	Point Of Beginning

Notes:

1.) Owner: Turkey Run Properties, L.P.
Source Of Title: DB 4811 Pg 140

2.) Muncy Township

Zoned SM- Suburban Mixed
Front Yard Setback - 50' From CL, 30 From R/W
Side Yard Setback - 10'
Rear Yard Setback - 20'
Maximum Height - 35' Principal

Zoned CR- Regional Commercial
Front Yard Setback - 35' From CL, 20 From R/W
Side Yard Setback - 10'
Rear Yard Setback - 20'
Maximum Height - 35' Principal

Zoning Information Listed Above Is Taken From Page 70 Of The Lyscoming County Zoning Ordinance.

3.) By Graphic Plotting Only This Property Is Located In SFHA Zones AE And X, As Shown On FIRM Map For Lyscoming County, Map 0446-E, Dated 3-16-2004; No Field Surveying Was Performed To Determine This Zone.

4.) No Wetlands Are Shown On NWI Maps. No Wetlands Delineation Performed On This Site.

5.) A Highway Occupancy Permit Is Required Pursuant To The State Highway Law Before A Driveway Access To A State Highway Is Permitted. Municipalities May Also Require A Permit To Access Municipal Roads.

6.) No Sewer Testing Was Performed For This Parcel. A Proposed Public Sewer Will Be Available When Constructed.

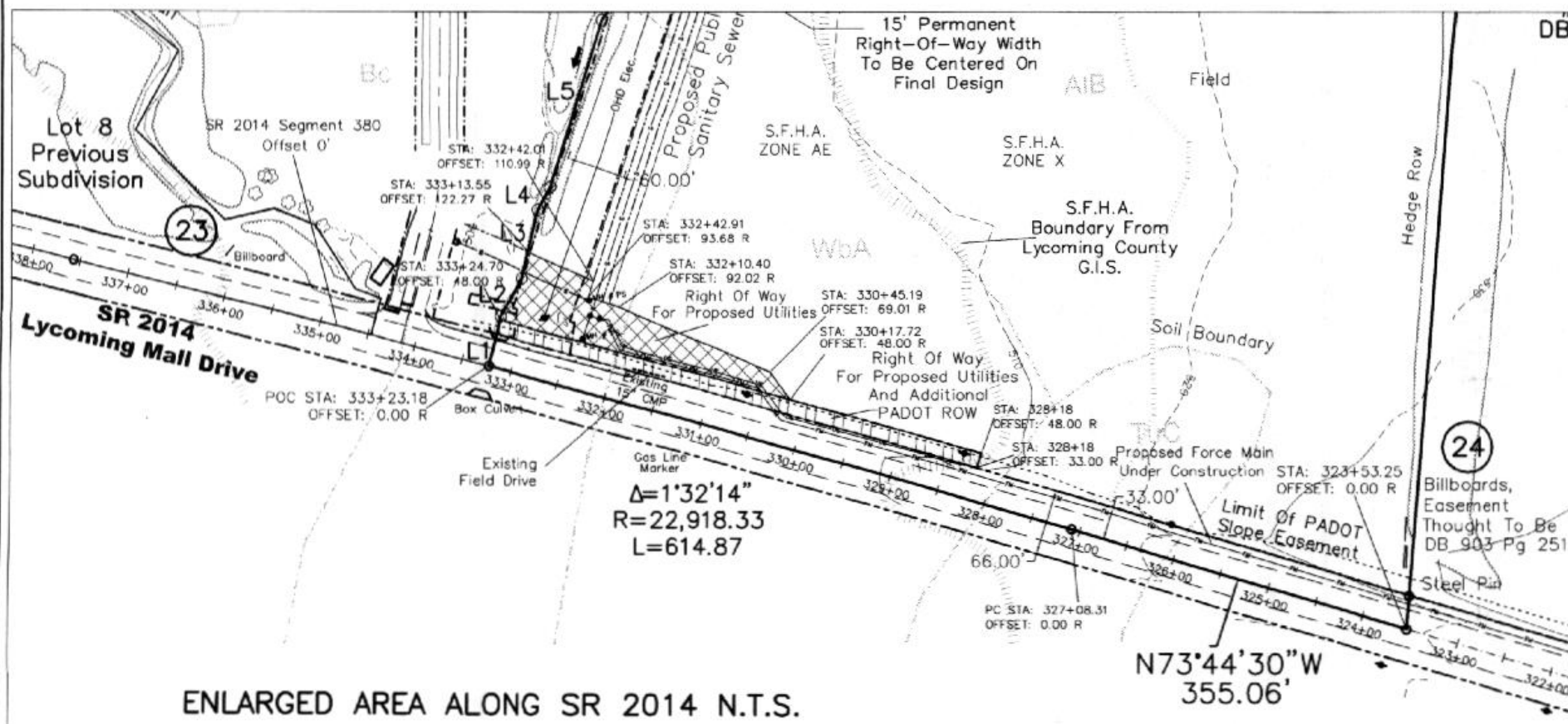
7.) Water Supply To Be Private Well Until Proposed Public Water Line Is Constructed.

8.) Any Future Bikeway Easement To Be Coordinated With Surrounding Developments (County Request)

9.) Contours Shown Are From Photogrammetry, Provided By Turkey Run Properties, L.P.

10.) Right Of Way And Slope Easement Data For SR 2014 Taken From PADOT Plan #1529, Route No. 18, Section 9, Final Dated August 5, 1957

11.) Proposed Sanitary Sewer Lines Taken From Construction Plans Prepared By Larson Design Group.



DESCRIPTION OF Lands Of Turkey Run Properties, LP

All that certain parcel of ground located in the Township of Muncy, County of Lyscoming, Commonwealth of Pennsylvania in accordance with a plan prepared by Richard M. Trowbridge, P.L.S., dated January 11, 2007 and last revised xxxxx, bounded and described as follows:

Beginning at a point in the center of SR 2014 at the southwestern corner of lands of Wyno Farms, Inc., also being the southeastern corner of lands herein described

Then along the centerline of SR 2014, Lyscoming Mall Drive, by the 2 following courses and distances

1) Then North 73°44'30" West, 355.06 feet to a

2) Then, along a tangent curve to the left with a radius of 22918.33 feet, a tangent length of 367.45 feet, a central angle of 1°32'14", the radius of which bears South 16°15'30" West, the chord of which bears North 74°30'37" West for a distance of 614.85 feet; Then along the arc of said curve for a distance of 614.87 feet to a point;

Then along the center of Turkey Run and residual lands of Turkey Run Properties, L.P. by the following 47 courses and distances,

3) Then North 12°53'50" East, 31.91 feet to a point;
4) Then North 28°56'56" East, 44.44 feet to a point;
5) Then North 14°00'04" East, 71.96 feet to a point;
6) Then North 28°14'04" East, 26.34 feet to a point;
7) Then North 16°53'09" East, 77.88 feet to a point;
8) Then North 35°53'17" East, 34.12 feet to a point;
9) Then North 19°38'07" East, 69.11 feet to a point;
10) Then North 12°27'21" East, 29.27 feet to a point;
11) Then North 37°17'11" East, 32.73 feet to a point;
12) Then North 11°52'56" East, 69.21 feet to a point;
13) Then North 39°43'49" East, 43.42 feet to a point;
14) Then North 20°28'33" East, 40.48 feet to a point;
15) Then North 31°43'12" West, 22.62 feet to a point;
16) Then North 05°28'38" West, 55.55 feet to a point;
17) Then North 52°58'39" East, 37.60 feet to a point;
18) Then North 26°30'28" East, 64.93 feet to a point;
19) Then North 29°50'39" West, 55.55 feet to a point;
20) Then North 33°17'47" East, 81.70 feet to a point;
21) Then North 07°58'58" East, 71.65 feet to a point;

Then along lands of the River Valley Regional Young Mens Christian Association;

22) Then North 29°41'28" East, 48.27 feet to a point;
23) Then North 21°37'56" West, 112.34 feet to a point;
24) Then North 13°19'31" East, 20.48 feet to a point;
25) Then North 34°36'10" East, 27.88 feet to a point;
26) Then North 10°38'24" East, 121.41 feet to a point;
27) Then North 39°30'09" East, 27.34 feet to a point;
28) Then North 75°16'18" East, 27.01 feet to a point;
29) Then North 60°21'12" East, 61.46 feet to a point;
30) Then South 63°34'10" East, 41.56 feet to a point;
31) Then North 64°48'23" East, 23.74 feet to a point;
32) Then North 01°17'19" East, 55.23 feet to a point;
33) Then North 12°06'28" East, 66.62 feet to a point;
34) Then North 76°55'18" West, 40.18 feet to a point;
35) Then South 27°52'22" West, 47.73 feet to a point;
36) Then North 78°20'38" West, 25.17 feet to a point;
37) Then North 37°45'47" West, 20.58 feet to a point;
38) Then North 12°43'13" East, 32.44 feet to a point;
39) Then North 63°14'53" East, 22.57 feet to a point;
40) Then North 69°38'58" East, 58.05 feet to a point;
41) Then North 38°40'41" East, 45.74 feet to a point;
42) Then North 15°06'38" East, 51.78 feet to a point;
43) Then North 49°22'18" East, 71.30 feet to a point;
44) Then North 10°00'52" East, 41.09 feet to a point;
45) Then North 86°43'54" East, 55.67 feet to a point;
46) Then North 43°33'00" East, 21.90 feet to a point;
47) Then North 09°57'25" West, 45.92 feet to a point;
48) Then North 48°59'07" West, 56.82 feet to a point;
49) Then North 31°54'27" East, 42.06 feet to a point;

50) Then along residual lands of Turkey Run Properties, L.P., South 64°29'56" East, 571.04 feet to a steel pin.

51) Then along lands of Wyno Farms, Inc. South 01°20'49" West, 1890.35 feet to the point of beginning, 32.27 acres of land.

Subject to the Right-of-Way of SR 2014 Lyscoming Mall Drive, being 33' feet from the centerline.

Subject to the right of way of Allegheny Electric Cooperative, Inc. as recorded in RB 1433 Pg 221 and shown on the above referenced plan.

Subject to a proposed public sewer line having a 30' wide construction easement and a 15' permanent right of way.

Subject to an existing sanitary sewer line leading to lands of Turkey Run Properties, L.P. crossing Turkey Run at course 12 of the above description.

Subject to a utility right of way along SR 2014 as shown on the above referenced plan.

Subject to, together with all covenants and agreements of record.

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N12°53'50"E	31.91	L29	N64°48'33"E	23.74
L2	N28°56'56"E	44.44	L30	N01°17'19"E	55.23
L3	N14°00'04"E	71.96	L31	N12°06'28"E	66.62
L4	N28°14'04"E	26.34	L32	N76°55'19"W	40.18
L5	N16°53'09"E	77.88	L33	S27°05'22"W	47.73
L6	N35°53'17"E	34.12	L34	N78°20'38"W	25.17
L7	N19°38'07"E	69.11	L35	N37°45'47"W	20.58
L8	N12°27'21"E	29.27	L36	N12°43'13"E	32.44
L9	N37°17'11"E	32.73	L37	N63°14'53"E	22.57
L10	N11°52'56"E	69.21	L38	N69°38'58"E	58.05
L11	N39°43'49"E	43.42	L39	N38°40'41"E	45.74
L12	N20°28'33"E	40.48	L40	N15°06'38"E	51.78
L13	N31°43'12"W	22.62	L41	N46°22'19"W	71.30
L14	N05°28'38"W	23.88	L42	N10°00'52"E	41.09
L15	N52°58'39"E	37.60	L43	N86°43'54"E	55.67
L16	N26°30'28"E	64.93	L44	N43°33'00"E	21.90
L17	N29°50'39"W	55.55	L45	N09°57'25"W	45.92
L18	N31°17'47"E	81.70	L46	N48°59'07"W	56.82
L19	N07°58'58"E	71.65	L47	N31°54'27"E	42.06
L20	N28°14'28"E	48.27	L48	N85°36'15"E	20.70
L21	N21°37'56"W	112.34	L49	S69°47'14"E	32.15
L22	N13°19'31"E	20.48	L50	N73°17'14"E	28.14
L23	N34°36'10"E	27.88	L51	N14°46'27"E	24.64
L24	N10°38'24"E	121.41	L52	N23°25'45"W	43.84
L25	N38°30'09"E	27.34	L53	N14°02'42"E	22.90
L26	N75°16'18"E	37.01	L54	N61°42'54"E	23.44
L27	N66°21'12"E	61.46	L55	N01°30'30"W	30.18
L28	S83°34'19"E	41.56	L56	N50°31'44"E	22.56
			L57	N07°56'58"E	36.40

Notes Corresponding To Schedule B-II.

7.) Subdivision In RB 5307 Pg 190, MB 59 Pg 250, Lot 1, Is Not Shown Hereon Because It Does Not Affect The Subject Property.

8.) Conveyance To Bryan Dunlop RB 5401 Pg 299 Is Not Shown Hereon Because It Does Not Affect The Subject Property.

9.) Subdivision In RB 5405 Pg 299, MB 59 Pg 317, Lot 2 Is Not Shown Hereon Because It Does Not Affect The Subject Property.

10.) Conveyance To Mike & Tammy LLC, RB 5437 Pg 306 Is Not Shown Hereon Because It Does Not Affect The Subject Property.

11.) Subdivision In RB 5719 Pg 216, MB 59 Pg 562, Lot 3, Is Not Located On This Parcel. The Possible Future Street Shown Across This Lot Has Been Extinguished In RB 5813 Pg 48

12.) Right Of Way And Maintenance Agreement RB 5719, Page 218 Is Located On Residual Lands Of Turkey Run Properties, LP. The Possible Future Street Across This Lot Has Been Extinguished In RB 5913 Pg 48

13.) Subdivision In RB 5841 Pg 117, Lots 4 Through 8, Is Not Shown Hereon Because It Does Not Affect The Subject Property.

14.) Easement To PPL Electric Utilities In RB 5700 Pg 214 Is Located On The Residual Parcel Is Not Shown Hereon Because It Does Not Affect The Subject Property.

15.) Easement To PG Energy, In RB 5728 Pg 274 Is Located On The Residual Parcel And Is Not Shown Hereon Because It Does Not Affect The Subject Property.

16.) Temporary Highway Occupancy Permit By PADOT, RB 5833 Pg 341, SR 2014 Offset 75' Is Not Shown Hereon Because It Does Not Affect The Subject Property.

17.) Easement To Allegheny Electric Cooperative, Inc. RB 1433 Pg 221 Is Shown Hereon.

18.) Easement To Bell Telephone Company Of PA, DB 413 Pg 576, Is Non Locative And The Exact Location Could Not Be Shown Hereon.

19.) Amendment Of Declaration Of Taking By Lyscoming County Water & Sewer Authority RB 3043 Pg 301.

20.) Notice Of Condemnation By Commonwealth Of Pennsylvania, PADOT, DB 672 Pg 40 Is Shown Hereon.

21.) Notice Of Condemnation By Commonwealth Of Pennsylvania, PADOT, DB 992 Pg 270 Is Not Shown Hereon Because It Does Not Affect The Subject Property.

22.) Adverse Conveyance To Charles & Julia Drick DB 353 Pg 399 Is Not Shown Hereon Because It Does Not Affect The Subject Property.

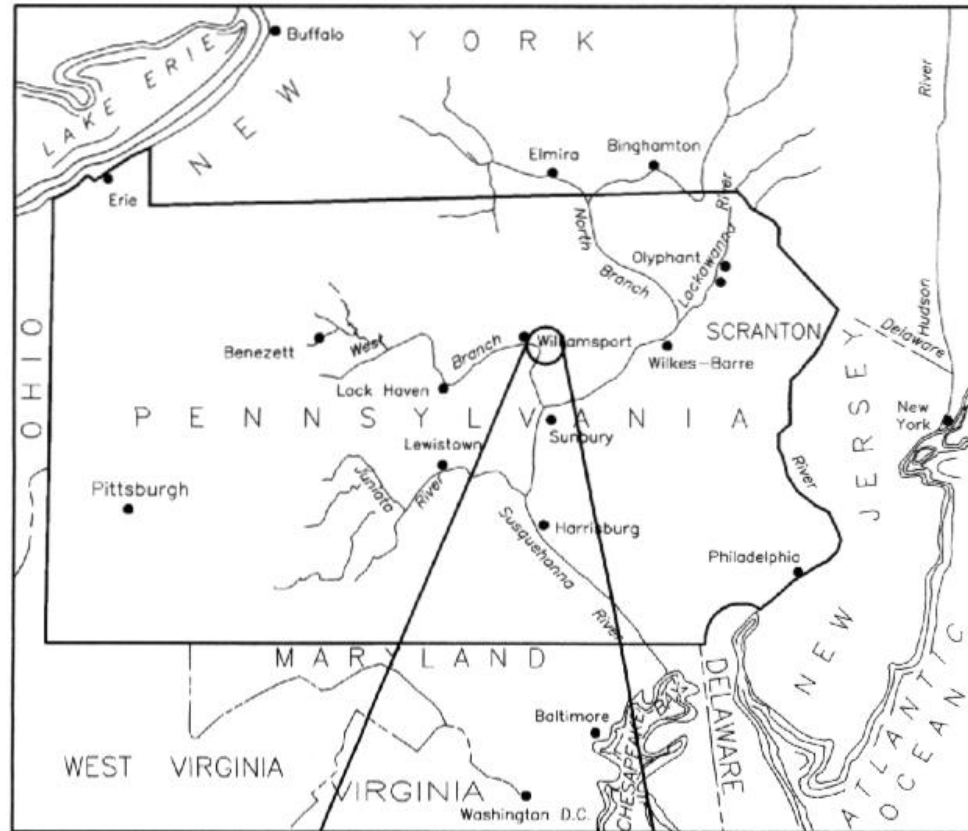
23.) Lease To National Advertising Company, DB 950 Pg 248 Is Schematically Shown In The Instrument And Shown Hereon Based Solely On Existing Billboard Location.

24.) Lease To National Advertising Company, DB 950 Pg 251 Is Schematically Shown In The Instrument And Shown Hereon Based Solely On Existing Billboard Location.

25a) Agricultural Security Area, RB 1425 Pg 99, Includes The Entire Subject Property, Lot 9.

25a) Proposal For Creation Of An Agricultural Security Area, RB 2486 Pg 146, Includes The Entire Subject Property, Lot 9.

Statement Of Potential Encroachments



Location Map

Portion Of U.S.G.S.
Muncy Quadrangle

Project:

ALTA/ACSM Land Title Survey
For Lot 9
Lands Of

Turkey Run Properties, L.P.

Located In Muncy Twp.,
Lyscoming County,
Commonwealth Of Pennsylvania

Prepared By:
Richard M. Trowbridge, P.L.S.
1330 Morgan Ave.,
Williamsport, PA 17701
570-327-1044



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