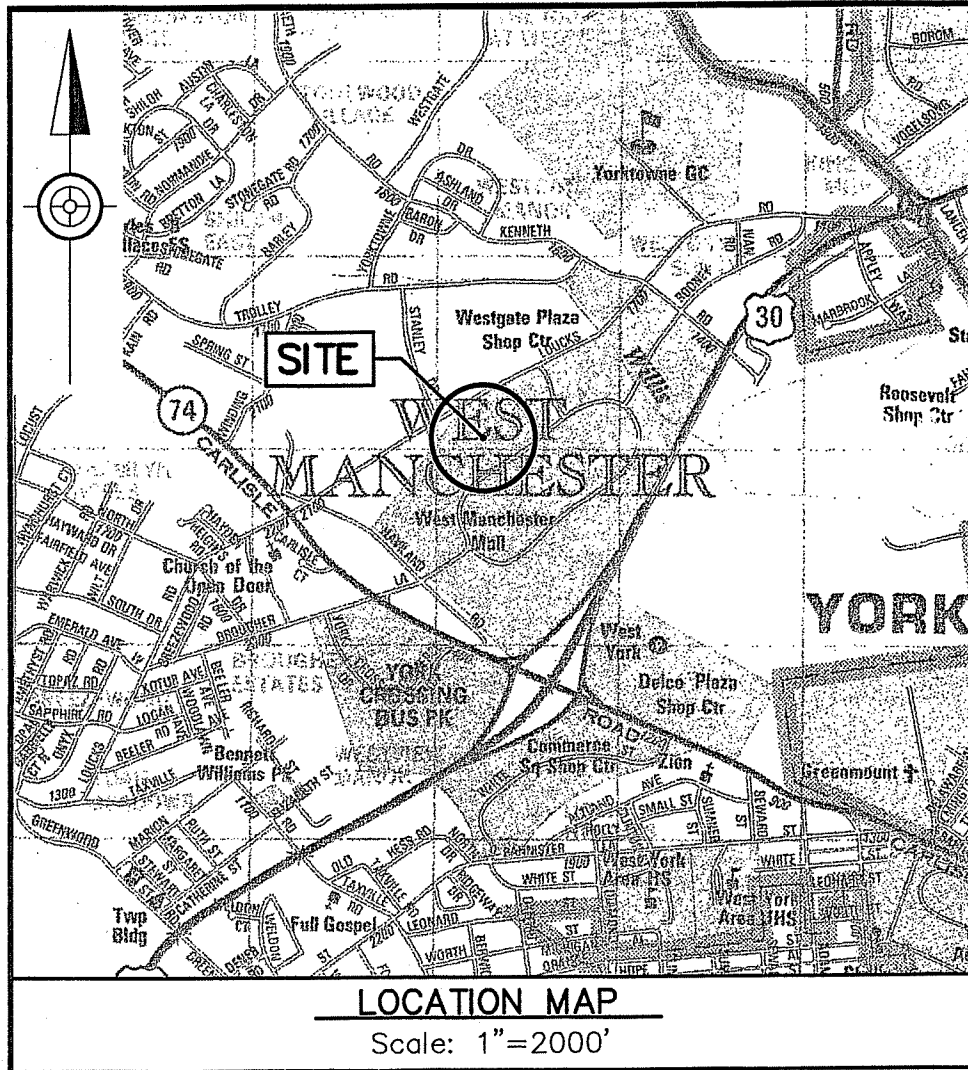




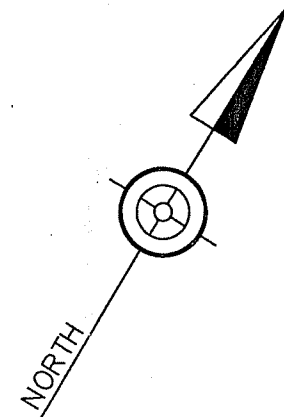
BEGINNING at a point on the southern right of way line of Loucks Road (T-832) and the western side of the Access Drive; extending thence along the western side of the Access Drive the following two (2) courses and distances, namely: (1) S 72°-24'-36" E for a distance of 57.88 feet to a point; (2) S 26°-10'-37" E for a distance of 270.46 feet to a point at lands now or formerly of Crown American Properties, LP.; extending thence along said last mentioned lands the following two (2) courses and distances, namely: (1) S 57°-36'-41" W for a distance of 478.19 feet to a point; (2) S 26°-54'-17" W for a distance of 130.05 feet to a point at lands now or formerly of Crown American Financing Part Trust; extending thence along said last mentioned lands the following three (3) courses and distances, namely: (1) N 62°-54'-13" W for a distance of 76.76 feet to a point; (2) by a curve to the right having a radius of 181.51 feet for a distance of 96.89 feet, the chord of which is N 47°-36'-44" W for a distance of 95.74 feet to a point; (3) N 32°-19'-16" W for a distance of 228.39 feet to a point on the southern right of way line of Loucks Road (T-832); extending thence along the southern right of way line of Loucks Road the following three (3) courses and distances, namely: (1) N 57°-40'-39" E for a distance of 238.50 feet to a point; (2) N 57°-29'-25" E for a distance of 216.80 feet to a point; (3) by a curve to the right having a radius of 2229.56 feet for a distance of 190.82 feet, the chord of which is N 59°-56'-32" E for a distance of 190.76 feet to a point on the western side of the Access Road and the place of BEGINNING.
Containing 5.000 Acres

SITE DATA

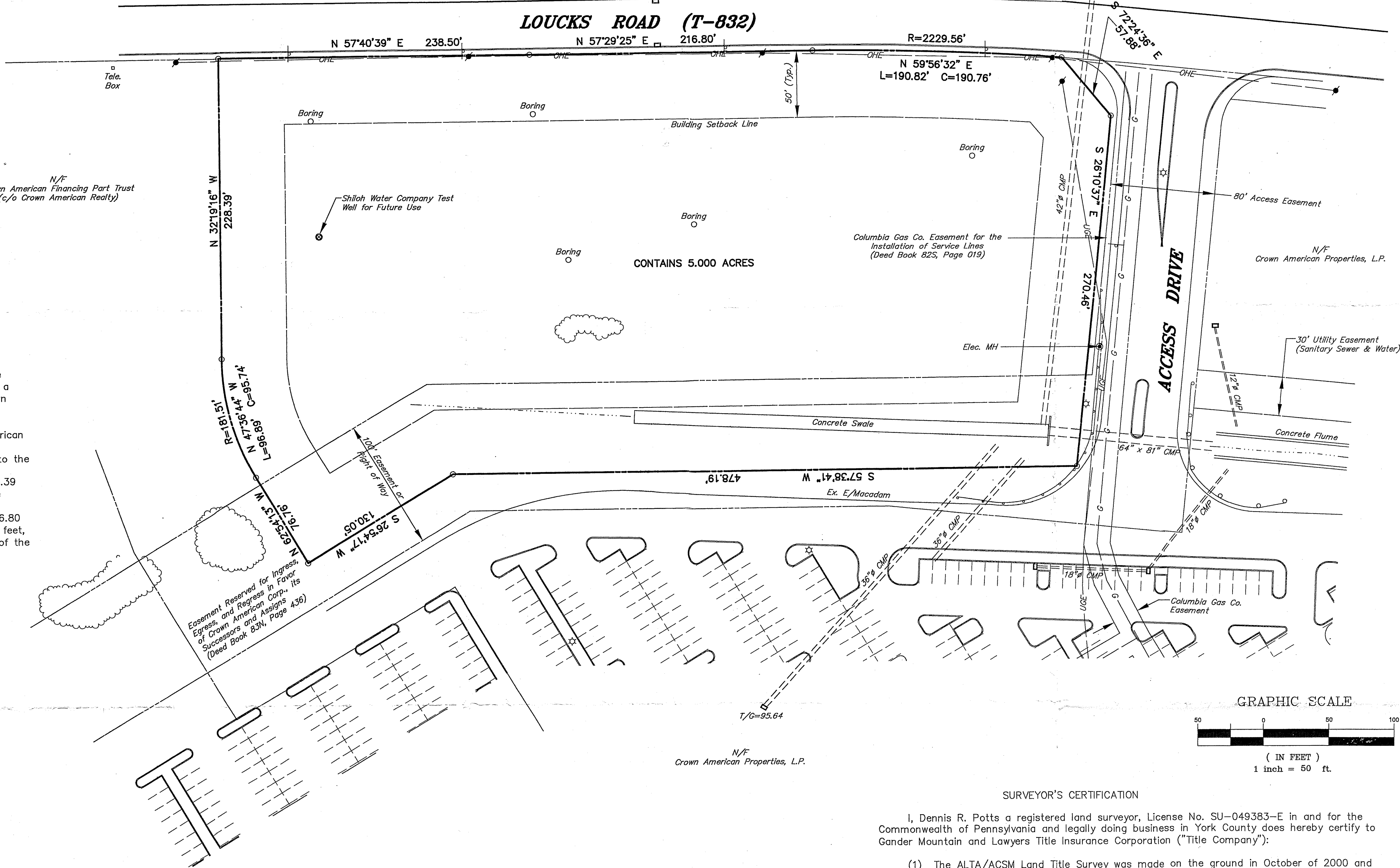
1. ZONE REGIONAL COMMERCIAL (R-C)
2. SETBACKS FRONT - 50 FEET
SIDE - 50 FEET
REAR - 50 FEET

LEGEND

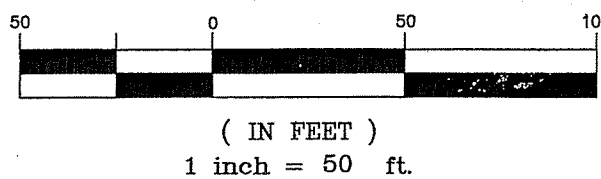
---	PROPERTY LINE
---	RIGHT OF WAY/EASEMENT LINE
---	BUILDING SETBACK LINE
=====	STORM SEWER LINE
□	STORM SEWER INLET
○	MANHOLE
●	UTILITY POLE
---	GAS LINE
---	UNDERGROUND ELECTRIC LINE
---	OVERHEAD ELECTRIC LINE
●	WELL
☆	LIGHT POST
+	SIGN
~~~~~	TREE LINE
---	GUIDE RAIL



N/F  
Crown American Financing Part Trust  
(c/o Crown American Realty)



#### GRAPHIC SCALE



#### SURVEYOR'S CERTIFICATION

I, Dennis R. Potts a registered land surveyor, License No. SU-049383-E in and for the Commonwealth of Pennsylvania and legally doing business in York County does hereby certify to Gander Mountain and Lawyers Title Insurance Corporation ("Title Company"):

- (1) The ALTA/ACSM Land Title Survey was made on the ground in October of 2000 and correctly shows the areas of the subject property and improvements situated on the subject property, and any other matters situated on the subject property.
- (2) (except as shown on the survey,) the title lines and lines of actual possession are the same;
- (3) the land described in the Survey is the same and as described in the title insurance commitment described below;
- (4) there are no visible easements or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted on the Survey;
- (5) there are no observable encroachments on the adjoining properties, streets, or alleys by any of said buildings, structures and improvements, other than as shown on the Survey;
- (6) there are no party walls or visible encroachments on said described property by streets, alleys or buildings, structures and improvements, other than as shown on the Survey;
- (7) the parcel described in this Survey does not lie within flood hazard areas in accordance with any maps entitled: "Flood Insurance Rate Map", "Flood Hazard Floodway Boundary Map", "Flood Hazard Boundary Map" or "Flood Boundary and Floodway Map" published by the Federal Emergency Management Agency or a Flood Hazard Boundary Map published by the U.S. Department of Housing and Urban Development. The survey correctly indicates the zone designation of any area shown as being within a flood hazard area; the subject property has access to and from a duly dedicated and accepted public street or highway.
- (8) (except as shown on the survey) the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress;
- (9) (except as shown on the survey) the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress;
- (10) the record description of the subject property forms a mathematically closed figure.

The undersigned has received and examined a copy of Lawyers Title Insurance Company's Commitment, Case No. LA 70365 with an effective date of September 13, 2000 and the location of any matter shown thereon, to the extent it can be located, has been shown on this Survey with the appropriate recording reference.

The parties listed above are entitled to reply on the survey and this certificate as being true and accurate. This Survey is made in accordance with the 1999 "Minimum Standard Detail Requirements for the Land Title Surveys" jointly established and adopted by American Land Title Association ("ALTA") and American Congress on Surveying and Mapping ("ACSM") and meets the requirements of an Urban Survey, as defined in the current accuracy standards jointly adopted by ALTA and ACSM and includes items 2, 3, 4, 6, 8, 9, 10, 11 and 13 of Table A thereof.

C. S. Davidson, Inc.  
By Dennis R. Potts (Agent)

(Agent) SU-049383-E  
Dennis R. Potts, P.L.S.  
Chief of Surveys

#### Lawyers Title Insurance Corporation COMMITMENT SCHEDULE B - SECTION 2 Exceptions

- a. To York Water Company dated July 10, 1980 and recorded on July 30, 1980 in Deed Book 81-0, page 510.(Not for this site)
- b. To Columbia GAs of Pennsylvania, Inc., as recorded in Deed Book 82-S, page 19. (Unable to specifically field locate)
- c. To Metropolitan Edison Company, as recorded in Deed Book 82-Z, page 465. (Unable to specifically field locate)
- d. To Metropolitan Edison Company dated September 2, 1980 and recorded in Deed Book 81-S, page 987. (Not for this site)
- e. To Metropolitan Edison Company, as recorded in Deed Book 72-U, page 174. (Unable to specifically field locate)
- f. To Metropolitan Edison Company, as recorded in Deed Book 60-C, page 593. (Unable to specifically field locate)
- g. To Metropolitan Edison Company, as recorded in Deed Book 83-B, page 426. (Unable to specifically field locate)
- h. To York Water Company, as recorded on March 17, 1994 in Land Record Book 851, page 600. (Not for this site)
- g. To Metropolitan Edison Company dated March 3,1994 and recorded April 21,1994 in Land Record Book 875, page 120. (Not for this site)

CROWN AMERICAN

ALTA/ACSM SURVEY

FOR LOT 3 - WEST MANCHESTER MALL

West Manchester Township York County, Pennsylvania

SITE PLAN



Excellence in Civil Engineering

38 NORTH DUKE STREET, YORK, PA • PHONE (717) 846-4805 • FAX (717)846-5811  
50 WEST MIDDLE STREET, GETTYSBURG, PA • PHONE (717) 337-3021 • FAX (717) 337-0782  
WWW.CSDAVIDSON.COM

DRAWN BY	DATE	NO.	DESCRIPTION
CHP/bam			
CHECKED BY			
SCALE			
DATE	11/1/2000		
DWG. NO.	15742017		
FILE NO.	1574-2.01.07		
SHEET	1	OF	1