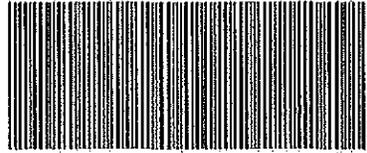


Lancaster County

Bonnie L. Bowman
 Recorder of Deeds
 150 N. Queen St.
 Suite 315
 Lancaster, PA 17603
 Phone: 717-299-8238
 Fax: 717-299-8393



INSTRUMENT # : 6090676
 RECORDED DATE: 07/10/2013 10:00:26 AM



3584069-0013W

LANCASTER COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 30

Document Type: MISC - NON MORTGAGE
Transaction Reference:
Document Reference:

Transaction #: 3519482 - 1 Doc(s)
Document Page Count: 29
Operator Id: dfryer

RETURN TO: ()
 **PLEASE NOTE: Recorded documents with completed
 Cover Pages are returned via email to the email address(es)
 identified above.
 EPHRATA NATIONAL BANK

SUBMITTED BY: ()
 EPHRATA NATIONAL BANK

*** PROPERTY DATA:**

Parcel ID #:

Municipality:
 School District:

*** ASSOCIATED DOCUMENT(S):**

FEES / TAXES:

| | |
|------------------------------------|----------------|
| RECORDING FEE: MISC - NON MORTGAGE | \$13.00 |
| CRC #6544 | \$2.00 |
| RIF #6543 | \$3.00 |
| WRIT TAX | \$0.50 |
| EXTRA PAGE FEE | \$50.00 |
| Total: | \$68.50 |

INSTRUMENT # : 6090676
 RECORDED DATE: 07/10/2013 10:00:26 AM

I hereby CERTIFY that this document is
 recorded in the Recorder of Deeds Office in
 Lancaster County, Pennsylvania.



Bonnie L. Bowman

Bonnie L. Bowman
 Recorder of Deeds

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION



When recorded, return to: James Brown, Ephrata National Bank
31 East Main Street
Ephrata, PA 17522

The County Parcel Identification Nos. of the Property are:
260-68448-0-0000 & 260-84265-0-0000

LEGAL OWNER: Ephrata National Bank

PROPERTY ADDRESS: 104 West Pine Street, Ephrata, PA ~~17608~~ 17522

ENVIRONMENTAL COVENANT

This Environmental Covenant is executed pursuant to the Pennsylvania Uniform Environmental Covenants Act, Act No. 68 of 2007, 27 Pa. C.S. §§ 6501 – 6517 (UECA). This Environmental Covenant subjects the Property identified in Paragraph 1 to the activity and/or use limitations in this document. As indicated later in this document, this Environmental Covenant has been approved by the Pennsylvania Department of Environmental Protection (Department) and the United States Environmental Protection Agency (EPA).

1. **Property affected.** The property affected (Property) by this Environmental Covenant is in Ephrata Borough, Lancaster County.

The latitude and longitude of the center of the Property is:
40° 11' 6.3744", -76° 10' 14.6712".

The Property has been known by the following name: Former Ephrata Manufacturing Company Property.

The DEP Primary Facility eFACTS ID # is 622614.

A complete description of the Property is attached to this Environmental Covenant as Exhibit A. Also contained in Exhibit A is a complete description of the areas that require the remediation described herein. Maps of the Property are attached to this Environmental Covenant as Exhibits B and C.

2. **Property Owner/GRANTOR/GRANTEE.** Ephrata National Bank is the legal Owner of the Property and the GRANTOR and GRANTEE of this Environmental Covenant.

3. The mailing address of the Property owner is:
31 East Main Street, Ephrata, PA 17522.

4. **Description of Contamination & Remedy.**

In order to evaluate potential environmental impacts associated with 10 areas-of-concern at the Property, Environmental Standards, Inc. conducted various investigation activities between March 2010 and August 2011. The field investigation activities were completed in accordance with an EPA-approved Work Plan. A site wide soil investigation was conducted to evaluate potential impacts to soil resulting from former industrial operations. Concentrations of arsenic at soil boring IA-07 (Area 1) and lead at soil boring DP-03 (Area 2) in soil exceeding the 25 Pa. Code Chapter 250 medium-specific concentrations (MSCs) were identified during the investigation. Areas 1 and 2 are shown on Exhibit B. In order to evaluate groundwater quality beneath the Property, Environmental Standards, Inc. also installed four groundwater monitoring wells. The groundwater monitoring results indicate that groundwater quality beneath the Property has not been impacted by historical site activities.

As discussed in the Act 2 Remedial Investigation Report and Cleanup Plan dated August 24, 2011, soil exposures are managed through the use of engineering controls to eliminate future exposure pathways associated with regulated substances in soil. Potential exposure pathway to arsenic and lead impacted soils were eliminated through the maintenance of the existing cap, which includes asphalt paving and slope protection (geo-textile fabric and rip-rap) (the "caps") at Areas 1 and 2.

Exhibit C (Figure 3) identifies Solid Waste Management Unit (SWMU) 5 ("Foundry Sand and Slag Disposal Area") and SWMU 6 ("Old Disposal Pit"). Area 2 on Exhibit B approximates the extent of these two SWMUs. SWMU 5 contains non-hazardous residual waste, primarily foundry sand and slag from foundry operations. SWMU 6 received wastewater and air pollution control scrubber sludge which was hazardous for lead, cadmium and mercury, and also received foundry sand and slag for grading purposes. SWMUs 5 and 6 were closed in accordance with a closure plan submitted by Ephrata Manufacturing Company on January 23, 1989 through the Department's Waste Management Program. The closure plan required cover with a 2-foot layer of clay and vegetation, which was later amended to substitute an asphalt and/or concrete cap on the more level portions of the waste disposal areas, and soil and vegetation on the northern side slope. The Department approved the closure plan on May 2, 1989 with subsequent revisions approved on July 6, 1989 and November 21, 1991 (inspection report.) Post closure care for this combined area (SWMUs 5 and 6) requires that the approved covers remain intact and in good repair.

During any excavation or disturbance of the surface soil to any depth, there is the possibility of encountering environmentally contaminated soil, with the risk of exposure of employees, workers or the general public to these materials.

5. **Activity & Use Limitations.** The Property is subject to the following activity and use limitations, which the then current owner of the Property, and its tenants, agents, employees and other persons under its control, shall abide by:

(a) Ongoing maintenance of the "caps," including performing at a minimum a yearly inspection of the "caps."

(b) Prior to any disturbance to the approved covers of SWMUs 5 and 6, written approval shall be obtained from the Department's Waste Management Program. Provisions must also be made to properly characterize and dispose of any uncovered waste in accordance with the Department's Waste Management Program and other applicable statutes and regulations.

(c) The Property shall be used for non-residential purposes only, as defined by the Land Recycling and Environmental Remediation Standards Act, 35 P.S. §§ 6026.101 - 6026.908(Act 2), particularly 35 P.S. § 6026.103, and shall not be used for residential purposes including but not limited to residential dwellings, schools, day-care centers, nursing homes, or other residential-style facilities or recreational areas.

(d) Workers engaged in any subsurface activities shall be protected by the then current Property owner's identifying areas where impacts are located. Any excavation or disturbance of the subsurface soil shall be planned and carried out pursuant to a Department-reviewed soil management plan with the assistance of persons skilled both in the handling and disposal of environmentally contaminated soil, and in preventing both the spread of such materials and/or the exposure of employees, workers, and the general public to such materials.

(e) If the Property is redeveloped and a structure is planned for construction in the future, the then current Owner shall properly evaluate the potential for vapor intrusion into the structure prior to construction. In the event a structure, foundation, or other improvement is built or modified on the Property, such structures and/or improvements shall be constructed in a manner protective of any and all occupants from potential vapor exposures associated with releases of hazardous materials as per a Department-approved plan.

6. **Notice of Limitations in Future Conveyances.** Each instrument hereafter conveying any interest in the Property subject to this Environmental Covenant shall contain a notice of the activity and use limitations set forth in this Environmental Covenant and shall provide the recorded location of this Environmental Covenant.

7. **Compliance Reporting.** Upon Department or EPA written request, or by the end of every third January following the approval of this Environmental Covenant, the then current Owner of the Property shall submit to the Department and EPA written documentation stating whether or not the activity and use limitations in this Environmental Covenant are being abided by. In addition, within 1 month after any of the following events, the then current owner of the Property shall submit to the

Department and EPA written documentation regarding: noncompliance with the activity and use limitations in this Environmental Covenant; transfer of the Property; changes in use of the Property; or filing of applications for building permits for the Property and any proposals for any site work, if the building or proposed site work will affect the contamination on the Property subject to this Environmental Covenant.

8. **Access by the Agencies.** In addition to any rights already possessed by the Department, this Environmental Covenant grants to the Department and EPA a right of reasonable access of the Property in connection with implementation or enforcement of this Environmental Covenant.

9. **Recording & Proof & Notification.** Within 30 days after the approval of this Environmental Covenant, the Property owner shall file this Environmental Covenant with the Recorder of Deeds for Lancaster County and send a file-stamped copy of this Environmental Covenant to the Department and EPA within 60 days of recording. Within that time period, the Property owner also shall send a file-stamped copy to Ephrata Borough, Lancaster County, and each person holding a recorded interest in the Property.

10. **Termination or Modification.**

(a) This Environmental Covenant may only be terminated or modified in accordance with 27 Pa. C.S. §§ 6509 or 6510, or in accordance with this paragraph.

(b) This Environmental Covenant may be amended or terminated as to any portion of the Property that is acquired for use as state highway right-of-way by the Commonwealth provided that: (1) the Department waives the requirements for an environmental covenant and for conversion pursuant to 27 Pa. C.S. §6517 to the same extent that this Environmental Covenant is amended or terminated; (2) the Department and EPA determine that termination or modification of this Environmental Covenant will not adversely affect human health or the environment; and (3) the Department provides 30-days advance written notice to the current property owner, each holder, and, as practicable, each person that originally signed the Environmental Covenant or successors in interest to such persons.

(c) This Environmental Covenant shall terminate upon attainment, in accordance with 35 P.S. §§ 6026.101 – 6026.908, with an unrestricted use remediation standard for the above-described contamination at the Property. The Department and EPA must approve, in writing, of such termination.

d) In accordance with 27 Pa. C.S. § 6510(a)(3)(i), the Grantor/Grantee hereby waives the right to consent to any amendment or termination of the Environmental Covenant by consent; it being intended that any amendment to or termination of this Environmental Covenant by consent in accordance with this Paragraph requires only the following signatures on the instrument amending or terminating this Environmental Covenant: (i) the then current owner of the Property; (ii) the Department; and (iii) EPA.

11. **Department's address.** Communications with the Department regarding this Environmental Covenant shall be sent to:

Environmental Cleanup and Brownfields Manager
Pennsylvania Department of Environmental Protection
Southcentral Regional Office
909 Elmerton Avenue
Harrisburg, PA 17110-8200

12. **EPA's address.** Communications with the EPA regarding this Environmental Covenant shall be sent to:

United States Environmental Protection Agency
Region III
Associate Director, Office of Pennsylvania Remediation
Land and Chemicals Division, 3LC30
1650 Arch Street
Philadelphia, PA 19103

13. **Severability.** The paragraphs of this Environmental Covenant shall be severable and should any part hereof be declared invalid or unenforceable, the remainder shall continue in full force and effect.

Date: 6/5/13

Owner/Grantor/Grantee
By: Ephrata National Bank
Name: Hauk Wengert
Title: Sr. V.P./Cashier

Date: 6/7/13

APPROVED, by Commonwealth of Pennsylvania,
Department of Environmental Protection
By: John F. Krueger
Name: John F. Krueger
Title: Program Manager, EC&BP

Date: 7.1.13

APPROVED, by United States
Environmental Protection Agency
By: John A. Amstutz
Name: John A. Amstutz
Title: Director, LCD

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF Lancaster) SS:

On this 5th day of June, 2013, before me, the undersigned officer, personally appeared Paul W. Wengert [Owner/Grantor/Grantee] who acknowledged himself/herself to be the person whose name is subscribed to this Environmental Covenant, and acknowledged that s/he executed same for the purposes therein contained.

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Barbara A. Palm, Notary Public
Ephrata Boro, Lancaster County
My Commission Expires Jan. 30, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

In witness whereof, I hereunto set my hand and official seal.

Barbara A. Palm
Notary Public

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF Dauphin) SS:

On this 7th day of June, 2013, before me, the undersigned officer, personally appeared John F. Krueger, who acknowledged himself/herself to be the Program Manager of the ECBP of the Commonwealth of Pennsylvania, Department of Environmental Protection, Southcentral Regional Office, whose name is subscribed to this Environmental Covenant, and acknowledged that s/he executed same for the purposes therein contained.

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Sally A. Bomberger, Notary Public
Susquehanna Twp., Dauphin County
My Commission Expires Dec. 3, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

In witness whereof, I hereunto set my hand and official seal.

Sally A. Bomberger
Notary Public

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF Philadelphia) SS:

On this 1 day of JULY, 2013, before me a Notary Public, the undersigned officer, personally appeared John ARMSTRONG, who acknowledged himself/herself to be the DIRECTOR, LCD of the United States Environmental Protection Agency, Region III and that he/she as such DIRECTOR, LCD, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Agency by himself/herself as such DIRECTOR, LCD

In witness whereof, I hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Paul J. Mandelaro, Notary Public
City of Philadelphia, Philadelphia County
My commission expires August 29, 2013

Paul J. Mandelaro
Notary Public

Exhibit A

Legal Description

The legal property description is provided as Exhibit A in the attached copy of the Deed. There are four tracts comprising the Property.

The two areas requiring the execution of this Covenant are described below.

- Area #1 requires the maintenance of the asphalt paving. This area is 0.006 acre in area and is located in the front parking lot area adjacent to Pine Street. The Site is bounded beginning at a point to the northwest at N 40°11'4.344" and W 76°10'16.77"; to the northeast at N 40°11'4.341" and W 76°10'16.544"; to the southwest at N 40°11'4.196" and W 76°10'16.774"; and to the southeast at N 40°11'4.193" and W 76°10'16.547".
- Area #2 requires the maintenance of the asphalt paving and geotextile fabric and rip rap. This area is 0.405 acre in area with coordinates binding the boundary to the north at N40°11'10.345" and W76°10'13.61"; to the northeast at N40°11'10.098" and W76°10'12.96"; to the east at N40°11'9.738" and W76°10'12.445"; to the southeast at N40°11'9.151" and W76°10'12.758"; to the south at N40°11'8.701" and W76°10'13.395"; to the southwest at N40°11'8.874" and W76°10'14.099"; to the west at N40°11'9.335" and W76°10'14.554"; and to the northwest at N40°11'9.809" and W76°10'14.054".

8

Prepared by: Dennis J. Ward, Esq.
Return to: Dennis J. Ward, Esq., 114 East Main Street – Suite A
Ephrata, PA 17522
717-733-8411
Tax Parcel No. 260-68448-0-0000 & 260-84265-0-0000

This Document Recorded
12/14/2006 02:29PM Doc Code: 01 State RTT: 0.00 Local RTT: 0.00 Lancaster County, Recorder of Deeds Office
Doc Id: 5580796
Receipt #: 644983
Rec Fee: 48.00



DEED

This Deed, made this 12th day of December, in the year Two
Thousand Six (2006)

Between:

EPHRATA MANUFACTURING COMPANY, A Delaware Corporation, with its
Registered Office and Principal Place of Business in the Commonwealth of Pennsylvania at
104 West Pine Street, Ephrata, PA 17522
(hereinafter called the Grantor)

AND

THE EPHRATA NATIONAL BANK, A National Banking Corporation, 31 East Main
Street, Ephrata, PA 17522
(hereinafter called the Grantee)

Witnesseth, that in consideration of the payment of the sum of One and 00/100 Dollar
(\$1.00), lawful money of the United States of America, the receipt of which is hereby
acknowledged, the Grantor does hereby grant and convey unto the Grantee its successors, and
assigns:

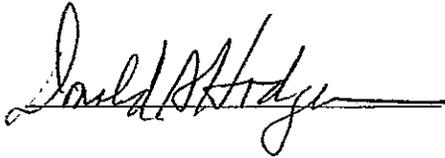
ALL THOSE CERTAIN four tracts (4) of Real Estate with improvements thereon, being
situate in the Borough of Ephrata and the Township of Ephrata, Lancaster County, Pennsylvania as
more fully described in Exhibit "A" attached hereto and made a part hereof containing four (4)
pages.

This is a transfer from a Mortgagor to a holder of a bona fide Mortgage in default IN LIEU OF FORECLOSURE. Excluded Transaction PA Realty Transfer Tax Law Reg #91.193. 9b)(16)

The Grantor covenants that it will Warrant Specially the property hereby conveyed.

In Witness Whereof the Grantor has executed this Deed the day and year above written.

Witnesses present:



EPHRATA MANUFACTURING COMPANY

By:

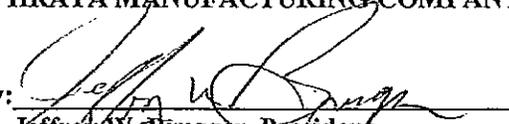

Jeffrey W. Brugger, President

EXHIBIT "A"

TRACT NO. 1

ALL THAT CERTAIN piece, parcel or tract of land situate on the southeastern side of the Reading Company - Reading and Columbia Branch, and a short distance northeastwardly from Pine Street, as laid out in the Borough of Ephrata, in the Township of Ephrata, County of Lancaster and State of Pennsylvania, bounded on the northwest by the right of way of the Reading Company - Reading and Columbia Branch, on the northeast and southeast by residue property belonging to Jacob K. Keller, and on the southwest by other property belonging to The Ephrata Manufacturing Company, and being more fully bounded and described in accordance with a survey made by Walter E. Spotts and Associates, Registered Professional Engineers and Land Surveyors, in July, 1953, as follows, to wit:

BEGINNING at a corner marked by an iron pin on the northwestern side of and at the northeastern terminus of a twelve (12) feet wide alley, said corner being a distance of five hundred seventeen (517) feet six (6) inches measured in a northeasterly direction along the northwestern side of the aforesaid twelve (12) feet wide alley from a corner in the center line of Pine Street, as laid out on the topographical survey of the Borough of Ephrata; thence leaving the aforesaid twelve (12) feet wide alley and along other property belonging to the Ephrata Manufacturing Company, the two (2) following courses and distances, viz: (1) North nine (9) degrees West, a distance of twenty-eight feet ten and one-half (10 ½) inches to a corner marked by an iron pin, and (2) North forty-two (42) degrees West, a distance of one hundred forty-five (145) feet three (3) inches to a corner marked by an iron pin in the southeastern right of way line of the Reading Company - Reading and Columbia Branch, said corner being a distance of thirty-five (35) feet from the center line of the aforesaid Reading Company - Reading and Columbia Branch, measured at right angles thereto; thence along residue property belonging to Jacob K. Keller the two (2) following courses and distances, viz: (1) South fifty (50) degrees ten (10) minutes East, a distance of one hundred sixty (160) feet three-fourths (¾) of an inch to a corner marked by an iron pin and (2) South thirty-two (32) degrees West, a distance of forty (40) feet no (0) inches to the place of BEGINNING.

CONTAINING two thousand twenty-nine and eighty-seven hundredths (2,029.87) square feet.

BEING THE SAME PREMISES WHICH Jacob K. Keller by Deed dated August 29, 1953, and recorded in the Recorder of Deeds Office in and for Lancaster County, Pennsylvania in Record Book D, Volume 43, Page 126, granted and conveyed unto Ephrata Manufacturing Company, a Delaware corporation.

TRACT NO. 2

ALL THAT CERTAIN piece, parcel or tract of land situate on the Southeastern side of the Reading Company - Reading and Columbia Branch - and a short distance

Northeastwardly from Pine Street, as laid out in the Borough of Ephrata, in the Township of Ephrata, County of Lancaster and State of Pennsylvania, bounded on the Northwest by the Right of Way of the Reading Company - Reading and Columbia Branch, and on the Northeast and Southeast by residue property belonging to Jacob K. Keller, and on the Southwest by other property belonging to the Ephrata Manufacturing Company, and being more fully bounded and described in accordance with a survey made by Walter E. Spotts and associates, Registered Professional Engineers and Land Surveyors, in September, 1954, as follows, to wit:

BEGINNING at a corner marked by an iron pin on the Northwestern side of a twelve (12) feet wide alley if extended, said corner being a distance of forty feet (40) Northeastwardly from the Northeastern terminus of the aforesaid twelve (12) feet wide alley, and a distance of five hundred fifty-seven (557) feet six inches (6) measured in a Northeasterly direction along the Northwestern side of the aforesaid twelve (12) feet wide alley from a corner in the center line of Pine Street, as laid out on the topographical survey of the Borough of Ephrata; thence along other property belonging to the Ephrata Manufacturing Company, North fifty (50) degrees ten (10) minutes West a distance of one hundred sixty feet (160) three quarters (3/4) inch to a corner marked by an iron pin in the Southeastern Right of Way line of the Reading Company - Reading and Columbia Branch -; thence along same, by a line being thirty-five (35) feet measured at right angles from the center line of same, North forty (40) degrees twenty-seven (27) minutes East, a distance of ninety-five (95) feet to a corner marked by an iron pin; thence along residue property belonging to Jacob K. Keller the two following courses and distances, viz: (1) South thirty (30) degrees twenty-one (21) minutes East a distance of one hundred sixty-three (163) feet three (3) inches to a corner marked by an iron pin, and (2) South thirty-two (32) degrees West a distance of forty (40) feet to the place of BEGINNING.

CONTAINING ten thousand four hundred ninety-four and sixty-six one hundredths (10,494.66) square feet.

BEING THE SAME PREMISES WHICH Jacob K. Keller by Deed dated October 22, 1954, and recorded in the Recorder of Deeds Office in and for Lancaster County, Pennsylvania in Record Book X-43, Page 373, granted and conveyed unto Ephrata Manufacturing Company, a Pennsylvania corporation.

TRACT NO. 3

ALL THAT CERTAIN parcel or tract of land, situate in the Borough of Ephrata and Township of Ephrata, Lancaster County, Pennsylvania, bounded and described as follows:

BEGINNING at a point about two feet east of the eastern rail of the Reading and Columbia Railroad track to a stake below the open railroad bridge; thence leaving the same along Oak Street, south eighty-two degrees east, nineteen and three-hundredths perches to a point in said Oak Street; thence along an open reserved alley, north thirty-two degrees east thirty-one perches to a point; thence by land of J. K. Keller, north nine

degrees west, one and three-fourths perches to a point; thence by land of the same, north forty-two degrees west, and crossing said railroad, twenty perches to a point in the Cocalico Creek; thence leaving same and by land of George S. Hibshman, south nineteen degrees west four and one-half perches to a point; thence by land now or late of J. A. Wilson south forty-eight degrees east six and five hundredths perches to a point about two feet east of the eastern rail of said Reading and Columbia Railroad; thence along said railroad, south thirty-six degrees west, forty and six-hundredths perches to the place of BEGINNING.

CONTAINING three acres and one hundred and nine perches.

BEING THE SAME PREMISES WHICH H. Edgar Sherts and Anna G. Sherts by Deed dated November 23, 1922, and recorded in the Recorder of Deeds Office in and for Lancaster County, Pennsylvania in Record Book W, Volume 25, Page 96, granted and conveyed unto Ephrata Manufacturing Company.

TRACT NO. 4

ALL THAT CERTAIN piece, parcel or tract of land situate on the southeastern side of the Reading Company - Reading and Columbia Branch, and a short distance northeastwardly from Pine Street, as laid out in the Borough of Ephrata, in the Township of Ephrata, County of Lancaster and Commonwealth of Pennsylvania, bounded on the northwest by the right of way of the Reading Company - Reading and Columbia Branch on the northeast and southeast by residue property now or formerly of Jacob K. Keller, and on the southwest by other property now or formerly of the Ephrata Manufacturing Company, and being more fully bounded and described in accordance with a survey made by Walter E. Spotts and Associates, Registered Professional Engineers and Land Surveyors, in May 1956, as follows, to wit:

BEGINNING at a corner marked by an iron pin on the northwestern side of and at the northeastern terminus of a twelve feet wide alley, said corner being a distance of five hundred seventeen (517) feet, six (06) inches measured in a northeasterly direction along the northwestern side of the aforesaid twelve feet wide alley from a corner in the center line of Pine Street, as laid out on a topographical survey of the Borough of Ephrata; thence leaving the northeastern terminus of the aforesaid twelve feet wide alley and along other property now or formerly of the Ephrata Manufacturing Company, the following courses and distances: 1) passing through an iron pin forty (40) feet, zero (00) inches from the last described corner, North thirty-two (32) degrees East, a distance of eighty (80) feet, zero (00) inches to a corner marked by an iron pin, and 2) passing through an iron pin forty-four (44) feet, two and three-eighths ($2 \frac{3}{8}$) inches from the last described corner, North thirty (30) degrees twenty-one (21) minutes West, a distance of one hundred sixty-three (163) feet three (03) inches to a corner marked by an iron pin in the southeastern right of way line of the Reading Company - Reading and Columbia Branch, said corner being a distance of thirty-five (35) feet, zero (00) inches from the center line of the aforesaid Reading Company - Reading and Columbia Branch, measured at right angles thereto; thence leaving the aforesaid right of way line of the aforesaid Reading

Company - Reading and Columbia Branch, and along residue property now or formerly of Jacob K. Keller, the two following courses and distances: 1) South forty-two (42) degrees one (01) minute East, a distance of one hundred sixty-seven (167) feet, four and one half (4 ½) inches to a corner marked by an iron pin, and 2) South forty (40) degrees twenty-seven (27) minutes West, a distance of one hundred ten (110) feet, ten and one-half (10 ½) inches to the place of BEGINNING.

CONTAINING 3,413.09 square feet.

BEING THE SAME PREMISES which Jacob K. Keller, widower, by his Deed dated May 28, 1956, and recorded in the Recorder of Deeds Office in and for Lancaster County, Pennsylvania in Deed Book Z, Volume 44, Page 503, granted and conveyed unto Ephrata Manufacturing Company, a Delaware corporation.

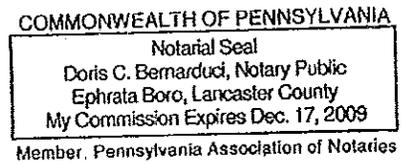
STATE OF PENNSYLVANIA :
 :
 : SS.
COUNTY OF LANCASTER :

On this 12th day of December, 2006, before me, A Notary Public,
the undersigned officer, personally appeared **JEFFREY W. BRUGGER**, who acknowledged
himself to be the President of Ephrata Manufacturing Company and as such officer and being
authorized to do so he executed the foregoing Deed for the purposes therein contained by signing
his name as President for and on behalf of the Corporation.

In Witness Whereof, I hereunto set my hand and official seal.

My commission expires:

Doris C. Bernarducci
Notary Public



I certify that the residence of the within Grantee is 31 E. Main St., Ephrata, PA 17522

Dennis J. Ward
Dennis J. Ward, Esq. on behalf of the Grantee



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

| RECORDER'S USE ONLY | |
|---------------------|----------|
| State Tax Paid | 0 |
| Book Number | |
| Page Number | 5080796 |
| Date Recorded | 12-14-06 |

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

| | |
|--|---------------------------------|
| Name DENNIS J. WARD, Atty. | Telephone Number: |
| Street Address 114 EAST MAIN ST. - Suite A | Area Code (717) 733-8411 |
| City EPHRATA | State PA |
| | Zip Code 17522 |

B TRANSFER DATA

| | |
|--|--|
| Grantor(s)/Lessor(s) Ephrata Manufacturing Company | Date of Acceptance of Document December 12, 2006 |
| Grantee(s)/Lessee(s) The Ephrata National Bank | Street Address 31 EAST MAIN STREET |
| Street Address 104 West Pine Street | City Ephrata |
| City Ephrata | State PA |
| State PA | Zip Code 17522 |
| Zip Code 17522 | City Ephrata |
| | State PA |
| | Zip Code 17522 |

C PROPERTY LOCATION

| | |
|---|---|
| Street Address 104 West Pine Street | City, Township, Borough Ephrata |
| County LANCASTER | School District Ephrata Area |
| | Tax Parcel Number 260-68448-0-0000 + 260-84265-0000 |

D VALUATION DATA

| | | |
|---|--|---|
| 1. Actual Cash Consideration NONE | 2. Other Consideration + NONE | 3. Total Consideration = NONE |
| 4. County Assessed Value N/A | 5. Common Level Ratio Factor x N/A | 6. Fair Market Value = N/A |

E EXEMPTION DATA

| | |
|--|--|
| 1a. Amount of Exemption Claimed 100% | 1b. Percentage of Interest Conveyed 100% |
|--|--|

2. Check Appropriate Box Below for Exemption Claimed

- Will or interstate succession _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____, Document ID No. **5068894**
LANCASTER County, PA Recorder of Deeds
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) _____

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

| | |
|--|-------------------------|
| Signature of Correspondent or Responsible Party Dennis J. Ward | Date 12/14/06 |
|--|-------------------------|

June 4, 2013

DESCRIPTION OF PROPERTY

known as
104 West Pine Street
for
The Ephrata National Bank
Document ID 5580796



GRANTOR: The Ephrata National Bank

GRANTEE:

TRACT NO 1

ALL THAT CERTAIN tract of land known as 104 West Pine Street, with improvements erected thereon, situate along the North side of West Pine Street in the Borough of Ephrata, County of Lancaster and Commonwealth of Pennsylvania, bounded and described according to a Plat of Survey shown as Exhibits A-1, by Fuehrer Associates, Ltd., Job No. 13-06-01, as follows:

BEGINNING at the Southwest corner thereof, at a Mag Nail (set) in the centerline of West Pine Street, said street having an existing right-of-way width of forty-six and zero hundredths (46.00) feet and being approximately two hundred ninety (290) feet East of the intersection with Church Avenue, thence in and along the centerline of West Pine Street,

- 1) North eighty (80) degrees, twenty-one (21) minutes, forty-two (42) seconds West, three hundred eight and twenty-five hundredths (308.25) feet to a Mag Nail (set),
- 2) Thence leaving West Pine Street and along the West right-of-way of State Alley, said alley having an existing right-of-way width of twelve and zero (12.00) hundredths feet, and by lands of Lewis C. and Patricia A. Ayers, Deed Book P, Volume 91, Page 454, Janet Claire Fritz Trust, Document ID 5628797, Alan Gordon Vogt, Jr., Deed Book G, Volume 80, Page 193, Kenneth C. Schofield, Document ID 5688623, Roy E. and Mary Jane Haller, Document ID 5183470, Ryan and Christel Landis, Document ID 5631867, Timothy F. and Kathleen A. Auken, Document ID 5624055 and Michael L. and Cynthia L. Hoffman, Document ID 5461789, respectively, North thirty-eight (38) degrees, ten (10) minutes, thirty (30) seconds East, twenty-six and eighteen hundredths (26.18) feet to a R.R. Spike (found), thence six hundred nineteen and forty-four hundredths (619.44) feet to a ¾" Rebar with Cap (set), making a total distance of six hundred forty-five and sixty-two hundredths (645.62) feet,



- 3) Thence continuing by land of Michael L. and Cynthia L. Hoffman, Document ID 5461789 and by lands of Timothy F. and Kathleen A. Auker, Deed Book 2918, Page 388 and Brenda K. Paparo, Document ID 5077337, respectively, North fifty (50) degrees, forty-one (41) minutes, fifty-two (52) seconds West, one hundred twenty-five and four hundredths (125.04) feet to a $\frac{3}{4}$ " Iron Pipe (found),
- 4) Thence by lands of James L. Jr. and Suzanne E. Bomgardner, Deed Book 3634, Page 0157 and Cindy S. Mellinger, Deed Book 5478, Page 0633, respectively, North sixteen (16) degrees, eighteen (18) minutes, eight (08) seconds East, seventy-four and twenty-five hundredths (74.25) feet to a point on the Eastern right-of-way of an abandoned R.R. line, thirty-five and zero hundredths (35.00) feet East of the centerline of said abandoned R.R. line,
- 5) Thence along the Eastern right-of-way of said abandoned R.R. line and by land of The Borough of Ephrata, Deed Book 2678, Page 20, South forty-four (44) degrees, forty-one (41) minutes, fifty-two (52) seconds East, one hundred eighty-four and seventy-five hundredths (184.75) feet to a point, thirty-five and zero hundredths (35.00) feet East of the centerline of said abandoned R.R. line,
- 6) Thence leaving the Eastern right-of-way of said abandoned R.R. line and through lands of The Borough of Ephrata, Deed Book 2678, Page 20 and Deed Book D, Volume 26, Page 471, respectively (an apparent overlap), North thirty-eighty (38) degrees, ten (10) minutes, thirty (30) seconds East, ninety-four and ninety-one hundredths (94.91) feet to a point,
- 7) Thence continuing through land of The Borough of Ephrata, Deed Book D, Volume 26, Page 471, South forty-four (44) degrees, forty-two (42) minutes, fifty-two (52) seconds East, one hundred sixty-six and two hundredths (166.02) feet to a point,
- 8) Thence continuing through land of The Borough of Ephrata, Deed Book D, Volume 26, Page 471 and Deed Book 2678, Page 20, respectively, South thirty-eight (38) degrees, twenty-three (23) minutes, fourteen (14) seconds West, one hundred sixteen and seventy-one hundredths (116.71) feet to a point which was two and zero hundredths (2.00) feet East of the Eastern rail of said abandoned R.R. line, also being four and thirty-five hundredths (4.35) feet East of the centerline of said abandoned R.R. line,
- 9) Thence continuing parallel to and four and thirty-five hundredths (4.35) feet East of the centerline of said abandoned R.R. line and continuing through land of The Borough of Ephrata, Deed Book 2678, Page 20, South twenty-nine (29) degrees, thirty-seven (37) minutes, twenty-nine (29) seconds West, four hundred eighty-five and seventy-five hundredths (485.75) feet to a $\frac{3}{4}$ " Rebar (set) on the Northern right-of-way of West Pine Street, thence twenty-four and thirty-seven hundredths (24.37) feet, making a total distance of five hundred ten and twelve hundredths (510.12) feet to the PLACE OF BEGINNING.

CONTAINING 3.86 Acres

167,932.83 Sq.Ft.

BEING THE SAME PREMISES which Ephrata Manufacturing Company, a Delaware Corporation, by deed dated December 12, 2006 and recorded December 14, 2006 in the Recorder's Office in and for Lancaster County, Pennsylvania, in Document ID 5580796, granted and conveyed to The Ephrata National Bank, a National Banking Corporation, Account No. 260-68448-0-0000 and Account No. 260-84265-0-0000.

TRACT NO 2

ALL THAT CERTAIN tract of land, shown as Tract No. 2, situate in the Borough of Ephrata, County of Lancaster and Commonwealth of Pennsylvania, bounded and described according to Exhibit A-2 as prepared by Fuehrer Associates, Ltd., Job No. 13-06-01, as follows:

BEGINNING at the Southeast corner thereof, at a point on the East line of an abandoned Railroad right-of-way, a corner of land of The Borough of Ephrata, Deed Book D, Volume 26 Page 471 and being approximately seven hundred (700) feet North of the centerline of West Pine Street, thence by land of Ephrata National Bank, Document I.D. 5580796,

- 1) North forty-four (44) degrees, forty-one (41) minutes, fifty-two (52) seconds West, thirty-five and twenty-seven hundredths (35.27) feet to a point,
- 2) Thence through land of The Borough of Ephrata, Deed Book D, Volume 26, Page 471, North thirty-eight (38) degrees, ten (10) minutes, thirty (30) seconds East, ninety-four and ninety hundredths (94.90) feet to a 5/8th inch Rebar (Previously found 2008),
- 3) Thence by land of Cindy S. Mellinger, Deed Book 5478, Page 0633, South forty-four (44) degrees, forty-two (42) minutes, fifty-two (52) seconds East, thirty-five and twenty-seven hundredths (35.27) feet to a point,
- 4) Thence along the East right-of-way of the abandoned Railroad right-of-way, and by land of Ephrata National Bank, Document ID 5580796, South thirty-eight (38) degrees, ten (10) minutes, thirty (30) seconds West, ninety-four and ninety-one hundredths (94.91) feet to the PLACE OF BEGINNING.

CONTAINING 0.08 Acres

3321.68 Sq.Ft.

BEING LAND WHICH The Borough of Ephrata by deed dated November 27, 2012 and recorded November 29, 2013 in the Office of the Recorder of Deeds in the Recorders Office in and for Lancaster County, Pennsylvania by deed Instrument No. 6038900 did grant and convey to Ephrata

National Bank.

EXCEPTING THEREFROM ALL THAT CERTAIN tract of land, shown as Tract No. 3, in the Borough of Ephrata, County of Lancaster and Commonwealth of Pennsylvania, bounded and described according to Exhibit A-3 as prepared by Fuehrer Associates, Ltd., Job No. 13-06-01, as follows:

BEGINNING at the Northeast corner thereof, at a point on the centerline of an abandoned Railroad right-of-way, and being a corner of land of The Borough of Ephrata, Deed Book D Volume 26, Page 471, and being approximately six hundred ninety-eight (698) feet North of the centerline of West Pine Street, thence along said centerline of the abandoned Railroad right-of-way,

- 1) South thirty-eight (38) degrees, ten (10) minutes, thirty (30) seconds West, fifty-two and seventy-three hundredths (52.73) feet to a point,
- 2) Thence leaving said center line of the abandoned Railroad right-of-way and by land of the Borough of Ephrata, Deed Book D, Volume 26, Page 471, the following three (3) courses and distances, North fifty (50) degrees, forty-one (41) minutes, fifty-two (52) seconds West, one hundred twenty and sixty-eight hundredths (120.68) feet to a point,
- 3) Thence North sixteen (16) degrees, eighteen (18) minutes, eight (08) seconds East, seventy-four and twenty-five hundredths (74.25) feet to a point,
- 4) Thence South forty-four (44) degrees, forty-one (41) minutes, fifty-two (52) seconds East, one hundred forty-nine and forty-eight hundredths (149.48) feet to the PLACE OF BEGINNING.

CONTAINING 0.18 Acres 8034.98 Sq.Ft.

BEING A PART OF THE PROPERTY WHICH Ephrata National Bank by deed dated November 27, 2012 and recorded November 29, 2013 in the Office of the Recorder of Deeds in the Recorders Office in and for Lancaster County, Pennsylvania by deed Instrument No. 6038899 did grant and convey to The Borough of Ephrata.

SUBJECT TO AN EASEMENT made November 27, 2012 and recorded November 29, 2012 in the Office of the Recorder of Deeds in the Recorders Office in and for Lancaster County Pennsylvania by deed Instrument No. 6038901 between the Ephrata National Bank (Grantor) and the Borough of Ephrata (Grantee).

ALL THAT CERTAIN tract of land, shown as Easement No. 1, situate along the North side of West

Telephone (717)733-9658

Fax (717)738-1735

e-mail fuehrer@ptd.net

13-06-01Admin DESCRIPTION EPH.NAT BANK.130604

Pine Street, in the Borough of Ephrata, County of Lancaster and Commonwealth of Pennsylvania, bounded and described according to Exhibit A-4 as prepared by Fuehrer Associates, Ltd., Job No. 13-06-01, as follows:

BEGINNING at the Southeast corner thereof, at a point in the centerline of West Pine Street, said street having an existing right-of-way width of forty-six and zero hundredths (46.00) feet and being approximately three hundred forty (340) feet East of the centerline intersection with Church Avenue, thence in and along said centerline of West Pine Street,

- 10) North eighty (80) degrees, twenty-one (21) minutes, forty-two (42) seconds West, thirty-four and eighty-nine hundredths (34.89) feet to a Mag Nail (Previously set, 2008),
- 11) Thence leaving West Pine Street and through an abandoned Railroad right-of-way, now being land of The Borough of Ephrata, Deed Book 2678, Page 20, the following three (3) courses and distances, North thirty-eight (38) degrees, ten (10) minutes, thirty (30) seconds East, twenty-six and eighteen hundredths (26.18) feet to a ¾" Rebar with Cap (Previously set, 2008), thence six hundred nineteen and forty-four hundredths (619.44) feet, making a total distance of six hundred forty-five and sixty-two hundredths (645.62) feet to a point,
- 12) Thence North fifty (50) degrees, forty-one (41) minutes, fifty-two (52) seconds West, four and thirty-five hundredths (4.35) feet to a point,
- 13) Thence North thirty-eight (38) degrees, ten (10) minutes, thirty (30) seconds East, one hundred forty-seven and sixty-three hundredths (147.63) feet to a 5/8th Rebar (Previously found, 2008),
- 14) Thence by land of Cindy S. Mellinger, Deed Book 5478, Page 0633, South forty-four (44) degrees, forty-two (42) minutes, fifty-two (52) seconds East, thirty-five and twenty-seven hundredths (35.27) feet to a point,
- 15) Thence along the East Right-of-way of the abandoned Railroad right-of-way, South thirty-eight (38) degrees, ten (10) minutes, thirty (30) seconds West, seven hundred seventy-two and thirty-one hundredths (772.31) feet to the PLACE OF BEGINNING.

CONTAINING 0.57 Acres

24,626.40 Sq.Ft.

PROPERTY OVERLAP

CINDY S. MELLINGER
DEED NO. 5478-0633
ACCOUNT NO.
260-87888-0-0000

JAMES L. JR. &
SUZANNE E.
BOMGARDNER
DEED NO. 3634-0157
ACCOUNT NO.
260-93217-0-0000

BRENDA K. PAPARO
DOCUMENT ID
5077337
ACCOUNT NO.
260-98859-0-0000

THE BOROUGH OF EPHRATA
DEED NO. D-26-471
ACCOUNT NO.
260-65138-0-0000

TIMOTHY F. & KATHLEEN A. AUKER
DEED NO. 2018-888
ACCOUNT NO.
260-03937-0-0000

MICHAEL L. & CYNTHIA L. HOFFMAN
DOCUMENT ID 5461789
ACCOUNT NO.
260-97786-0-0000

THE EPHRATA NATIONAL BANK
DOCUMENT ID 5580796
ACCOUNT NO.S
260-68448-0-0000 &
260-84265-0-0000

TIMOTHY F. & KATHLEEN A. AUKER
DOCUMENT ID 5824055
ACCOUNT NO.
260-95934-0-0000

RYAN & CHRISTEL LANDIS
DOCUMENT ID 5831867
ACCOUNT NO.
260-93993-0-0000

ROY E. & MARY JANE HALLER
DOCUMENT ID 6183470
ACCOUNT NO.
260-92758-0-0000

KENNETH C. SCHOFIELD
DOCUMENT ID 5668623
ACCOUNT NO.
260-92023-0-0000

ALAN GORDON VOGT, JR.
DEED NO. G-80-193
ACCOUNT NO.S
260-91388-0-0000 &
260-89159-0-0000

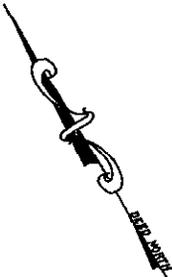
JANET CLAIRE FRITZ TRUST
DOCUMENT ID 5828787
ACCOUNT NO.
260-87891-0-0000

LEWIS C. & PATRICIA A.
AYERS
DEED NO. P-91-454
ACCOUNT NO.
260-77770-0-0000

- (1) N 80°21'42" W 308.25'
- (2) N 38°10'30" E 26.18'
- 619.44'
- (645.62')
- (3) N 50°41'52" W 125.04'
- (4) N 16°18'08" E 74.25'
- (5) S 44°41'52" E 134.75'
- (6) N 38°10'30" E 94.91'
- (7) S 44°42'52" E 166.02'
- (8) S 38°23'14" W 116.71'
- (9) S 29°37'29" W 485.75'
- 24.37'
- (510.12')

CONTAINING 3.86 ACRES
(167,932.83 SQ.FT.)

SEE SHEET 3 OF 3
SEE SHEET 2 OF 3



THE BOROUGH OF EPHRATA
DEED NO. D-26-471
ACCOUNT NO.
260-65138-0-0000

104 West Pine Street

NOTE: This plan was developed for the purpose of providing a BOUNDARY SURVEY PLAN only. Fuehrer Associates, Ltd. is not responsible for misinterpretation or misuse of the plan by others beyond the specific use stated above.

NOTE: Certification requires an original seal and signature of a professional associate employed by Fuehrer Associates, Ltd.

FUEHRER ASSOCIATES LTD.
ENGINEERING & SURVEYING
(717)733-9658 (717)7381735 FAX
BOX 341, 345 WEST MAIN ST., EPHRATA, PA. 17522

CLIENT:
EPHRATA NATIONAL BANK
31 EAST MAIN STREET
EPHRATA, PA 17522
(717) 721-6216

SUBJECT: EXHIBIT A-1
BOUNDARY SURVEY
FOR THE PROPERTY OF
EPHRATA NATIONAL BANK
DOCUMENT ID 5580796
EPHRATA BOROUGH
LANCASTER COUNTY, PA

DATE: 08-08-03
DRA: B.W.FISHER
CHK BY: J.G.FUEHRER
DATE: SEPTEMBER 17, 2008
SCALE: NO SCALE
Revised June 4, 2013 Boundary table JGF
SHEET NO. 1 OF 1

CINDY S. MELLINGER
DEED NO. 5478-0633
ACCOUNT NO.
260-87688-0-0000

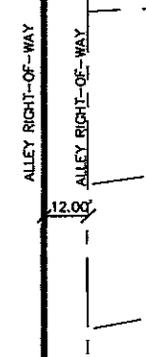
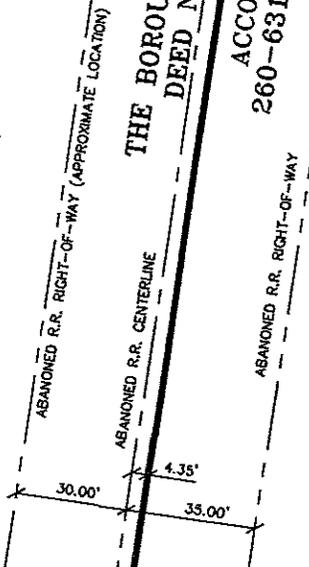
JAMES L. JR. &
SUZANNE E.
BOMGARDNER
DEED NO. 3634-0157
ACCOUNT NO.
260-93217-0-0000

TRACT NO. 2

- ① N 44°41'52" W 35.27'
 - ② N 38°10'30" E 94.90'
 - ③ S 44°42'52" E 35.27'
 - ④ S 38°10'30" W 94.91'
- CONTAINING 0.08 ACRES
(3321.68 SQ.FT.)**

THE BOROUGH OF EPHRATA
DEED NO. 2678-20
ACCOUNT NO.
260-63140-0-0000

EPHRATA NATIONAL BANK
DOCUMENT I.D. 5580796
ACCOUNT NO.
260-68448-0-0000



NOTE: This plan was developed for the purpose of providing a DESCRIPTION EXHIBIT only. Fuehrer Associates, Ltd. is not responsible for misinterpretation or misuse of the plan by others beyond the specific use stated above.

NOTE: Certification requires an original seal and signature of a professional associate employed by Fuehrer Associates, Ltd.

FUEHRER ASSOCIATES LTD.
ENGINEERING & SURVEYING
(717)733-9658 (717)7381735 FAX
BOX 541, 345 WEST MAIN ST., EPHRATA, PA. 17522

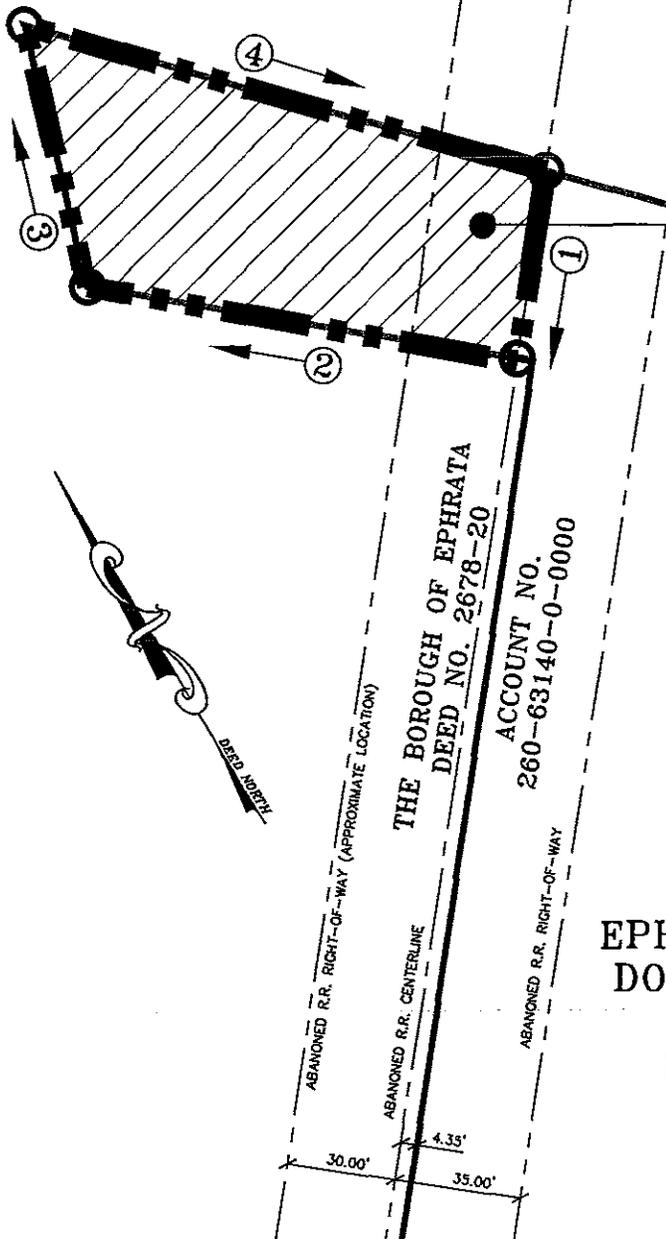
CLIENT:
BOROUGH OF EPHRATA
124 SOUTH STATE STREET
EPHRATA, PA 17522
(717) 738-9202

SUBJECT: EXHIBIT A-2
FOR THE PROPERTY OF
EPHRATA NATIONAL BANK
DOCUMENT ID 5580796
EPHRATA BOROUGH
LANCASTER COUNTY, PA

| | |
|------------|----------------|
| JOB NO. | 12-03-02 |
| DRAWN BY | B.W. FISHER |
| CHECKED BY | J.G. FUEHRER |
| DATE | MARCH 28, 2012 |
| SCALE | NO SCALE |
| SHEET NO. | 1 OF 1 |

CINDY S. MELLINGER
DEED NO. 5478-0633
ACCOUNT NO.
260-87688-0-0000

JAMES L. JR. &
SUZANNE E.
BOMGARDNER
DEED NO. 3634-0157
ACCOUNT NO.
260-93217-0-0000



TRACT NO. 3

| | | |
|---|---------------|---------|
| ① | S 38°10'30" W | 52.73' |
| ② | N 50°41'52" W | 120.68' |
| ③ | N 16°18'08" E | 74.25' |
| ④ | S 44°41'52" E | 149.48' |

**CONTAINING 0.18 ACRES
(8034.98 SQ.FT.)**

THE BOROUGH OF EPHRATA
DEED NO. 2678-20
ACCOUNT NO.
260-63140-0-0000

**EPHRATA NATIONAL BANK
DOCUMENT I.D. 5580796
ACCOUNT NO.
260-68448-0-0000**

NOTE: This plan was developed for the purpose of providing a DESCRIPTION EXHIBIT only. Fuehrer Associates, Ltd. is not responsible for misinterpretation or misuse of the plan by others beyond the specific use stated above.

NOTE: Certification requires an original seal and signature of a professional associate employed by Fuehrer Associates, Ltd.

FUEHRER ASSOCIATES LTD.
ENGINEERING & SURVEYING
(717)733-9658 (717)7381735 FAX
BOX 541, 345 WEST MAIN ST., EPHRATA, PA. 17522

CLIENT:
BOROUGH OF EPHRATA
124 SOUTH STATE STREET
EPHRATA, PA 17522
(717) 738-9202

SUBJECT: **EXHIBIT A-3**
FOR THE PROPERTY OF
EPHRATA NATIONAL BANK
DOCUMENT ID 5580796
EPHRATA BOROUGH
LANCASTER COUNTY, PA

| | |
|------------|----------------|
| JOB NO. | 12-03-02 |
| DRAWN BY | B.W.FISHER |
| CHECKED BY | J.G.FUEHRER |
| DATE | MARCH 28, 2012 |
| SCALE | NO SCALE |
| SHEET NO. | 1 OF 1 |

CINDY S. MELLINGER
DEED NO. 5478-0633
ACCOUNT NO.
280-87688-0-0000

JAMES L. JR. &
SUZANNE E.
BOMGARDNER
DEED NO. 3834-0157
ACCOUNT NO.
260-93217-0-0000

BRENDA K. PAPARO
DOCUMENT ID
5077337
ACCOUNT NO.
260-98859-0-0000

THE BOROUGH OF EPHRATA
DEED NO. D-26-471
ACCOUNT NO.
260-65138-0-0000

TIMOTHY F. & KATHLEEN A. AUKER
DEED NO. 2918-388
ACCOUNT NO.
260-03937-0-0000

THE EPHRATA NATIONAL BANK
DOCUMENT ID 5580796
ACCOUNT NO.
260-68448-0-0000

MICHAEL L. & CYNTHIA L. HOFFMAN
DOCUMENT ID 5461789
ACCOUNT NO.
260-97786-0-0000

- (1) N 80°21'42" W 308.25'
- (2) N 38°10'30" E 26.18'
- (3) N 50°41'52" W 125.04'
- (4) N 16°18'08" E 74.25'
- (5) S 44°41'52" E 184.75'
- (6) N 38°10'30" E 94.91'
- (7) S 44°42'52" E 166.02'
- (8) S 38°23'14" W 116.71'
- (9) S 29°37'29" W 485.75'
- (510.12')

CONTAINING 3.86 ACRES
(167,932.83 SQ.FT.)

EPHRATA NATIONAL BANK
DOCUMENT I.D. 5580796
ACCOUNT NO.
260-68448-0-0000

TIMOTHY F. & KATHLEEN A. AUKER
DOCUMENT ID 5624055
ACCOUNT NO.
260-95934-0-0000

RYAN & CHRISTEL LANDIS
DOCUMENT ID 6031887
ACCOUNT NO.
260-93993-0-0000

ROY E. & MARY JANE HALLER
DOCUMENT ID 6183470
ACCOUNT NO.
260-92758-0-0000

KENNETH C. SCHOFIELD
DOCUMENT ID 6686823
ACCOUNT NO.
260-92023-0-0000

ALAN GORDON VOGT, JR.
DEED NO. G-80-193
ACCOUNT NOS
280-81388-0-0000 &
260-89158-0-0000

JANET CLAIRE FRITZ TRUST
DOCUMENT ID 5628797
ACCOUNT NO.
260-87831-0-0000

LEWIS C. & PATRICIA A.
AYERS
DEED NO. P-91-454
ACCOUNT NO.
260-77770-0-0000

EASEMENT NO. 1

- ① N 80°21'42" W 34.89'
- ② N 38°10'30" E 26.18'
- (619.44')
- (645.62')
- ③ N 50°41'52" W 4.35'
- ④ N 38°10'30" E 147.63'
- ⑤ S 44°42'52" E 35.27'
- ⑥ S 38°10'30" W 772.31'

CONTAINING 0.57 ACRES
(24,626.40 SQ.FT.)

THE BOROUGH OF EPHRATA
DEED NO. D-28-471
ACCOUNT NO.
260-85138-0-0000

NOTE: This plan was developed for the purpose of providing a DESCRIPTION EASEMENT only. Fuehrer Associates, Ltd. is not responsible for misinterpretation or misuse of the plan by others beyond the specific use stated above.

NOTE: Certification requires an original seal and signature of a professional associate employed by Fuehrer Associates, Ltd.



FUEHRER ASSOCIATES, LTD.
ENGINEERING & SURVEYING
(717)733-9658 (717)7381735 FAX

CLIENT:
BOROUGH OF EPHRATA
124 SOUTH STATE STREET
EPHRATA, PA 17522
(717) 738-9202

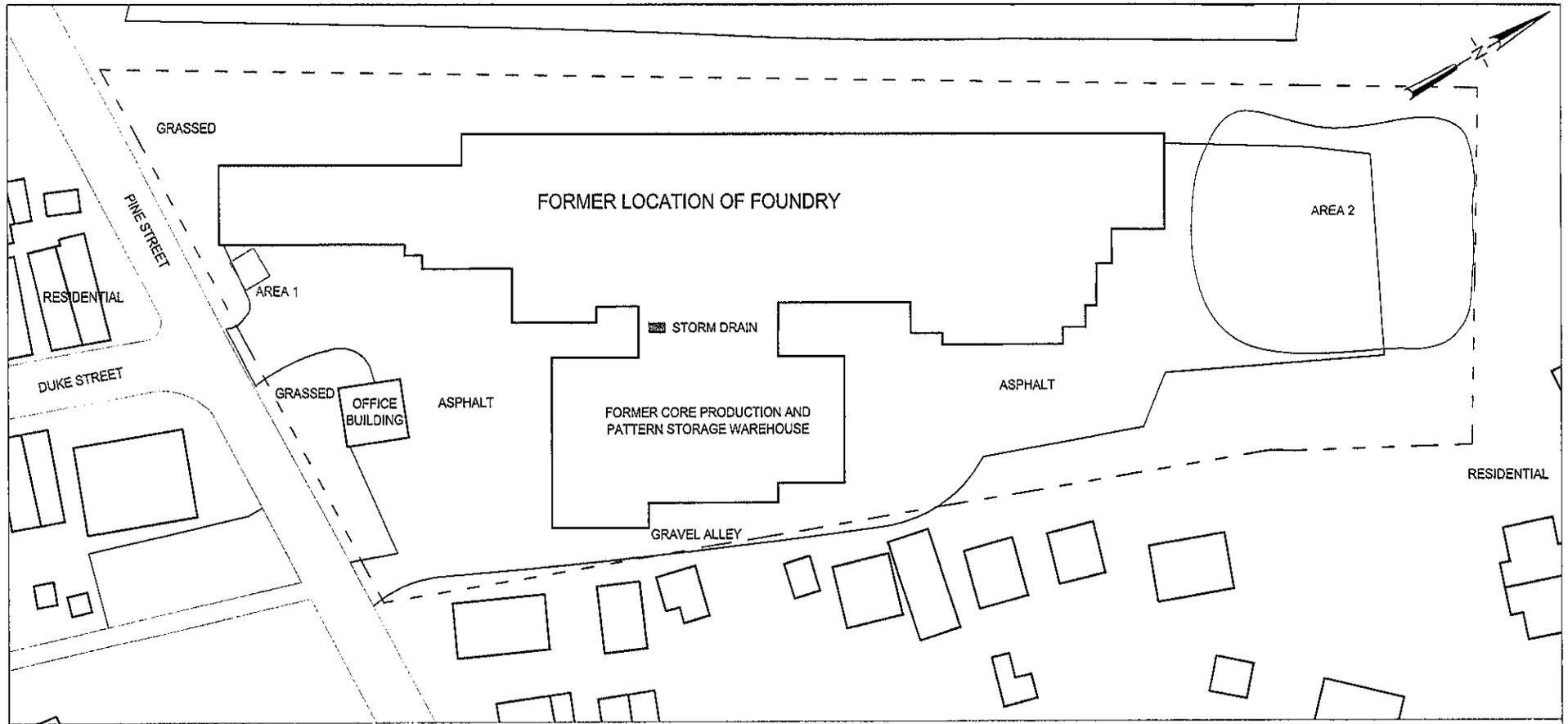
SUBJECT: EXHIBIT A-4
FOR THE PROPERTY OF
EPHRATA NATIONAL BANK
DOCUMENT ID 5580796
EPHRATA BOROUGH
LANCASTER COUNTY, PA

JOB NO. 12-03-02
DWN BY B.W.FISHER
DGN BY J.G.FUEHRER
DATE: MARCH 28, 2012
SCALE: NO SCALE

SHEET NO. 1 OF 1

BOX 541, 345 WEST MAIN ST., EPHRATA, PA. 17522

Exhibit B
Property Map



LEGEND
 - - - PROPERTY BOUNDARY
 _____ AREA BOUNDARIES



PROPERTY BOUNDARY AND AREAS 1 AND 2 BOUNDARIES ARE APPROXIMATE.
 REFER TO EXHIBIT A FOR AN EXACT DESCRIPTION OF THE AREA BOUNDARIES.

| | | |
|---|----------------------------------|--------------------------------|
| CREATION DATE: JANUARY 5, 2011 | PROJECT NO.: 20115724.A | EXHIBIT B: PROPERTY MAP |
|  | DRAWN BY: AEB CHECK'D BY: KWF | APPRO'D BY: JPK REVISION: 0 |
| 104 WEST PINE STREET OPHRATA, PENNSYLVANIA | | |

Exhibit C
SWMU Location Map

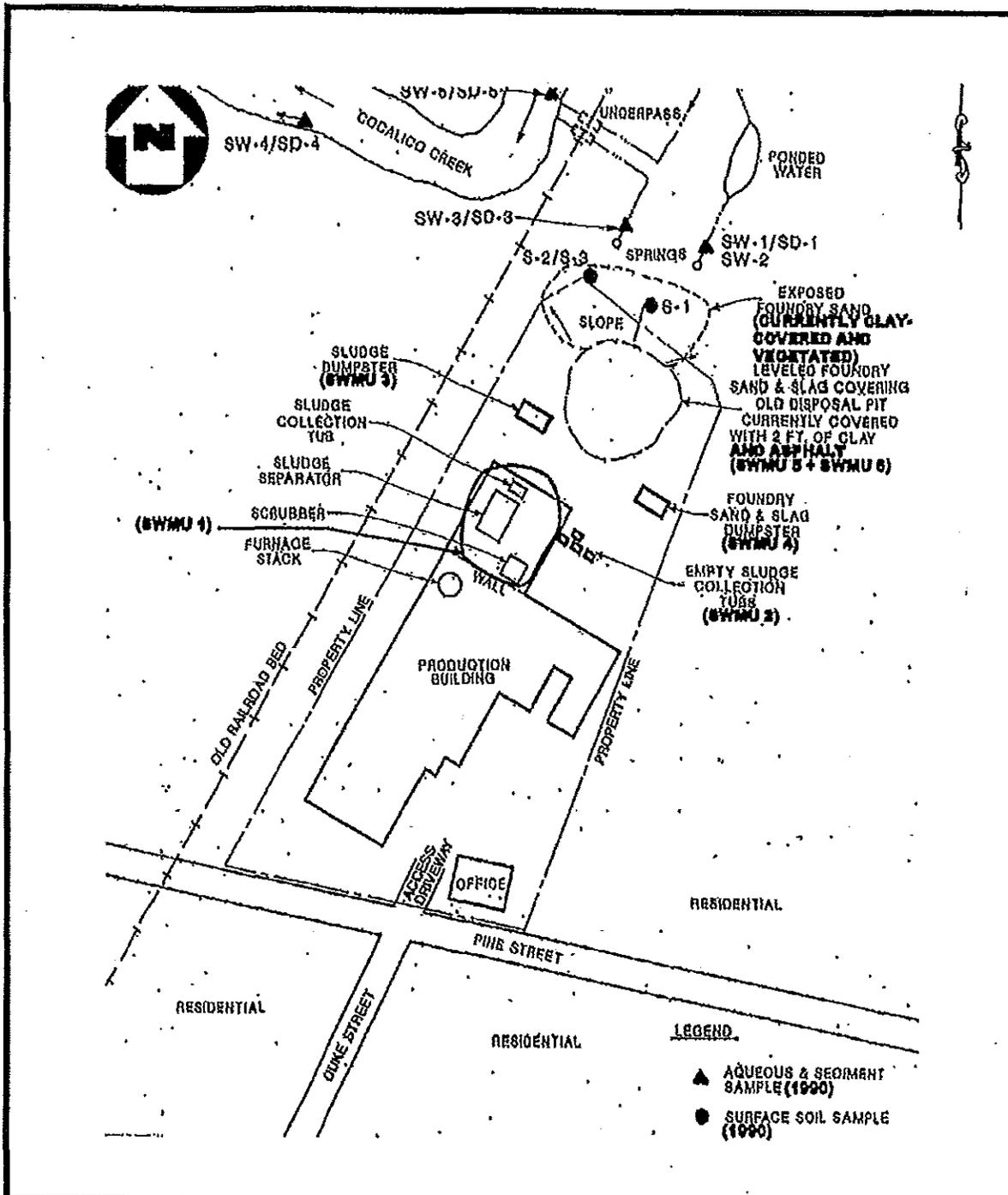


FIGURE 3
SITE LAYOUT AND SWMU LOCATIONS
 SOURCE: Preliminary Assessment, NUS Corporation (August 1989) FORMER EPHRATA MANUFACTURING COMPANY **EXHIBIT C**
 EPHRATA, PENNSYLVANIA

| | | | |
|---------------------|----------------------|---|---|
| SCALE: NOT TO SCALE | DATE: JANUARY 09 |  Michael Baker Jr., Inc. | MICHAEL BAKER JR., INC. MOON TOWNSHIP, PENNSYLVANIA |
| S.O. NO.: 114486 | FILE: 114486_EPHR_03 | | |
| DSN/DWN: JPK/RRR | CHK: JPK | | |

