

PREMISES A: ALL THAT CERTAIN tract of land situate in Willistown Township, Chester County, Commonwealth of Pennsylvania described according to a Plan of property for Christ Memorial Lutheran Church by Robert R. Huber, Professional Engineer, King of Prussia, PA dated 8/10/1959 as follows, to wit:

BEGINNING at the point formed by the intersection of the title line in the bed of State Road (Route #202) (as proposed 80 feet wide) with the title line in the bed of Township Line Road (proposed 50 feet wide); thence extending from said point of beginning North 25 degrees 17 minutes West along said title line through the bed of Township Line Road 255.95 feet to a point on angle in said title line; thence extending North 16 degrees 00 minutes West still along said title line through the bed of Township Line Road 183.70 feet to a point; thence extending North 74 degrees 00 minutes East crossing the Northeast side of Township Line Road 509.97 feet to a point; thence extending South 8 degrees 07 minutes East crossing the bed of State Road 259.67 feet to a point; thence extending South 87 degrees 22 minutes West crossing the Southeast side of State Road and partly through the bed of the same 148.5 feet to a point in the bed of State Road; thence extending South 57 degrees 37 minutes through the bed of State Road, 122.1 feet to a point; thence extending South 37 degrees 37 minutes West through the bed of State Road; thence extending South 36 degrees 52 minutes West along said title line through the bed of State Road 211.2 feet to the first mentioned point and place of beginning.

BEING designated a Lot #8 on said Plan.

CONTAINING in area 3.52 acres of land be the same more or less.

PREMISES B: ALL THAT CERTAIN lot of ground Situate in the Township of Willistown, County of Chester, Commonwealth of Pennsylvania, and described according to a Plan of property of Christ Memorial Lutheran Church, sold plan made by A. A. Autilio, Professional Engineer, dated May 9, 1966 as follows, to wit:

BEGINNING at a point on the title line in the bed of Township Line Road (proposed fifty feet wide), said point being measured by the 2 following courses and distances along the title line through the bed of Township Line Road from its point of intersection with the title line in the bed of State Road (U.S. 202) (1) North 25 degrees 17 minutes West 255.95 feet to a point and (2) North 16 degrees 0 minutes West 183.71 feet to the point of beginning; thence extending from said point of beginning along the title line through the bed of Township Line Road North 16 degrees 0 minutes West 55 feet to a point; thence extending North 74 degrees 0 minutes East, crossing the Northeast side of Township Line Road also crossing a pipe line 509.97 feet to a point; thence extending South 16 degrees 0 minutes East 55 feet to a point; thence extending South 74 degrees 0 minutes West recrossing the aforesaid pipe line also recrossing the Northeast side of Township Line Road 509.97 feet to the first mentioned point and place of beginning.

PREMISES C: ALL THAT CERTAIN lot or piece of land, with the buildings and improvement thereon erected and appurtenances, Situate in the Township of Willistown, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the title line in the bed of Township Line Road proposed (50 feet wide), said point being measured by the two following courses and distances from a point marking the intersection of the title line in the bed of Township Line Road with the title line in the bed of State Road (proposed 80 feet wide): (1) North 25 degrees 17 minutes West, 255.95 feet to a point and (2) North 16 degrees 0 minutes West, 238.71 feet to the point and place of beginning; thence extending from said beginning point along the title line in the bed of Township Line Road, North 16 degrees 0 minutes West 200 feet to a point; thence extending North 74 degrees 0 minutes East, 509.71 feet to a point; thence extending South 16 degrees 0 minutes East, 200 feet to a point; thence extending South 74 degrees 0 minutes West, 509.71 feet to the first mentioned point and place of beginning.

N/L Angelo R. & Rose D. Rossi Deed 053-40 54-002-0060.00

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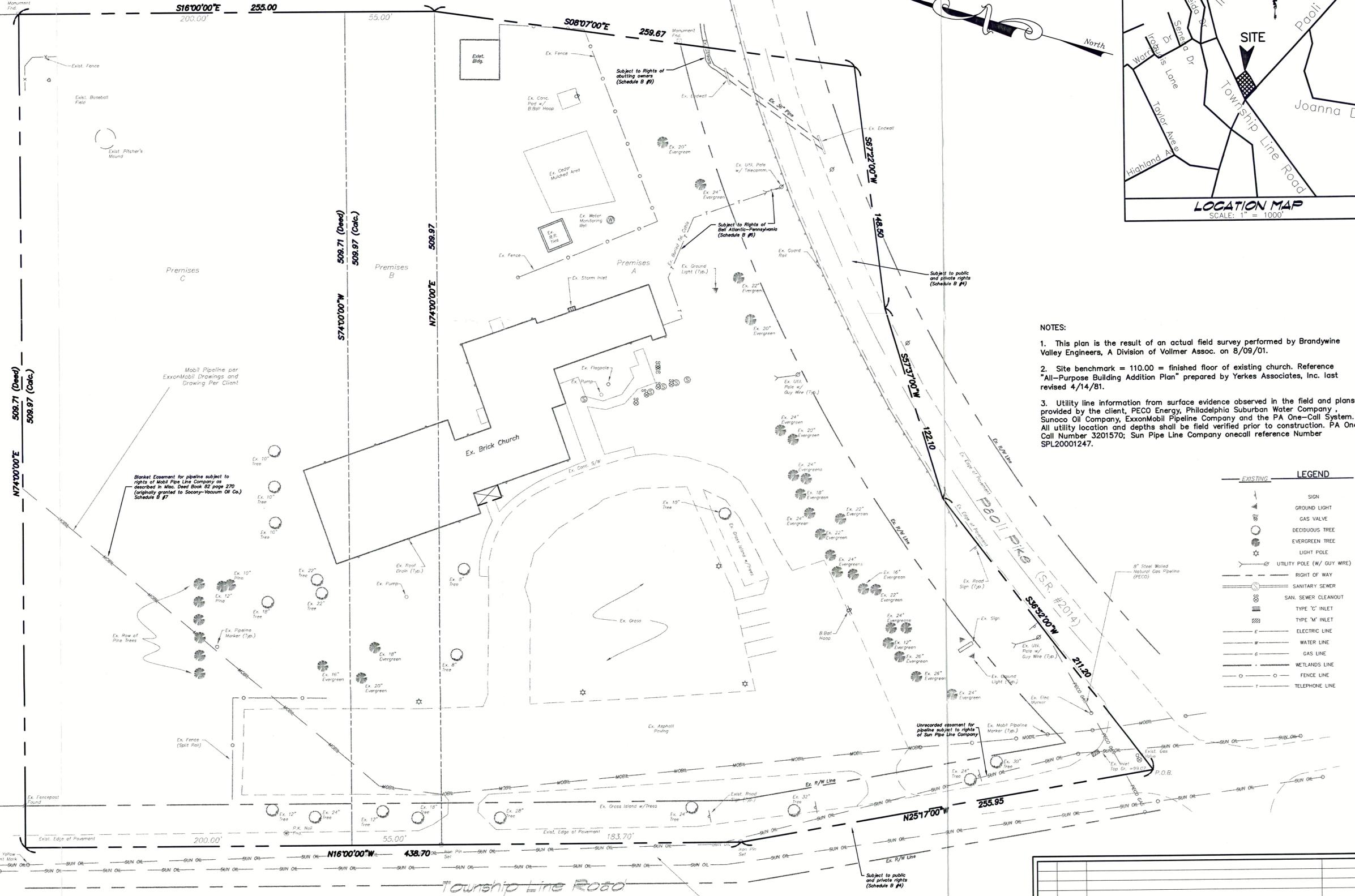
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SCHEDULE B

- (1) Variation of lines and deficiency in quantity of ground. Location of buildings and improvements not insured.
(2) Easements not appearing of record.
(3) Possible additional tax assessments for new construction and/or major improvements.
(4) Public and private rights in and to that portion of premises lying in the beds of Paoli Pike and Line Road. Affects property as shown on drawing.
(5) Provisions of the Acts of Assembly authorizing the State Highway Department to extend boundaries of State Roads.
(6) Rights granted to Bell Atlantic-Pennsylvania as in Record Book 4396 page 1439. Affects property as shown on drawing.
(7) Rights granted Socony-Vacuum Oil Company as set forth in Misc. Deed Book 82 page 270. Affects property as shown on drawing.
(8) Rights granted to Lancaster and Philadelphia Electric Railway Company as set forth in Misc. Deed Book 26 page 33. Company insured that no improvements on premises in question encroach hereon.
(9) Stream of water flowing through the premises; riparian rights of owners of ground abutting thereon. Affects property as shown on drawing.

N/L Fox Ridge Farm Open Space 54-002-0062.28



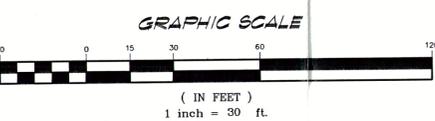
- NOTES:
1. This plan is the result of an actual field survey performed by Brandywine Valley Engineers, A Division of Vollmer Assoc. on 8/09/01.
2. Site benchmark = 110.00 = finished floor of existing church. Reference "All-Purpose Building Addition Plan" prepared by Yerkes Associates, Inc. last revised 4/14/81.
3. Utility line information from surface evidence observed in the field and plans provided by the client, PECCO Energy, Philadelphia Suburban Water Company, Sunoco Oil Company, ExxonMobil Pipeline Company and the PA One-Call System. All utility location and depths shall be field verified prior to construction. PA One Call Number 3201570; Sun Pipe Line Company oncall reference Number SPL20001247.

LEGEND table with symbols for SIGN, GROUND LIGHT, GAS VALVE, DECIDUOUS TREE, EVERGREEN TREE, LIGHT POLE, UTILITY POLE (W/ GUY WIRE), RIGHT OF WAY, SANITARY SEWER, SAN. SEWER CLEANOUT, TYPE 'C' INLET, TYPE 'M' INLET, ELECTRIC LINE, WATER LINE, GAS LINE, WETLANDS LINE, FENCE LINE, TELEPHONE LINE.

SURVEYOR'S CERTIFICATION
To: Christ Memorial Lutheran Church, Missouri Synod, its successors and assigns, Monito Title Insurance Company.
This is to certify that this map or plot and the survey on which it is based were made on the date shown below of the premises described in title commitment effective date March 15, 2001, (1) 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, as defined therein, (2) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey, as defined therein. This survey was also made in accordance with the Commonwealth of Pennsylvania Minimum Standards of Practice for Land Surveyors.

By: [Signature] Date: 10/22/01
Registered Land Surveyor No.: 52704
Date of Survey: August 5, 2001
Date of Last Revision: 2001

PROPERTY ADDRESS:
89 Line Road
Molven, PA 19355
Parcel 54-2-59-E, 80.1-E



Project information block including NO., DATE, REVISION, BY, PROJECT NO. 0160181, SCALE 1"=30', DATE 08/21/01, DRAWN BY: SRM, CHECKED BY: [Signature], BRANDYWINE VALLEY ENGINEERS, A DIVISION OF VOLLMER ASSOCIATES LLP, CONSULTING ENGINEERS & LAND SURVEYORS.