

LOCATION PLAN

DATA:
 ZONED: I-1 (INDUSTRIAL) DISTRICT
 Minimum lot size 20,000 square feet
 Minimum lot width 100 feet
 Minimum front yard setback 25 feet
 Minimum side yard setback 20 feet
 Minimum rear yard setback 30 feet
 Maximum building height 70 feet/5 stories
 Maximum building coverage not more than 50%

SOURCE OF DATA:
 TOWNSHIP OF PITTSSTON
 421 BROAD STREET
 PITTSSTON, PA 18640
 (570) 654-0161

FR SATHERS PROPERTY HOLDING, LP

AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

All that certain lot or parcel of ground situate in the Township of Pittston, County of Luzerne, State of Pennsylvania, bounded and described as follows:

Beginning at a point located on the South right-of-way line of Sathers Drive, said point being situate North sixty-six degrees fifty-six minutes and forty-six seconds East (N 66°56'46" E) a distance of two hundred seventy-seven and eighty-eight hundredths feet (277.88'), North seventy-seven degrees thirteen minutes and twenty-three seconds East (N 77°13'23" E) a distance of two hundred fourteen and nine hundredths feet (244.09') and North eighty-seven degrees thirty minutes and no seconds East (N 87°30'00" E) a distance of one thousand six hundred forty-five and seventeen hundredths feet (1,645.17') from a point located at the intersection of the East right-of-way line of the former Susquehanna Connecting Railroad with the aforementioned South right-of-way line of Sathers Drive, THENCE FROM THE PLACE OF BEGINNING along the aforementioned South right-of-way line of Sathers Drive, North eighty-seven degrees thirty minutes and no seconds East (N 87°30'00" E) for a distance of three hundred eighty-nine and eighty-one hundredths feet (389.81') to an old iron pin; thence, South two degrees thirty minutes and no seconds East (S 2°30'00" E) for a distance of one thousand thirty-five and no hundredths feet (1,035.00') to an iron pin; thence, around a curve having an angle of fifty-one degrees fifty-three minutes and fifty-three seconds (51°53'53"), a radius of seven hundred fourteen and seventeen hundredths feet (714.17'), a tangent of three hundred forty-seven and four hundredths feet (347.54'), an arc of six hundred forty-six and eighty-nine hundredths feet (646.89') for a chord course of South sixty degrees thirty minutes and no seconds West (S 60°30'00" W) for a chord distance of six hundred twenty-five and no hundredths feet (625.00') to an iron pin; thence, around a curve having an angle of twenty degrees fifty minutes and three and twenty-five hundredths degrees (20°50'42"), a radius of one thousand eight hundred ninety-three and twenty-five hundredths feet (1,893.25'), a tangent of three hundred forty-eight and twenty-five hundredths feet (348.25'), an arc of six hundred eighty-eight and seventy-nine hundredths feet (688.79'), for a chord course of North eighty-three degrees seven minutes and forty-two seconds West (N 83°07'42" W) for a chord distance of six hundred eighty-five and no hundredths feet (685.00') to an iron pin; thence, around a curve having an angle of six degrees twenty-eight minutes and twenty-six seconds (6°28'26"), a radius of one thousand five hundred eight and thirty-four hundredths feet (1,508.34'), a tangent of eighty-five and thirty-one hundredths feet (85.31'), an arc of one hundred seventy and forty-three hundredths feet (170.43'), for a chord course of North eighty-one degrees thirty-six minutes and four seconds West (N 81°36'04" W) for a chord distance of one hundred seventy and thirty-four hundredths feet (170.34') to an old iron pin; thence, North two degrees thirty minutes and no seconds West (N 2°30'00" W) for a distance of two hundred thirteen and four hundredths feet (213.48') to a point; thence, North eighty-seven degrees thirty minutes and no seconds East (N 87°30'00" E) for a distance of nine hundred fifty and nineteen hundredths feet (950.19') to a point; thence, North two degrees thirty minutes and no seconds West (N 2°30'00" W) for a distance of three hundred sixty-one and fifty-one hundredths feet (361.51') to a point; thence, North eighty-seven degrees thirty minutes and no seconds East (N 87°30'00" E) for a distance of sixty and no hundredths feet (60.00') to a point; thence, North two degrees thirty minutes and no seconds West (N 2°30'00" W) for a distance of six hundred and no hundredths feet (600.00') to the place of beginning.
 Containing 802,907.40 Square Feet (18.432 Acres).

The property described and shown hereon is not the same property described in Lawyers Title Insurance Corporation title commitment no. HL196347CP dated March 10, 2006 (awaiting updated title commitment).

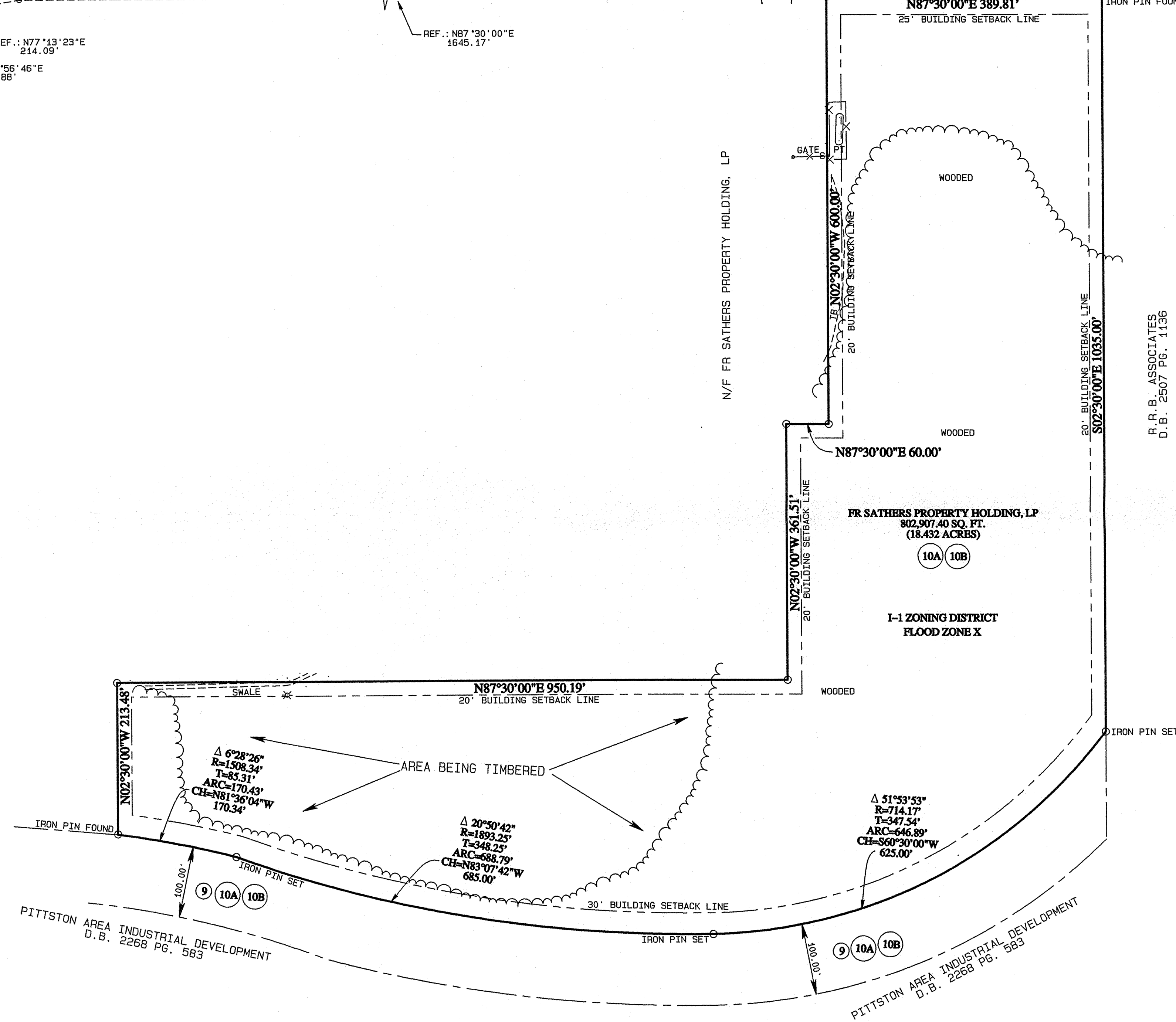
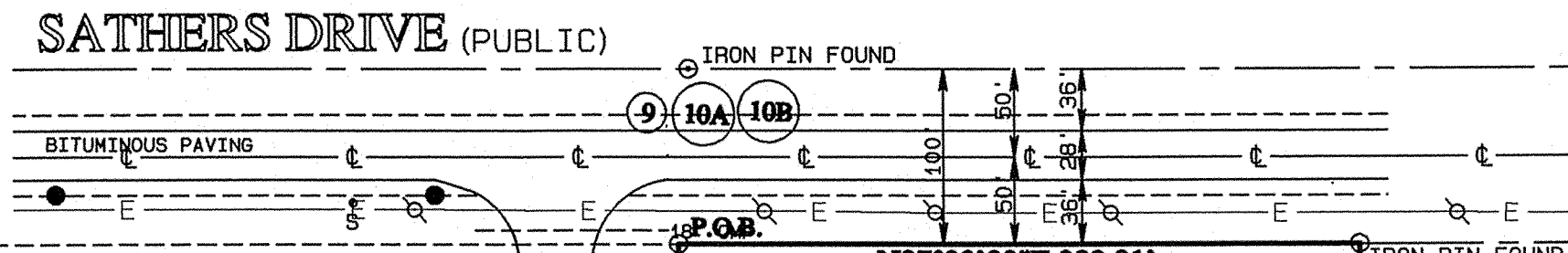
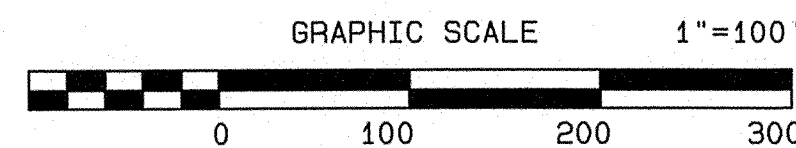
NOTES:

1. SURVEY MERIDIAN FROM PREVIOUS PROPERTY SURVEYS.
2. BEARINGS DERIVED FROM PREVIOUS SURVEYS.
3. NOTICE: FROM INSPECTION ON THE SITE THERE ARE NO CEMETERIES OR BURIAL GROUNDS LOCATED WITHIN THE TRACT AREA.
4. THE SITE HAS ACCESS TO SATHERS DRIVE, WHICH RIGHT-OF-WAY LINE EXTENDS TO THE PROPERTY LINE AT THE POINT OF ACCESS INDICATED HEREON.
5. THERE ARE 0 STRIPED PARKING SPACES ON THE SITE. INCLUDES 0 HANDICAPPED SPACES. TOWNSHIP REQUIRES 1 SPACE FOR EVERY 1,000 SQUARE FEET OF FLOOR AREA PLUS 1 SPACE PER 2 EMPLOYEES ON MAXIMUM WORK SHIFT.
6. ALL DIMENSIONS ARE IN ALTA/ACSM REQUIREMENT DIMENSIONS.
7. ZONING INFORMATION DERIVED FROM THE TOWNSHIP OF PITTSSTON ZONING ORDINANCE DATED 1995. CURRENT ZONING ALLOWS FOR THE CURRENT USE.
8. THIS PLAN HAS BEEN PREPARED FOR TITLE PURPOSES ONLY.
9. GROSS BUILDING AREA = 0 SQUARE FEET (NO BUILDINGS ON SITE)
10. BUILDING HEIGHT = 0 (NO BUILDINGS ON SITE)
11. TOTAL LOT AREA = 802,907.40 SQUARE FEET (18.432 ACRES)
12. BUILDING COVERAGE ON LOT = 0% (NO BUILDINGS ON SITE)
13. THERE ARE NO ENCRoACHMENTS EITHER ONTO OR OFF OF THIS SITE.

- (8) Deed Book 2368 page 1122
Grantee: Pennsylvania Power & Light Company
Rights granted. Not on property.
- (9) Deed Book 2349 page 1193
Easement Agreement. Plotted.
- (10A) Map Book 53 page 68-69
Conditions shown. Blanket in nature and plotted.
- (10B) Map Book 63 page 5
Conditions shown. Blanket in nature and plotted.

FR SATHERS PROPERTY HOLDING, LP
 TOWNSHIP OF PITTSSTON, LUZERNE COUNTY, PENNSYLVANIA
 EXCEPTIONS

APPLICABLE EXCEPTIONS SHOWN ON LAWYERS TITLE INSURANCE CORPORATION COMMITMENT NO. HL196347CP - SCHEDULE B-SECTION 2 DATED MARCH 10, 2006



- LEGEND
- - Corner Monument (Iron Pin, except if noted)
 - - Pole
 - - Catch Basin
 - ⊛ - Light Standard
 - - Curbing
 - - Overhead Electric Wire
 - - Manhole
 - - Cleanout
 - - Fire Hydrant
 - - Waterstop
 - - Gas Valve
 - - Concrete Post
 - - Electric Transformer Unit
 - - Paved Area
 - - Concrete Area
 - - Building Area
 - - Electric Meter
 - - Gas Meter
 - - Top of Bank
 - - Foot of Bank
 - - Sign
 - - Propane Tank
 - - Headwell
 - - Air Conditioning Unit
 - - Handicapped Parking
 - - Centerline
 - REF. - Reference Course & Distance
 - P.O.B. - Point of Beginning

SPECIAL FLOOD HAZARD AREA CERTIFICATION

THIS FLOOD PLAIN AREA HAS BEEN DERIVED FROM THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD HAZARD BOUNDARY MAP FOR THE TOWNSHIP OF PITTSSTON, COUNTY OF LUZERNE, STATE OF PENNSYLVANIA, COMMUNITY-PANEL NO. 421834 0020B, DATED JUNE 15, 1981.

I HEREBY CERTIFY THAT THE LANDS SHOWN HEREON ARE IN A FLOOD HAZARD AREA X (AREAS OUTSIDE 500 YEAR FLOOD PLAIN) AS DETERMINED FROM THE HUD-FIA FLOOD HAZARD BOUNDARY MAP FOR THE TOWNSHIP OF PITTSSTON.

I STILL FURTHER CERTIFY THAT I HAVE THE PROFESSIONAL ABILITY AND EXPERIENCE TO ASCERTAIN SUCH DETERMINATION.

Merlyn J. Jenkins
 MERLYN J. JENKINS
 REGISTRATION NO. 7784-E

SURVEYOR'S CERTIFICATION

TO: R.L.R. Investments, L.L.C.; Lawyers Title Insurance Corporation; LandAmerica Commercial Services; and J.P. Morgan Chase Bank, N.A.

I hereby certify that on the 22nd day of March, 2006, (a) an accurate, "as-built" on the ground instrument survey entitled "FR SATHERS PROPERTY HOLDING, LP" (the "Survey" of the premises (the "Property") known by street address 1001 Sathers Drive, Pittston, PA was conducted under my direction according to local professional practices; (b) the Survey and the information, courses and distances shown thereon are correct; (c) all monuments shown on the survey actually exist, and the location, size and type of materials thereof are correctly shown; (d) the title lines and lines of actual possession of the Property are the same; (e) the size, location and type of all buildings and improvements, if any, on the Property are shown on the Survey; (f) the Property has direct access to Sathers Drive, which is a dedicated public way; (g) there are no easements, rights-of-way, old highways or abandoned roads, lanes or driveways affecting the Property appearing from a careful physical inspection of the same, other than those shown and depicted on the Survey or those which may be discovered by a complete title exam of the subject property and all adjoining; (h) there are no visible boundary lines conflicts; (i) all recorded easements, as noted in Title Company Commitment No. HL196347CP dated March 10, 2006, and all set-back lines, have been correctly platted or noted on the Survey; (j) except as shown on the Survey there are no improvements on the Property upon any easements, rights-of-way or adjacent land or encroachments of improvements located on adjacent land upon the Property; (k) there were no cemeteries or burying ground observed on the Property; (l) the Survey shows the location of any visible telephone, telegraph, electric or other power lines, wires and poles on the Property; (m) the Survey shows the location of all surface drainage located on the Property; (n) the parcel described on the Survey does not lie within flood areas in accordance with maps entitled "Flood Insurance Rate Map", which such map covers the area in which the Property is situated; (o) the Property is made up of one parcel, which constitutes a separate tax lot and no portion of any other tax lot; (p) the Premises is a separately subdivided tract; (q) all utilities for the operation of the Premises are available at the lot lines, enter said tract through adjoining public streets and do not run through or under any buildings or improvements; (r) that there are no violations of zoning ordinances, restrictions or other rules or regulations with reference to the location of all buildings, structures and improvements situated on the Premises and the number and configuration of parking spaces.

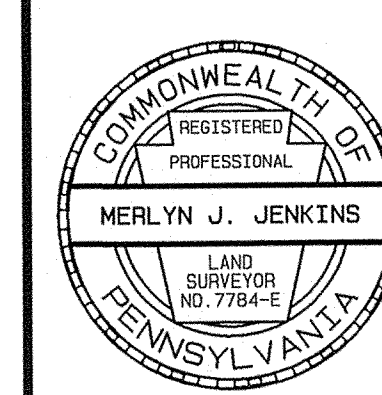
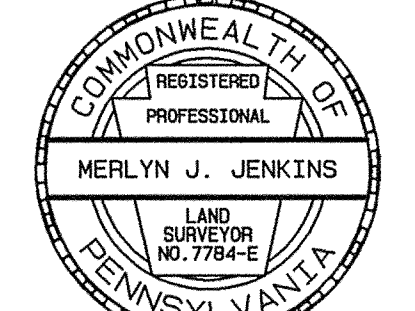
I further certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established in 2005 and adopted on January 1, 2006 by ALTA, ACSM and NSPS and includes Items 1, 2, 3, 4, 7b, 8, 10, 11a, 11b, 13 and 15 of Table A thereof and (ii) pursuant to the Accuracy Standards (as adopted by ALTA, ACSM and NSPS and in effect on the date of this Certification) of an urban survey.

Date: March 23, 2006

MERLYN J. JENKINS & ASSOCIATES, INC.

Merlyn J. Jenkins
 MERLYN J. JENKINS
 L.S. #7784-E

The property described and shown hereon is not the same property described in Lawyers Title Insurance Corporation title commitment no. HL196347CP dated March 10, 2006 (awaiting upgraded title commitment).



FR SATHERS PROPERTY HOLDING, LP 1001 Sathers Drive Pittston, PA	
Merlyn J. Jenkins & Associates, Inc. ENGINEERS & SURVEYORS 412 West Market Street, Pottsville, PA 17901 Telephone: (570) 622-7708 Fax: (570) 622-1118	
DATE: 3/23/06	DWN. BY: TMG
SCALE: 1" = 100'	CHKD. BY: MJJ
Situate in the Township of Pittston Luzerne County, PA	
Plan	DRAWING NO. SK-2269