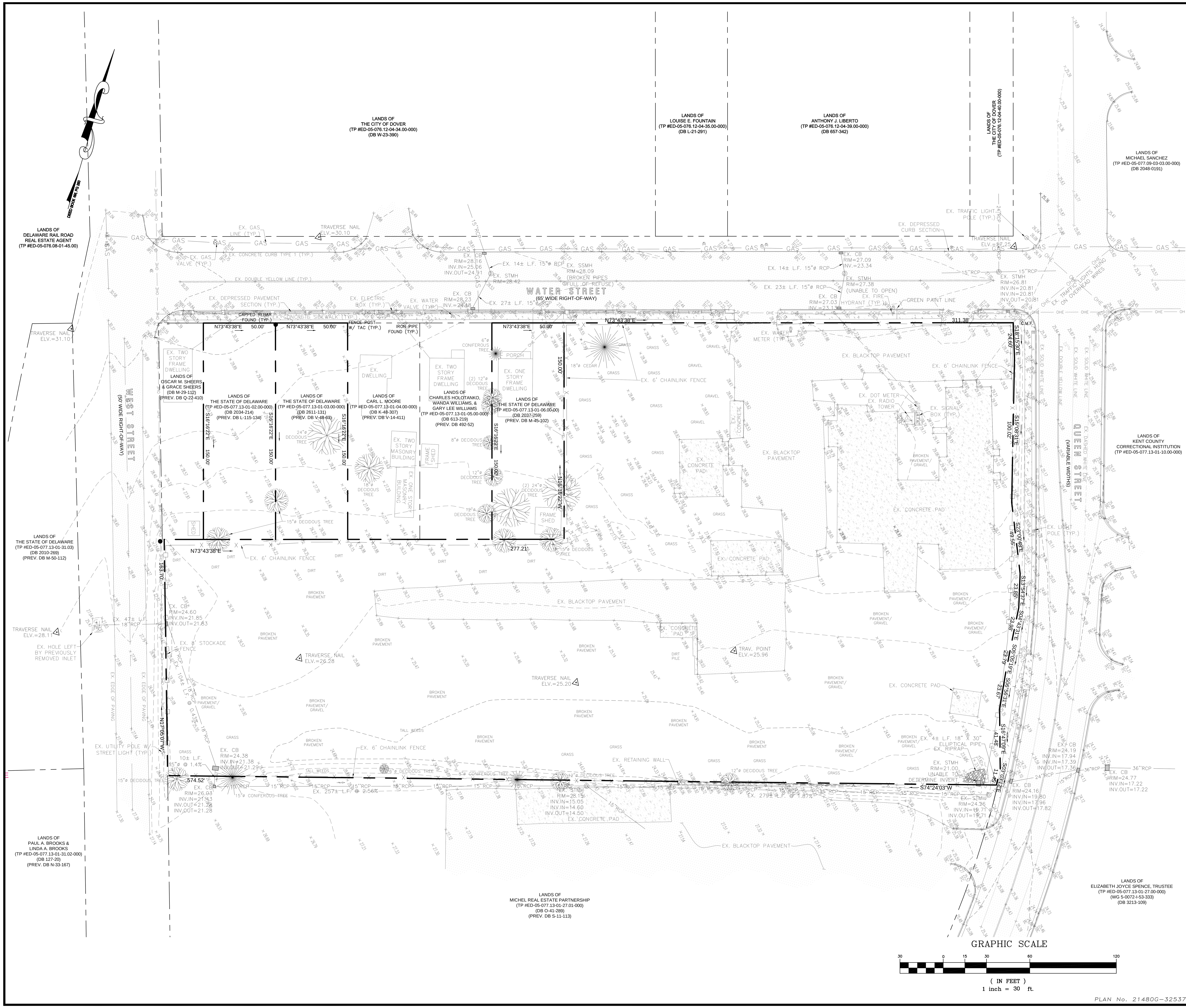

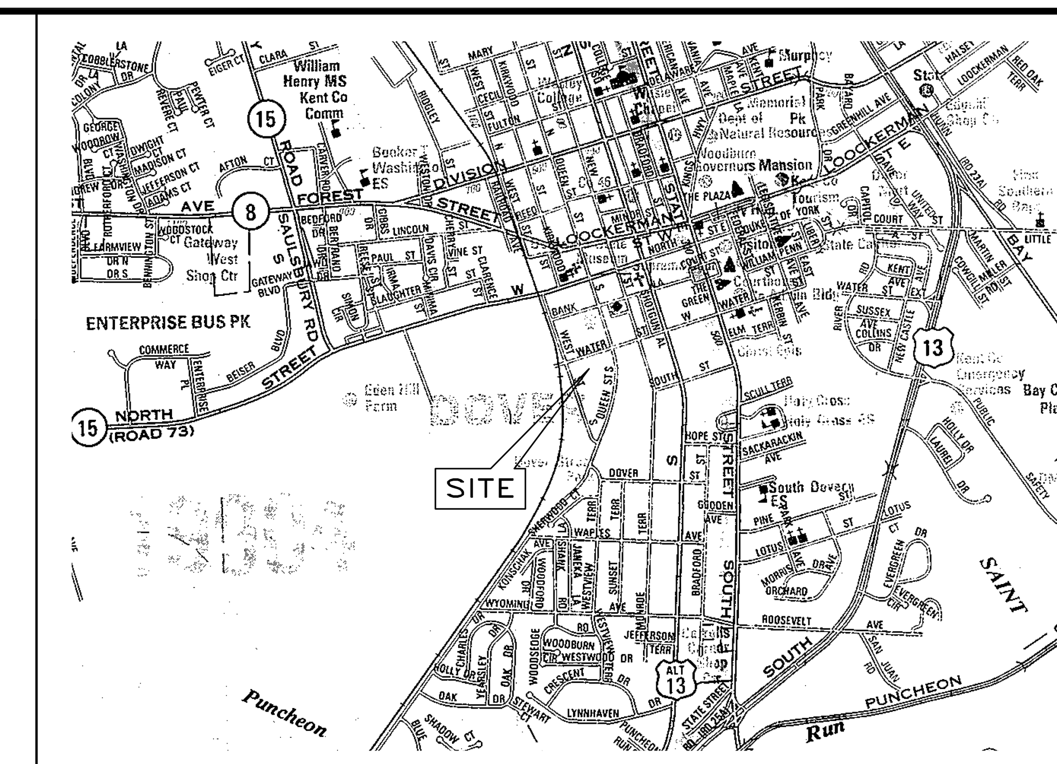

LOCATION MAP

COPYRIGHT ADC-THE MAP PEOPLE/PERMITTED USE # 20406130
NEW CASTLE COUNTY, DE -12TH EDITION/ MAP 6, GRID D-6

SCALE: 1" = 800'±

NOTES:

1. PROPERTY KNOWN AS PARCEL #ED-05-077.13-01-02.00, 03.00, 06.00, & 08.00-000 ON THE OFFICIAL PROPERTY MAP OF EAST DOVER HUNDRED, KENT COUNTY, STATE OF DELAWARE.

2. AREAS:

PARCEL	SQUARE FOOTAGE	ACREAGE
#ED-05-077.13-01-02.00-000	7,500.00	0.1722±
#ED-05-077.13-01-03.00-000	7,499.61	0.1722±
#ED-05-077.13-01-06.00-000	7,500.00	0.1722±
#ED-05-077.13-01-08.00-000	144,332.94	3.3134±
TOTAL AREA	166,832.55	3.8300±

3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY MERESTONE CONSULTANTS, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON. **THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT**

5. THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.

6. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THIS SURVEY.

7. ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON NGS CONTROL POINT:
   NAME: K-1-A 1990
   PID: JU4135
   CLASS/ORDER: VERTICAL SECOND ORDER CLASS II
   RETRIEVAL DATE: 11-02-2006
   N.G.V.D. 1929 ELEVATION: 14.4
   N.A.V.D. 1988 ELEVATION: 13.64

8. STATE PLANE GRID POSITIONS SHOWN ON THIS PLAN ARE BASED ON NGS CONTROL POINT:
   NAME: K-1-A 1990
   PID: JU1435
   CLASS/ORDER: HORIZONTAL CLASS B
   RETRIEVAL DATE: 11-02-2006
   ELLIPSOID: GRS 80
   PROJECTION: TRANSVERSE MERCATOR N.A.D. 83/91 DELAWARE STATE PLANE GRID

9. TOPOGRAPHIC INFORMATION SHOWN HEREON DERIVED FROM A FIELD SURVEY USING LEICA TCRP 1205 ELECTRONIC TOTAL STATION FOR GRID/CROSS-SECTION METHOD TOPOGRAPHY. ALL MEASUREMENTS HAVE BEEN ADJUSTED FOR TEMPERATURE AND BAROMETRIC PRESSURE.

10. HORIZONTAL DATUM = RECORD PLAN AND VESTING DEED MERIDIAN AND NAD 83/91 DELAWARE STATE PLANE GRID PER GPS RELATIVE POSITIONING OBSERVATIONS AS NOTED.

11. VERTICAL DATUM = N.A.V.D. 1988 PER NOTE #7 /GPS RELATIVE POSITIONING OBSERVATIONS.

12. ANGULAR UNITS AND BEARINGS SHOWN ON THIS PLAN ARE ANNOTATED IN DEGREES MINUTES AND SECONDS.

13. DISTANCE UNITS SHOWN ON THIS PLAN ARE ANNOTATED IN U.S. SURVEY FEET.

14. PROPERTY CORNERS SET IN THE FIELD HAVE BEEN FURNISHED WITH A PLASTIC IDENTIFICATION CAP BEARING THE COMPANY NAME.

15. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

16. COPYRIGHT © 2007. MERESTONE CONSULTANTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT COLORED INK SIGNATURE AND A RAISED IMPRESSION SEAL ARE NOT VALID.

REFERENCES:

1. THE OFFICIAL TAX MAP OF THE EAST DOVER HUNDRED, KENT COUNTY, STATE OF DELAWARE, MAP NO. ????.
2. SURVEY, PREPARED BY CENTURY ENGINEERING, INC., CONSULTING ENGINEERS / LAND SURVEYORS, DATED NOVEMBER 3, 2005.

ZONING DATA

ZONING DATA SHOWN HEREON IS BASED UPON INFORMATION OBTAINED VIA EXAMINATION OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE AND THE RECORD PLAN IDENTIFIED AS REFERENCE #2. THE DEPARTMENT OF LAND USE OFFICE CAN BE REACHED AT:

NEW CASTLE COUNTY GOVERMENT BLDG.
87 READS WAY
NEW CASTLE, DE 19720
302-395-5400

PROGRESS PRINT

PLAN OF SURVEY

FOR PROPERTY KNOWN AS

WATER & QUEEN STREET

LANDS NOW OR FORMERLY OF
THE STATE OF DELAWARE
TAX PARCEL #'s ED-05-077.13-01-02.00-000,
03.00, 06.00-000, & 08.00
DEED BOOK 691, PG 283
SITUATE IN
EAST DOVER HUNDRED
KENT COUNTY STATE OF DELAWARE
SCALE: 1" = 30'
DATE: NOVEMBER 2, 2006

DATE	REVISION	CHKD.
3/9/07	PER CLIENT REVIEW	W.T.D.

MERESTONE CONSULTANTS, INC.
ENGINEERS - PLANNERS - SURVEYORS

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FAX 302-992-7911

19633 BLUEBIRD LANE, SUITE 7
REHOBOTH BEACH, DE 19971
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FAX 302-226-5883

PLAN No. 21480G-325377