

Parcel 23
 ALL that certain lot, piece or parcel of land, situate in Pencader Hundred, New Castle County, State of Delaware, being New Castle County Tax Parcel No. 11-021.00-035, and being Parcel 23, as shown on the Record Minor Subdivision Plan for Block D, Parcel 23, Pencader Corporate Center, as prepared by Landmark Engineering, dated July 11, 1990, revised to July 27, 1990, and of record in the Office of the Recorder of Deeds in and for New Castle County and State of Delaware in Microfilm No. 10559, and being more particularly bounded and described as follows, to wit:

BEGINNING at a point, said point being the westerly end of a radius junction curve joining the northerly side of Corporate Boulevard (60 feet wide) with the westerly side of Executive Drive (60 feet wide); thence from the point of Beginning and along the northerly side of Corporate Boulevard (60 feet wide) North 78 degrees 25 minutes 54 seconds West, 450.00 feet to a point; thence leaving Corporate Boulevard and along other lands now or late of Pencader Corporate Center the following two (2) courses and distances:

- (1) North 11 degrees 34 minutes 06 seconds East, 523.79 feet to a point;
- (2) South 78 degrees 25 minutes 54 seconds East, 500.00 feet to a point; thence along the westerly side of Executive Drive (60 feet wide) South 11 degrees 34 minutes 06 seconds West, 473.79 feet to a point, the northerly end of a radius junction curve joining the westerly side of Executive Drive (60 feet wide) with the northerly side of Corporate Boulevard (60 feet wide); thence along the aforementioned radius junction by an arc of a circle curving to the right an arc distance of 78.54 feet (Radius equals 50.00 feet) (chord bearing South 56 degrees 34 minutes 06 seconds West, 70.71 feet) to the first mentioned point and place of Beginning, Containing within said metes and bounds 6.00± acres, more or less.

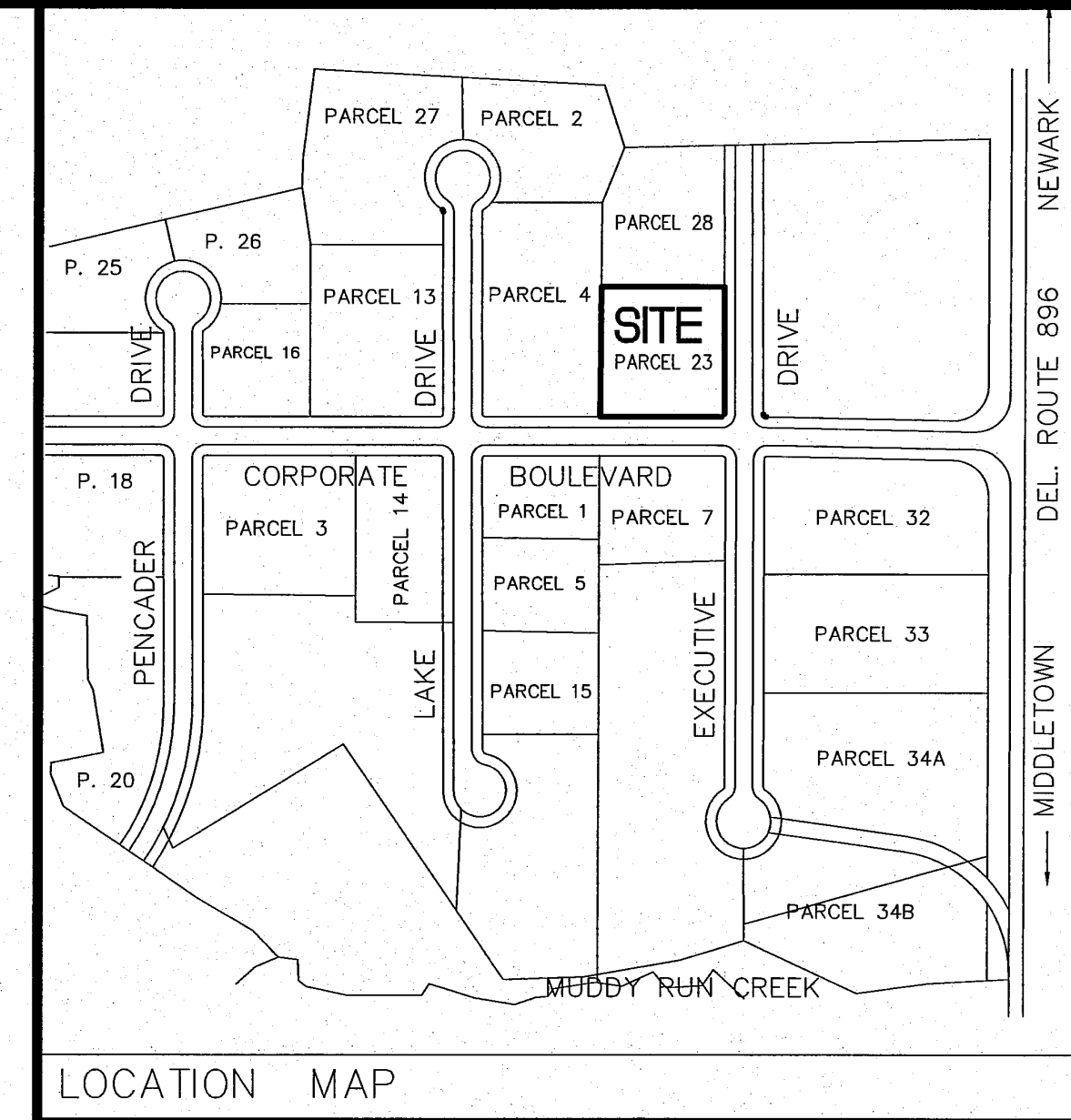
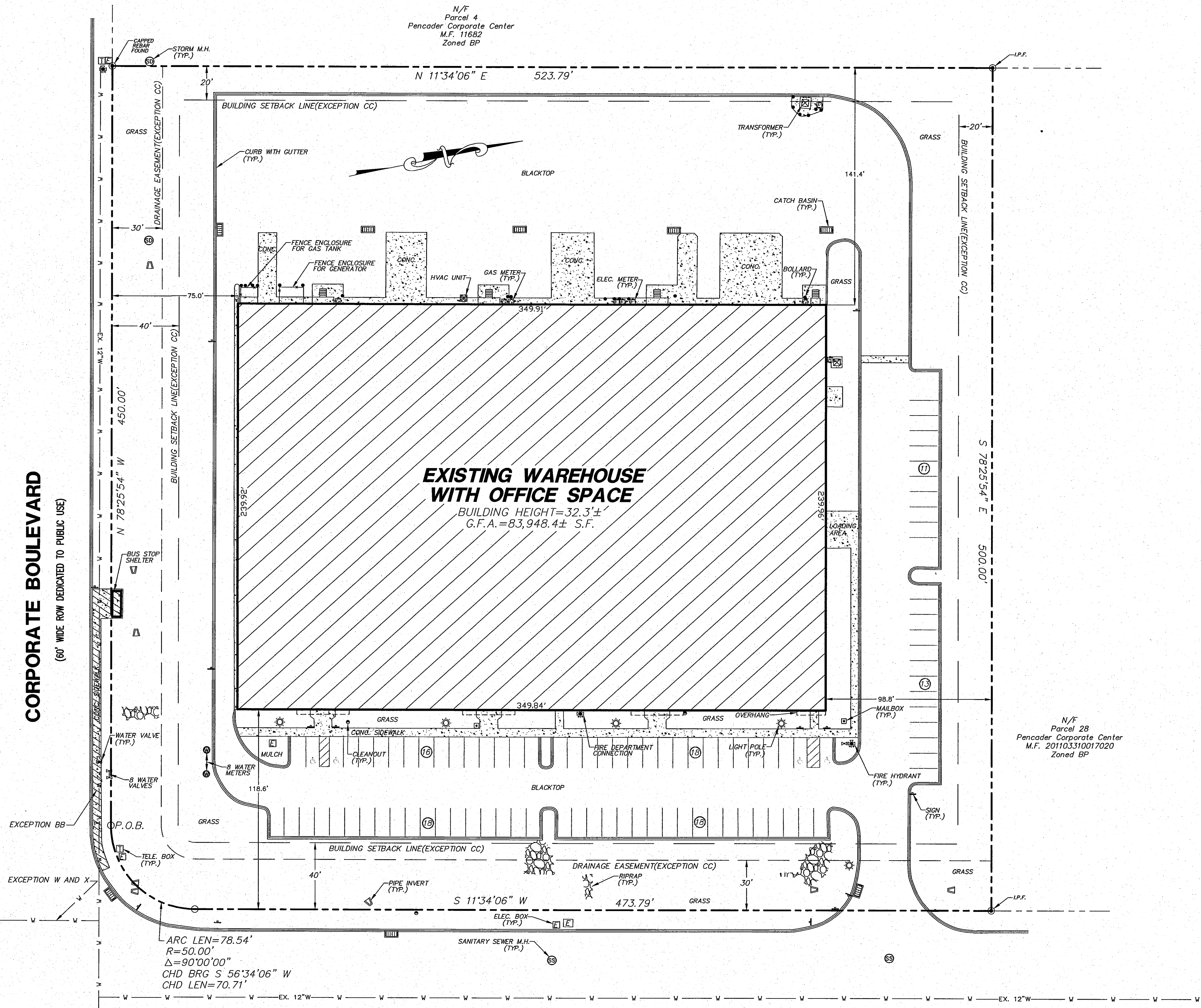
First American Title Insurance Company

SCHEDULES-SECTION II
 Commitment No. 13-00039
 PARCEL NUMBER: 11-021.00-035

- A) Declaration recorded May 14, 1981 in the Office of the Recorder of Deeds in and for New Castle County in Deed Book R-114 page 122 (NO EXHIBIT ATTACHED AND UNABLE TO READ THE DOCUMENT).
- B) Declaration recorded December 9, 1981 in the Office of the Recorder of Deeds in and for New Castle County in Deed Book Z-116 page 326. (APPLICABLE NOT PLOTTABLE)
- C) Declaration recorded October 11, 1984 in the Office of the Recorder of Deeds in and for New Castle County in Deed Book 162 page 102. (UNABLE TO DETERMINE EXHIBIT MISSING FROM DEED)
- D) Declaration recorded February 26, 1987 in the Office of the Recorder of Deeds in and for New Castle County in Deed Book 508 p. 38. (APPLICABLE NOT PLOTTABLE)
- E) Appointment of Architectural Review Committee recorded May 22, 1987 in the Office of the Recorder of Deeds in and for New Castle County in Deed Book 543 page 4. (APPLICABLE NOT PLOTTABLE)
- F) Declaration of Resignation and Appointment of Architectural Review Committee recorded January 13, 1987 in the Office of the Recorder of Deeds in and for New Castle County in Deed Book 2222 page 245. (APPLICABLE NOT PLOTTABLE)
- G) Right of Way to Delaware Power and Light Company, recorded February 4, 1954 in the Office of the Recorder of Deeds in and for New Castle County in Deed Book S-54 page 12. (NOT APPLICABLE)
- H) Right of Way Agreement to Delmarva Power and Light Company, recorded September 19, 1968 in the Office of the Recorder of Deeds in and for New Castle County, in Deed Book G-81 page 512 (NOT APPLICABLE)
- I) Right of Way Agreement to Delmarva Power and Light Company, recorded March 8, 1983 in the Office of the Recorder of Deeds in and for New Castle County, in Deed Book K-121 page 183 (APPLICABLE - BLANKET)
- J) Utility Easement Agreement to Delmarva Power and Light Company, recorded October 26, 1987 in the Office of the Recorder of Deeds in and for New Castle County, in Deed Book 615 page 317 (APPLICABLE BLANKET)
- K) Utility Easement Agreement to Delmarva Power and Light Company, recorded July 24, 2001 in the Office of the Recorder of Deeds in and for New Castle County, in Instrument No. 20010724-0058751 (APPLICABLE BLANKET)
- L) Development Grant with The Diamond State Telephone Company, recorded November 22, 1985 in the Office of the Recorder of Deeds in and for New Castle County in Deed Book 308 page 57. (APPLICABLE BLANKET)
- M) Interface Grant to The Diamond State Telephone Company, recorded March 14, 1986 in the Office of the Recorder of Deeds in and for New Castle County in Deed Book 350 page 198. (APPLICABLE BLANKET)
- N) Building Entrance Facility Grant to Verizon recorded August 6, 2001 in the Office of the Recorder of Deeds in and for New Castle County in Instrument No. 20010806-0063356. (APPLICABLE BLANKET)
- O) Traffic Signal Installation Agreement recorded October 7, 1982 in the Office of the Recorder of Deeds in and for New Castle County in Deed Book X-119 page 216. (NOT APPLICABLE)
- P) Gas and Electric Distribution R/W Agreement recorded August 16, 1985 in the Office of the Recorder of Deeds in and for New Castle County in Deed Book 270 page 175. (NOT APPLICABLE)
- Q) Gas Distribution R/W Agreement recorded September 5, 1985 in the Office of the Recorder of Deeds in and for New Castle County in Deed Book 278 page 47. (APPLICABLE BLANKET)
- R) Agreement with New Castle recorded February 5, 1982 in the Office of the Recorder of Deeds in and for New Castle County in Deed Book N-117 page 113. (APPLICABLE NOT PLOTTABLE)
- S) Sewer Agreement recorded January 31, 1985 in the Office of the Recorder of Deeds in and for New Castle County in Deed Book 200 page 247. (APPLICABLE NOT PLOTTABLE)
- T) Sewer Agreement recorded April 30, 1988 in the Office of the Recorder of Deeds in and for New Castle County in Deed Book 688 page 228. (UNABLE TO DETERMINE PUBLIC WORKS PLAN 3859 NOT ATTACHED TO DEED)
- U) Land Development Improvement Agreement recorded September 12, 2000 in the Office of the Recorder of Deeds in and for New Castle County in Deed Book 2892 page 241. (APPLICABLE NOT PLOTTABLE)
- V) Amendment to the LDA Agreement recorded May 15, 2002 in the Office of the Recorder of Deeds in and for New Castle County in Instrument No. 20020515-0045622. (APPLICABLE NOT PLOTTABLE)
- W) Water Agreement with Artesian Water Company, Inc., recorded June 3, 1983 in the Office of the Recorder of Deeds in and for New Castle County in Deed Book M-122 page 15. (APPLICABLE SHOWN ON PLAN)
- X) Water Agreement with Artesian Water Company, Inc., recorded October 4, 1983 in the Office of the Recorder of Deeds in and for New Castle County in Deed Book A-124 page 162. (APPLICABLE SHOWN ON PLAN)
- Y) Water Agreement with Artesian Water Company, Inc., recorded October 11, 1984 in the Office of the Recorder of Deeds in and for New Castle County in Deed Book 162 page 209. (UNABLE TO DETERMINE EXHIBIT MISSING)
- Z) Easement Agreement with Artesian Water Company, Inc., recorded February 12, 1988 in the Office of the Recorder of Deeds in and for New Castle County in Deed Book 680 page 143. (UNABLE TO DETERMINE EXHIBIT MISSING)
- AA) Water Agreement with Artesian Water Company, Inc. Agreement recorded April 14, 1988 in the Office of the Recorder of Deeds in and for New Castle County in Deed Book 685 page 345. (UNABLE TO DETERMINE EXHIBIT MISSING)
- BB) Permanent Easement Agreement recorded October 14, 2008 in the Office of the Recorder of Deeds in and for New Castle County in Instrument No. 20081014-0068024. (APPLICABLE SHOWN ON PLAN)
- CC) Notes, Easements and Restrictions on Subdivision Plot of record in the Office of the Recorder of Deeds in and for New Castle County in Microfilm No's 6199; 14332 and 14386. (APPLICABLE SHOWN ON PLAN)

This is to certify that the map or plot and the survey on which it is based were made in accordance with the Standard Detail Requirements for ALTA/ACSM Land Title Surveys, as promulgated and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, and 21 of Table A thereof. The field work was completed on August 21, 2013.

Kevin P. [Signature] 8/21/2013



PLAN DATA

1. TAX PARCEL NUMBER:	11-021.00-035
2. SOURCE OF TITLE:	D.R. 2453-64
3. GROSS AREA:	6.000± Acres
4. EXISTING ZONING:	BP (Business Park)
5. SITE ADDRESS:	110 Executive Drive Newark, DE 19702
6. WATER RESOURCE PROTECTION:	This property is not located within a Water Resource Protection Area (WRPA). See WRPA map for Wilmington-Newark Area, sheet 2 of 3, dated 1993, Revised December 2011.
7. NO 100-YEAR FLOOD PLAIN exists on this parcel Zone "X", in accordance with Flood Insurance Rate Map, Panel 230 of 475, dated January 17, 2007.	
8. ZONING REQUIREMENTS:	
Setbacks	Front=40' Side=20' Rear=20'

ALTA SURVEY PLAN
 OF
PARCEL 23, PENCADER CORPORATE CENTER
 PREPARED FOR
MATTEI CORPORATION
 PENCADER HUNDRED, NEW CASTLE COUNTY, DELAWARE

M & Z

McBRIDE & ZIEGLER, INC.
 LAND SURVEYORS • PLANNERS • ENGINEERS
 2607 EASTBURN, NEWARK, DELAWARE 19711
 PHONE (302) 737-2610 (302) 737-2610

APPROVED BY: [Signature]
 SURVEY BY: M.B.Z.
 DESIGN BY: M.B.Z.
 DRAWN BY: D.G.
 DWG. NO.: 9903435-9215

CHECKED BY: K.Z.
 SCALE: 1" = 40'
 DATE: AUGUST 21, 2013
 SHEET 1 of 1

REV. NO.	DATE	REVISION